

COUNCIL MEETING AGENDA

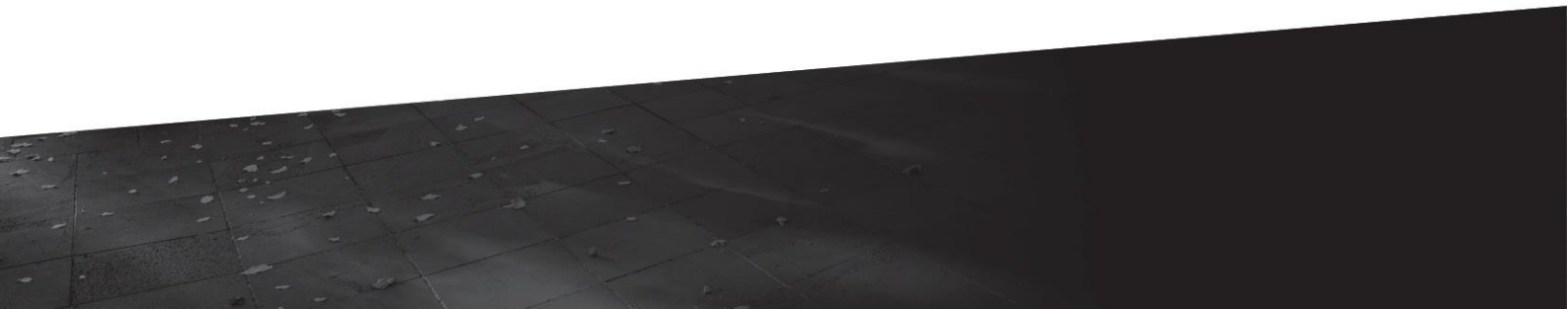
CITY OF GREATER BENDIGO

6:00 pm on Monday August 22, 2022

Livestreaming at www.bendigo.vic.gov.au/councilmeeting
Broadcast live on Phoenix FM 106.7 ***

Copies of the City of Greater Bendigo Council's Agendas & Minutes can be obtained online at www.bendigo.vic.gov.au

** Council Meetings are now open to the public. In order to maintain physical distancing the public gallery is limited to 25 persons. If you would like to attend, please register your interest through gotix online https://www.bendigoregion.com.au/arts-culture-theatres/event/city-of-greater-bendigo-council-meeting or call the box office on 5434 6100 no later than 5pm on the day of the meeting.*





COMMUNITY VISION 2021–2031

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

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

COUNCIL PLAN (MIR WIMBUL) – OUTCOMES

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

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

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

STAFF VALUES AND BEHAVIOURS

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

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

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



This Council Meeting is conducted in accordance with the

- Local Government Act 2020 as amended by the COVID19 Omnibus (Emergency Measures) Act 2020, and
- Governance Rules

ORDER OF BUSINESS

1. ACKNOWLEDGEMENT OF COUNTRY 5
2. TRADITIONAL LANGUAGE STATEMENT 5
3. OPENING STATEMENT 5
4. MOMENT OF SILENT REFLECTION 5
5. ATTENDANCE AND APOLOGIES 5
6. LEAVE OF ABSENCE 5
7. SUSPENSION OF STANDING ORDERS 5
8. COMMUNITY RECOGNITION 5
9. PUBLIC QUESTION TIME 5
10. RESUMPTION OF STANDING ORDERS 5
11. WARD REPORTS 5
12. DECLARATIONS OF CONFLICT OF INTEREST 5
13. CONFIRMATION OF PREVIOUS MINUTES 6
14. PETITIONS AND JOINT LETTERS 7
    14.1. Petition: Governance and Donations to Greater Bendigo Climate Collaboration 7
    14.2. Response to Hustlers Reef Petition 11
15. LEAD AND GOVERN FOR ALL 14
    15.1. Governance Rules 14
16. HEALTHY, LIVEABLE SPACES AND PLACES 51
    16.1. 11 & 13 Monsants Road, Maiden Gully - 3551 - 14 Lot Staged Subdivision, Construction of Fencing and Removal of Native Vegetation 51
    16.2. CA1A Sec 22, 214 Floods Road, Shelbourne 3515 - Use and Development of the Land for a Dwelling and Outbuilding (Shed) 103
    16.3. Healthy Facilities Policy 116
    16.4. Peter Krenz Centre Redevelopment 187
17. STRONG, INCLUSIVE AND SUSTAINABLE ECONOMY 195
18. ABORIGINAL RECONCILIATION 195
19. A CLIMATE-RESILIENT BUILT AND NATURAL ENVIRONMENT 195
20. A VIBRANT, CREATIVE COMMUNITY 196
    20.1. Planning Scheme Amendment C275gben - Miners' Housing Serial Listings - Heritage 196

20.2. Applying a Heritage Overlay to 55 Condon Street, Kennington - Consideration of the Panel Report and Adoption of the Amendment....321
21. A SAFE, WELCOMING AND FAIR COMMUNITY 595
21.1. City of Greater Bendigo Equity For All (E4A) Gender Equity Action Plan....595
22. URGENT BUSINESS 637
23. NOTICES OF MOTION 637
24. MAYOR'S REPORT....637
25. CHIEF EXECUTIVE OFFICER'S REPORT....637
26. CONFIDENTIAL (SECTION 66) REPORTS....637

1. ACKNOWLEDGEMENT OF COUNTRY

2. TRADITIONAL LANGUAGE STATEMENT

3. OPENING STATEMENT

4. MOMENT OF SILENT REFLECTION

5. ATTENDANCE AND APOLOGIES

6. LEAVE OF ABSENCE

7. SUSPENSION OF STANDING ORDERS

RECOMMENDED MOTION

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

8. COMMUNITY RECOGNITION

9. PUBLIC QUESTION TIME

10. RESUMPTION OF STANDING ORDERS

RECOMMENDED MOTION

That Standing Orders be resumed.

11. WARD REPORTS

12. DECLARATIONS OF CONFLICT OF INTEREST

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

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

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

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

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

13. CONFIRMATION OF PREVIOUS MINUTES
RECOMMENDED MOTION

That the Minutes of the Council Meeting held on July 25, 2022, as circulated, be taken as read and confirmed.

Previous minute location:
https://www.bendigo.vic.gov.au/About/Council/Council-meetings/Past-Council-meetings

14. PETITIONS AND JOINT LETTERS

14.1. Petition: Governance and Donations to Greater Bendigo Climate Collaboration

Petitions and joint letters with ten (10) or more signatures are included in the agenda or tabled at the meeting, unless there is a separate legal process for considering the petition or joint letter, as there is for planning submissions or submissions following public notices (Section 223 LGA). Further motion adopted at the Council Meeting (17 April 2019): That in order to support the public disclosure of petitions as part of the democratic process Council requires that all future officers' reports to Council Ordinary Meetings in response to public petitions include a copy of the petition and the names of all signatories.

The following petition had been received from residents and ratepayers as outlined below.

"We the undersigned residents and ratepayers of Greater Bendigo City Council formally request Council to provide the following information in relation to governance of and donations to the Greater Bendigo Climate Collaboration (GBCC).

- Details of the 35 people from 20 organisations who met to develop the Drawdown Alliance which later became the Greater Bendigo Climate Collaboration
- Details of the organisations that developed and approved the governance model and approved appointments made to the GBCC governance committee
- Details of funding for the GBCC and the process by which donations were recruited
- Details of any other donations made to the GBCC by current and previous members of the governance committee, including terms and conditions of contracts Details of any previous donations made to City of Greater Bendigo (COGB) programs, projects, buildings or services by these or any other members of the governance committee since 2017
- Details of any current/past tenders or supply contracts between COGB and members of the governance committee
- Details of any COGB funding allocated to the GBCC
- Clarification of the role major funding partners and other GBCC governance committee members have in relation to use of Council funds including appointment of staff and purchasing of goods and services

Names – 13

Recommended Motion

That Council receive the petition and a response be prepared within three (3) meetings.

Conflict of Interest

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

Attachments

1. Petition- Governance and Donations to the Greater Bendigo Climate Collaboration Redacted [**14.1.1** - 2 pages]

Kirsty McDonald

[redacted]

RECEIVED

01 AUG 2022

City of Greater Bendigo

1st August 2022

Mayor Cr Andrea Metcalf

Chief Executive Officer Craig Niemann

City of Greater Bendigo Council, 15 Hopetoun St,

Bendigo, Victoria 3550

Dear Mayor Metcalf and CEO Niemann of City of Greater Bendigo Council,

As a member of Save the Campaspe Community Group, I submit this petition on behalf of the undersigned residents and ratepayers of the Greater Bendigo City Council who formally request Council to provide the following information in relation to governance of and donations to the Greater Bendigo Climate Collaboration (GBCC).

- Details of the 35 people from 20 organisations who met to develop the Drawdown Alliance which later became the Greater Bendigo Climate Collaboration
- Details of the organisations that developed and approved the governance model and approved appointments made to the GBCC governance committee
- Details of funding for the GBCC and the process by which donations were recruited
- Details of any other donations made to the GBCC by current and previous members of the governance committee, including terms and conditions of contracts
- Details of any previous donations made to City of Greater Bendigo (COGB) programs, projects, buildings or services by these or any other members of the governance committee since 2017
- Details of any current/past tenders or supply contracts between COGB and members of the governance committee
- Details of any COGB funding allocated to the GBCC
- Clarification of the role major funding partners and other GBCC governance committee members have in relation to use of Council funds including appointment of staff and purchasing of goods and services

Thank you for your time and the opportunity to submit this petition.

Kirsty McDonald
On behalf of Save the Campaspe Community Group

We the undersigned residents and ratepayers of Greater Bendigo City Council formally request Council to provide the following information in relation to governance of and donations to the Greater Bendigo Climate Collaboration (GBCC).

- Details of the 35 people from 20 organisations who met to develop the Drawdown Alliance which later became the Greater Bendigo Climate Collaboration
- Details of the organisations that developed and approved the governance model and approved appointments made to the GBCC governance committee
- Details of funding for the GBCC and the process by which donations were recruited
- Details of any other donations made to the GBCC by current and previous members of the governance committee, including terms and conditions of contracts
- Details of any previous donations made to City of Greater Bendigo (COGB) programs, projects, buildings or services by these or any other members of the governance committee since 2017
- Details of any current/past tenders or supply contracts between COGB and members of the governance committee
- Details of any COGB funding allocated to the GBCC
- Clarification of the role major funding partners and other GBCC governance committee members have in relation to use of Council funds including appointment of staff and purchasing of goods and services

Name	Address	Signature
KIRSTY McDONALD	[redacted]	
KAREN OLIVER		
Derek Cairney		
MICHELLE SOUER		
NARELLE STONE		
Julie Howard		
P.T Howard		
Julian Poloniato		
Jennifer Shield		
David Shield		
Simon Perrini		
CHERYL ELVEY		
Lyn Wingrave		

RECEIVED
01 AUG 2022
City of Greater Bendigo

14.2. Response to Hustlers Reef Petition

Author:	Chris Mitchell, Manager Parks & Open Spaces
Responsible Director:	Brian Westley, Director Presentation and Assets

Purpose

The purpose of this report is to respond to the petition from 14 Residents regarding a walking track located within the Hustlers Reef Reserve.

Request of Council

That Council:

- Note that construction of a formed path within Hustlers Reef Reserve is considered a long-term priority
- Respond to the Lead petitioner, Aldo Penbrook, advising the installation of signage as an effective level of risk mitigation (refer to Option 2).
- Notify the petitioners that community members are invited to lodge submissions on projects or community priorities for consideration in the 2022/2023 Budget.

Executive Summary

The following petition has been received which states;

“we the undesigned residents and ratepayers of Greater Bendigo City Council formally request Council to carry out the following measures to reduce its legal liability regarding visitor slipping/falling risks posed by the existing path within Hustlers Reef Reserve”

The actions requested are:

- To create a formed coloured polymer/concrete footpath, sympathetic to the heritage value of the reserve.

- Provide a gentler slope to better cater for visitors of all agers and abilities

- Insititute a path cyclic maintenance program to guarantee the paths sustainability in the long-term

Background

Where Council owns or manages the land on which a path is located it will have a duty of care as occupier. In order to meet the required duty of care the City must demonstrate it has acted reasonably. This involves balancing the resources and ability of the City against the risk to the public.

The City has identified more than $105 million worth of new footpath requests across the municipality. In order to act reasonably the city considers a number of factors when

allocating footpath maintenance and construction funds including pedestrian counts, traffic volumes, intensification of development, risk, connectivity to public services and availability of alternative footpaths in the area.

The Hustler's Reef Reserve is Crown Land, with the City being gazetted as Committee of Management in 2004. As a result of the path predating Council management, the path has not been subject to any formal maintenance by the City and this may be the first time Council has considered its intended future use.

City Officers have previously engaged with the lead petitioner, Mr Penbrook, regarding this site and explained how the City prioritise works. Staff explained the path is currently considered by the City as an unformed/unsealed path outside of any programmed maintenance. A City representative last discussed this matter with the lead petitioner in April 2022. The City contacted Mr Penbrook to schedule a site meeting and discussion. Mr Penbrook was unavailable to attend a site discussion until September 2022, so a meeting will be arranged for late 2022.

As a response to the received petition, the City conducted an inspection of the site in order to identify any risk, defects or hazards. Officers' overall conclusion was whilst the path has sections of moderate gradient and lose material, risk to public safety is only considered moderate. In order to appropriately mitigate the risk identified, officers have suggested installation of signage at the entrances of the reserve. The primary intent of such warning signage is to warn the users of the path of existing/known risks and/or dangers associated with the path (e.g. slippery surface, steep descents, narrow path width, etc.) that have not been mitigated through design and/or alignment.

It is also important to note that as the City is currently the Committee of Management and the land is considered Crown Land. The Department of Environment, Land, Water and Planning (DELWP), through an arrangement with the Victorian Managed Insurance Agency (VMIA), takes out the following types of insurance that can be accessed by committees of management:

1. Public and products liability
2. Professional indemnity
3. Group personal accident (volunteer cover)

Public and Products liability, provides insurance cover to the committee if a claim is made against it for personal injury or property damage to a third party, for example, a member of the public. Officers can confirm the city have a current Certificate of Currency.

Priority/Importance

The Citys current Public Space Plan identifies Hustler’s Reef as a ‘key public open space’. The plan proposes: ‘Carry out modest site improvements consistent with mining heritage

and to consider how the space may be enhanced as an elevated vantage point'. The plan, however, does not specify the specifics regarding any pathway improvements.

Options considered

1. The requested path construction within the Hustlers Reef Reserves has been assessed by Council officers and is considered a long-term priority for project funding. A concrete path, approximately 600m2, with an allowance for basic drainage would cost $110,000 - $135,000.

2. Installation of appropriate signage at the beginning of the path. Signage assists councils to demonstrate that they have taken reasonable steps to respond to the foreseeable risks faced by the intended users of the trail. Additionally, providing accurate information in relation to the conditions of the trail will allow the user group/s to assess their own experience and skill levels. In addition to signage annual inspections of the site to manage any change in risk profile.

3. Potentially the City could leave the site as is and accept the level of risk associated with the path and its users, noting the insurance cover.

Risk Assessment

Officers conducted an inspection of the site in order to identify risk, defects or hazards.

Policy Context

Primary Council Plan Reference

City of Greater Bendigo Council Plan *Mir wimbul* 2021-2025
Outcome 2 - Healthy, liveable spaces and places

Secondary Council Plan Reference(s)

Goal 1 - Strengthened community health and wellbeing

Conflict of Interest

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

Attachments

Nil

15. LEAD AND GOVERN FOR ALL

15.1. Governance Rules

Author:	Geoff Fallon, Coordinator Governance
Responsible Director:	Jessica Clarke-Hong, Acting Director Corporate Performance

Purpose

To approve updates to the Governance Rules regarding virtual and hybrid meetings as per the Regulatory Legislation Amendment (Reform) Act 2022 which comes into effect on September 2, 2022.

Recommended Motion

That Council approves the revised Governance Rules as per the Local Government Victoria Guidelines.

Executive Summary

The Regulatory Legislation Amendment (Reform) Act 2022 which became law on March 29, 2022:

- Extended the COVID-19 emergency measures allowing virtual and hybrid Council Meetings from April 26 to September 1, 2022
- Makes virtual and hybrid Council Meetings a permanent part of the Local Government Act 2020 (the Act) from September 2, 2022

The Act, from September 2, 2022, will direct that the Governance Rules include a process on how Councillor's request attendance by electronic means and who approves this request.

The Minister has issued a Good Practice Guideline (and Local Government Victoria has issued the more detailed Model Governance Rules (Virtual Meetings)) that provides guidance on how to do this.

Background

The Governance Rules were last adopted by Council at the March 2022 Council Meeting.

Report

This revision of the Governance Rules provides a process on how Councillors can request to attend Council Meeting remotely and who approves this request.

To allow the conduct of virtual or hybrid Council Meetings from September 2, 2022, Council will need to revise the Governance Rules.

Communications/Engagement

The revised Governance Rules were publicly exhibited on Let's Talk Greater Bendigo for comment from Tuesday July 26 to Monday August 8, 2022. No submissions were received.

Policy Context

Primary Council Plan Reference

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

Secondary Council Plan Reference(s)

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

Conflict of Interest

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

Attachments

1. Governance Rules v 1.2 [**15.1.1** - 35 pages]

GREATER BENDIGO CITY COUNCIL

GOVERNANCE RULES

DOCUMENT INFORMATION

Approval Level:	Council
Policy Type:	Council
Approval Date:	March 28, 2022
Review cycle:	Within twelve months of each Council election
Review Date:	October 2025
Responsible Officer:	Manager Governance
Owner:	Governance
Responsible Director:	Corporate Performance
Relevant Legislation/Authority:	*Local Government Act 2020*
DOCSETID:	4418722

Table of Contents

1. Purpose 5
2. Background 5
3. Scope 5
4. Definitions 6
5. Principles 8
6. Policy 9

Part One - Conduct of Council Meetings 9

6.1 Public Attendance 9
6.2 Public Question Time 10
6.3 Public Petitions and Joint Letters 11
6.4 Chairperson 12
6.5 CEO 12
6.6 Schedule and Notice of Meetings 13
6.7 Agendas 14
6.8 Urgent Business 14
6.9 Attendance, Apologies, Leave of Absence and Absences 15
6.10 Quorum 16
6.11 Motions 16
6.12 Alternate Motions 16
6.13 Debate 17
6.14 Voting 18
6.15 Resolution 18
6.16 Procedures for a Division 18
6.17 Amendments to Motions 19
6.18 Points of Order 20
6.19 Procedural Motions 21
6.20 Notices of Motion 22
6.21 Notices of Rescission 22
6.22 Meeting Time Limits 23
6.23 Adjournment 23
6.24 Suspension of Standing Orders 24
6.25 Joint Council Meetings 24

Part Two - Conduct of Delegated Committee Meetings 25

6.26 Delegated Committees 25

Part Three - Form and Availability of Meeting Records 26
6.27 Minutes 26
6.28 Confirmation of Minutes 27
6.29 Recording of Proceedings 27
Part Four - Election of the Mayor and Deputy Mayor 28
6.30 Election of the Mayor 28
6.31 Election of the Deputy Mayor 29
Part Five - Appointment of an Acting Mayor 29
6.32 Acting Mayor 29
Part Six - Election Period Policy 29
6.33 Election period 29
Part Seven - Disclosure of Conflict of Interest 30
6.34 Conflict of Interest Definitions 30
6.35 Conflict of Interest Obligations 30
6.36 Conflict of Interest Meeting Procedures 31
Part Eight - Meeting Protocols 32
6.37 Addressing the Meeting 32
6.38 Disorderly Conduct 32
Part Nine - Other Committees 33
6.39 Audit and Risk Committee 33
6.40 Community Asset Committees 33
6.41 Advisory Committees 33
7. Review 34
8. Roles and Responsibilities 34
9. Related Documents 34
10. Human Rights Compatability 35
11. Administrative Updates 35
12. Document History 35

1. Purpose

1.1 The purpose of the Governance Rules are to regulate:

1.1.1 Proceedings at meetings of Council, Delegated Committees and other meetings conducted by or on behalf of Council where Council has resolved that the provisions of these Governance Rules are to apply

1.1.2 How meeting records will be kept and how to access them

1.1.3 Procedures for the election of the Mayor and Deputy Mayor, and the appointment of an Acting Mayor

1.1.4 Conduct of Councillors, Council and Staff during the election period in the lead up to local government elections

1.1.5 Disclosures of conflict of interest

2. Background

2.1 In accordance with section 60 of the Act, the City must adopt and keep in force Governance Rules.

2.2 These Governance Rules provide promote and encourage:

2.2.1 Peace, order and good government of the Greater Bendigo municipal district

2.2.2 Administration of Council's powers and functions

2.2.3 Local community participation in the system of local government by providing mechanisms within the meeting arrangements for Council to ascertain the local community's views and expectations

2.3 Council holds scheduled Meetings and, when required, unscheduled Meetings to conduct the business of Council.

3. Scope

3.1 This policy applies, as appropriate, to:

- Councillors
- Members of delegated committees
- Staff members

4. Definitions

4.1 In this Policy:

Act means the *Local Government Act 2020* (Vic)

Advisory Committee has the meaning given at section 6.41

Agenda means a document containing the date, time and place of a Meeting and a list of business to be transacted at the Meeting

Audit and Risk Committee means the Audit and Risk Committee established by a Council under section 53 of the Act

Authorised Officer has the same meaning as in the Local Government Act 1989 (Victoria) or any other relevant Act

City means the Greater Bendigo City Council, being a body corporate constituted as a municipal Council under the *Local Government Act 2020* (Vic).

Chairperson means the Chairperson of a Meeting and includes an acting, temporary and substitute Chairperson

Chamber means any room where the Council holds a Council Meeting

Chief Executive Officer (CEO) means the person appointed by Council to be its Chief Executive Officer, or any person acting in that position

Council means the Greater Bendigo City Council being all the Councillors collectively

Councillor means a person holding the office of member of Greater Bendigo City Council

Code of Conduct has the same meaning as in the Act

Council Meeting means a Meeting of the Council convened in accordance with these Governance Rules and includes a scheduled Meeting and unscheduled Meeting (whether held as face-to-face attendance in a set location or via electronic means (virtual) or in a 'hybrid' or 'parallel' format that mixes in-person and electronic attendance

Delegate means a member of City staff to whom powers, functions and duties have been delegated by an instrument of delegation

Delegated Committee means delegated committees defined under section 63 Local Government Act 2020 (Vic)

Delegated Committee Meeting means a Meeting of a Delegated Committee convened in accordance with these Governance Rules and includes a scheduled or unscheduled meeting (whether held as face-to-face attendance in a set location or via electronic means (virtual) or in a 'hybrid' or 'parallel' format that mixes in-person and electronic attendance

Deputy Mayor means the Deputy Mayor of Council and any person appointed by Council to act as Deputy Mayor

Director means a senior member of City staff holding the position of Director or another position (however designated) which reports directly to the Chief Executive Officer

Disorder means any disorderly conduct of a Member of the Gallery or a Councillor in accordance with 6.38

Majority of the Votes means a majority of Councillors present at the time of a vote voting in favour of a matter

Mayor means the Councillor elected to the Office of Mayor of the City or any person appointed by Council to be acting as Mayor

Meeting means a Council Meeting or a Delegated Committee Meeting

Minutes means the official record of the proceedings and decisions of a Meeting

Motion means a proposal framed in a way that will result in the opinion of Council being expressed, and a Council Resolution being made, if the proposal is adopted

Notice of Motion means a notice setting out the text of a Motion which a Councillor proposes to move at a subsequent Council Meeting in accordance with 6.20

Notice of Rescission means a Notice of Motion to rescind a resolution made by Council

On Notice means held or deferred to enable preparation of a response

Point of Order means a procedural point (about how the Meeting is being conducted), not involving the substance of a matter before a Meeting, in accordance with 0

Procedural Motion has the meaning given at section 0

Relevant Person has, in the context of Conflict of Interest, the same meaning as section 126 of the Act

Resolution is an approved Motion as per section 6.15

Urgent Business means a matter that relates to or arises out of a matter which has arisen since distribution of the Agenda and cannot safely or conveniently be deferred until the next Meeting

Unscheduled Meeting means a Meeting of the Council convened for a particular purpose that cannot be effectively dealt with in the schedule of Council Meetings set by Council

5. PRINCIPLES

5.1 The supporting principles of the Act apply to this Policy, including:

5.1.1 the community engagement principles

5.1.2 the public transparency principles

5.1.3 the strategic planning principles

5.1.4 the financial management principles

5.1.5 the service performance principles.

5.2 In accordance with section 60(2) of the Act Council must:

5.2.1 Consider and make decisions on any matter being considered by the Council fairly and on the merits

5.2.2 Institute decision making processes to ensure that any person whose rights will be directly affected by a decision of the Council is entitled to communicate their views and have their interests considered.

6. POLICY

Part One - Conduct of Council Meetings

6.1 Public Attendance

6.1.1 In accordance with section 66 of the Act Council must keep a meeting open to the public unless the Council considers it necessary to close the meeting to the public because:

(a) The meeting is to consider confidential information

(b) Security reasons

(c) It is necessary to do so to enable the meeting to proceed in an orderly manner.

6.1.2 Community members may also follow the proceedings via:

(a) Livestreaming (or on-demand) via the City website (https://www.bendigo.vic.gov.au);

(b) Radio (currently Phoenix FM 106.7); and

(c) Any other suitable media, as determined by the City.

6.1.3 If a Meeting is closed to the public for the reasons outlined above in section 6.1.1(b) or 6.1.1(c) the Meeting will be livestreamed. In the event a livestream is not able to be broadcast to Council's website or other approved platform the Meeting may be adjourned, or a recording of the proceedings may be available on Council website.

6.1.4 Community members must not:

(a) Interject during the Meeting

(b) Display or bring placards, posters, banners or other signage in the Council Chamber.

6.1.5 The Chairperson may:

(a) Ask any Authorised Officer or member of the Victoria Police to remove from the Chamber any person who has committed an offence or breached a Local Law adopted by Council or acted in contravention of this Policy

(b) Cause the removal of any object or material that is deemed by the Chairperson to be objectionable or disrespectful.

6.1.6 It is an offence under Council Local Laws, for any person, not being a Councillor, who is guilty of any improper or disorderly conduct to not leave when requested by the Chairperson to do so.

6.1.7 Community members may seek to inform individual Councillors of their views by contacting them directly in advance of Meetings.

6.2 **Public Question Time**

6.2.1 Each Council Meeting (except those meetings called for a special purpose such as to elect the Mayor) will allocate an Agenda item to allow up to 30 minutes of public question time of Councillors.

6.2.2 Extension of time for public questions may be granted by resolution of Council.

6.2.3 Questions:

(a) Submitted in writing prior to the Meeting will have priority

(b) May be presented in person, subject to any restrictions

(c) Will be limited to one per person, unless time permits at the discretion of the Chairperson

(d) Will only be allowed during the allocated Agenda item for question time

(e) May be on any matter except if it:

(i) Relates to a specific planning application

(ii) Is considered malicious, defamatory, indecent, abusive, offensive, irrelevant, trivial, or objectionable in language or substance

(iii) Relates to confidential information as defined under the Act

(iv) Relates to the personal hardship of any resident or ratepayer

(v) Breaches any obligations of the Council under legislation

(vi) Relate to matters outside the powers of Council

(vii) Relates to any other matter which the Council or the CEO considers would prejudice the Council, the City, or any person.

6.2.4 Where the CEO, or delegate, does not accept a written question, the submitter and Councillors are to be informed of the reason or reasons for which their question was not accepted.

6.2.5 Copies of all written questions will be provided to all Councillors in writing, regardless of acceptance or rejection by the CEO or delegate. This notice will also indicate which questions are accepted and which are rejected.

6.2.6 The Chairperson reserves the right to cease or reject a verbal question that they deem inappropriate.

6.3 **Public Petitions and Joint Letters**

6.3.1 Every petition accepted by Council must, unless otherwise approved by the CEO:

(a) Be legible and in permanent writing

(b) Clearly state on each page the matter and action sought from Council

(c) Include the names, addresses and original signatures

6.3.2 Every petition submitted to Council must not:

(a) Be derogatory, defamatory or objectionable in language or nature

(b) Relate to matters outside the powers of Council

(c) Contains signatures that are false or misleading

(d) Relate to a statutory matter (these will be considered as part of the public submissions process in accordance with the relevant legislation).

6.3.3 Every joint letter submitted to Council must comply with the above excepting 6.3.1(b).

6.3.4 Petitions and joint letters may be submitted in electronic or online format.

6.3.5 The number of signatories to an online or electronic petition will be taken to be the number of signatories at the time the petition is provided to Council for submission to a Council Meeting.

6.3.6 Every petition and joint letter that has 10 or more signatures will be tabled at a Council Meeting, with the Motion that:

(a) That the petition or joint letter be received

(b) That the petition or joint letter be referred to the CEO or relevant Director for:

(i) Consideration and response; or

(ii) Preparation of a report to inform a Motion at a future Council Meeting

within two Council Meetings, unless otherwise resolved.

6.3.7 Any Councillor that speaks to the above Motion is responsible for ensuring that:

(a) They are familiar with the contents and purpose of the petition or joint letter

(b) The petition or joint letter and their response are not derogatory, defamatory or objectionable in language or nature.

6.3.8 Every tabled petition and joint letter will be addressed in the Agenda item for Petitions and Joint Letters unless it relates to an item listed on the Agenda, where it may be dealt with in conjunction with.

6.3.9 Every petition and joint letter that has nine or less signatures will be forwarded directly to the appropriate member of City staff for action as an operational item.

6.4 **Chairperson**

6.4.1 In accordance with section 61(3) of the Act a Council meeting must be chaired by:

(a) The Mayor

(b) If the Mayor is not present, the Deputy Mayor

(c) If the Mayor and the Deputy Mayor are not present, a Councillor who is present at the Council meeting and is appointed by a resolution of the Council to chair the meeting

6.4.2 The Chairperson must:

(a) Control the Meeting impartially to ensure the smooth passage of business

(b) Must allow the CEO, or delegate, the opportunity to correct factual errors or incorrect assertions that arise during the Meeting

(c) Must call a person to order if their behaviour is disruptive and interferes with the conduct of the business of the Meeting

(d) Must declare the results of all votes and may direct that a vote be recounted to be satisfied of the result

(e) Must decide on all points of order.

6.4.3 For the purpose of facilitating the appointment of an Acting Chairperson, as per 6.4.1(c), the CEO (or delegate) will chair the meeting until the appointment is resolved.

6.5 **CEO**

6.5.1 The CEO, or delegate, may participate in the meeting to provide support to the Chairperson.

6.5.2 The CEO, or delegate, should:

(a) Immediately advise, to the best of their knowledge, if a proposed resolution or action is contrary to the law

(b) Advise if there are operational, financial or risk implications arising from a proposed resolution

(c) Help clarify the intent of any unclear resolution to facilitate implementation

(d) On request, assist with procedural issues that may arise.

6.6 **Schedule and Notice of Meetings**

6.6.1 At or before the last Meeting each calendar year, Council must schedule the date, time and place of all Council Meetings for the following calendar year.

6.6.2 The schedule of Council Meetings must be posted on the Council website and be made available from Council's Customer Service Centres.

6.6.3 The public must be given at least seven days' notice of all Meetings by notice posted on the Council website.

6.6.4 The Council, or the CEO, may change the date, time and place of any scheduled Council Meeting, subject to section 6.6.3.

6.6.5 Council by resolution can determine the specified, proposed or preferred format style of meetings (in-person, electronic- including hybrid or parallel) noting the criteria and process available for a member who wishes to request approval to attend by electronic means.

6.6.6 An unscheduled Meeting of the Council can be called, subject to section 6.6.3, by:

(a) Council resolution

(b) The Chair

(c) Three Councillors

(d) The CEO, following consultation with the Chair

6.6.7 In determining the date and time for any revised scheduled Meeting or unscheduled Meeting the CEO must consider:

(a) The urgency of the business to be transacted

(b) The availability of Councillors

(c) Reasonable notice period for persons whose rights or interests may be impacted by the business to be dealt with

(d) Providing at least seven days' notice to the public via the Council website

(e) Providing at least seven days' notice to all meeting members

(f) The time required to prepare the Agenda in accordance with section 6.7.

6.6.8 Only the business specified in the Council resolution, or written notice, may be considered at an unscheduled Meeting, unless all Council, by unanimous resolution determine to admit another matter.

6.6.9 In the case of an emergency, unexpected or circumstances deemed urgent by the CEO, or delegate, may without the requisite notice stated above:

(a) call or postpone a Meeting of the Council

(b) change the place of a Meeting.

6.7 **Agendas**

6.7.1 The Agenda will be determined by the CEO, in consultation with the Chair.

6.7.2 The Agenda must be made available at least five days before a Meeting to:

(a) Every Meeting member electronically

(b) The public via the Council website

6.7.3 It will not be necessary for a notice of Meeting or Agenda to be delivered to any Councillor who has been granted leave of absence, unless the Councillor has requested the CEO in writing to continue to be given notice of any Meeting to be held during the period of their absence.

6.7.4 In accordance with these Governance Rules each Agenda, except the Mayoral-election Meeting, must include:

(a) Public Question Time

(b) Confirmation of Previous Minutes

(c) Public Petitions and Joint Letters

(d) Urgent Business

(e) Conflict of Interest

6.7.5 Once an Agenda has been made available to Councillors the Agenda may only be altered by resolution of the Council.

6.7.6 No business may be conducted at a Council Meeting unless it arises from:

(a) An Agenda item or accompanying report

(b) A Notice of Motion (in accordance with 6.20)

(c) Urgent Business (in accordance with section 6.8).

6.8 **Urgent Business**

6.8.1 Urgent Business can only be raised, subject to section 6.8.2 below, at a Council Meeting if:

(a) Council has, by resolution, admitted it

(b) It relates to or arises out of a matter which has arisen since distribution of the Agenda and deferring the item until the next Meeting will mean a decision on the item will not have any effect on the matter

(c) The item involves a matter of urgency as determined by the CEO and it cannot be addressed through an operational service request process.

6.8.2 Urgent Business cannot be raised at a Council Meeting if it:

(a) Substantially affects the levels of Council service

(b) Commits Council to significant expenditure not included in the adopted budget

(c) Establishes or amends Council Policy

(d) Commits Council to any contractual arrangement.

6.8.3 A Councillor proposing a matter be admitted as urgent business must lodge it in writing to the CEO no later than 3pm on the day of the Meeting.

6.8.4 The CEO will advise the Chairperson of any matter determined as appropriate for Council to consider admitting as urgent business.

6.9 **Attendance, Apologies, Leave of Absence and Absences**

6.9.1 If a Councillor has a planned period of leave or absence, a leave of absence should be sought from the Council at the Meeting prior to the absence.

6.9.2 Councillors who are unable to attend a Meeting must submit an apology in advance in writing or verbally to the Chairperson, the CEO or the Manager Governance

6.9.3 Council must move a Motion to accept or reject apologies and leaves of absence.

6.9.4 A Councillor who is absent from a Meeting and has not submitted and received Council approval of the apology or leave of absence will be recorded as absent.

6.9.5 All attendees, apologies, leave of absences and absentees will be recorded in the Minutes, in accordance with 6.27.

6.9.6 Councillors and members of Delegated Committees who wish to attend a meeting via electronic means must submit a request to the Chair as per below (unless otherwise agreed by the Chair prior to the meeting):

(a) The submission must be made in writing

(b) The request must be made no later than 5 working days prior to the meeting.

6.9.7 The Chair will provide a response to the request no later than 3 working days of the request being received and notify the rest of the members of the meeting of this decision.

6.9.8 It will remain the responsibility of the member attending electronically to ensure that they have the required access and environment suitable for electronic communications.

6.9.9 In the event there are technical difficulties the Chair will manage quorum as per 6.10.

6.10 **Quorum**

6.10.1 In accordance with section 61 (4 and 7) of the Act the quorum required for Council Meetings will be not less than half the total number of elected Councillors.

6.10.2 It should be noted that under section 61(6A) of the LG Act, for the purposes of these meetings, a Councillor present by electronic means of communication is deemed present for the purposes of a quorum.

6.10.3 In the event of technical issues where a member cannot hear proceedings or cannot be seen or heard, the Chair shall deem that member as not being present for the purpose of a quorum.

6.10.4 In accordance with section 67 of the Act if a quorum cannot be maintained the Council must deal with the matter:

(a) in an alternative matter as defined by section 67(3)

(b) by establishing a Delegated Committee.

6.11 **Motions**

6.11.1 The Chairperson must not accept any Motion or amendment which is:

(a) Defamatory

(b) Objectionable in language or nature

(c) Outside the powers of the Council

(d) Not relevant to the item of business on the agenda and

(e) Not admitted as urgent business

(f) A previously Lost Notice of Motion as per 6.20.6

(g) Put during any suspension of standing orders.

6.11.2 Before any Motion is put to the vote it may be withdrawn with leave of the mover and seconder.

6.11.3 The Chairperson may require any complicated or lengthy Motion to be submitted in writing.

6.11.4 The process for moving a Motion is:

(a) Mover – a Councillor must read the Motion without speaking to it

(b) Seconder – another Councillor must nominate to second the Motion, as read

(c) If a Motion is not moved or seconded, then the Motion will lapse.

6.12 **Alternate Motions**

6.12.1 Where a Councillor proposes at 6.11.3 a Motion that is different from the Motion recommended in the Agenda this must be made explicit to all Councillors.

6.13 **Debate**

6.13.1 The procedure for any debate is:

(a) If a Motion is moved and seconded, then any Councillor who so desires may speak to the Motion in the order below for the following timeframes:

(i) Mover - 5 minutes

(ii) Seconder - 3 minutes (or reserve their right to speak later in the debate)

(iii) Any Councillor opposed to the Motion - 3 minutes

(iv) All other Councillors - 3 minutes, alternating for and against, if possible

(v) Seconder – must exercise or forfeit reserved right (if exercised above)

(b) When all Councillors have had the chance to speak:

(i) Mover – 2 minutes (right of reply or summary)

(ii) The Motion will then be put to a vote.

6.13.2 Debate must always be relevant to the Motion.

6.13.3 If after being requested to confine debate to the Motion, the speaker continues to debate irrelevant matters the Chairperson may require the speaker to be seated and not speak further to that Motion. A Councillor who has the floor must not be interrupted except if:

(a) Another Councillor calls a Point of Order, in accordance with 0

(b) The Chairperson advises speaking time has elapsed or is about to elapse

6.13.4 Extensions of time shall be in increments of 3 minutes, in accordance with 6.19.1(b).Once a vote on a Motion has been taken no further discussions relating to the Motion will be allowed unless the discussion is a Councillor:

(a) Requesting that their opposition to the Motion be recorded in the Minutes

(b) Calling for a Division, in accordance with 6.16

(c) Providing a Notice of Motion to rescind.

6.14 **Voting**

6.14.1 A Motion before a Council Meeting is to be determined as follows:

(a) Each Councillor present who is entitled to vote is entitled to one vote

(b) Voting will be by show of hands

(c) Voting at a Meeting must not be in secret, but if the Meeting is closed to the public, a Councillor is not required to divulge their vote to the public

(d) The Chairperson will first call for those in favour of the Motion and then those opposed to the Motion, and will declare the result of the Motion

(e) The Motion is carried if it receives an absolute majority of total number of votes

(f) In the event of a tied vote, the Chairperson must exercise the casting vote

(g) A Councillor present at the Meeting who abstains from voting is to be taken to have voted against the Motion.

6.15 **Resolution**

6.15.1 If a Motion is Carried it becomes a Council Resolution in accordance with section 59 of the Act.

6.16 **Procedures for a Division**

6.16.1 A division may be requested by any Councillor on any Motion.

6.16.2 The request for a division must be made to the Chairperson either prior to or immediately after the vote has been taken but cannot be requested after the next item of business has commenced.

6.16.3 Once a division has been requested, the Chairperson will call for those Councillors voting for the Motion to raise their hand and then those Councillors opposed to the Motion, to raise their hand.

6.16.4 The vote taken during this division is a final vote.

6.16.5 The Minutes must record the names of Councillors and whether they voted for or against the Motion, in accordance with 6.27.

6.17 **Amendments to Motions**

6.17.1 An amendment to a Motion may be proposed by any Councillor, except the mover or seconder of the original Motion.

6.17.2 The amendment may be proposed at any time by a Councillor who has the floor. Once all Councillors have had the chance to speak an amendment will no longer be accepted.

6.17.3 An amendment must be seconded.

6.17.4 An amendment must not be a direct negative of the Motion.

6.17.5 If the mover and seconder for the original Motion accept an amendment:

(a) The amendment must be accepted

(b) The original Motion is deemed to have lapsed

(c) The amended Motion must be moved in accordance with 6.11.3 and may be debated in accordance with 6.13.1.

6.17.6 If the amendment is not accepted by the mover and/or seconder the procedure at 6.13.1 commences from the start with the following changes:

(a) The Motion is that the original Motion is revised to the amended Motion

(b) Debate on the Motion is limited to the change itself

(c) All timeframes are limited to 3 minutes

(d) There is no right of reply

(e) To avoid doubt all Councillors may speak to the amendment, whether or not they have spoken to the original Motion.

(f) If the amended Motion is:

(i) Carried, the amended Motion must be moved in accordance with 6.11.3 and may be debated in accordance with 6.13.1. To avoid doubt all Councillors may speak to the amendment, whether or not they have spoken to the original Motion.

(ii) Lost, the original Motion recommences from where it left off in Section 6.13.1.

6.17.7 Any number of amendments may be proposed to a Motion but only one amendment may be accepted by the Chairperson at any one time. No second or subsequent amendment, whether to the original Motion or an amendment of it, can be taken into consideration until the previous amendment has been voted on.

6.18 **Points of Order**

6.18.1 A point of order may be raised by any Councillor at any time in relation to:

(a) A procedural matter

(b) A Councillor who is, or appears to be, out of order

(c) Any act of Disorder, as per 6.38

(d) An error in fact

(e) Objectionable/offensive language

(f) Lack of relevance to the Motion before the Council

6.18.2 A Councillor raising a point of order must state:

(a) The point of order

(b) The reason for the point of order.

6.18.3 Rising to express a difference of opinion or to contradict a speaker will not be treated as a point of order.

6.18.4 The point of order:

(a) Must not be debated, though the Chairperson may seek any clarification necessary including from the CEO or Governance team

(b) Must be dealt with immediately. All other matters before the Council will be suspended until the point of order is decided. The Chairperson may adjourn the Meeting to consider and seek advice.

6.18.5 The Chairperson's decision is final.

6.18.6 If the Point of Order is with regard the Chairperson's actions the matter will be referred to the CEO for review in accordance with 6.18.4 - 6.18.5.

6.19 **Procedural Motions**

6.19.1 A Procedural Motion is a Motion that seeks to improve the meeting administration efficiency or effectiveness and doesn't produce any substantive action outside the meeting. Examples include:

(a) That this [Motion/Debate/Agenda Item] be:

(i) Deferred [until date or action trigger] – deferring debate

(ii) Put now to vote – ending debate

(b) That an extension of time [to a speaker's debate as per 6.13.4] be granted

6.19.2 A Procedural Motion:

(a) Must be moved and seconded

(b) May be moved at any time (excepting during another Councillor's debate time)

(c) Must be dealt with immediately by the Chairperson.

6.19.3 The Chairperson may reject the Procedural Motion if:

(a) The original Motion has not been sufficiently debated

(b) It is debate during the election of a Chairperson

6.19.4 A Procedural Motion:

(a) Cannot be moved by the Chairperson

(b) Proceeds directly to vote. No debate is permitted

(c) Cannot be amended.

6.20 **Notices of Motion**

6.20.1 During the Agenda Item Notices of Motion Councillors may give notice of Motions which they intend to move at a subsequent Council Meeting.

6.20.2 A Notice of Motion must contain the wording of the Motion and the date of the nominated Council Meeting.

6.20.3 No debate may be held during the Agenda Item Notices of Motion. Moving, debate and voting will occur, in accordance with 6.11, 0, and 0 respectively, at the nominated Council Meeting.

6.20.4 The Agenda for the nominated Council Meeting must include:

(a) The Motion

(b) Supporting written information prepared by the Councillor

6.20.5 The Agenda for the nominated Council Meeting may include a City staff report on the risks, financial implications and other considerations of the Motion, at the discretion of the CEO.

6.20.6 A Motion, that was a Notice of Motion, that is Lost cannot again be put before Council unless there is new information.

6.21 **Notices of Rescission**

6.21.1 A Councillor may propose a Motion to rescind a decision of the Council provided the previous Motion has not been acted upon.

6.21.2 A resolution is acted upon when the CEO or other officer initiate action or cause action to be initiated on any Council resolution at any time after the close of the Meeting at which it was carried. A resolution will be considered as having been acted upon once its details have been communicated to persons affected by or reliant upon the resolution or where a statutory procedure has been carried out.

6.21.3 Once a Notice of Rescission Motion has been given, either in writing or by a Councillor verbally, no further action is to be taken on the resolution.

6.21.4 A Notice of Rescission must be lodged in writing with the CEO or Manager Governance within two business days of the decision of the Council or such Notice is deemed to have lapsed, and must include:

(a) The decision to amended or rescinded

(b) The meeting and date when the decision was made

6.21.5 Councillor providing a Notice of Rescission Motion, is required to provide written justification that must include one or more of the following:

(a) the vote may not have accurately reflected the opinion held by the Meeting due to the misunderstanding of the Motion or for some other reason

(b) new information to hand

(c) some vital information has been overlooked.

6.21.6 A Notice of Rescission Motion must include the written endorsement of one other Councillor.

6.21.7 The CEO must inform the Councillor whether or not the Motion has been accepted or not, and any grounds for refusal and discuss the matter with the Chairperson and Councillors at the earliest opportunity.

6.21.8 Once a Notice of Rescission Motion is accepted by the CEO, consideration must be given to notifying relevant or effected residents or parties who may be impacted by such notice.

6.21.9 For a decision of the Council to be rescinded, the Motion for rescission must be carried by a Majority of the whole Council (which may include the casting vote of the Chairperson).

6.21.10 If a Motion for rescission is lost, a similar Motion may not be put before Council unless there is new information.

6.21.11 If a Motion for rescission is not moved at the Meeting for which it is listed, it lapses.

6.21.12 A Motion for rescission listed on an Agenda may be moved by any Councillor present but may not be amended.

6.22 **Meeting Time Limits**

6.22.1 The initial time limit of a Meeting is four hours.

6.22.2 The time limit may be extended, by Council resolution, limited to a maximum of two 30-minute extensions.

6.22.3 If at the end of the time limit, there is further business to be completed the Meeting must stand adjourned to 6pm on the following day.

6.23 **Adjournment**

6.23.1 The Chairperson may temporarily adjourn a Meeting for a short break, at two hours.

6.23.2 The Chairperson may temporarily adjourn a Meeting for a short break, at an appropriate point in proceedings, if required.

6.23.3 The Chairperson or the Council may adjourn any Meeting until a time and place to be determined, if required.

6.24 **Suspension of Standing Orders**

6.24.1 To expedite the business of a Meeting, the Chairperson may indicate an intention to suspend standing orders and may proceed on that intention with the support of the Meeting.

6.24.2 The suspension of standing orders should be used to enable full discussion of any issue without the constraints of formal Meeting procedure. (Public question time and recognition of achievements of staff and residents is conducted during the suspension of standing orders).

6.24.3 Its purpose is to enable the formalities of Meeting procedure to be temporarily disposed of while an issue is discussed.

6.24.4 It should not be used purely to dispense with the processes and protocol of the government of Council. An appropriate Motion would be: "That standing order be suspended to enable discussion on …"

6.24.5 Once the discussion has taken place and before any Motions can be put, the resumption of standing orders will be necessary. An appropriate Motion would be: "That standing orders be resumed."

6.25 **Joint Council Meetings**

6.25.1 Council may resolve to participate in a Joint Council Meeting to consider:

(a) Matters of joint interest

(b) Collaborative procurement

(c) Emergency Response

6.25.2 If Council has resolved to participate in a Joint Council Meeting, the Chief Executive Officer (or delegate) will agree on governance rules with the participating Councils.

6.25.3 Where Council is the lead Council on a matter to be brought for consideration at a Joint Council Meeting, the Mayor will be nominated to Chair the Joint Council Meeting.

6.25.4 No fewer than five Councillors will be appointed to represent Council at a Joint Council Meeting.

6.25.5 Consistent information will be provided to Councillors prior to any Joint Meeting and every endeavour will be made by the CEO to facilitate a joint briefing.

6.25.6 A joint briefing may be held electronically.

Part Two - Conduct of Delegated Committee Meetings

6.26 **Delegated Committees**

6.26.1 All Delegated Committee Meetings will be conducted as per Council Meetings above (subject to section 6.26.2 below), as if reference to:

(a) Council was to the Delegated Committee

(b) Council Meeting was to the Delegated Committee Meeting

(c) Councillor was to the Delegated Committee member

(d) CEO, or delegate, was to the City contact person/secretariat.

6.26.2 The following are the exceptions to the above:

(a) **Chairperson**. In accordance with section 63 of the Act *a meeting of a delegated committee established by a Council must be chaired by*:

(i) a Councillor appointed by the Council or the Mayor

(ii) if the above person is not present at the meeting, a Councillor who is present at the meeting and is appointed by the members of the delegated committee who are present at the meeting.

6.26.3 If Council establishes a Delegated Committee, they may modify how these Governance Rules will apply by Council resolution.

Part Three - Form and Availability of Meeting Records

6.27 **Minutes**

6.27.1 The Minutes must include:

(a) All attendees, apologies, leave of absences and absentees

(b) The arrival and departure of Councillors during the course of the Meeting (including any temporary departures or arrivals)

(c) The outcome of every Motion, being:

(i) Carried

(ii) Lost

(iii) Withdrawn

(iv) Lapsed

(d) Where a valid division is called in accordance with 6.16, the names of Councillors and whether they voted for or against the Motion

(e) Agenda items affected by and the reason for:

(i) Failure to achieve or maintain a quorum

(ii) Any adjournment of the Meeting

(iii) Suspension of standing orders

(f) Disclosure of any conflict interest and the reason for the conflict of interest, in accordance with 6.34 - 6.360.

(g) Date and time the Meeting was commenced and concluded

(h) Consecutive page numbering

(i) Consecutive item numbers with clear subject titles and, where appropriate, sub-titles

(j) A table of contents

6.27.2 The CEO is responsible for the keeping of minutes on behalf of the Council.

6.28 **Confirmation of Minutes**

6.28.1 The draft Minutes will be made available to:

(a) Councillors, within 7 business days

(b) Members of the public, by publishing them on Council's website, within 9 business days (with the exception of confidential items)

6.28.2 The draft Minutes will become final through a Motion to confirm the Minutes at the next Council Meeting.

6.28.3 If a Councillor is dissatisfied with the accuracy of the Minutes, then they must:

(a) State the item or items with which they are dissatisfied

(b) Propose a Motion clearly outlining the alternative wording to amend the minutes.

6.28.4 No debate or discussion is permitted on the confirmation of Minutes except as to their accuracy as a record of the proceedings of the Council Meeting to which they relate.

6.29 **Recording of Proceedings**

6.29.1 The CEO (or other person authorised by the CEO), may record on suitable recording equipment all the proceedings of a Council Meeting. The recording is for internal use only. The CEO may release all or part of a recording to respond to issues that may arise from time to time.

6.29.2 A person in the gallery must not operate film, photographic, tape-recording or other equipment to reproduce sound and/or images at any Meeting without first obtaining the consent of the Chairperson.

6.29.3 The consent of the Chairperson may be revoked at any time during the course of a Meeting by the Chairperson stating that consent has been revoked and ordering that the recording cease.

Part Four - Election of the Mayor and Deputy Mayor

6.30 Election of the Mayor

6.30.1 In accordance with section 26 of the Act:

(a) Before the election of the Mayor, Council must determine by resolution whether the Mayor is to be elected for a 1 year or a 2-year term (sub-section 3).

(b) A Mayor is to be elected no later than:

(i) one month after the date of a general election (sub-section 1)

(ii) as close to the end of the term as is reasonably practicable (sub-section 4 or 5)

(iii) within one month after any vacancy in the office of Mayor occurs (sub-section 6)

6.30.2 Any Councillor (subject to section 167 (Serious Misconduct) of the Act) is eligible for election or re-election.

6.30.3 By convention at the City the election is resolved in camera then endorsed publicly at a Council Meeting.

6.30.4 The Mayor-Elect is determined at an informal assembly of Councillors (being not a Council Meeting as defined by section 61 of the Act) by:

(a) The CEO, or their delegate, will act as a Returning Officer.

(b) One Councillor not standing for election may act as scrutineer. If all Councillors stand for election, the Councillors may nominate one scrutineer.

(c) All Councillors present are required to vote and are entitled to one vote.

(d) If a candidate receives an absolute majority of total number of votes, they are declared Mayor-Elect.

(e) If a single candidate fails to receive an absolute majority of votes, there are further rounds of voting and each time the candidate with the least amount of votes is eliminated until a single candidate is declared in accordance with section (d) above.

(f) If at any stage there are candidates tied for the least number of votes, Councillors vote to eliminate a candidate. If there is still an even number of votes Councillors will pause for further discussion and vote again. If there is still an even amount of votes a candidate will be eliminated by ballot.

(g) If at any stage all remaining candidates are tied for the number of votes Councillors will pause for a period of time (agreed by a majority of Councillors) for further discussion and vote again. If all remaining candidates remain tied the Mayor-Elect will be drawn by ballot.

6.30.5 At the Council Meeting to elect the Mayor:

(a) The Mayor-Elect is nominated for the position of the Mayor. By convention it is expected that the Mayor-elect will be elected to be the Mayor.

(b) The Meeting will be:

(i) Conducted in accordance with section 25 of the Act

(ii) Chaired by the CEO

(iii) Open to the public

6.31 **Election of the Deputy Mayor**

6.31.1 The election of the Deputy Mayor will follow the same procedure as described above for the Mayor.

Part Five - Appointment of an Acting Mayor

6.32 **Acting Mayor**

6.32.1 From time to time it may be necessary for Council to appoint an Acting Mayor if:

(a) The Mayor is unable to perform the duties of Mayor due to ill health or other incapacitation

(b) The Mayor is on leave, interstate or overseas for more than one week

(c) Other unforeseen circumstances require.

6.32.2 In these circumstances the Deputy Mayor will be Acting Mayor.

6.32.3 If the Deputy Mayor is unable to fulfil the role of Acting Mayor, the position of Acting Major will be determined by Resolution of the Council.

Part Six - Election Period Policy

6.33 **Election period**

6.33.1 For the purpose of section 69 of the Act this election period policy is incorporated into these Governance Rules.

6.33.2 This policy must be reviewed not later than 12 months prior to the commencement of an election period.

Part Seven - Disclosure of Conflict of Interest

6.34 **Conflict of Interest Definitions**

6.34.1 The Act defines general and material conflicts of interest and provides exemptions for remoteness and interests in common with a substantial proportion of ratepayers along with other specific circumstances.

6.34.2 In accordance with section 126 of the Act a Relevant Person means a person who is a Councillor; a member of a delegated committee who is not a Councillor; or a member of City staff.

6.35 **Conflict of Interest Obligations**

6.35.1 Relevant Persons must:

(a) Avoid - situations which may give rise to conflicts of interest, if possible

(b) Identify – all conflicts of interest

(c) Disclose – or declare all conflicts of interest, clearly stating their connection to the matter

(d) Manage – all potential, perceived or actual conflicts of interest.

6.35.2 Relevant Persons must not:

(a) Exercise a delegation or make a decision on any matter where they have a conflict of interest

(b) Participate in any decision-making on a matter in which they have a conflict of interest

(c) Participate in any discussion with, or in the presence of, a decision-maker on a matter in which they have a conflict of interest

6.35.3 The following meeting procedures detail the disclosure and management procedures required under section 130(2)(a) and 131(2) of the Act.

6.35.4 Notwithstanding the above, Relevant Persons with a conflict of interest remain solely responsible for ensuring their conflict of interest is disclosed, recorded and appropriately managed.

6.36 **Conflict of Interest Meeting Procedures**

6.36.1 At the time indicated in the Agenda, a Relevant Person with a conflict of interest in an item on that Agenda must indicate they have a conflict of interest.

6.36.2 If there is no Agenda, a Relevant Person with a conflict of interest must indicate they have a conflict of interest as soon as reasonably practicable.

6.36.3 A Relevant Person declaring a conflict of interest must clearly state:

(a) The item for which they have a conflict of interest

(b) Whether their conflict of interest is general or material

(c) The circumstances that give rise to the conflict of interest.

6.36.4 Immediately prior to the consideration of the Agenda item in which they have a conflict of interest, a Relevant Person must:

(a) Indicate to the Meeting the existence of the conflict of interest

(b) Leave the Meeting

(c) Not communicate with any participants in the Meeting while the decision is being made or discussion held

6.36.5 All disclosures of conflicts of interest will be recorded in the Minutes the Meeting, including the action taken by the Relevant Person to leave the Meeting.

6.36.6 If there are no minutes kept of the Meeting, the conflict of interest will be recorded in a File Note and appropriately filed in the corporate record management system.

6.36.7 City staff may be permitted to provide advice to a decision maker despite a conflict of interest, subject to the above disclosure provisions, the Employee Code of Conduct and consideration of:

(a) The availability of suitable alternative sources of advice

(b) Providing balance to other suitable but differing alternative sources of advice

(c) The staff member's Director determination on the influence of the conflict of interest on the advice provided.

Part Eight - Meeting Protocols

6.37 Addressing the Meeting

6.37.1 Except for the Chairperson, any Councillor or person who addresses the Meeting must stand and direct all remarks through the Chairperson with all Councillors and Officers being addressed in the form of their official title.

The Chairperson may permit any Councillor or person to remain seated while addressing the Chairperson.

6.38 Disorderly Conduct

6.38.1 The conduct of Councillors and members at Meetings is governed by the Act, these Governance Rules and the Councillor Code of Conduct.

6.38.2 Disorderly conduct includes, but is not limited to:

(a) Interjecting when another person is speaking, except, in the case of where a Councillor is raising a Point of Order (see 0)

(b) Making comments that are defamatory, malicious, abusive or offensive

(c) Refusing to leave the Meeting when requested, ordered or directed to do so by the Chairperson in accordance with the Act and the Governance Rules

(d) Engaging in any other conduct which prevents the orderly conduct of the Meeting.

6.38.3 The Chairperson may adjourn a disorderly Meeting for either a short time, or to resume another day if the behaviour at the Council table or in the gallery is significantly disrupting the Meeting.

6.38.4 Where a Councillor engages in improper or disorderly conduct, or acts in a way that otherwise disrupts the Meeting, and prevents the conduct of Council business:

(a) Council may, by resolution, suspend that Councillor from a portion of the Meeting or from the balance of the Meeting where the Chairperson has warned the Councillor to cease that behaviour; or

(b) The Chair, under section 19 of the Act, at a Council Meeting, having previously warned the Councillor to cease that behaviour, may direct a Councillor to leave the Meeting for a period of time or the balance of the Meeting.

6.38.5 Where Council suspends a Councillor, or the Chairperson directs a Councillor to leave the Meeting the Councillor will take no active part in the portion of the Meeting from which they have been suspended.

6.38.6 If a Councillor refuses to leave, as above, the Chairperson may ask the CEO, an Authorised Officer or a member of Victoria Police to remove the Councillor.

6.38.7 It is an offence under the Act for a Councillor to refuse to leave the Chamber on suspension.

Part Nine - Other Committees

6.39 **Audit and Risk Committee**

6.39.1 The Act provides for Council to establish an Audit and Risk Committee to provide oversight.

6.39.2 The Governance Rules will apply to the Audit and Risk Committee established by Council unless otherwise provided in the Audit and Risk Charter.

6.39.3 Council may resolve, in establishing an Audit and Risk Committee that the Meeting procedure chapter of these Governance Rules does not apply.

6.39.4 An Audit and Risk Committee must act in accordance with its Charter, as adopted by Council.

6.40 **Community Asset Committees**

6.40.1 Council shall resolve, in establishing a Community Asset Committee which sections of the Governance Rules apply.

6.40.2 As a minimum a Community Asset Committee must:

(a) Accurately and fairly Minute each meeting

(b) Report the Minutes of all Committee Meetings to the next practicable Council Meeting.

(c) Act in accordance with its adopted Charter, Instrument of Delegation and any Terms of Reference specified by Council.

6.41 **Advisory Committees**

6.41.1 An Advisory Committee is a committee established by the Council that is not a Delegated Committee, that provides advice to:

(a) the Council

(b) a member of Council staff who has been delegated a power, duty or function of the Council

6.41.2 Council shall resolve, in establishing an Advisory Committee which sections of the Governance Rules apply.

6.41.3 As a minimum an Advisory Committee must:

(a) Accurately and fairly Minute each meeting

(b) Report the Minutes of all Committee Meetings to the next practicable Council Meeting.

(c) Act in accordance with its adopted Charter, Instrument of Delegation and any Terms of Reference specified by Council.

7. REVIEW

7.1 Further information or advice on this policy should be directed to the Governance Unit at corporate.governance@Bendigo.vic.gov.au.

7.2 This Policy will be reviewed within 12 months of each municipal election.

8. ROLES AND RESPONSIBILITIES

8.1 The Chairperson, Councillors and Members of Delegated Committees will ensure good decision-making by endeavouring to ensure:

8.1.1 The Decision making is transparent to Members and observers

8.1.2 Meeting Members have sufficient information to make good decisions

8.1.3 Every Member is supported to contribute to decisions

8.1.4 Due process and natural justice in decision making for any person whose rights are affected

8.1.5 Debate and discussion focus on the issues at hand

8.1.6 Meetings are conducted in an orderly and respectful manner

8.1.7 Decisions are made on the merits of the matter

8.2 Councillors and Members of Delegated Committees contribute to good governance and decision making by:

8.2.1 Reading and understanding items in the Agenda and being aware of the community impact of these

8.2.2 Demonstrating due respect and consideration to community views and the professional / expert advice provided in the Agenda papers

8.2.3 Attending Meetings and participating in debate and discussion

8.2.4 Demonstrating respect for the role of the Chairperson and the rights of other Councillors or Members of Delegated Committees to contribute to the decision-making

8.2.5 Being courteous and orderly.

9. RELATED DOCUMENTS

9.1 The following documents are related to this Policy:

9.1.1 Local Government Act 2020 (Victoria)

9.1.2 City of Greater Bendigo Election Period Policy

9.1.3 Councillor Code of Conduct

10. HUMAN RIGHTS COMPATABILITY

10.1 The implications of this policy have been assessed in accordance with the requirements of the Victorian Charter of Human Rights and Responsibilities.

11. ADMINISTRATIVE UPDATES

11.1 It is recognised that, from time to time, circumstances may change leading to the need for minor administrative changes to this document. Where an update does not materially alter this, such a change may be made administratively. Examples include a change to the name of a City unit, a change to the name of a Federal or State Government department, and a minor update to legislation which does not have a material impact. However, any change or update which materially alters this document must be made through consultation and by resolution of Council only.

12. Document History

Date Approved	Responsible Officer	Unit	Change Type	Version
Aug 2020	Manager Governance	Governance	Developed	1.0
Feb 2022	Manager Governance	Governance	Revision	1.1
Aug 2022	Manager Governance	Governance	Revision	1.2

16. HEALTHY, LIVEABLE SPACES AND PLACES

16.1. 11 & 13 Monsants Road, Maiden Gully - 3551 - 14 Lot Staged Subdivision, Construction of Fencing and Removal of Native Vegetation

Author:	Beth Lavery, Senior Statutory Planner
Responsible Director:	Steve Hamilton, Director Strategy and Growth

Summary/Purpose

Application No:	DS/422/2020
Application Documents:	https://epathway.bendigo.vic.gov.au/ePathway/Production/Web/GeneralEnquiry/ExternalRequestBroker.aspx?Module=EGELAP&Class=P&Type=PLNADV&Applicationid=886341
Applicant:	11 & 13 Monsants Road Pty Ltd
Land:	11 & 13 Monsants Road, MAIDEN GULLY 3551
Zoning:	General Residential Zone
Overlays:	• Design and Development Overlay 10; • Environmental Significance Overlay 1 (Part); • Land Subject to Inundation Overlay 1 (Part); and • Land Subject to Inundation Overlay 2 (Part)
No. of objections:	8
Consultation meeting:	A consultation meeting was held on site on 5 May 2021, with Councillors Alden and Williams, six objectors, representatives for the applicant and the assessing officer being present. No objections were withdrawn following this meeting being held.
Key considerations:	• Will the proposed subdivision result in increased flood risk from Myers Creek to surrounding properties? • Will the proposal result in unacceptable risk to life and property from the impacts of flooding? • Is the proposal consistent with the requirements of the Greater Bendigo Planning Scheme including planning policy and the Land Subject to Inundation Overlay? and • Does the proposed subdivision meet the requirements of Clause 56 (Residential Subdivision)?
Conclusion:	Taken as a whole, the subdivision is an acceptable planning outcome and is consistent with the requirements of the Greater Bendigo Planning Scheme. It is acknowledged that there are existing flood issues within the immediate area, and that the concerns of the objectors and other nearby residents in this regard are valid. The integrated planning proposal has had due regard to the Planning Scheme and flooding risk. Through the

	preparation and review of detailed flood modelling it has been demonstrated that the proposal has appropriately responded to flood risk and will not create a risk to life or property nor exacerbate existing flood issues.

Recommended Motion

Pursuant to section 61 of the Planning and Environment Act (1987), Council issue a Notice of Decision to Grant a Permit for the 14 lot subdivision, construction of fencing and removal of vegetation at 11 & 13 Monsants Road, MAIDEN GULLY 3551 subject to the conditions at the end of this report.

Background Information

Permit history

Two permits have previously been issued for subdivision of the land at 13 Monsants Road.

- Planning permit DS/155/2008 was issued in 2008 which allowed for a two-lot subdivision of the land. This permit sought to excise the dwelling and create a larger balance lot. While a permit was issued, it was never acted upon, with the permit expiring before the lots were created.

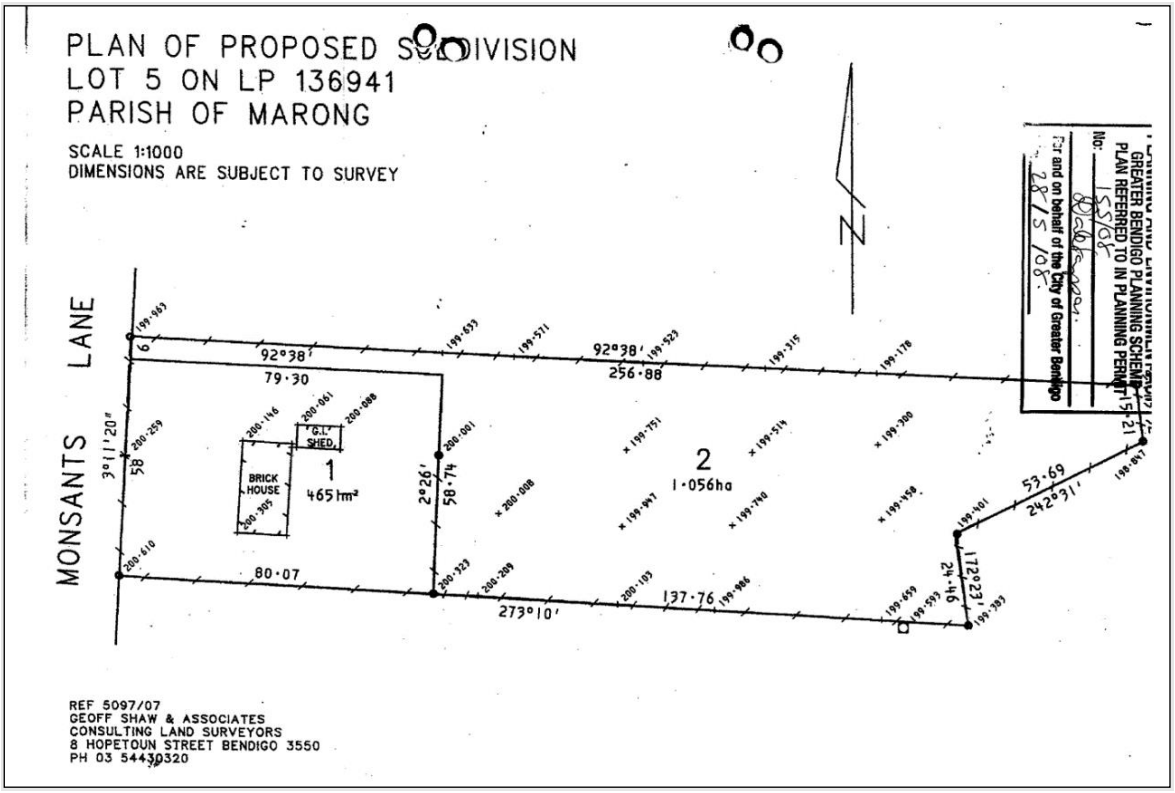


Figure 1: Endorsed plan for two lot subdivision of 13 Monsants Road – planning permit DS/155/2008.

- Planning permit DS/426/2018 was approved in 2018, and again allowed a two-lot subdivision of this land like the layout approved in permit DS/155/2008. A permit was granted and a Plan of Subdivision was certified. The subdivision was not completed so again a statement of compliance was not issued and the lots approved by the subdivision were not created.

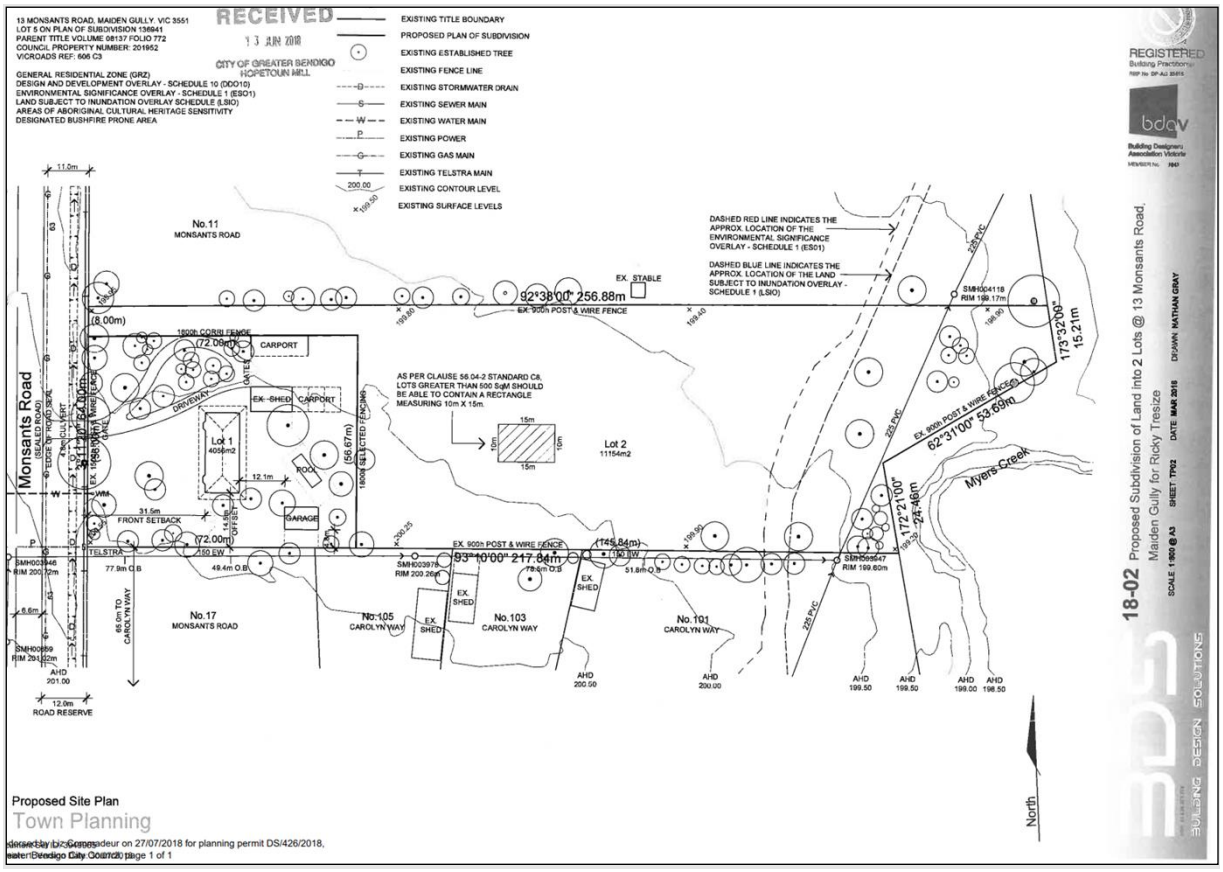


Figure 2: Endorsed plan for two lot subdivision of 13 Monsants Road – planning permit DS/426/2018.

There is no relevant planning history for the adjoining land at 11 Monsants Road.

Title information

The properties are formally identified as Lots 4 (11 Monsants Road) and 5 (13 Monsants Road) of LP1369941. There are no easements, restrictions, restrictive covenants, or Section 173 Agreements registered on Title for either parcel which would impact the proposal.

Report

Subject Site and Surrounds

Comprising two allotments, the subject land is irregular in shape, with a total combined area of 3.139 hectares. The site contains some scattered remnant vegetation, which is

mostly located within the property known as 13 Monsants Road and along the easternmost boundary of the land nearby to Myers Creek, along with planted native vegetation (non indigenous) and exotic species evident nearby to the road reserve along Monsants Road, as well as centred around the dwelling sites and along fence lines.

11 Monsants Road contains a single storey dwelling and ancillary outbuilding located nearby to the frontage with Monsants Road, while 13 Monsants Road is vacant, having also contained a single storey dwelling and ancillary outbuildings until recent times, however these buildings have since been demolished.

Myers Creek, to the rear of the lots, was first created as a Drainage and Recreation Reserve vested in the then Shire of Marong under LP1369941 in 1981.

The land is surrounded by established residential development, with lot sizes varying from larger lots in the range of 5,761m^2 (0.57ha) to 17,230m^2 (1.72ha) proximate to Myers Creek, and smaller allotments ranging in size from 2,000m^2 to 4,000m^2 to the south and west. Lots transition to more standard size allotments of 800-1,000m^2 east of Myers Creek.



Figure 3: Location map showing subject site. Objectors' properties marked with a star.

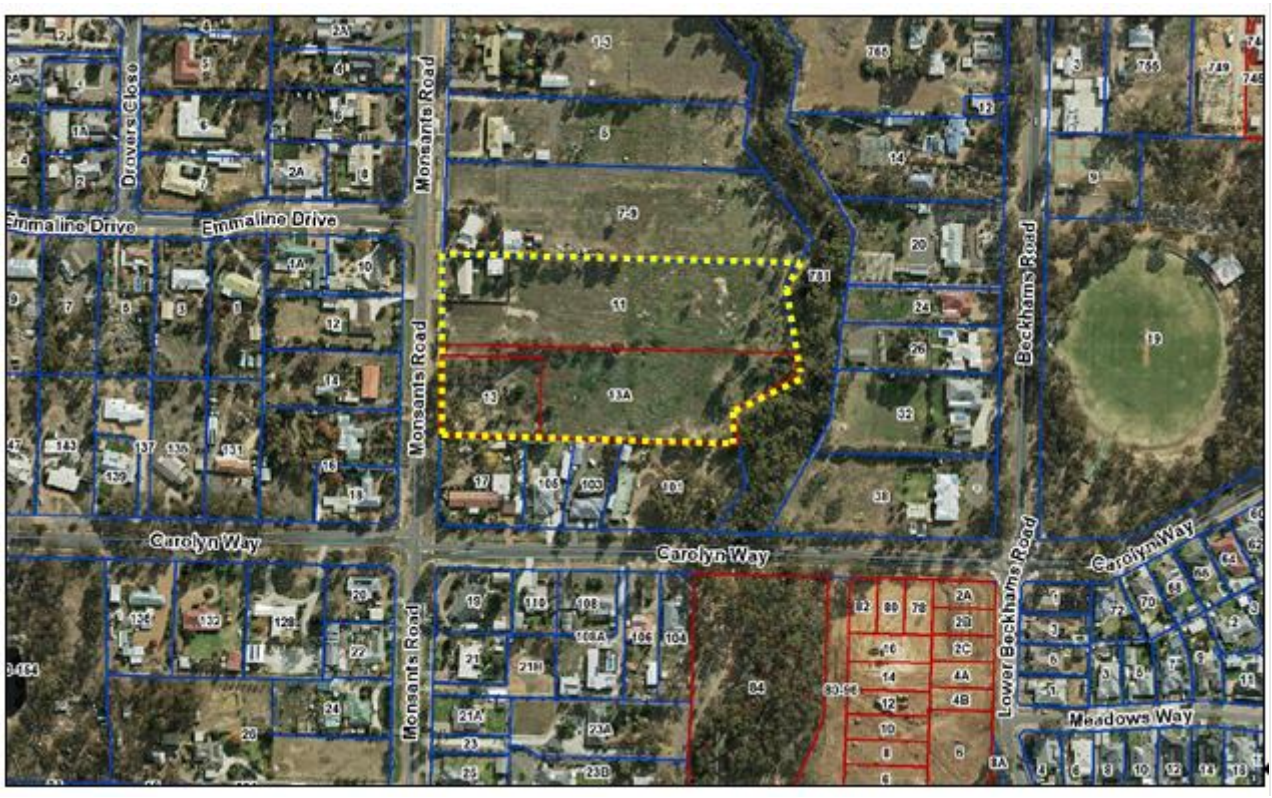


Figure 4: Aerial photo showing the subject site.



Figure 5: View of the site from Monsants Road

Proposal

The application proposes the staged subdivision of the land into fourteen lots, the construction of associated fencing and the removal of native vegetation.

Proposed lots will range from 1,500m^2 to 4,024m^2 in area and will be accessed via a central roadway with court bowl. Lots within the Land Subject to Inundation Overlay (proposed lots 6, 7, 8 and 9) would have a building envelope to restrict the location of future development.

A combination of Colorbond and open style fencing is proposed on the lots within the Land Subject to Inundation Overlay.

A drainage basin and drainage reserve are proposed to the rear of the proposed lots (to be joined to form part of the existing Drainage and Recreation Reserve), along the boundary with Myers Creek.

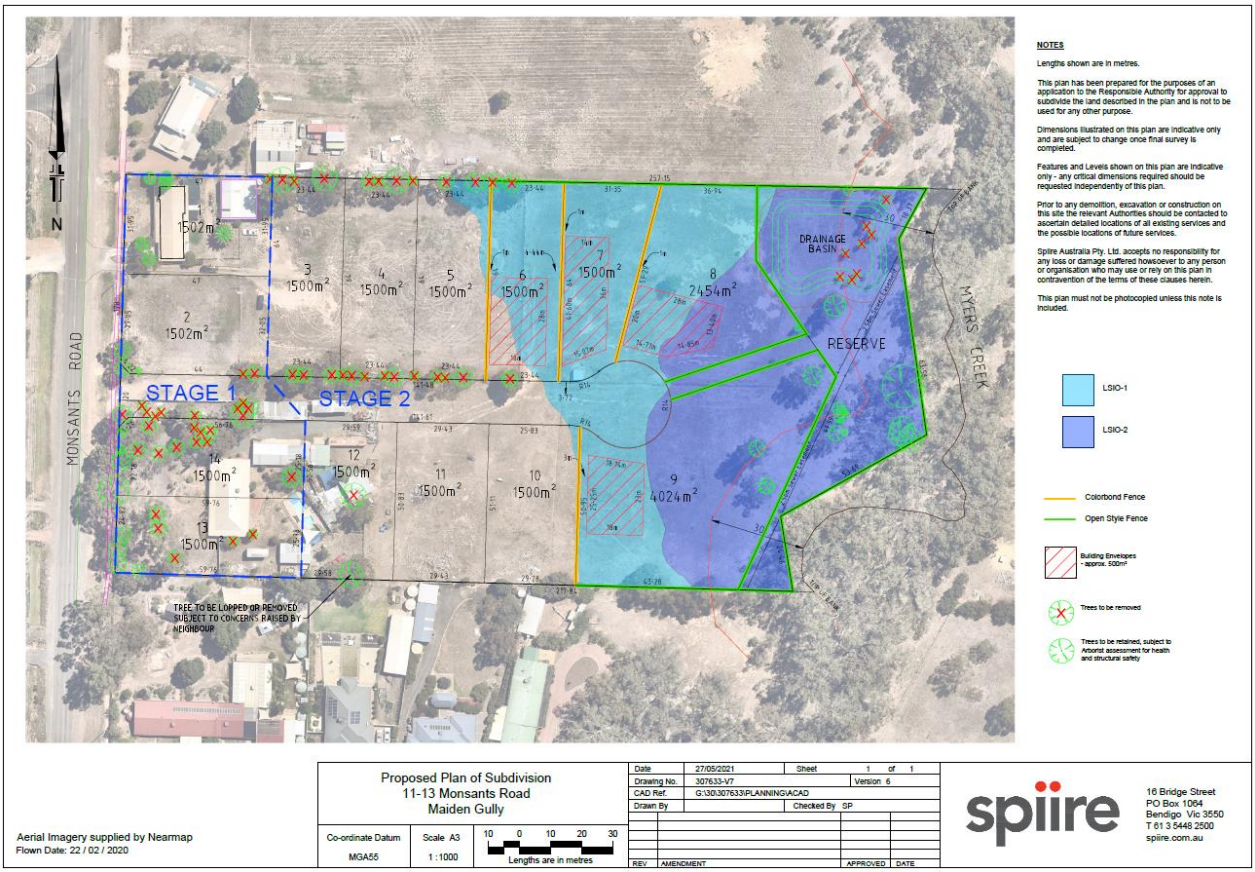


Figure 6: Proposed plan of subdivision.

The application also seeks to remove two patches and two scattered remnant native trees in order to facilitate the subdivision. As noted earlier within this report, the site also contains planted native (non indigenous) and exotic vegetation, as well as native vegetation less than 10 years of age which are to also be removed, however it is noted the

removal of this vegetation is exempt from requiring planning approval pursuant to the Table of Exemptions at Clause 52.17-7.

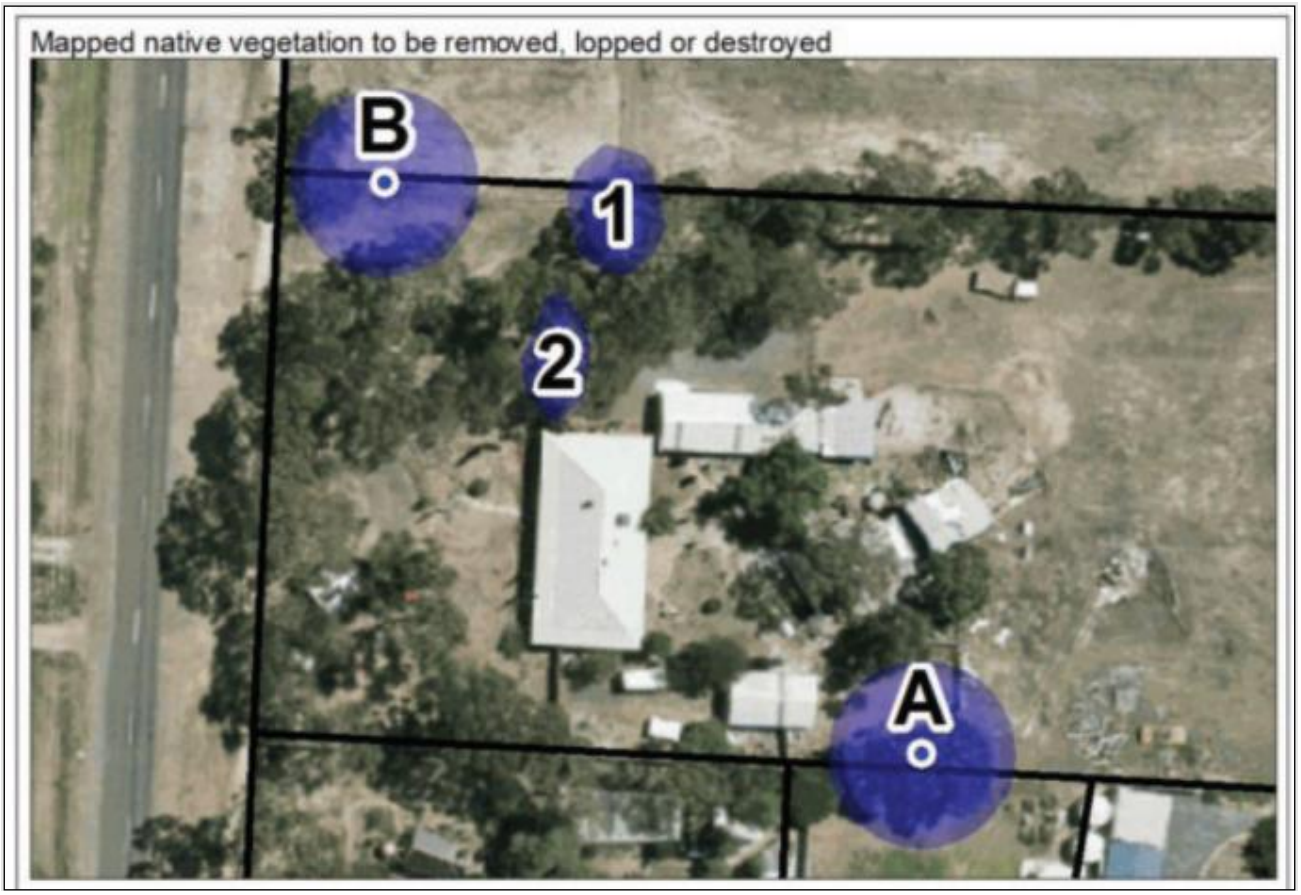


Figure 7: Plan showing native vegetation to be removed as a result of the proposed subdivision.

Some remnant native vegetation shown in Figure 7 is intended to be retained, however as the proposed lots are to be less than 4,000m^2 they are considered 'lost' in terms of their biodiversity valiue and must be offset in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation* (DELWP, 2017). Any vegetation retained on the lots would be solely for amenity and character purposes.

Planning Controls - Greater Bendigo Planning Scheme

The following clauses are relevant in the consideration of this proposal:

Municipal Planning Strategy

- 02.02 – Vision
- 02.03-1 – Settlement
- 02.03-2 – Environment and landscape values
- 02.03-3 – Environmental risks and amenity
- 02.03-5 – Built environment and heritage

Planning Policy Framework

- 11 -Settlement
- 11.01-1S – Settlement
- 11.01-1R – Settlement – Loddon Mallee South
- 11.01-1L – Settlement – Greater Bendigo
- 11.01-1L-02 – 10 minute neighbourhoods – Greater Bendigo
- 11.02-1S – Supply of urban land
- 12 – Environmental and landscape values
- 12.01-1S – Protection of biodiversity
- 12.01-1L – Protection of biodiversity – Greater Bendigo
- 12.01-2S – Native vegetation management
- 12.03-1S – River corridors, waterways, lakes and wetlands
- 13.02-1S – Bushfire planning
- 13.03-1S – Floodplain management
- 13.03-1L – Floodplain management – Greater Bendigo
- 14.02-1S – Catchment planning and management

Other Provisions

- 32.08- General Residential Zone
- 42.01 – Environmental Significance Overlay
- 43.02 – Design and Development Overlay
- 44.04 – Land Subject to Inundation Overlay
- 52.17 – Native vegetation
- 56 – Residential subdivision
- 65 – Decision guidelines

Planning permit triggers

A planning permit is required for the proposal pursuant to the following clauses within the Greater Bendigo Planning Scheme:

- 32.08-3 – Subdivision of land within the General Residential Zone
- 42.01-2 – Subdivision of land within the Environmental Significance Overlay
- 43.02-3 – Ssubdivision of land within the Design and Development Overlay
- 44.04-2 – Subdivision of land and construction of fencing within the Land Subject to Inundation Overlay
- 52.17-1 – Removal of native vegetation

Policy Context

Primary Council Plan Reference

City of Greater Bendigo Council Plan *Mir wimbul* 2021-2025

Outcome 2 – Healthy, liveable spaces and places

Secondary Council Plan Reference(s)

Goal 7 – Sustainable population growth is planned for

Consultation/Communication

Referrals

The following authorities and internal departments have been consulted on the proposal:

Referral	Comment
Powercor	No objection subject to conditions
Coliban Water	No objection subject to conditions
Downer Utilities	No objection subject to conditions
Department of Environment, Land, Water and Planning	No objection subject to conditions
North Central Catchment Management Authority	Initially objected to proposal, however provided no objection subject to conditions following the submission of detailed flood modelling.
Goulburn Murray Water	No objection, subject to conditions
Traffic	No objection subject to conditions
Drainage	No objection subject to conditions

Public Notification

The application was advertised by way of letters to adjoining and nearby property owners and occupiers and a sign displayed on the site. As a result of advertising, 8 objections were received, with the grounds of objection being summarised below:

- Existing flood issues in the area from Myers Creek (particularly on Carolyn Way) which will be exacerbated by the proposed development, and by changes in weather patterns due to climate change.

- The flow of Myers Creek will be impacted and cause redirection of floodwaters to existing properties nearby to the creek.
- Potential for approval of the application to set a precedent for further development nearby, which will impact existing flooding issues. An Outline Development Plan for land in the area should be prepared to determine impacts of future development of nearby land and how this will impact on flood risk.
- Development within the flood plain is inappropriate and buildings should not be constructed within an overland flood path or on land subject to inundation.
- Lots 6,7, 8 and 9 should be consolidated into one lot only to minimise development on flood prone land.
- Subdivision of the land and increased density will result in increased flood risk to existing residents.
- Access along the creek should be maintained for firefighting, habitat and recreational purposes.
- Amenity impacts from creation of new road and vehicles exiting new road to shine headlights into existing dwellings, and create additional noise in the area, and new street lighting to cause light spill into adjoining properties.
- The proposal is not consistent with planning policy, the objectives of the Land Subject to Inundation Overlay, the Bendigo Local Floodplain Development Plan 2018 or the Infrastructure Design Manual.
- Concerns regarding management of the future drainage reserve.
- Concerns regarding the removal of native vegetation from the site which will have adverse impacts upon the streetscape. The development could be reoriented to reduce the extent of vegetation removal.
- Concerns regarding treatment of new road and how this will be integrated into Monsants Road.
- Colorbond fencing should be provided along the southern boundary to replace exiting rural fencing, in order to provide increased security and protection from dust during construction. Lopping of vegetation adjoining boundary required.

The objections are principally focused on the issues of existing flooding in the area, the appropriateness of development within land which is subject to inundation, the potential for increased flood risk to existing properties nearby to the land, along with whether the extent of vegetation removal is appropriate and potential amenity impacts resulting from the subdivision. The objections are considered in further detail within the planning assessment below.

A consultation meeting was held on site on 5 May 2021, with Councillors Alden and Williams, six objectors, representatives for the applicant and the assessing officer being present. No objections were withdrawn following this meeting being held. Informal

consultation has also been undertaken during the assessment process through the distribution of written responses to objections and circulation of updated material.

Planning Assessment

Will the proposed subdivision result in increased flood risk from Myers Creek to surrounding properties, and will the proposal result in unacceptable risk to life and property from the impacts of flooding?

The land is partially affected by the Land Subject to Inundation Overlay Schedule 1 and Schedule 2 which identifies that the land may be flood prone affected by the 1 in 100 (1 per cent Annual Exceedance Probability (AEP)) year flood. That is, with respect to a storm/flood event of a given size (or larger) that has a 1% chance of occurring *in any given year*.

As required by Section 55 of the *Planning and Environment Act* ('the Act'), the application was referred to the North Central Catchment Management Authority as the relevant floodplain manager, who act as a 'Recommending referral authority' for applications within the Land Subject to Inundation Overlay.

Initially the North Central Catchment Management Authority *objected* to the granting of a permit for the proposed subdivision and associated works, citing the following grounds:

1. *The proposal is not consistent with the objectives of the Victorian Planning Policy Framework VPP – 13.03-1S as the proposal does not protect the natural flood carrying capacity of waterways and does not protect the flood storage function of the floodplain.*
2. *The proposal is not consistent with the objectives of the Local Planning Policy Framework (LPP) – 21.08-05 as the proposal does not preserve the natural function of the floodplain.*
3. *The proposal is not consistent with the purpose of the LSIO as the proposal has the potential to prevent the free passage and temporary storage of floodwaters which may cause a significant rise in flood level or flow velocity.*
4. *The proposal is not consistent with the planning scheme's incorporated document Bendigo Local Floodplain Development Plan 2018 as earthworks required to achieve the performance criteria have the potential to divert or impede the flow of flood water and reduce the available floodplain storage.*
5. *The proposal is not consistent with the decision guidelines in the Victorian Planning Provisions Practice Note 11 'Applying for a Planning Permit Under the Flood Provisions', in that:*
   (a) It is likely to increase the amount of flood damage to public or private assets.
   (b) It is likely to raise flood levels or flow velocities to the detriment of other properties. Potentially adverse effects on upstream and downstream areas must be identified and addressed. Development should not transfer flooding problems from one location to another.

(c) It is likely to obstruct flood flows or reduce natural flood storage. The capacity of land subject to inundation to convey and store floodwater must be maintained

6. *The incremental long-term effects of such developments. While a single development may not cause a significant change, the cumulative effect of several similar developments may be substantial.*

Following receipt of this objection, the applicant sought to undertake further flood modelling in relation to the proposed subdivision, to investigate the impacts the development may have upon the waterway (being Myers Creek), including downstream impacts in the event of flooding.

The report submitted by the applicant, dated November 2020, investigated the flood carrying capacity of the waterway in both the existing and proposed conditions, and concluded that:

> *The filling within the land subject to inundation required for the development for the proposed building pads and roadway will have no significant impact on flood levels even if they completely prevent flood flow. Any floodplain storage capacity lost through such filling can be offset by excavation in the eastern end of the site. As such the development will have no detrimental impact on surrounding properties and hence should be allowed to proceed*.

The modelling demonstrated that the subdivision would not result in increased flood risk from Myers Creek to surrounding properties, and likewise, would not result in unacceptable risk to life and property from the impacts of flooding for future occupants of the subdivided land as the proposed flood mitigation measures on site would appropriately reduce this risk.

The subdivision plans were revised in response to this updated modelling. The updated information was re-referred to the North Central Catchment Management Authority under Section 55 of the Act, who in turn provided an updated response, conditionally consenting to the grant of a permit as follows:

> *North Central CMA, pursuant to Section 56 of the Planning and Environment Act 1987,* ***does not objec****t to the granting of a permit subject to the following conditions:*
>
> 1. *Prior to certification appropriate restriction/s must be placed on the plan of subdivision to achieve the following:*
>   *(a) All buildings on Lots 6, 7, 8 & 9 must be located within the building envelopes identified in the plans submitted with the planning permit;*
>   *(b) All dwellings on Lot 6, 7, 8 & 9 must be sited on earthen fill pads with a finished surface 300mm above the 1% AEP flood level. Any fill must be contained within the building envelopes.*

(c) Fencing along the northern and southern boundaries of Lots 6, 7, 8 & 9 must be of an open style so as not to obstruct the conveyance of flood water across the property.

2. *Prior to certification a waterway management reserve that extends 30 metres from the top of bank of Myers Creek must be created in favour of the City of Greater Bendigo.*
3. *Prior to the commencement of any works, an exclusion fence must be installed to delineate the required reserve area. No works or fill material other than works associated with the approved landscaping and drainage plans are permitted within the exclusion zone during the construction period.*
4. *Prior to the commencement of any works, appropriate silt control measures must be installed to prevent sediment laden runoff from entering the waterway. The silt control measures must be maintained throughout the construction period.*

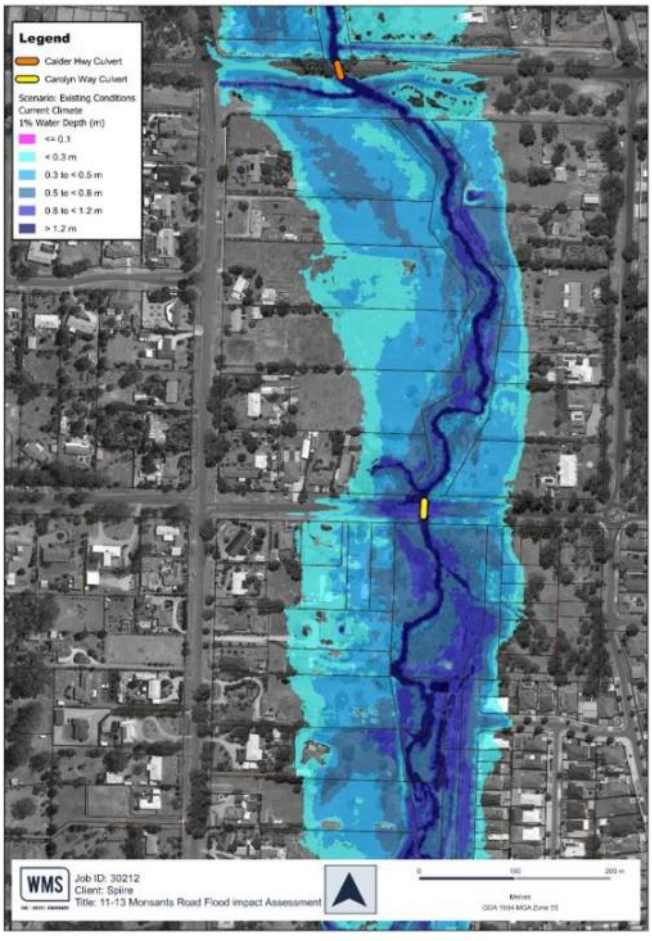


Figure 3-4 1% AEP Flood Depth – Existing Conditions

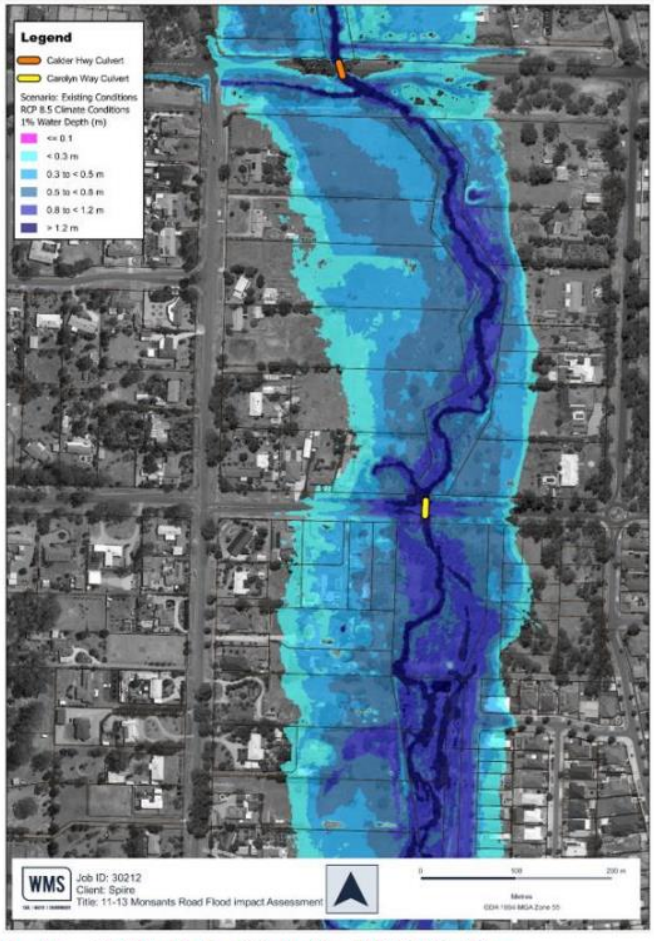


Figure 3-5 1% AEP Flood Depth – Existing Conditions with RCP 8.5 Climate Change

Figure 8: Modelling showing 1%AEP Flood Depth – Existing Conditions and with RCP 8.5 Climate Change

The City's Drainage Engineering team had already provided conditional consent to the proposed subdivision prior to receipt of the revised modelling. Flooding was a key issue to be determined for the Statutory Planning Unit to form a position on the application (as well as being the main concern for objectors to the proposal). In 2022, an additional review of the material was sought from the City's Stormwater Engineering team to confirm that the

proposal would not result in adverse impacts to Myers Creek in terms of flooding if it were to proceed.

Following a review of the updated flood modelling provided by the applicant to satisfy the concerns of the North Central Catchment Management Authority, more detailed flood modelling was requested by the Stormwater Engineers to assist in assessment of the proposal and its potential impacts.

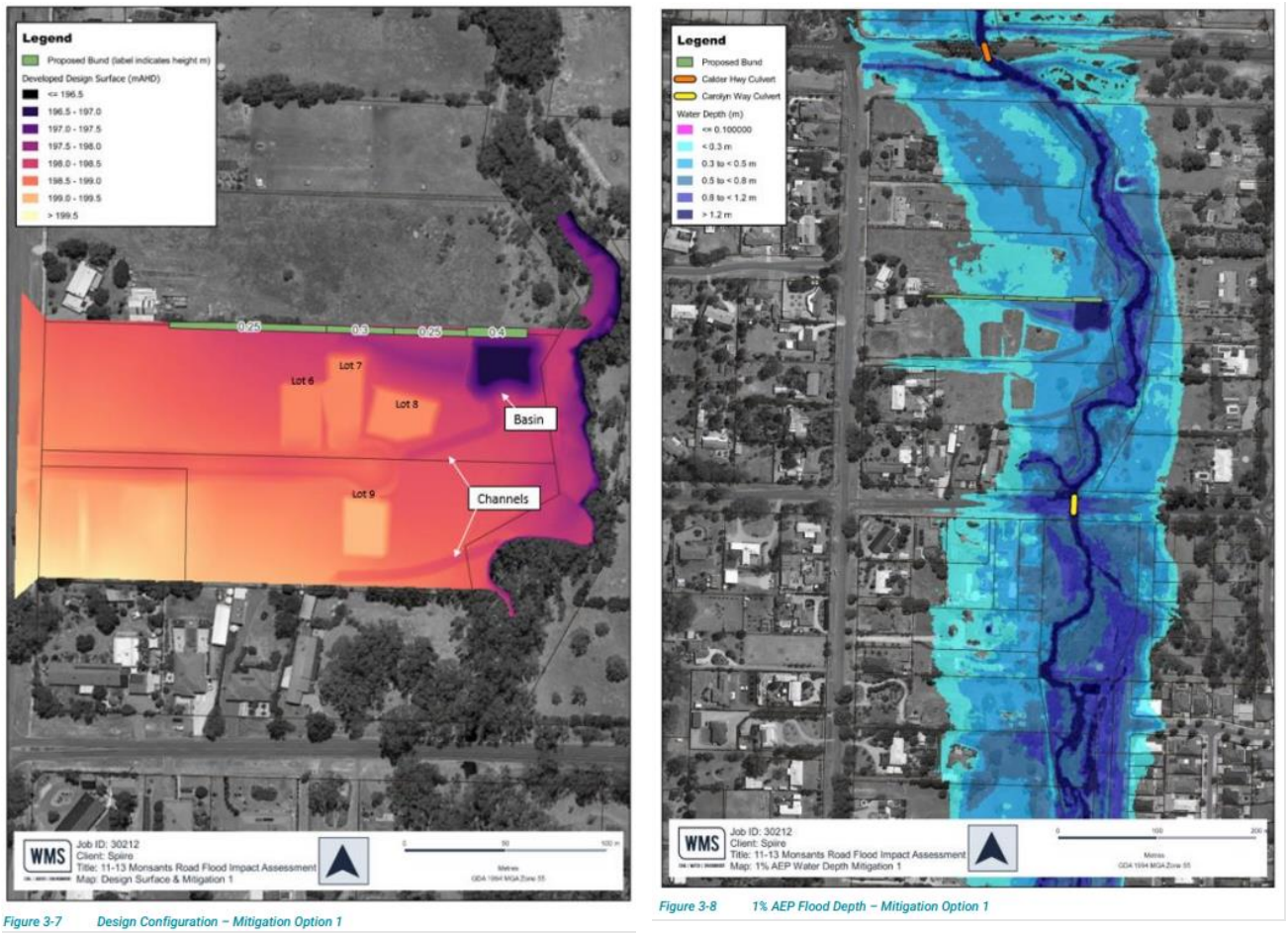


Figure 9: Design configuration and modelling showing 1%AEP Flood Depth – with flood mitigation measures

The further detailed modelling reviewed the proposed subdivision and broader catchment and incorporated a more detailed hydraulic assessment to analyse and ensure that the impacts of the development on surrounding properties were appropriately accounted for and mitigated. The modelling consisted of the following scenarios:

- Existing conditions (without developed site conditions) to observe the behaviour of flow from upstream of the catchment, including a Representation Concentration Pathway (RCP) of 8.5 with respect to climate change conditions.

- With flood mitigation measures incorporated as part of the development, including:
  - Additional fill on lots 6, 7, 8 and 9;

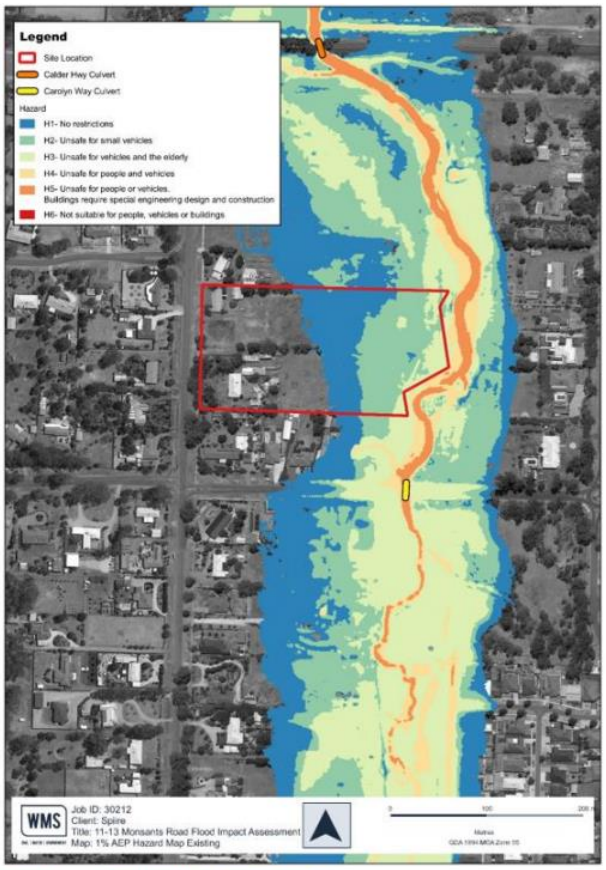
- Excavation of a basin in the north east corner of the lot;
- Two channels draining towards the creek; and
- Introduction of a bund along the northern property line

The mitigation options were modelled for a 1% Annual Exceedance Probability (AEP) storm event

The hydraulic analysis concluded that the development does not have any detrimental impacts to the surrounding properties and would result in minimal changes to the Creek itself. The subdivision will have the ability to satisfactorily manage internal flood levels within the proposed basin, with areas of maximum hazard located within the channels, retarding basin and surrounding areas (i.e. closest to the waterway), with most of the site with minor hazard only including dwelling sites and accessways.

This detailed flood modelling report was reviewed by the City's Stormwater Engineers, who concurred with the findings that the proposed subdivision was satisfactory in terms of floodplain management, and that it would not result in unacceptable risk to life and property both within and beyond the site, nor would it significantly or negatively impact the flow of Myer Creek in a flood event.

Based on the technical information supplied, and the interrogation and review of this material by both the North Central Catchment Management Authority as the relevant floodplain manager, and the City's Drainage and Stormwater Engineers, it has been demonstrated that the proposed subdivision will not result in increased flood risk from Myers Creek to surrounding properties, and additionally will not result in unacceptable risk to life and property from the impacts of flooding within the site itself.



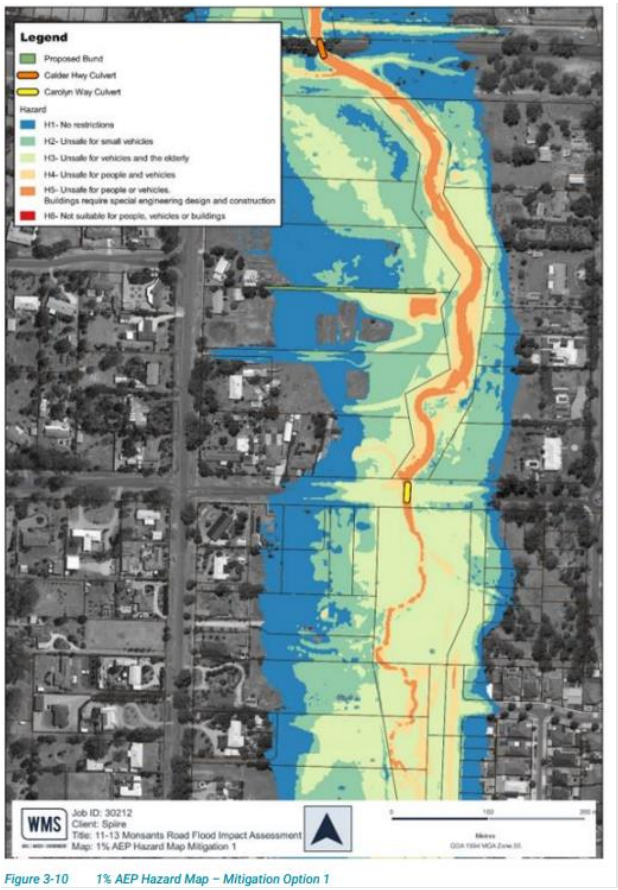


Figure 10: 1%AEP Hazard Map showing existing conditions and with flood mitigation measures

Is the proposal consistent with the requirements of the Greater Bendigo Planning Scheme including planning policy and the Land Subject to Inundation Overlay?

Relevant planning policy:

Of key relevance to this application are policy objectives surrounding infill development within the urban growth boundary, as well as the management of environmental risks such as bushfire and flooding (noting that the land is not within a Bushfire Management Overlay, however is within a Bushfire Prone Area (for the purpose of Building Regulations)).

The Municipal Planning Strategy sets out strategic directions for settlement at Clause 02.03-1 (*Settlement*), noting that development should be avoided in bushfire and flood prone areas, unless this risk can be managed, and that '10 minute neighbourhoods' should be encouraged. Environment risks and amenity are further contemplated at Clause 02.03-3 (*Environmental risks and amenity*) with strategic directions including to strengthen the resilience of communities to bushfire through risk based planning that prioritises human life, and to manage flooding risk that have the potential to cause harm to people and damage environmental values.

These strategies are built upon within the Planning Policy Framework with Clause 11.01-1S (*Settlement*), 11.01-1R (*Settlement – Loddon Mallee South*) and 11.01-1L-01

(*Settlement – Greater Bendigo*) seeking to manage and support growth and encourage increased densities and infill development on underutilised sites within the municipality. Clause 11.02-S (*Supply of urban land*) seeks to ensure a supply of land is available for residential and other purposes and sets out that planning for urban growth should consider opportunities for the consolidation, redevelopment and intensification of existing urban areas.

The importance of environmental and landscape values, including biodiversity and water bodies are considered at Clauses 12 (*Environmental and Landscape Values*), 12.01-1S and 12.01-1L (*Protection of Biodiversity and Protection of biodiversity – Greater Bendigo*), 12.01-2S (*Native vegetation management*) and 12.03-1S (*River corridors, waterways, lakes and wetlands*), with these policies having objectives including:

- Ensuring that Victoria's biodiversity is adequately protected;
- Protecting and enhancing forested biolinks along roadways and waterways that contribute to a network of remnant habitat and wildlife corridors;
- Ensuring that there is no net loss to biodiversity as a result of the removal, lopping or destruction of native vegetation and implementing the three step approach to avoid, minimise and offset vegetation loss; and
- Ensuring development is sensitively designed and sited, and that it does not impact on a water bodies natural capacity to manage flood flow.

Environmental risks, including bushfire and flooding, are referred to at Clause 13.02-1S (*Bushfire planning*), 13.03-1S (*Floodplain management*), and 13.03-1L (*Floodplain management – Greater Bendigo*). Clause 13.02-1S (*Bushfire planning*) has an objective to strengthen the resilience of settlements and communities to bushfire through risk based planning. Planning should ensure that bushfire risk to existing and future residents, property and community infrastructure will not increase as a result of future land use and development, achieving no net increase in risk through the implementation of bushfire protection measures or reducing bushfire risk overall, and directing population into low risk locations.

In terms of floodplain management, both Clause 13.03-1S and 13.03-1L (*Floodplain management* and *Floodplain management – Greater Bendigo*) seek to manage risk from flooding and assist in the protection of:

- Life, property and community infrastructure from flood hazard;
- The natural flood carrying capacity of rivers, streams and floodways;
- The flood storage function of floodplains and waterways; and
- Floodplain areas of environmental significance or of importance to river health.

Intensification of the impact of flooding should be avoided through ensuring that use and development is appropriately located, with development to be directed to areas with no flooding or low level inundation risk where the Land Subject to Inundation Overlay Schedule 1 is applied. Subdivisions should be designed to enable buildings to be sited above the 1% annual exceedance probability.

Objectives of the Land Subject to Inundation Overlay

The purpose of the Land Subject to Inundation Overlay is as follows:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify flood prone land in a riverine or coastal area affected by the 1 in 100 (1 per cent Annual Exceedance Probability) year flood or any other area determined by the floodplain management authority.
- To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, responds to the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.
- To minimise the potential flood risk to life, health and safety associated with development.
- To reflect a declaration under Division 4 of Part 10 of the Water Act, 1989.
- To protect water quality and waterways as natural resources by managing urban stormwater, protecting water supply catchment areas, and managing saline discharges to minimise the risks to the environmental quality of water and groundwater.
- To ensure that development maintains or improves river, marine, coastal and wetland health, waterway protection and floodplain health.

Both Schedules 1 and 2 to the Land Subject to Inundation Overlay apply to parts of the land, which refer to the following:

- *Schedule 1* - Flooding from waterways (depths up to and including 350 millimetres).
- *Schedule 2* – Flooding from waterways (depths greater than 350 millimetres).

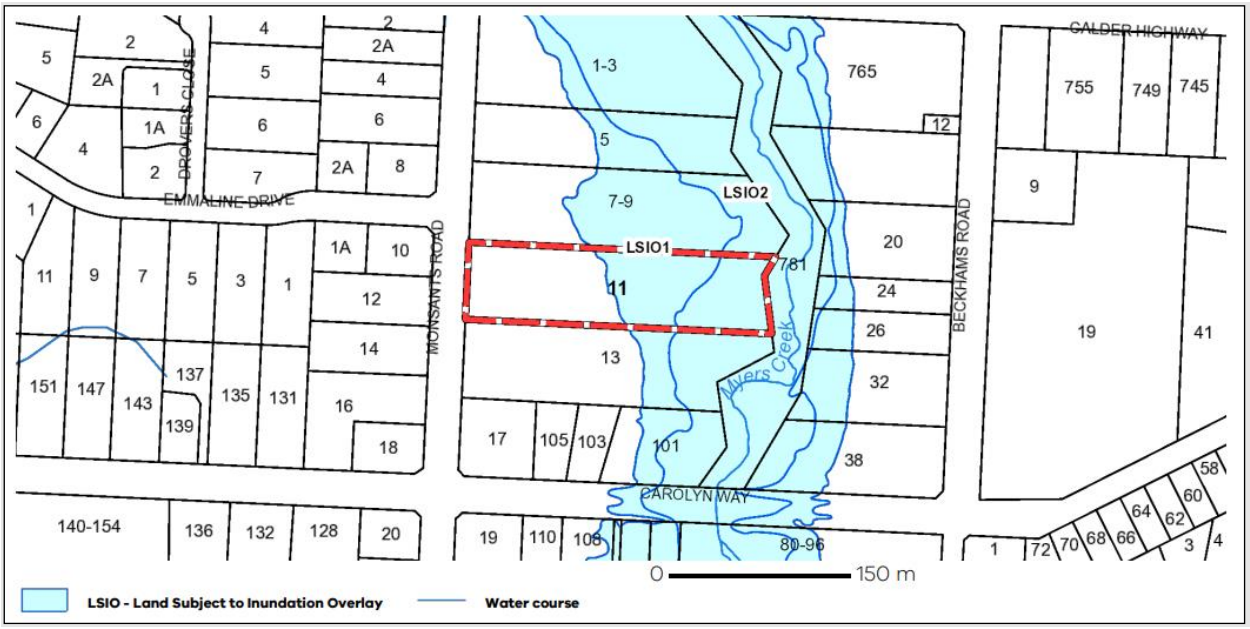


Figure 11: Extent of the Land Subject to Inundation Overlay on the land.

Schedule 2 applies to the land closest to Myers Creek, while Schedule 1 applies to some parts of the land beyond (towards Monsants Road).

Consistency of the proposal with both planning policy and the requirements of the Land Subject to Inundation Overlay:

The proposal is considered consistent with relevant planning policy insofar as the proposal will allow for more intensive development of a large and currently underutilised parcel of land within the urban growth boundary. The land has access to existing infrastructure such as roads and other services required to support residential development.

While the site is in a Bushfire Prone Area (with respect to Building Regulations), the level of bushfire risk is not considered to be unacceptable and can be appropriately mitigated through proper management of the site and reduction of bushfire hazard/s, and construction of future dwellings to an appropriate standard (which will be managed through the building permit process, given the land is not within a Bushfire Management Overlay).

Some native vegetation will require removal to facilitate the subdivision and some will be retained for amenity and habitat purposes where possible (namely nearby to Monsants Road and the Myers Creek). Native vegetation that does require removal can be offset appropriately to ensure that there is no net loss to the State's biodiversity.

Impacts to the waterway and flood risk beyond the site itself have been demonstrated through the submitted flood modelling to be minimal, with the development having the ability (through the implementation of flood mitigation measures) to appropriately manage internal flood levels without significant or unacceptable risk to future residents of the land, which is in accordance with policy set out at Clause 13.03-1L. Further, the subdivision directs development into areas with no or low risk, being that where the Land Subject to Inundation Overlay Schedule 1 is applied (and not within areas in Schedule 2).

In terms of consistency with the objectives of the Land Subject to Inundation Overlay, the application has been assessed against the decision guidelines of the Overlays as follows;

Decision Guideline	**Response**
The Municipal Planning Strategy and the Planning Policy Framework.	As per the assessment above, it has been demonstrated through the extensive flood modelling undertaken that the proposal is consistent with policy directions in terms of floodplain management as follows: • There will be no significant adverse impact to life, property and community infrastructure from flood hazard resulting from the development; • The natural flood carrying capacity of Myers Creek will not be significantly impacted, nor will the flood storage function of the floodplains and waterway through the implementation of mitigation measures on site; • Given the above, the significance or health of Myers Creek will not be unduly compromised; • Development has been directed to areas with no

Decision Guideline	Response
	flooding or low level inundation risk where the Land Subject to Inundation Overlay Schedule 1 is applied; and • The subdivision has been designed to enable buildings to be sited above the 1% AEP.
Any local floodplain development plan.	The Bendigo Local Floodplain Development Plan, February 2018 applies. The extent and likely impacts of flooding referred to within the Bendigo Local Floodplain Development Plan (the 'Development Plan' have been determined by the Bendigo Urban Flood Study, November 2013, with the land falling within the Myers Creek Catchment delineated in the plan. The Development Plan sets out that when deciding on an application to construct a building, or to construct or carry out works, or to subdivide land affected by the Land Subject to Inundation Overlay Schedule 1 and 2, that the responsible authority must apply the performance criteria set out in Sections 6.1 to 6.5. The performance criteria may be varied with written consent of the floodplain management authority in exceptional circumstances. Section 6.1 refers to subdivision, with section 6.1.1 (all subdivisions) being applicable in this instance as the subdivision is less than 16 lots and is not considered a 'major residential subdivision' as defined by the Development Plan. Section 6.1.3 is also applicable, being that the proposal is for subdivision in a residential zone. The performance criteria at 6.1.1 are as follows: • Earthworks should be designed and constructed to minimise the likely effects of flooding. • Earthworks should not divert or impede the flow of floodwater.\Earthworks should result in a negligible reduction in floodplain storage and should not impact on downstream properties. • Any excess excavated material should be removed off site or stored away from land within the LSIO. *Flood modelling has demonstrated that the flood mitigation works proposed on site have been appropriately designed to minimise the effect of flooding within the site, that they will have negligible impact on flood storage and will not impact downstream properties. The management of excavated material can be addressed by condition of any permit issued.* The performance criteria to be achieved at 6.1.3 are as follows:

Decision Guideline	Response

	• Subdivisions in a residential zone must not create new lots wholly within the 1 per cent AEP flood extent, unless it can be demonstrated that:
	  ◦ Each new lot contains an existing dwelling;
	Or
	• There is an adequate building envelope on each lot (which must be formally defined on the plan of subdivision) where:
	  ◦ the 1 per cent AEP flood depth is less than 500 millimetres; and
	  ◦ access to the building envelope does not traverse land where the 1 per cent AEP flood depth exceeds 350 millimetres; and
	  ◦ the product of depth and velocity at the building envelope and across the road access to it does not exceed 300 millimetres metres squared per second in a 1 per cent AEP flood; and
	  ◦ no filling of land is needed to satisfy the above performance criteria.
	
	While some lots will be located within the Land Subject to Inundation Overlay Schedule 1 areas, building envelopes will be provided for these lots on land which flood depths are less than 500mm, and flood depths for access to the envelopes are less than 350mm.
	
	It is considered the above performance criteria are achieved.

Any comments from the relevant floodplain management authority.	While initially objecting to the proposal, following the receipt of more detailed flood modelling from the applicant, the North Central Catchment Management Authority (being the relevant floodplain management authority) has provided conditional consent to the proposed subdivision.
The existing use and development of the land.	The bulk of the land is currently vacant residential land, with one dwelling being located on the parcel of land known as 11 Monsants Road.
Whether the proposed use or development could be located on flood free land or land with a lesser flood hazard outside this overlay.	In order to fully locate proposed lots on flood free land not affected by the Land Subject to Inundation Overlay, 4 of the proposed lots would be required to be removed. Development has been avoided on the lots which are within Schedule 2 of the Overlay.
Alternative design or flood proofing responses.	Lot layout has considered flood risk with flood mitigation measures proposed on land which is closest to Myers Creek. The application process has seen revisions to the plans in response to the flood modelling undertaken.

Decision Guideline	Response
The susceptibility of the development to flooding and flood damage.	The site is proximate to Myers Creek and as such there is some risk of flooding to the land. The applicant has provided extensive flood modelling which assesses the susceptibility of the site to flooding and flood damage, and the extent to which this is likely to occur. Review of this technical information has determined that flood risk for the site, and beyond, can be appropriately managed.
The potential risk to life, health and safety associated with the development. Flood risk factors to consider include: - The frequency, duration, extent, depth and velocity of flooding of the site and accessway. - The flood warning time available. - The danger to the occupants of the development, other floodplain residents and emergency personnel if the site or accessway is flooded.	Flood modelling has considered the potential risk to life, health and safety associated with the development. The modelling has demonstrated that the dwelling envelopes and accessways can be located in areas of low hazard.
The effect of the development on redirecting or obstructing floodwater, stormwater or drainage water and the effect of the development on reducing flood storage and increasing flood levels and flow velocities.	As demonstrated by the submitted flood modelling, the development will not redirect or obstruct flood water, nor reduce flood storage or increase flood level or flow velocities beyond the site. There will be minimal impact to the flow of Myers Creek and as such, the subdivision will not result in intensification of flooding beyond the site.
The effect of the development on river, marine and coastal health values including wetlands, natural habitat, stream stability, erosion, environmental flows, water quality, estuaries and sites of scientific significance.	The creation of a reserve adjacent to Myers Creek and therefore no development in the environs immediately adjacent to the creek will ensure that impacts to the waterway will be minimised on an ongoing basis.
Any other matters specified in a schedule to this overlay.	The decision guidelines of the Schedules to the Overlay set out that assessment must be made as to whether the application is consistent with the performance criteria of the Bendigo Local Floodplain Development Plan, February 2018. The application has demonstrated that it is consistent with the performance criteria of the Bendigo Local Floodplain Development Plan as per the assessment within this table above.

The assessment above demonstrates that the proposal is consistent with both planning policy and the purpose and objectives of the Land Subject to Inundation Overlay.

Is the removal of native vegetation appropriate?

In order to facilitate the subdivision of the land, the application seeks approval to remove two scattered remnant native trees and two patches of remnant native vegetation, along with other native (planted, non indigneous) and exotic vegetation on the site and regrowth, with the latter being exempt from requiring planning approval.

It is intended to retain the bulk of vegetation along the property frontage with Monsants Road and within the proposed reserve to the rear of the site adjacent to Myers Creek. Additionally, it is also proposed to retain some of the vegetation earmarked for removal on some of the lots for amenity value; although in planning terms this vegetation is considered as 'lost' and requires the provision of an offset due to lot sizes of less than 4,000m^2 being created.

Planning policy at Clause 12.01-S, 12.01-1L and 12.01-2S, along with Clause 52.17 of the Planning Scheme require that decisions which involve or will lead to the removal, destruction or lopping of native vegetation to apply the three step approach in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation (*Department of Environment, Land, Water and Planning, 2017*).* This three step approach sets out the following:

1. Avoid the removal, destruction or lopping of native vegetation.
2. Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.
3. Provide an offset to compensate for the biodiversity impact if a permit is granted to remove, destroy or lop native vegetation.

An ecological assessment was submitted in support of the application which reviewed and assessed all vegetation on site and identified the vegetation which requires approval to remove and forms part of this application.

It is considered that the proposal has appropriately implemented this approach though the retention of as much vegetation as possible on the site, particularly where it has the most amenity and biodiversity value along the roadside and waterway and identifies an appropriate offset to compensate for the impact to biodiversity from the loss of vegetation from the site.

Ongoing protection of the vegetation along the Monsants Road frontage will be ensured through the inclusion of a condition requiring a tree protection/building exclusion zone, along with landscaping plans to also provide further assessment of this and other vegetation to be retained within the subdivision.

Clause 12.01-1L also requires the provision of buffers adjacent to waterways to sustain the riparian zone, incorporate remnant vegetation, accommodate projected flooding, maintain separation from development and protect cultural heritage, which is achieved through the provision of a reserve adjacent to Myers Creek.

Additionally, as this land immediately adjacent to Myers Creek is included within the Environmental Significance Overlay, any future vegetation removal within this portion of the land would require further planning approval, which offers further protection for the buffer area.

The proposal is considered consistent with the requirements of planning policy and Clause 52.17, and the extent of vegetation removal balances the competing priorities of urban consolidation and development and protection of biodiversity and is acceptable.

Remaining objector concerns

- *Headlights shining into property from new roadway, and light spill from new public lighting*.

The applicant contends that the location of the new roadway will not result in headlights shining directly into existing properties opposite the proposed access point, however it is considered that if required, these impacts could be mitigated through the introduction of measures such as additional landscaping and provision of window coverings. Public lighting will be required to be designed to minimise light spill/pollution.

- *Treatment of new road*

Design of the proposed new access road will be in accordance with the requirements of the Infrastructure Design Manual and will be to the satisfaction of the responsible authority. It is anticipated that the new road will be designed to integrate appropriately with the existing road in Monsants Road.

- *Precedent of future development and requirement for an outline development plan for the area*

While there is the possibility that land adjacent or nearby to the subject land may be developed in future if a permit is approved for the proposed subdivision, this application must be assessed on its merits and not whether it may lead to more development in the area. Any future application would be subject to the same planning process as the current application has been subject to and will likely require the same level of flood modelling to demonstrate any flooding impacts from development.

- *Management of future drainage reserve and access to reserve*

The proposed drainage reserve adjacent to Myers Creek is to be created in favour of the City and therefore would need to be constructed by the developer first, then maintained by the City on an ongoing basis once the subdivision and the associated maintenance period were complete. Access to the reserve would be provided via the new access roadway

which has allowed for fenced access to this land at the rear of the site. It is considered that this reserve is of sufficient dimensions to be capable of appropriate future management.

- *Provision of new Colorbond fencing adjoining southern boundary and lopping of vegetation adjoining boundary of 105 Carolyn Way*

The applicant has indicated that they would be agreeable to the construction of a new fence along this boundary and that required lopping could be addressed during the subdivision works (noting that this lopping does not require planning approval as the vegetation in question has been identified as planted vegetation).

Does the proposed subdivision meet the requirements of Clause 56 (Residential Subdivision)?

The provisions at Clause 56 of the Planning Scheme apply to an application to subdivide land within the General Residential Zone, with a subdivision of 3-15 lots required to meet the following standards and objectives:

- All except Clauses 56.02-1, 56.03-1 to 56.03-4, 56.05-2, 56.06-1, 56.06-3 and 56.06-6.

The proposal has been assessed against the requirements of the above Clauses as follows:

Clause	Objective and Standard	Does the proposal comply?
56.03-5 Neighbourhood character objective	To design subdivisions that respond to neighbourhood character. **Standard C6** Subdivision should: Respect the existing neighbourhood character or achieve a preferred neighbourhood character consistent with any relevant neighbourhood character objective, policy or statement set out in this scheme. Respond to and integrate with the surrounding urban environment. Protect significant vegetation and site features.	**Complies** It is considered that the proposed subdivision layout appropriately responds to the surrounding neighbourhood and streetscape. There are a range of lot sizes surrounding the land and the subdivision will add to the diversity of lot sizes available in the area. Vegetation on the site will be retained where possible, particularly along the frontage with Monsants Road.
56.04-1 Lot diversity and distribution objectives	To achieve housing densities that support compact and walkable neighbourhoods and the efficient provision of public transport services.	**Complies** There is limited ability to provide diversity in lot sizes given the Design

Clause	Objective and Standard	Does the proposal comply?
	To provide higher housing densities within walking distance of activity centres. To achieve increased housing densities in designated growth areas. To provide a range of lot sizes to suit a variety of dwelling and household types. **Standard C7** A subdivision should implement any relevant housing strategy, plan or policy for the area set out in this scheme. Lot sizes and mix should achieve the average net residential density specified in any zone or overlay that applies to the land or in any relevant policy for the area set out in this scheme. A range and mix of lot sizes should be provided including lots suitable for the development of: • Single dwellings. • Two dwellings or more. • Higher density housing. • Residential buildings and Retirement villages. Unless the site is constrained by topography or other site conditions, lot distribution should provide for 95 per cent of dwellings to be located no more than 400 metre street walking distance from the nearest existing or proposed bus stop, 600 metres street walking distance from the nearest existing or proposed tram stop and 800 metres street walking distance from the nearest existing or proposed railway station. Lots of 300 square metres or less in area, lots suitable for the development of two dwellings or more, lots suitable for higher density housing and lots suitable for Residential buildings and Retirement villages should be in and within 400 metres street walking distance of an activity centre.	and Development Overlay applies to the land which specifies a minimum lot size of 1,500m^2 for this precinct within Maiden Gully.

Clause	Objective and Standard	Does the proposal comply?
56.04-2 Lot arear and building envelopes objective	To provide lots with areas and dimensions that enable the appropriate siting and construction of a dwelling, solar access, private open space, vehicle access and parking, water management, easements and the retention of significant vegetation and site features. **Standard C8** Lots greater than 500 square metres should be able to contain a rectangle measuring 10 metres by 15 metres and may contain a building envelope. Lot dimensions and building envelopes should protect: • Solar access for future dwellings and supports the siting and design of dwellings that achieve the energy rating requirements of the Building Regulations. • Existing or proposed easements on lots. • Significant vegetation and site features.	**Complies** The size of the allotments will ensure that dwellings with appropriate siting, solar access, private open space, vehicle access and parking can be developed. Vegetation on site will be retained where possible for amenity reasons.
56.04-3 Solar orientation of lots objective	To provide good solar orientation of lots and solar access for future dwellings. **Standard C9** Unless the site is constrained by topography or other site conditions, at least 70 percent of lots should have appropriate solar orientation. Lots have appropriate solar orientation when: • The long axis of lots are within the range north 20 degrees west to north 30 degrees east, or east 20 degrees north to east 30 degrees south. • Lots between 300 square metres and 500 square metres are proposed to contain dwellings that are built to the boundary, the long axis of the lots should be within 30 degrees east and 20 degrees west of north. • Dimensions of lots are adequate to protect solar access to the lot, considering likely dwelling size and the relationship of each lot to the street.	**Complies** Lots have appropriate solar orientation.

Clause	Objective and Standard	Does the proposal comply?
56.04-4 Street orientation objective	To provide a lot layout that contributes to community social interaction, personal safety and property security. **Standard C10** Subdivision should increase visibility and surveillance by: • Ensuring lots front all roads and streets and avoid the side or rear of lots being oriented to connector streets and arterial roads. • Providing lots of 300 square metres or less in area and lots for 2 or more dwellings around activity centres and public open space. • Ensuring streets and houses look onto public open space and avoiding sides and rears of lots along public open space boundaries. • Providing roads and streets along public open space boundaries.	**Complies** Lots will front the newly created internal road and Monsants Road.
56.04-5 Common area objectives	To identify common areas and the purpose for which the area is commonly held. To ensure the provision of common area is appropriate and that necessary management arrangements are in place. To maintain direct public access throughout the neighbourhood street network. **Standard C11** An application to subdivide land that creates common land must be accompanied by a plan and a report identifying: • The common area to be owned by the body corporate, including any streets and open space. • The reasons why the area should be commonly held. • Lots participating in the body corporate. • The proposed management arrangements including maintenance standards for streets and open spaces to be commonly held.	**N/A** No common areas proposed.
56.05-1	To provide attractive and continuous	**Complies**

Clause	Objective and Standard	Does the proposal comply?
Integrated urban landscape objectives	landscaping in streets and public open spaces that contribute to the character and identity of new neighbourhoods and urban places or to existing or preferred neighbourhood character in existing urban areas. To incorporate natural and cultural features in the design of streets and public open space where appropriate. To protect and enhance native habitat and discourage the planting and spread of noxious weeds. To provide for integrated water management systems and contribute to drinking water conservation. **Standard C12** An application for subdivision that creates streets or public open space should be accompanied by a landscape design. The landscape design should: • Implement any relevant streetscape, landscape, urban design or native vegetation precinct plan, strategy or policy for the area set out in this scheme. • Create attractive landscapes that visually emphasise streets and public open spaces. • Respond to the site and context description for the site and surrounding area. • Maintain significant vegetation where possible within an urban context. • Take account of the physical features of the land including landform, soil and climate. • Protect and enhance any significant natural and cultural features. • Protect and link areas of significant local habitat where appropriate. • Support integrated water management systems with appropriate landscape design techniques for managing urban run-off including wetlands and other water sensitive urban design features in streets and public open space.	Only one new roadway is proposed which will be appropriately constructed and provided with landscaping (street trees) to the satisfaction of the responsible authority.

Clause	Objective and Standard	Does the proposal comply?
	• Promote the use of drought tolerant and low maintenance plants and avoid species that are likely to spread into the surrounding environment. • Ensure landscaping supports surveillance and provides shade in streets, parks and public open space. • Develop appropriate landscapes for the intended use of public open space including areas for passive and active recreation, the exercising of pets, playgrounds and shaded areas. • Provide for walking and cycling networks that link with community facilities. • Provide appropriate pathways, signage, fencing, public lighting and street furniture. • Create low maintenance, durable landscapes that are capable of a long life. • The landscape design must include a maintenance plan that sets out maintenance responsibilities, requirements and costs.	
56.06-2 Walking and cycling network objectives	To contribute to community health and wellbeing by encouraging walking and cycling as part of the daily lives of residents, employees and visitors. To provide safe and direct movement through and between neighbourhoods by pedestrians and cyclists. To reduce car use, greenhouse gas emissions and air pollution. **Standard C15** The walking and cycling network should be designed to: • Implement any relevant regional and local walking and cycling strategy, plan or policy for the area set out in this scheme. • Link to any existing pedestrian and cycling networks. • Provide safe walkable distances to activity centres, community facilities, public transport stops and public open spaces.	**N/A** No new cycling or pedestrian network is proposed; however, the proposal will have the ability to link into existing cycling and pedestrian infrastructure.

Clause	Objective and Standard	Does the proposal comply?
	• Provide an interconnected and continuous network of safe, efficient and convenient footpaths, shared paths, cycle paths and cycle lanes based primarily on the network of arterial roads, neighbourhood streets and regional public open spaces. • Provide direct cycling routes for regional journeys to major activity centres, community facilities, public transport and other regional activities and for regional recreational cycling. • Ensure safe street and road crossings including the provision of traffic controls where required. • Provide an appropriate level of priority for pedestrians and cyclists. • Have natural surveillance along streets and from abutting dwellings and be designed for personal safety and security particularly at night. • Be accessible to people with disabilities.	
56.06-4 Neighbourhood street network objective	To provide for direct, safe and easy movement through and between neighbourhoods for pedestrians, cyclists, public transport and other motor vehicles using the neighbourhood street network. **Standard C17** The neighbourhood street network must: • Take account of the existing mobility network of arterial roads, neighbourhood streets, cycle paths, shared paths, footpaths and public transport routes. • Provide clear physical distinctions between arterial roads and neighbourhood street types. • Comply with the Head, Transport for Victoria's arterial road access management policies. • Provide an appropriate speed environment and movement priority for the safe and easy movement of pedestrians and cyclists and for accessing public transport. • Provide safe and efficient access to activity centres for commercial and freight vehicles.	**N/A** No new street network is proposed with only one new accessway proposed as part of the subdivision.

Clause	Objective and Standard	Does the proposal comply?
	• Provide safe and efficient access to all lots for service and emergency vehicles. • Provide safe movement for all vehicles. • Incorporate any necessary traffic control measures and traffic management infrastructure. • The neighbourhood street network should be designed to: • Implement any relevant transport strategy, plan or policy for the area set out in this scheme. • Include arterial roads at intervals of approximately 1.6 kilometres that have adequate reservation widths to accommodate long term movement demand. • Include connector streets approximately halfway between arterial roads and provide adequate reservation widths to accommodate long term movement demand. • Ensure connector streets align between neighbourhoods for direct and efficient movement of pedestrians, cyclists, public transport and other motor vehicles. • Provide an interconnected and continuous network of streets within and between neighbourhoods for use by pedestrians, cyclists, public transport and other vehicles. • Provide an appropriate level of local traffic dispersal. • Indicate the appropriate street type. • Provide a speed environment that is appropriate to the street type. • Provide a street environment that appropriately manages movement demand (volume, type and mix of pedestrians, cyclists, public transport and other motor vehicles). • Encourage appropriate and safe pedestrian, cyclist and driver behaviour. • Provide safe sharing of access lanes and access places by pedestrians, cyclists and vehicles. • Minimise the provision of culs-de-sac.	

Clause	Objective and Standard	Does the proposal comply?
	• Provide for service and emergency vehicles to safely turn at the end of a dead-end street. • Facilitate solar orientation of lots. • Facilitate the provision of the walking and cycling network, integrated water management systems, utilities and planting of trees. • Contribute to the area's character and identity. • Take account of any identified significant features.	
56.06-5 Walking and cycling network detail objectives	To design and construct footpaths, shared path and cycle path networks that are safe, comfortable, well-constructed and accessible for people with disabilities. To design footpaths to accommodate wheelchairs, prams, scooters and other footpath bound vehicles. **Standard C18** Footpaths, shared paths, cycle paths and cycle lanes should be designed to: • Be part of a comprehensive design of the road or street reservation. • Be continuous and connect. • Provide for public transport stops, street crossings for pedestrians and cyclists and kerb crossovers for access to lots. • Accommodate projected user volumes and mix. • Meet the requirements of Table C1. • Provide pavement edge, kerb, channel and crossover details that support safe travel for pedestrians, footpath bound vehicles and cyclists, perform required drainage functions and are structurally sound. • Provide appropriate signage. • Be constructed to allow access to lots without damage to the footpath or shared path surfaces. • Be constructed with a durable, non-skid surface. • Be of a quality and durability to ensure: • Safe passage for pedestrians, cyclists, footpath bound vehicles and vehicles.	**Complies** A new footpath will be provided within the subdivision, which will be constructed to the satisfaction of the responsible authority.

Clause	Objective and Standard	Does the proposal comply?
	• Discharge of urban run-off. • Preservation of all-weather access. • Maintenance of a reasonable, comfortable riding quality. • A minimum 20 year life span. • Be accessible to people with disabilities and include tactile ground surface indicators, audible signals and kerb ramps required for the movement of people with disabilities.	
56.06-7 Neighbourhood street network detail objective	To design and construct street carriageways and verges so that the street geometry and traffic speeds provide an accessible and safe neighbourhood street system for all users. **Standard C20** The design of streets and roads should: • Meet the requirements of Table C1. Where the widths of access lanes, access places, and access streets do not comply with the requirements of Table C1, the requirements of the relevant fire authority and roads authority must be met. • Provide street blocks that are generally between 120 metres and 240 metres in length and generally between 60 metres to 120 metres in width to facilitate pedestrian movement and control traffic speed. • Have verges of sufficient width to accommodate footpaths, shared paths, cycle paths, integrated water management, street tree planting, lighting and utility needs. • Have street geometry appropriate to the street type and function, the physical land characteristics and achieve a safe environment for all users. • Provide a low-speed environment while allowing all road users to proceed without unreasonable inconvenience or delay. • Provide a safe environment for all street users applying speed control measures where appropriate. • Ensure intersection layouts clearly indicate the travel path and priority of	**Complies** Only one new accessway/road is proposed, which has been designed for efficient use by pedestrians, cyclists and vehicles and will be constructed to the satisfaction of the responsible authority.

Clause	Objective and Standard	Does the proposal comply?
	movement for pedestrians, cyclists and vehicles. • Provide a minimum 5 metre by 5 metre corner splay at junctions with arterial roads and a minimum 3 metre by 3 metre corner splay at other junctions unless site conditions justify a variation to achieve safe sight lines across corners. • Ensure streets are of sufficient strength to: ° Enable the carriage of vehicles. ° Avoid damage by construction vehicles and equipment. • Ensure street pavements are of sufficient quality and durability for the: ° Safe passage of pedestrians, cyclists and vehicles. ° Discharge of urban run-off. ° Preservation of all-weather access and maintenance of a reasonable, comfortable riding quality. • Ensure carriageways of planned arterial roads are designed to the requirements of the relevant road authority. • Ensure carriageways of neighbourhood streets are designed for a minimum 20 year life span. • Provide pavement edges, kerbs, channel and crossover details designed to: ° Perform the required integrated water management functions. ° Delineate the edge of the carriageway for all street users. ° Provide efficient and comfortable access to abutting lots at appropriate locations. ° Contribute to streetscape design. • Provide for the safe and efficient collection of waste and recycling materials from lots. • Be accessible to people with disabilities. • Meet the requirements of Table C1. Where the widths of access lanes, access places, and access streets do not comply with the requirements of Table C1, the requirements of the	

Clause	Objective and Standard	Does the proposal comply?
	relevant fire authority and roads authority must be met. Where the widths of connector streets do not comply with the requirements of Table C1, the requirements of the relevant public transport authority must be met. A street detail plan should be prepared that shows, as appropriate: • The street hierarchy and typical cross-sections for all street types. • Location of carriageway pavement, parking, bus stops, kerbs, crossovers, footpaths, tactile surface indicators, cycle paths and speed control and traffic management devices. • Water sensitive urban design features. • Location and species of proposed street trees and other vegetation. • Location of existing vegetation to be retained and proposed treatment to ensure its health. • Any relevant details for the design and location of street furniture, lighting, seats, bus stops, telephone boxes and mailboxes.	
56.06-8 Lot access objective	To provide for safe vehicle access between roads and lots. **Standard C21** Vehicle access to lots abutting arterial roads should be provided from service roads, side or rear access lanes, access places or access streets where appropriate and in accordance with the access management requirements of the relevant roads authority. Vehicle access to lots of 300 square metres or less in area and lots with a frontage of 7.5 metres or less should be provided via rear or side access lanes, places or streets. The design and construction of a crossover should meet the requirements of the relevant road authority.	**Complies** New lots will have access from Monsants Road or via the new internal roadway. Access will be constructed to the satisfaction of the responsible authority.
56.07-1 Drinking water	To reduce the use of drinking water.	**Complies**

Clause	Objective and Standard	Does the proposal comply?
supply objectives	To provide an adequate, cost effective supply of drinking water. **Standard C22** The supply of drinking water must be: • Designed and constructed in accordance with the requirements and to the satisfaction of the relevant water authority. • Provided to the boundary of all lots in the subdivision to the satisfaction of the relevant water authority.	Lots will have connection to the reticulated water system in accordance with the requirements of Coliban Water.
56.07-2 Reused and recycled water objective	To provide for the substitution of drinking water for non-drinking purposes with reused and recycled water. **Standard C23** Reused and recycled water supply systems must be: • Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority, Environment Protection Authority and Department of Health and Human Services. • Provided to the boundary of all lots in the subdivision where required by the relevant water authority.	**N/A** No reticulated recycled water is available in this location.
56.07-3 Waste water management objective	To provide a waste water system that is adequate for the maintenance of public health and the management of effluent in an environmentally friendly manner. **Standard C24** Waste water systems must be: • Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority and the Environment Protection Authority. • Consistent with a domestic waste water management plan adopted by the relevant council. • Reticulated waste water systems must be provided to the boundary of all lots in the subdivision where required by the relevant water authority.	**Complies** Lots will have connection to the reticulated sewerage system in accordance with the requirements of Coliban Water
56.07-4	To minimise damage to properties and	**Complies**

Clause	Objective and Standard	Does the proposal comply?
Stormwater management objectives	inconvenience to residents from stormwater. To ensure that the street operates adequately during major storm events and provides for public safety. To minimise increases in stormwater and protect the environmental values and physical characteristics of receiving waters from degradation by stormwater. To encourage stormwater management that maximises the retention and reuse of stormwater. To encourage stormwater management that contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces. **Standard C25** The stormwater management system must be: • Designed and managed in accordance with the requirements and to the satisfaction of the relevant drainage authority. • Designed and managed in accordance with the requirements and to the satisfaction of the water authority where reuse of stormwater is proposed. • Designed to meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999). • Designed to ensure that flows downstream of the subdivision site are restricted to pre-development levels unless increased flows are approved by the relevant drainage authority and there are no detrimental downstream impacts. • Designed to contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.	Stormwater will be managed to the satisfaction of the responsible authority with detailed drainage plans to be submitted as condition of any permit issued.

Clause	Objective and Standard	Does the proposal comply?
	The stormwater management system should be integrated with the overall development plan including the street and public open space networks and landscape design. For all storm events up to and including the 20% (AEP) standard: • Stormwater flows should be contained within the drainage system to the requirements of the relevant authority. • Ponding on roads should not occur for longer than 1 hour after the cessation of rainfall. For storm events greater than 20% AEP and up to and including 1% AEP standard: • Provision must be made for the safe and effective passage of stormwater flows. • All new lots should be free from inundation or to a lesser standard of flood protection where agreed by the relevant floodplain management authority. • Ensure that streets, footpaths and cycle paths that are subject to flooding meet the safety criteria da Vave < 0.35 m2/s (where, da = average depth in metres and Vave = average velocity in metres per second). The design of the local drainage network should: • Ensure stormwater is retarded to a standard required by the responsible drainage authority. • Ensure every lot is provided with drainage to a standard acceptable to the relevant drainage authority. Wherever possible, stormwater should be directed to the front of the lot and discharged into the street drainage system or legal point of discharge. • Ensure that inlet and outlet structures take into account the effects of obstructions and debris build up. Any surcharge drainage pit should discharge into an overland flow in a safe and predetermined manner. • Include water sensitive urban design	

Clause	Objective and Standard	Does the proposal comply?
	features to manage stormwater in streets and public open space. Where such features are provided, an application must describe maintenance responsibilities, requirements and costs. Any flood mitigation works must be designed and constructed in accordance with the requirements of the relevant floodplain management authority.	
56.08-1 Site management objectives	To protect drainage infrastructure and receiving waters from sedimentation and contamination. To protect the site and surrounding area from environmental degradation or nuisance prior to and during construction of subdivision works. To encourage the re-use of materials from the site and recycled materials in the construction of subdivisions where practicable. **Standard C26** A subdivision application must describe how the site will be managed prior to and during the construction period and may set out requirements for managing: • Erosion and sediment. • Dust. • Run-off. • Litter, concrete and other construction wastes. • Chemical contamination. • Vegetation and natural features planned for retention. • Recycled material should be used for the construction of streets, shared paths and other infrastructure where practicable.	**Complies** A Construction Management Plan will be required by condition of any permit issued which would detail how the requirements of this standard were to be met.
56.09-1 Shared trenching objectives	To maximise the opportunities for shared trenching. To minimise constraints on landscaping within street reserves. **Standard C27** Reticulated services for water, gas,	**Complies** Shared trenching will be utilised where possible.

Clause	Objective and Standard	Does the proposal comply?
	electricity and telecommunications should be provided in shared trenching to minimise construction costs and land allocation for underground services.	
56.09-2 Electricity, telecommunications and gas objectives.	To provide public utilities to each lot in a timely, efficient and cost effective manner. To reduce greenhouse gas emissions by supporting generation and use of electricity from renewable sources. **Standard C28** The electricity supply system must be designed in accordance with the requirements of the relevant electricity supply agency and be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant electricity authority. Arrangements that support the generation or use of renewable energy at a lot or neighbourhood level are encouraged. The telecommunication system must be designed in accordance with the requirements of the relevant telecommunications servicing agency and should be consistent with any approved strategy, policy or plan for the provision of advanced telecommunications infrastructure, including fibre optic technology. The telecommunications system must be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant telecommunications servicing authority. Where available, the reticulated gas supply system must be designed in accordance with the requirements of the relevant gas supply agency and be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant gas supply agency.	**Complies** Lots will have connection to the electricity grid in accordance with the requirements of Powercor.
56.09-3 Fire hydrants objective	To provide fire hydrants and fire plugs in positions that enable fire fighters to access water safely, effectively and efficiently.	**Complies** Fire hydrants will be provided in accordance with Coliban and CFA

Clause	Objective and Standard	Does the proposal comply?
	Standard C29 Fire hydrants should be provided: • A maximum distance of 120 metres from the rear of the each lot. • No more than 200 metres apart. Hydrants and fire plugs must be compatible with the relevant fire service equipment. Where the provision of fire hydrants and fire plugs does not comply with the requirements of standard C29, fire hydrants must be provided to the satisfaction of the relevant fire authority.	requirements.
56.09-4 Public lighting objective	To provide public lighting to ensure the safety of pedestrians, cyclists and vehicles. To provide pedestrians with a sense of personal safety at night. To contribute to reducing greenhouse gas emissions and to saving energy. **Standard C30** Public lighting should be provided to streets, footpaths, public telephones, public transport stops and to major pedestrian and cycle paths including public open spaces that are likely to be well used at night to assist in providing safe passage for pedestrians, cyclists and vehicles. Public lighting should be designed in accordance with the relevant Australian Standards. Public lighting should be consistent with any strategy, policy or plan for the use of renewable energy and energy efficient fittings.	**Complies** Appropriate public lighting will be provided to the proposed new roadway, in accordance with the requirements of this Standard.

It is considered that the proposed subdivision is generally consistent with the standards and objectives of Clause 56.

Is the proposal consistent with other Planning Scheme controls?

Design and Development Overlay – Schedule 10

Schedule 10 to the Design and Development Overlay applies to the site and refers to the '*Maiden Gully Structure Plan'*, and seeks to achieve the following objectives:

- To provide for residential development that retains native vegetation.
- To retain the low-density residential nature of the area by providing lot sizes at a size greater than traditional urban standards.
- To ensure that subdivisions proposals will enable new buildings to be integrated with their site and surrounding area.

In terms of subdivision, the Schedule outlines requirements for defined precincts, with the subject land falling within Precinct 5.

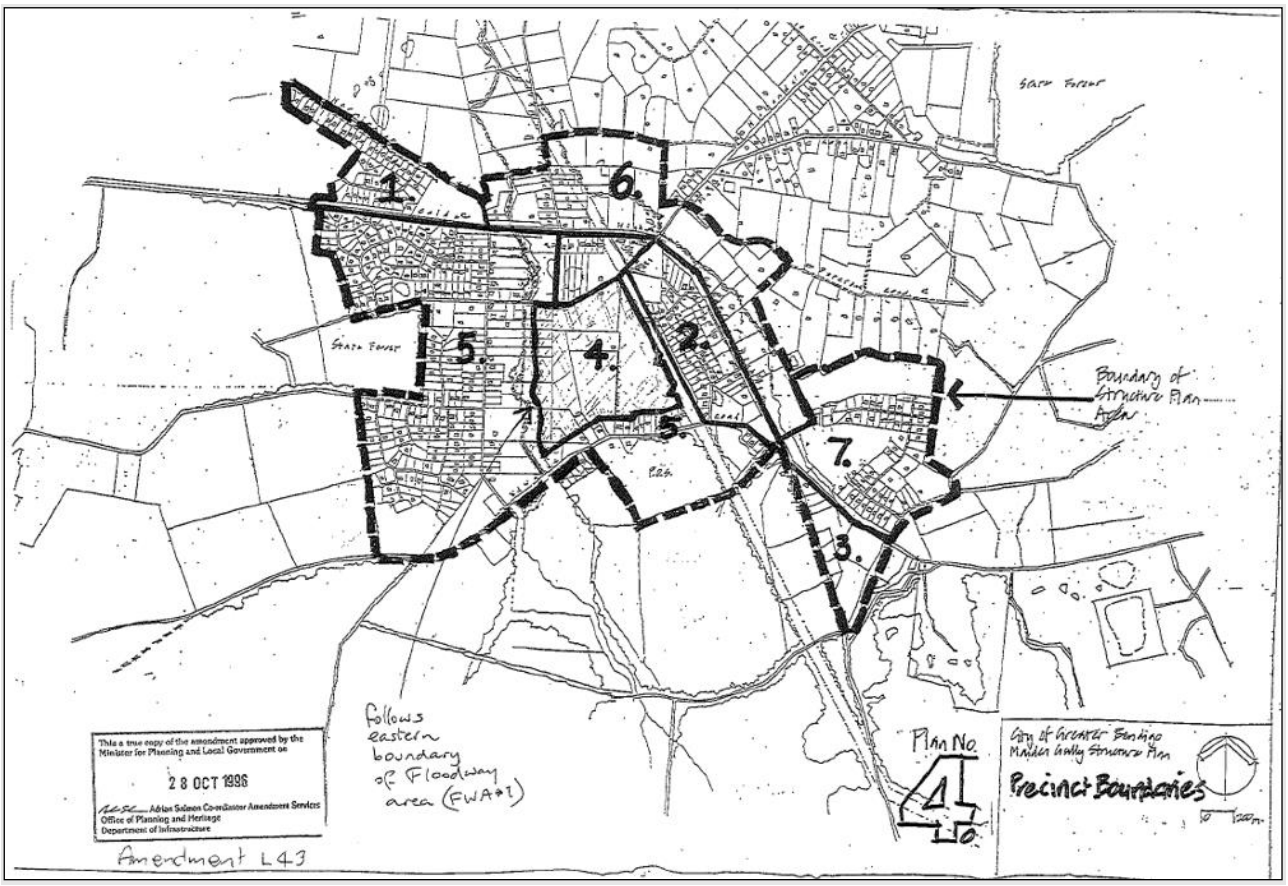


Figure 12: Precincts referred to within the Maiden Gully Structure Plan and Design and Development Overlay Schedule 10.

The following requirements apply to Precinct 5:

> *All new lots must be at least 1500 square metres. Particular consideration must be given to the existing residential development patterns and nearby open space areas and to the provision of new open space, especially along water courses.*

The subdivision creates lots which achieve the minimum lot size requirement of 1,500 square metres, and additionally provides for a reserve adjoining Myers Creek, which accords with the requirements of this Overlay.

Environmental Significance Overlay – Schedule 1

Schedule 1 to the Environmental Significance Overlay refers to '*Watercourse protection*' and affects a small portion of the subject land nearby to Myers Creek.

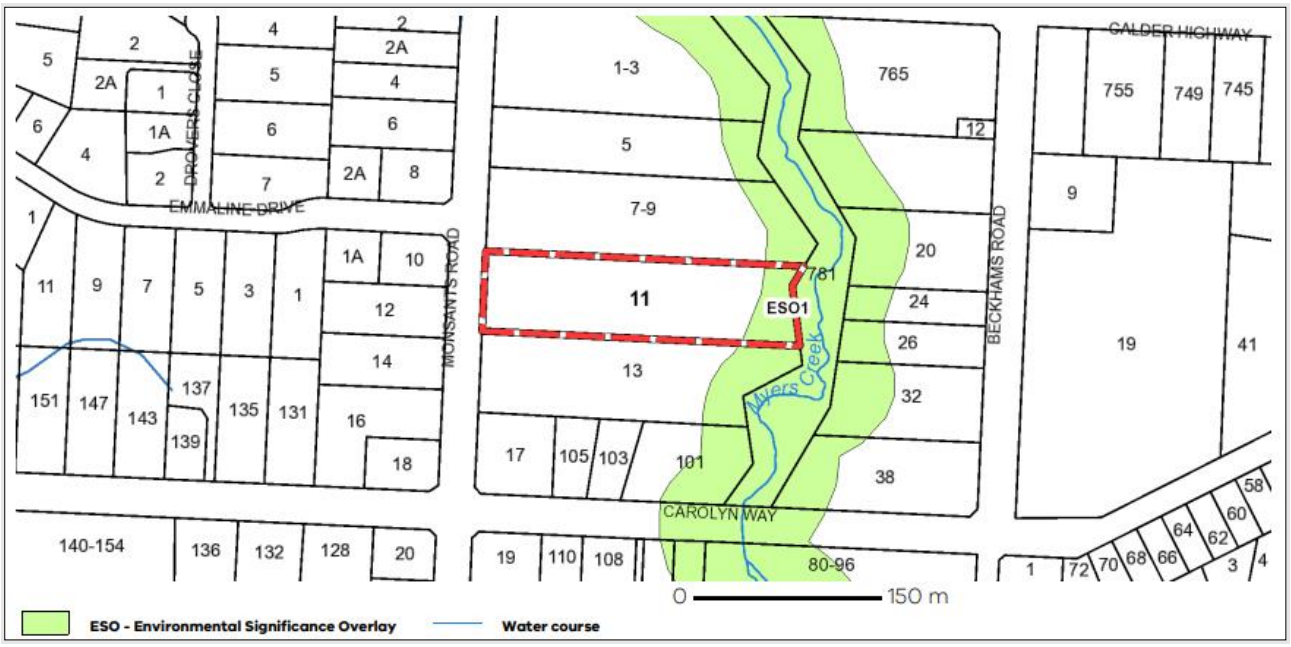


Figure 13: Extent of Environmental Significance Overlay on the land.

The environmental objectives of Schedule 1 include the following:

- To maintain water quality.
- To maintain the ability of streams and watercourses to carry natural flows.
- To prevent erosion of banks, streambeds and adjoining land and the siltation of watercourses, drains and other features.
- To protect and encourage the long-term future of flora and fauna habitat in and along watercourses.
- To ensure development does not occur on land liable to flooding and minimise the potential for damage to human life, buildings and property caused by flood events.
- To prevent pollution, elevated nutrients and increased turbidity in natural watercourses.
- To prevent increased surface run-off or concentration of surface water run-off leading to erosion or siltation of watercourses.
- To restrict the intensity of use and development of land and water to activities which are sensitive to environmental values, and which are compatible with potential drainage or flooding hazards.

An application for development within land affected by this schedule is required to be referred to Goulburn Murray Water under Section 55 of the Act, with Goulburn Murray Water being a 'Determining referral authority' for applications within Schedule 1 to the Environmental Significance Overlay.

Goulburn Murray Water has provided conditional consent to the proposal, noting the setback requirements required by the North Central Catchment Management Authority and requiring conditions surrounding construction management, connection to the reticulated sewerage system and stormwater management to minimise impacts on the waterway.

These conditions will ensure that several the environmental objectives above are achieved. Those which relate to impacts to flood flow and flood risk have been discussed at length earlier within this report and are also considered to be achieved.

Cultural Heritage Management Plan

The subject land is within an area of cultural heritage sensitivity and the proposed development can be defined as a 'high impact activity' which requires the preparation of a Cultural Heritage Management Plan. A Cultural Heritage Management Plan has been prepared and approved in accordance with the requirements of the Aboriginal Heritage Act 2006. This plan was provided in February 2022, which is one of the reasons this application has been in train since 2020.

Public open space contribution

The application notes that a public open space contribution has previously been made for the site (being the Recreation and Drainage Reserve protecting Myers Creek) at the time of previous subdivision in 1981 and that as such, a public open space requirement is not required for this proposed subdivision pursuant to Section 18(5) of the Subdivision Act 1988.

Conclusion

Taken as a whole, the subdivision is an acceptable planning outcome and is consistent with the requirements of the Greater Bendigo Planning Scheme.

It is acknowledged that there are existing flood issues within the immediate area and that the concerns of the objectors and other nearby residents in this regard are valid.

The integrated planning proposal has had due regard to the Planning Scheme and flooding risk. Through the preparation and review of detailed flood modelling it has been demonstrated that the proposal has appropriately responded to flood risk and will not create a risk to life or property nor exacerbate existing flood issues.

Options

Council, acting as the responsible authority for administering the Planning Scheme, may resolve to: grant a permit, grant a permit with conditions, or refuse to grant a permit.

Conflict of Interest

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

Proposed Notice of Decision Conditions

1. LAYOUT PLANS
   The subdivision, as shown on the endorsed plans, must not be altered without the prior written consent of the responsible authority.

2. PROVISION OF SERVICES
   The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity and gas services to each lot shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.

3. EASEMENTS
   All existing and proposed easements and sites for existing and required utility services and roads must be set aside in favour of the relevant authority for which the easement or site is to be created on the plan of subdivision submitted for certification under the Subdivision Act 1988.

4. STAGED SUBDIVISION
   The subdivision must proceed in the order of stages as shown on the endorsed plan unless otherwise agreed in writing by the responsible authority.

5. LANDSCAPE PLAN
   Before the certification of each stage of the subdivision a landscape plan for the relevant stage must be submitted to the satisfaction of the responsible authority. The landscape plan must be accompanied by a report prepared by a suitably qualified arborist that assesses the quality of vegetation to be retained within the subdivision and proposed drainage reserve. When approved, the plan will be endorsed and then form part of the permit.

6. COMPLETION OF LANDSCAPING
   Before a statement of compliance is issued for each stage of the subdivision the landscaping works shown on the endorsed must be carried out and completed for that stage to the satisfaction of the responsible authority.

7. LANDSCAPING MAINTENANCE
   The landscaping works shown on the endorsed plans must be maintained to the satisfaction of the responsible authority for 24 months after the works are completed, including that any dead, diseased or damaged plants are to be replaced.

8. CREATION OF RESTRICTION

A tree protection/ building exclusion zone restriction must be created on the plan of subdivision for lots 1, 2, 9, 12, 13 and 14 showing a Tree Protection Zone consistent with the endorsed landscape plan (in accordance with the relevant Australian/New Zealand Standard) for each tree to be retained within the subdivision).

9. REMOVAL OF NATIVE VEGETATION

To offset the removal of 0.077 hectares of native vegetation the permit holder must secure a native vegetation offset, in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation* (DELWP 2017) as specified below:

(a) A general offset of 0.044 general habitat units;
(b) located within the North Central Catchment Management Authority boundary or Greater Bendigo City Council; and
(c) with a minimum strategic biodiversity score of at least 0.504

Prior to the issue of the Statement of Compliance, evidence that the required offset has been secured must be provided to the satisfaction of the responsible authority. This evidence is one or both of the following:

(a) an established first party offset site including a security agreement signed by both parties, and a management plan detailing the 10 year management actions and ongoing management of the site; and/or
(b) a credit extract(s) allocated to the permit from the Native Vegetation Credit Register. A copy of the offset evidence will be endorsed by the responsible authority and form part of this permit. Within 30 days of endorsement of the offset evidence by the responsible authority, a copy of the endorsed offset evidence must be provided to the Department of Environment, Land, Water and Planning.

10. DETAILED DRAINAGE

Prior to the certification of the plan of subdivision under the Subdivision Act 1988, plans to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the plans will be endorsed and then will form part of the permit. The plans must be drawn to scale with dimensions. The plans must include:

(a) Direction of stormwater run-off.
(b) A point of discharge for each lot.
(c) Independent drainage for each lot.
(d) Stormwater quality
(e) Stormwater detention
(f) Allowable discharge $Q_{10\%}$ = 150l/s.
(g) Documentation must be provided demonstrating approval from the relevant authority for the point of discharge.
(h) Drainage easements.

11. CONSTRUCTION OF WORKS

Road works, drainage and other civil works must be constructed in accordance with the Infrastructure Design Manual and plans and specifications approved by the responsible authority and must include:

(a) Fully sealed pavement with kerb and channel;
(b) Paved footpath;
(c) Underground drainage;
(d) The fencing shown on the endorsed plans;
(e) Underground conduits for water, gas, electricity and telephone;
(f) Appropriate intersection and traffication measures;
(g) Appropriate street lighting and signage; and
(h) High stability permanent survey marks.

Monsants Road

(a) 1.5m paved footpath with an alignment that avoids impacting established trees in the road reserve or subject land; and
(b) Underground drainage.

12. PUBLIC LIGHTING

Standard public lighting must be provided for the subdivision.

13. PUBLIC ASSETS

Before the development starts, the owner or developer must submit to the responsible authority a written report and photos of any prior damage to public infrastructure. Listed in the report must be the condition of kerb and channel, footpath, seal, street lights, signs and other public infrastructure fronting the property and abutting at least two properties either side of the development. Unless identified with the written report, any damage to infrastructure post construction will be attributed to the development. The owner or developer of the subject land must pay for any damage caused to any public infrastructure caused as a result of the development or use permitted by this permit.

14. CONSTRUCTION MANAGEMENT PLAN

Prior to commencement of works the owner or applicant must submit a Construction Management Plan (CMP) for approval by the responsible authority. This plan shall include, but not be limited to:

(a) A site specific plan showing proposed erosion and sedimentation control works.
(b) Techniques and intervention levels to prevent a dust nuisance.
(c) Techniques to prevent mud and dirt being transported from the site to adjacent streets.
(d) The Tree Protection Zones for all vegetation to identified for retention on the site (and the road reserve) and the method for delineation of said vegetation whilst construction occurs on site. Note: no services are permitted to be located in a manner that impacts the tree protection zone of any retained tree.

During construction of works associated with the subdivision, the applicant must employ and provide the protection methods contained in the CMP to the satisfaction of the responsible authority and the Environment Protection Agency.

15. CONSENT FOR WORK ON ROAD RESERVES

The applicant must comply with:

(a) The Road Management Act 2004;

(b) Road Management (Works and Infrastructure) Regulations 2005.Road Management (General) Regulations 2005; and

(c) With respect to any requirements to notify the Coordinating Authority and/or seek consent from the Coordinating Authority to undertake “works” (as defined in the Act) in, over or under the road reserve. The responsible authority in the inclusion of this condition on this planning permit is not deemed to have been notified of, or to have given consent to undertake any works within the road reserve as proposed in this permit.

16. NORTH CENTRAL CATCHMENT MANAGEMENT AUTHORITY

(a) Prior to certification appropriate restriction/s must be placed on the plan of subdivision to achieve the following:

i. All buildings on Lots 6, 7, 8 & 9 must be located within the building envelopes identified in the plans submitted with the planning permit;

ii. All dwellings on Lot 6, 7, 8 & 9 must be sited on earthen fill pads with a finished surface 300mm above the 1% AEP flood level. Any fill must be contained within the building envelopes.

iii. Fencing along the northern and southern boundaries of Lots 6, 7, 8 & 9 must be of an open style so as not to obstruct the conveyance of flood water across the property.

(b) Prior to certification a waterway management reserve that extends 30 metres from the top of bank of Myers Creek must be created in favour of the City of Greater Bendigo.

(c) Prior to the commencement of any works, an exclusion fence must be installed to delineate the required reserve area. No works or fill material other than works associated with the approved landscaping and drainage plans are permitted within the exclusion zone during the construction period.

(d) Prior to the commencement of any works, appropriate silt control measures must be installed to prevent sediment laden runoff from entering the waterway. The silt control measures must be maintained throughout the construction period.

17. GOULBURN MURRAY WATER

(a) All works within the subdivision must be done in accordance with EPA Publication 1834 Civil Construction, Building and Demolition Guide (November 2020).

(b) Each lot must be provided with connection to the reticulated sewerage system in accordance with the requirements of Coliban Water.

(c) Prior to Statement of Compliance being issued, any existing on-site wastewater management systems must be decommissioned to the satisfaction of council's Environmental Health Department.
(d) All stormwater discharged from the site must meet the urban run-off objectives and Standard C25 as specified in Clause 56.07-4 of the Victorian Planning Provisions. All infrastructure and works to manage stormwater must be in accordance with the requirements of the Responsible Authority.

18. COLIBAN WATER
(a) The applicant or owner is required to provide reticulated water and sewerage services to each of the lots within the subdivision and comply with any requirements arising from any effect of the proposed development on Coliban Water assets. Services are to be provided and where necessary, amendments to the existing services for both the existing residence, will be required in accordance with our specifications. Reticulated water and sewer mains extensions are required to service each of the proposed lots within this development site. The mains extensions must be finalised in accordance with Coliban Water's Developer Installed Works process.
(b) All Coliban Water assets within the subdivision, both existing and proposed, are to be protected by an easement in favour of Coliban Region Water Corporation.
(c) Applications through our Consent to Connect Process are required prior to any water supply service and/or drain being amended or connected to a Coliban Water asset.
(d) All private works for water supply and sanitary drainage must be constructed in accordance with the National Plumbing and Drainage Code of Australia being AS 3500 and or any relevant requirements of Coliban Water.

19. POWERCOR
(a) This letter shall be supplied to the applicant in its entirety.
(b) The plan of subdivision submitted for certification under the Subdivision Act 1988 shall be referred to the Distributor in accordance with Section 8 of that Act.
(c) The applicant shall provide an electricity supply to all lots in the subdivision in accordance with the Distributor's requirements and standards.
Notes: Extension, augmentation or rearrangement of the Distributor's electrical assets may be required to make such supplies available, with the cost of such works generally borne by the applicant.
(d) The applicant shall ensure that existing and proposed buildings and electrical installations on the subject land are compliant with the Victorian Service and Installation Rules (VSIR).
Notes: Where electrical works are required to achieve VSIR compliance, a registered electrical contractor must be engaged to undertake such works.
(e) The applicant shall, when required by Powercor, set aside areas with the subdivision for the purposes of establishing a substation or substations.
Notes: Areas set aside for substations will be formalised to the Distributor's

requirements under one of the following arrangements:

- RESERVES established by the applicant in favour of Powercor.
- SUBSTATION LEASE at nominal rental for a period of 30 years with rights to extend the lease for a further 30 years.
- Powercor will register such leases on title by way of a caveat prior to the registration of the plan of subdivision.

(f) The applicant shall establish easements on the subdivision, for all existing Powercor electric lines where easements have not been otherwise provided on the land and for any new powerlines to service the lots or adjust the positioning existing easements.

Notes:

- Existing easements may need to be amended to meet Powercor' s requirements
- Easements required by Powercor shall be specified on the subdivision and show the Purpose, Origin and the In Favour of party as follows:

Easement reference	Purpose	Width (metres)	Origin	Land benefited / In Favour of
	Power Line		Section 88 – Electricity Industry Act 2000	Powercor Australia Ltd

.

20. TELECOMMUNICATIONS

The owner of the land must enter into an agreement with:

(a) A telecommunications network or service provider for the provision of telecommunication services to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time.

(b) A suitably qualified person for the provision of fibre ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

(c) Before the issue of a Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, the owner of the land must provide written confirmation from:

(d) A telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the time.

(e) A suitably qualified person that fibre ready telecommunication facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

21. AUSNET SERVICES (GAS)
    The plan of subdivision submitted for certification must be referred to AusNet Services (Gas) in accordance with section 8 of the Subdivision Act 1988.

22. DEPARTMENT OF ENVIRONMENT, LAND, WATER & PLANNING
    (a) To protect the nearby waterways, no works office, toilet and service facility is to be established within 100 metres of any creek, channel or drainage line. Oils, greases, used grease cartridges, used oil filters, air filters and other construction works refuse, including old fencing wire and fence posts removed to undertake the works, will be properly disposed of away from the waterway according to EPA requirements.
    (b) All works within the subdivision must be done in accordance with EPA Publication 960 “Doing It Right on Subdivisions, Temporary Environmental Protection Measures for Subdivision Construction Sites”, September 2004.

23. EXPIRY OF THE PERMIT (STAGED SUBDIVISION)
    This permit will expire unless:
    (a) All stages of the approved subdivision have been certified within five years of the date of this permit; or
    (b) Any stage of the approved subdivision is not completed within five years of the certification of the plan of subdivision under the Subdivision Act 1988.
    The responsible authority may extend the time for certification of a plan of any stage of the subdivision if a request is made in writing before the permit expires, or thereafter, within the period allowed by section 69 of the Planning and Environment Act 1987.

Attachments

1. CONFIDENTIAL REDACTED - DS/422/2020 Monsants Road Objections [**16.1.1** - 69 pages]

16.2. CA1A Sec 22, 214 Floods Road, Shelbourne 3515 - Use and Development of the Land for a Dwelling and Outbuilding (Shed)

Author:	Rhiannon Biezen, Contract Planner Daniel Strachan, Coordinator Planning
Responsible Director:	Steve Hamilton, Director Strategy and Growth

Summary/Purpose

Application No:	DR/574/2021
Application Documents:	https://epathway.bendigo.vic.gov.au/ePathway/Production/Web/GeneralEnquiry/ExternalRequestBroker.aspx?Module=EGELAP&Class=P&Type=PLNADV&Applicationid=1007213
Applicant:	Tom Harrington C/O Navy Blue Planning
Land:	CA1A Sec 22, 214 Floods Road, SHELBOURNE 3515
Zoning:	Clause 35.07 - Farming Zone
Overlays:	Clause 42.01 - Environmental Significance Overlay – Schedule 1 (partially) Clause 42.02 - Vegetation Protection Overlay – Schedule 2 (partially) Clause 44.04 - Land Subject to Inundation Overlay – Schedule 3 (partially)
No. of objections:	None
Consultation meeting:	Offered but not undertaken by the applicant
Key considerations:	• Whether the proposed use of agricultural land is sufficient to justify a dwelling • Whether an additional dwelling will contribute to fragmentation of agricultural land and the proliferation of dwellings in rural areas
Conclusion:	The application is not in accordance with the Greater Bendigo Planning Scheme. It is recommended that Council refuse to grant a permit, as the proposal does not present an acceptable planning outcome with regards to the purposes of the Farming Zone and the relevant planning policies for rural dwellings and the protection of agricultural land.

Recommended Motion

Pursuant to section 61 of the Planning and Environment Act (1987), Council issue a Notice of Decision to Refuse to Grant a Permit for use and development of the land for a

dwelling and outbuilding (shed) at CA1A Sec 22, 214 Floods Road, SHELBOURNE 3515 on the following grounds:

1. The proposal is inconsistent with policy for agriculture and rural dwellings at Clause 14.01-1S and the purpose and decision guidelines of the Farming Zone, in the following manner:
   a) The dwelling does not support or enhance agriculture; and
   b) The dwelling would cause the fragmentation of agricultural land by limiting the ability of the parcel to remain or become consolidated with adjoining or nearby land.

Report

Background Information

Preliminary concerns were raised with the applicant with regards to the proposal not being in accordance with planning policy relating to rural dwellings and the protection of agricultural land. The applicant has not presented significant justification for the requirements of a dwelling onsite for the proposed agricultural use.

The original application omitted a planning report, dwelling and outbuilding plans and a Farm Management Plan. Further information was requested to provide this information.

The applicant provided a Farm/Integrated Land Management Plan which was unable to justify how the dwelling would support or enhance the proposed agricultural use. The Farm/Integrated Land Management Plan has been reviewed by the City's Agribusiness Officer who has concluded that the agricultural activity can occur onsite without the need for a dwelling. The question in making a final determination is whether the proposed agricultural activity requires a dwelling onsite on an ongoing basis for a viable agricultural proposition.

This report makes use of the planning term 'tenement', defined as:

> *Land comprised in:*
> *a) a lot which does not adjoin another lot in the same ownership; or*
> *b) lots in the same ownership and which adjoin each other.*
>
> *Lots are considered to adjoin each other if they are separated only by a stream, stream reserve, or unmade or unused government road or rail reserve.*

The land meets this definition as the subject lot is held under the same ownership with a lot separated only by an unmade/unused government road reserve.

Subject Site and Surrounds

The subject site is formally referred to as Crown Allotment 17 Section 5 Parish of Shelbourne and has a total area of 19.52 hectares. The lot is currently vacant.

Of relevance is that the lot forms part of a larger tenement, containing two lots in total (the subject lot, plus a larger lot to the west containing a dwelling and outbuildings.) The application therefore proposes a second dwelling on the tenement. The tenement has an overall area of approximately 63 hectares.

The site has a southern frontage to Floods Road of 619.2 metres and a western frontage of 369.5 metres to an unmade government road. The site currently contains a small dam and associated waterway within the north-western corner of the site with scattered remnant native vegetation throughout and a seasonal creek in the south-eastern corner of the site. No formal access has been provided to the subject site.

The site has historically been used for light agricultural practices (grazing).

The site is located within the Farming Zone and is partially affected by an Environmental Significance Overlay Schedules 1 (Watercourse protection), Land Subject to Inundation Overlay – Schedule 3 (Rural Areas) and Vegetation Protection Overlay – Schedule 2 (Significant Vegetation) in the south-eastern corner of the site.

Surrounding lots are used for various forms of agriculture, primarily cropping and grazing and stock keeping. Whilst there are some dwellings present within the surrounding area, the majority of lots remain free of dwellings. The locality presents as open farming land.

Within the broader surrounding area are similar agricultural activities including stock grazing, stock feed production, cropping and the like.



Figure 1: Location map showing subject lot (asterisked) with broader tenement outlined (green).



Figure 2: Dwelling and supporting outbuildings and infrastructure on the adjoining lot forming part of the tenement.

Proposal

The application proposes use and development of the land for a dwelling and outbuilding (shed).

The dwelling and outbuilding are proposed to be centrally located along the northern (rear) boundary of the site.

The dwelling is proposed to be setback a minimum of 25 metres from the northern (rear) boundary, a minimum of 242 metres from the eastern (side) boundary and a minimum of 251.11 metres from the southern (Floods Road) boundary of the site.

The outbuilding would be located 12 metres to the west of the dwelling and would be setback a minimum of 29 metres from the northern (rear) boundary, a minimum of 251.11 metres from the southern (Floods Road) boundary and a minimum of 318.43 metres from the western (side) boundary.

The proposed dwelling would consist of five (5) bedrooms – bedroom 1 with en-suite and WIR, two (2) bathrooms, two (2) toilets, rumpus room, lounge, a combined kitchen/family/dining area, rear pergola and triple garage.

The dwelling would have a total floor area of 491.42 sqm (52.84 sq.) a floor to ceiling height of 2.7 metres, an overall height of 5.2 metres, and a roof pitch of 22.5 degrees. The

dwelling would be constructed of brick veneer for the external walls and Colorbond for the roof in muted tones and colours.

The outbuilding would have a total floor area of 299.59 sqm (11.99 m x 24.897 m), a floor to gable height of 4.2 metres, an overall height of 5.274 metres and a roof pitch of 11 degrees. The outbuilding would contain three (3) roller doors on the western elevation, one (1) roller door on the southern elevation and a 820mm door on the eastern elevation. The outbuilding would be constructed of Colorbond in beige.

Access is proposed via a newly constructed 3.5 metre wide crossover from Floods Road and a 3.5 metre wide all weather driveway.

No vegetation is proposed to be removed as part of this application.

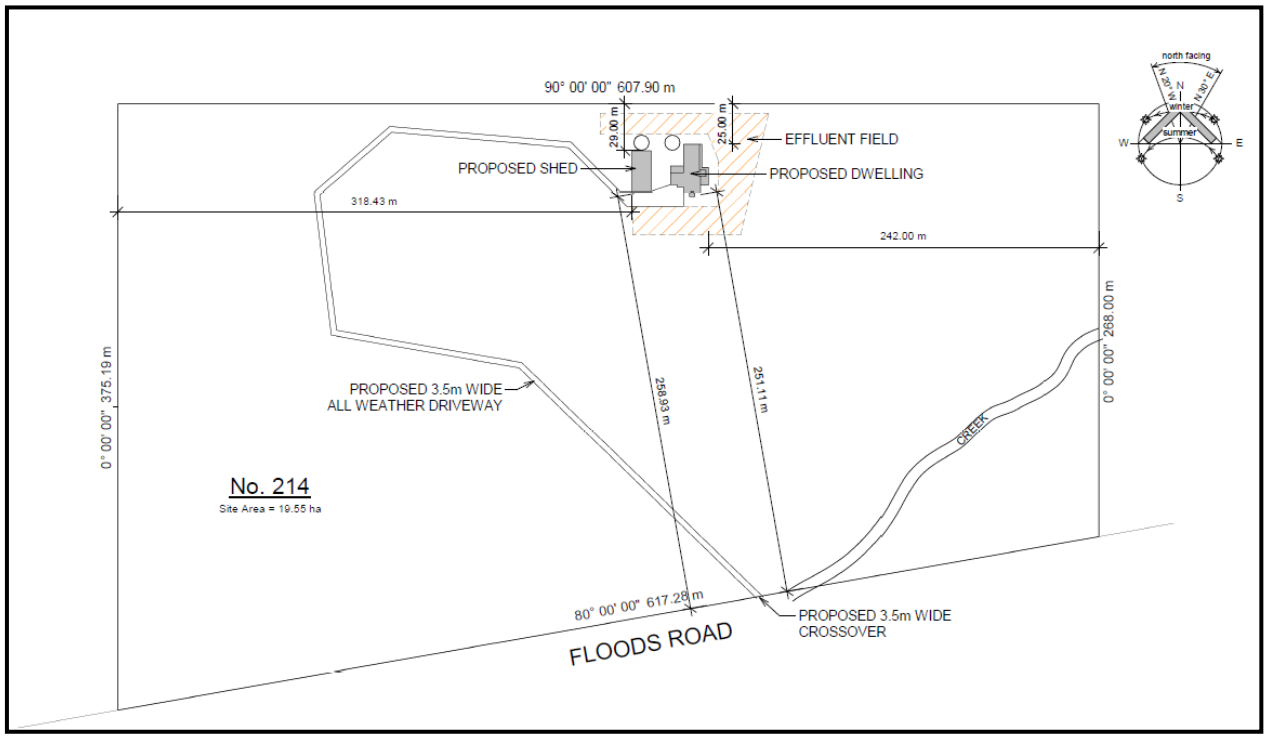


Figure 2. Proposed site plan layout

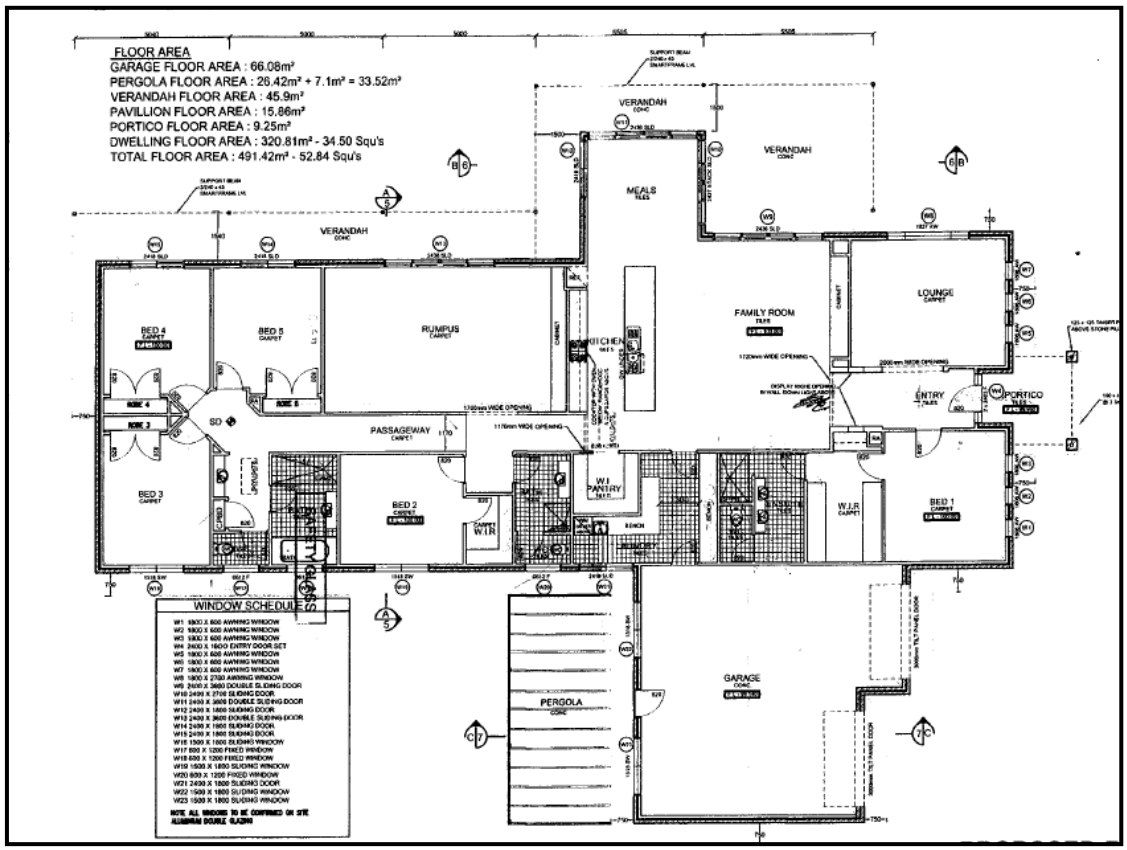


Figure 3. Proposed dwelling floor layout plan

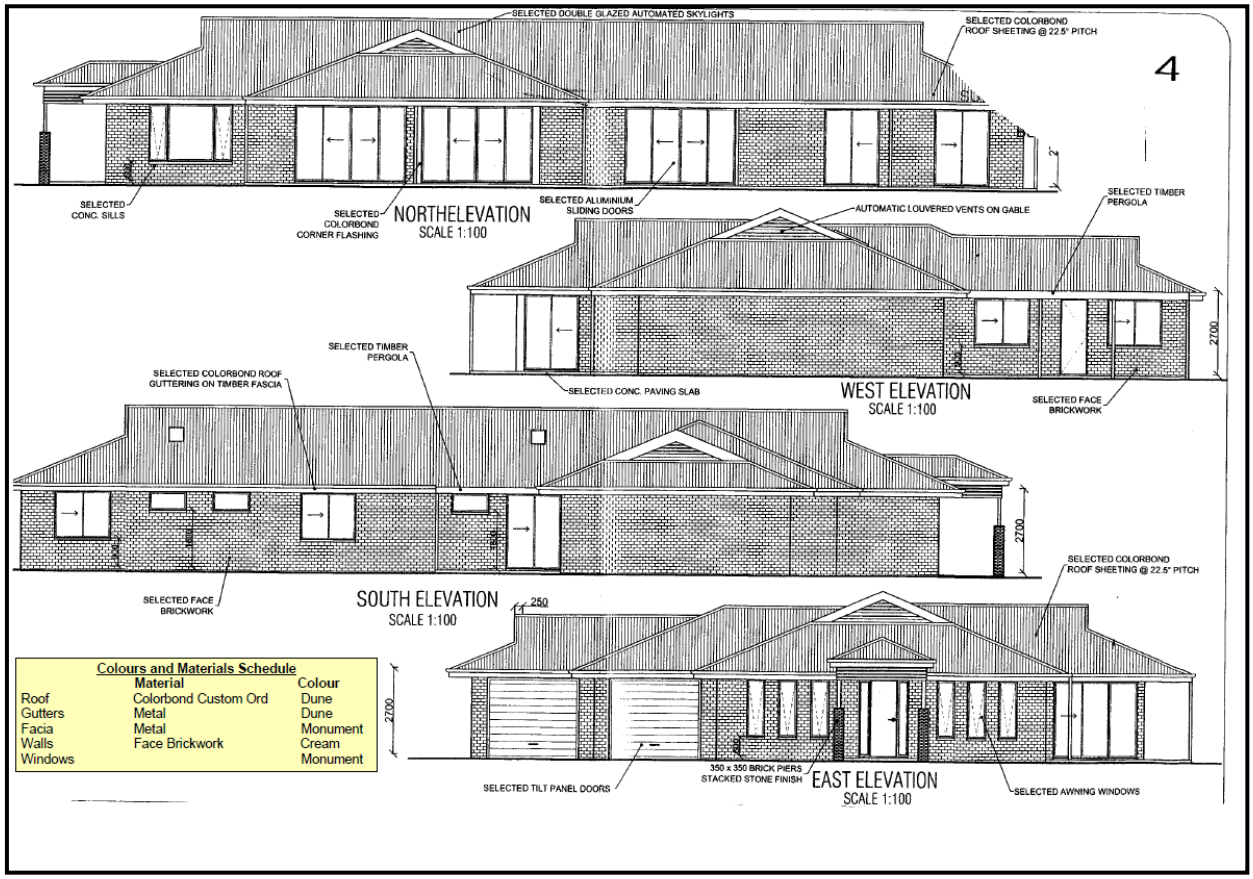


Figure 4. Proposed dwelling elevations

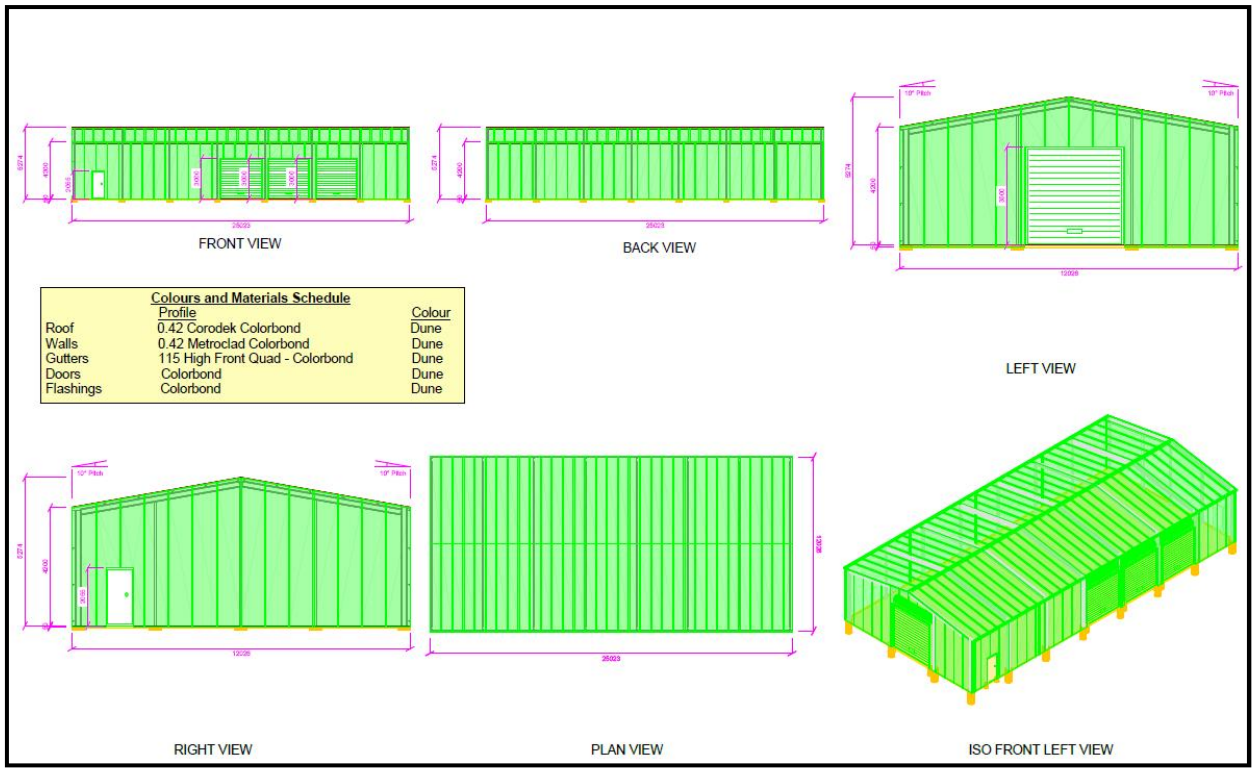


Figure 5. Proposed outbuilding floor plan and elevations

The applicant has submitted a Farm/Integrated Land Management Plan. The application material states that the indicated agricultural activities would be “stock keeping and agistment and stock feed production, along with the required establishment of boundary and internal paddock fencing, along with weed and pest management”. The plan also outlines the revegetation of the site within high biodiversity areas along the existing creek lines.

The Farm/Integrated Farm Management Plan has failed to outline the extent of grazing and/or succinct timelines for the provision of required infrastructure within the site. The site has no formal water supply except for a 3 megalitre dam in the north-west corner of the site. The plan mainly outlines how to prepare the site for grazing activities and revegetation of the site rather than a detailed plan explaining how a viable agricultural use will be established and why a dwelling is required in the long term in support of that land use.

The plan omits significant details such as

- Infrastructure works such as provision of water, fencing details and seasonal timelines;
- Number of cattle to be retained onsite;
- Rotational grazing details;
- Whether breeding will be undertaken;
- Whether the cattle will be on sold;
- Timeline for implementation of works.

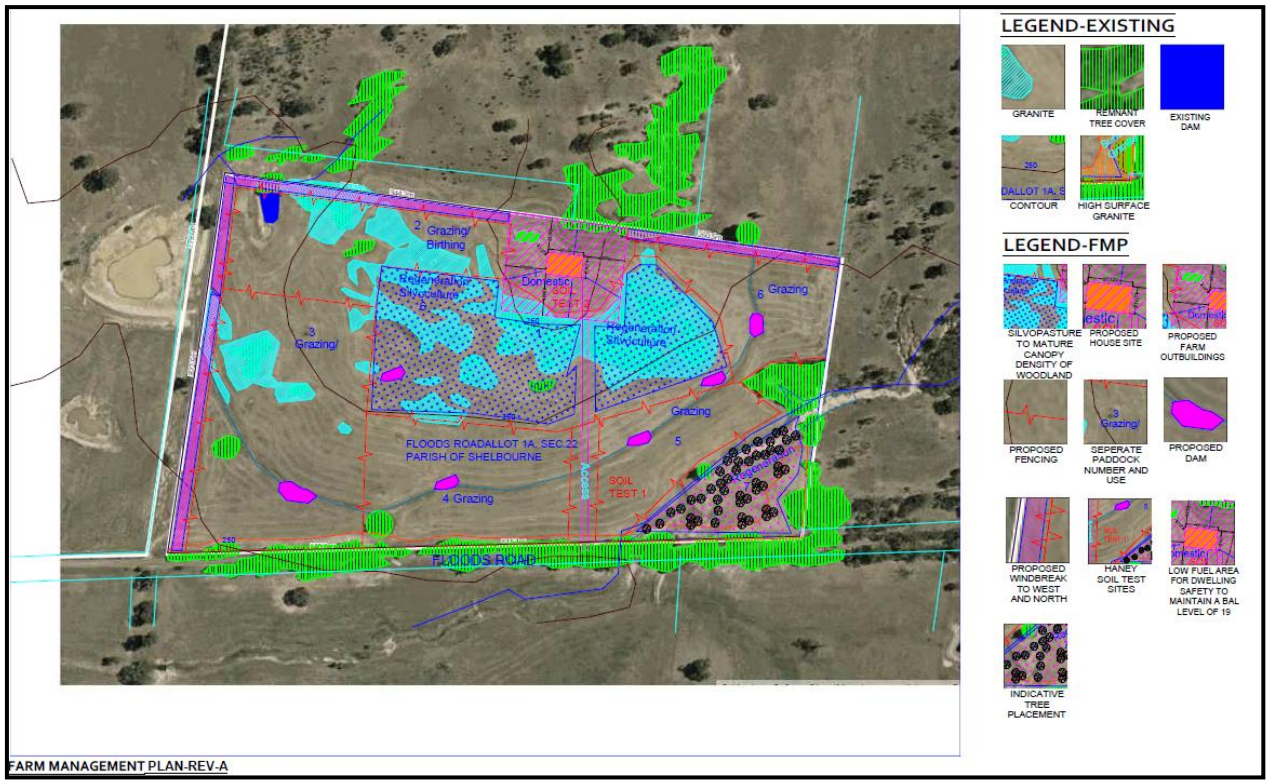


Figure 6: Farm/Integrated Mangagement Plan

Planning Controls - Greater Bendigo Planning Scheme

The following clauses are relevant in the consideration of this proposal:

Municipal Planning Strategy

- Clause 02.03-1 Settlement
- Clause 02.03-4 Natural Resource Management
- Clause 02.03-6 Housing
- Clause 02.03-7 Economic Development

State Planning Policy Framework

- Clause 11 Settlement
- Clause 11.01-1R Settlement – Loddon Mallee South
- Clause 13.07-1S Land use compatibility
- Clause 14.01-1S Protection of agricultural land
- Clause 14.1-1L Protection of agricultural land – Greater Bendigo
- Clause 14.01-2S Sustainable agricultural land use
- Clause 15.01-6S Design for rural areas
- Clause 16.01-3S Rural residential development
- Clause 16.01- 3L Rural residential development – Greater Bendigo
- Clause 17.01-1S Diversified economy

Other Provisions

- Clause 35.07 Farming Zone
- Clause 52.06 Car parking

Policy Context

Primary Council Plan Reference

City of Greater Bendigo Council Plan *Mir wimbul* 2021-2025

Outcome 2 – Healthy, liveable spaces and places

Secondary Council Plan Reference(s)

Goal 7 – Sustainable population growth is planned for

Consultation/Communication

Referrals

The following internal departments have been consulted on the proposal:

Referral	Comment
Agribusiness Officer	Does not believe that the proposed enterprise and the submitted Farm/Integrated Land Management Plan has justified a need for a dwelling onsite to support primary and proposed use of the land. The recommendations do not require a dwelling to be undertaken, particularly if the adjoining property is under the same ownership.
Traffic	No objection subject to conditions requiring sight distances; an all-weather driveway; access to be constructed in accordance with the IDM; and the need to obtain a Works Within Road Reserve Permit. It was advised that the accessway location was satisfactory.
Environmental Health	No objection subject to standard notes being included on the permit requiring a permit to install an on-site wastewater management system, prior to a building permit being issued; and restricting earthworks, landscape works and the use of vehicles and machinery to outside the Land Application Area.

Public Notification

The application was advertised by way of notice on the site and letters to adjoining and nearby owners and occupiers.
As a result of advertising, no objections were received.

Planning Assessment

Introduction
Rural lifestyle development poses an ongoing risk to agricultural land. Planning schemes in rural municipalities will usually seek to address these challenges through directing 'rural lifestyle' development to appropriately zoned land (Rural Living Zone), and through the use of local planning policies to manage the development of dwellings in other rural zones, so as to protect the primacy of agriculture. The Rural Residential Development Policy at Clause 16.01-3S and 16.01-3L of the Greater Bendigo Planning Scheme has been developed for this purpose of managing the large number of vacant rural parcels that exist across this municipality. This Policy will be further discussed in the sections below alongside the State-wide Farming Zone provisions.

The *Rural Areas Strategy, September 2009* notes that the use of discretion to allow new dwellings in rural areas, primarily the Farming Zone, has been and continues to be generously applied, despite an oversupply of zoned Rural Living land (estimated to be an 80 year supply) to cater for such demand. Such decision making poses a significant threat to the viability of the local agricultural sector as it progressively compromises the ability of local businesses to grow and operate relatively unhindered. It should also be noted that the Farming Zone has been facing increasing pressures in more recent years for subdivision and residential development, primarily for rural lifestyle opportunities rather than for farming purposes. Rural residential development should be directed to existing planned areas for this purpose.

Whilst the subject site is partially affected by the Environmental Significance Overlay Schedules 1 (Watercourse protection), Land Subject to Inundation Overlay – Schedule 3 (Rural Areas) and Vegetation Protection Overlay – Schedule 2 (Significant Vegetation) in the south-eastern corner of the site, the development is proposed to occur outside this overlay and as such will not form part of the planning considerations.

Policy Context

The purposes of the Farming Zone encompass the following relevant matters:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To provide for the use of land for agriculture.*
- *To encourage the retention of productive agricultural land.*
- *To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.*

- *To provide for the use and development of land for the specific purposes identified in a schedule to this zone.*

The use and development of the land for a dwelling and outbuilding requires planning approval in this instance due to the subject site being located within the Farming Zone and on a lot of less than 40 hectares in size. However, Clause 65 of all planning schemes in Victoria states:

> *"Because a permit can be granted does not imply that a permit should or will be granted. The responsible authority must decide whether the proposal will produce acceptable outcomes in terms of the decision guidelines of this clause."*

In addition to the purposes of the Farming Zone outlined above, the provisions of the Farming Zone direct that consideration must also be given to a number of decision guidelines under the Zone which consider the question of how rural dwellings fit within these purposes. The decision guidelines provide a means by which to assess such applications, and require consideration to be given to matters such as:

- *Whether the dwelling will result in the loss or fragmentation of productive agricultural land.*
- *Whether the dwelling will be adversely affected by agricultural activities on adjacent and nearby land due to dust, noise, odour, use of chemicals and farm machinery, traffic and hours of operation.*
- *Whether the dwelling will adversely affect the operation and expansion of adjoining and nearby agricultural uses.*
- *The potential for the proposal to lead to a concentration or proliferation of dwellings in the area and the impact of this on the use of the land for agriculture.*

Common to the purposes of the Farming Zone and the decision guidelines is the question of whether the proposal is consistent with the planning policy framework.

At a State-wide planning level, Clause 14.01-1S relating to the protection of agricultural land has the objective to "protect the State's agricultural base by preserving productive farmland". Some of the main strategies in response to this objective seek to ensure the State's agricultural base is protected from the unplanned loss of productive land, prevent inappropriately dispersed urban activities in rural areas, and to limit new housing in rural areas.

At a local planning level, Clause 14.01-1L relating to Council's Protection of Agricultural Land Policy draws together these themes to provide a consistent basis for considering the use of rural land for dwellings, and has the following relevant objectives:

- *To avoid the construction of a dwelling unless required to support a genuinely economically viable agricultural use of the land that requires permanent and continuous care, supervision or security.*

- *To ensure that where a dwelling is deemed necessary to support an agricultural use, that the use is viable based on the level of investment required and the estimated return as shown in an integrated land management plan.*
- *To ensure that where a dwelling has been deemed necessary to support an agricultural use, that the agricultural use has been established on the land prior to the construction of a dwelling.*
- *To avoid the construction of a dwelling on existing small lots (lots smaller than the zone schedule minimum) in the Farming Zone.*

To summarise the above, current planning scheme policy seeks to ensure that new dwellings in the Farming Zone are only approved in instances where they are genuinely required to support or enhance agriculture. In making such a determination, consideration should be given to why there is a need to live on site and how that would support or enhance agricultural use/production, whether agriculture would remain the primary land use, whether it is likely that the land would remain in agricultural use into the future following development of the dwelling, and so on.

Assessment Findings

In summary, the application is recommended for refusal as it cannot satisfy the Greater Bendigo Planning Scheme. The concern is that the proposal is akin to a rural-residential land use, with little in place to assure its long-term future. That is to say, if a dwelling is approved, the land could be sold at any time with no obligation to continue carrying out agriculture. Because of the land size and presence of a dwelling, it would more likely appeal to the lifestyle market rather than a genuine farmer.

The applicant has not produced a compelling planning argument that this application is acceptable in terms of planning policies and the decision guidelines of the Farming Zone. The applicant has failed to substantiate that the dwelling is required in association with the use of the land for agriculture, which is contrary to the policy framework. It would also lead to fragmentation of land (in this case the break-up of an existing tenement) and contribute to the proliferation of dwellings.

The applicant has failed to demonstrate a genuine agricultural proposal via the submitted Farm Management Plan. The site layout plan fails to provide for such matters as shelters for the protection of animals, feeding and watering troughs, fencing and simple management and daily activities that would be required to care for the proposed animals. The development plan provides for a driveway that would bisect the property and by its very nature would provide an impediment to the future farming of the land, particularly if fenced.

The plan has also failed to highlight the objectives, number of animals to be kept onsite, budget details and timelines for the provision of required onsite infrastructure and implementation of the Farm/Integrated Farm Management Plan (FMP). The FMP is seen

to be generic in nature, making use of common arguments for dwellings that have previously been dismissed by the Tribunal such as improved management of weeds and pests and better observation of stock. Given that there is already a dwelling associated with the tenement, such care for the land can already occur (and should be occurring.) An additional dwelling will not lead to better land management.

It is noted that the land has historically been used for agriculture and the refusal of the application would not in any way hinder the ability for the land to continue to be used for agriculture. As discussed, the land is already connected to a dwelling on the adjoining lot as part of a farming tenement. Should additional dwellings be genuinely required (such as workers accommodation or dwellings for additional farming members), there may be other planning options that would achieve this end without the need to fragment the tenement.

The advice of Council's Agribusiness Officer that a dwelling is not reasonably required to conduct the proposed grazing activity is of particular utility to the planning assessment.

Conclusion

The application proposes the use and development of the land for a dwelling and outbuilding, which runs contrary to planning policies relating to the rural dwellings and the Farming Zone. The applicant has failed to produce a compelling argument that the proposed dwelling would support or enhance agriculture, or that any genuine agricultural land use is intended for the site. If approved, the proposal would likely result in a reduction in the current agricultural land area available to support a meaningful enterprise. The additional dwelling would contribute to the incremental shift towards rural living, which is to be avoided under the Planning Scheme so as to support the maintenance of an economically viable rural sector.

It is recommended that a Notice of Decision to Refuse to Grant a Permit be issued.

Options

Council, acting as the responsible authority for administering the Planning Scheme, may resolve to refuse to grant a permit.

Conflict of Interest

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

Attachments

Nil

16.3. Healthy Facilities Policy

Author:	Rebecca Dalrymple, Food Systems Officer
Responsible Director:	Stacy Williams, Director, Healthy Communities and Environments

Purpose

The purpose of this report is to seek endorsement for the Healthy Facilities Policy noting the policy will commence implementation in January 2023.

Recommended Motion

That Council:
1. Endorse the Healthy Facilities Policy
2. Note the policy will commence implementation in January 2023.

Executive Summary

The food and drink environment has significantly changed over the years, with many Greater Bendigo residents not consuming enough of the foods and drinks needed for good health and wellbeing (such as fruit and vegetables) and overconsuming ‘discretionary foods’ (such as confectionary, soft drinks, and processed meats).

Council is committed to creating a much healthier Greater Bendigo, including reducing diet related illness by increasing the availability of healthy food and drinks and providing healthy and sustainable environments across Greater Bendigo. Development of this policy is an action of the Council Plan 2021-2025: Mir Wimbul and is also supported by Healthy Greater Bendigo 2021-2025, Greater Bendigo Climate Change and Environment Strategy 2021-2026 and Greater Bendigo’s Food System Strategy 2020-2030.

A key requirement of the Victorian Government’s sport and recreation fund and loan schemes is to provide implementation evidence of the Victorian Government’s Healthy Choices Guidelines. Additionally, the recent release of the Victorian Government’s Healthy Kids, Healthy Futures: five-year action plan to support children and young people to be healthy, active and well further supports the development of this policy; particularly priority action area 1 ‘creating healthier food environments in schools, early years services, sport and recreation facilities and clubs, community settings and government agencies. Locally, the ‘Vic Kids Eat Well’ initiative and the new Healthy Eating Advisor role provide further support for the development and implementation of this policy.

As part of the previously funded VicHealth Water in Sport project, the City has been working to improve the availability and promotion of healthy food and drink choices within 10 of our major sports and recreation facilities, including Gurri Wanyarra and Bendigo

Stadium. The Healthy Facilities Policy will continue to embed this work into business as usual for these facilities and broaden the range of Council facilities that provide healthy options to the Greater Bendigo community, including volunteer ran facilities for the first time.

The draft Healthy Facilities Policy underwent an initial external engagement period in November 2020. The draft policy then went on public exhibition for six weeks from 1 February – 11 March 2022, with targeted engagement occurring with facilities and clubs impacted by the Policy. Approximately 60 stakeholders provided feedback throughout the public exhibition period through either an online survey, telephone meeting, face to face meeting or an online MS Teams meeting.

Key themes that emerged from the engagement period included:

- Development of tailored support resources to help clubs/facilities to make healthy and sustainable changes
- Support to identify healthy, long shelf-life products
- Support to identify cost effective and practical healthy food ideas to sell in canteens
- Sports clubs concerned with maintaining canteen profit once healthy food and drink options are introduced
- Lack of volunteers post COVID to help make healthy changes to club canteens
- Demand for healthy food is there with sporting clubs, clubs just need support in making these changes (ideas/recipes/where to source products etc.)
- Support to develop internal action plan/policy within clubs/facilities
- Community halls not understanding how the policy would apply to them
- Need for a plain English ‘summary version’ of the policy
- Catering guidelines difficult to achieve in category A settings

From the feedback received throughout the public exhibition period the policy was updated where appropriate and a policy implementation and evaluation plan developed. Policy support resources are currently in development and will be finalised prior to policy implementation commencing in January 2023.

Few changes were made to the policy as the majority of feedback received focused on the information facilities and user groups required to be able to implement the policy. The following changes were made to the policy according to feedback received throughout the public exhibition period:

- Section 3: venues offering catering for private functions (e.g. birthday parties, funerals) are out of scope (in line with the Healthy Choices Guidelines)
- Section 6.3.2: No red catering is to be provided for catering at clubs/facilities (except when catering is out of policy scope i.e. for private functions)
- Section 6.3.9: title changed to capital building works

Background

Greater Bendigo residents do not consume enough of the foods and drinks needed for good health and wellbeing (such as fruit and vegetables). Additionally, Greater Bendigo residents are also consuming too many 'discretionary foods' that are high in added sugar, salt, saturated fat and energy, such as Sugary Sweetened Beverages (SSB's), processed meats and confectionary. These dietary behaviours, along with low levels of physical activity has contributed to an increase in obesity and other preventable chronic diseases. According to the Victorian Population Health Survey 2017, 60.3% of Greater Bendigo residents are classified as either pre-obese or obese; which has increased by 7% since the Victorian Population Health Survey 2014.

A key requirement of the Victorian Government's 2021-2022 Community Sports Infrastructure Loans Scheme ($500,000 – 10 million) is for indoor stadiums and aquatic facilities to provide implementation evidence of the Victorian Government's Healthy Choices Guidelines, as does the 2021-2022 Local Sports and Infrastructure Fund. Additionally, the recent release of the Victorian Government's Healthy Kids, Healthy Futures: five-year action plan to support children and young people to be healthy, active and well further supports the development of this policy; particularly priority action area 1 (creating healthier food environments in schools, early years services, sport and recreation facilities and clubs, community settings and government agencies). Locally, the 'Vic Kids Eat Well' initiative and the new Healthy Kids Advisor role provide further support for the development and implementation of this policy.

Council is committed to creating a much healthier Greater Bendigo, including reducing diet related illness by increasing the availability of healthy food and drinks and providing healthy and sustainable environments across Greater Bendigo. To support this commitment the action to "Implement policy for Council facilities to offer healthy food and drink options" was included as part of the Greater Bendigo Community Plan Annual Actions 2018/2019 and to 'finalise the Healthy Facilities Policy' in the Council Plan: Mir Wimbul 2021-2025. Other pieces of work that support this include Council's endorsement of the Healthy Food and Catering Policy and Council's endorsement of the Greater Bendigo Food System Strategy 2020-2030.

As part of the VicHealth funded Water in Sport project, the City has been working to improve the availability and promotion of healthy food and drinks choices within 10 of our major sports and recreation facilities. Targeted focus within this space has seen all 10 facilities make changes within their retail food outlets to improve the availability of water and reduce the availability of Sugary Sweetened Beverages (SSB's). Additionally, facilities across Victoria have been joining the movement with many sporting clubs now offering healthy salads in their Canteens and oranges at half-time rather than lollies. Unfortunately funding for the Water in Sport project was not continued in 2020/2021, which delayed progress on the Policy. The Healthy Facilities Policy will continue to embed this work into business as usual for these facilities, broaden the range of Council facilities that provide

healthy options to the Greater Bendigo community and ensure the creation of healthy and sustainable environments into the City's work.

Previous Council decision dates:

16th December 2019 – Councillor Briefing requesting feedback on draft project proposal from Councillors.

24th January 2022 – Council Meeting approving the draft Policy go on public exhibition for a period of six weeks from February – March 2022

Report

The draft Healthy Facilities Policy underwent an initial external engagement period in November 2020 with 53 key stakeholder groups responsible for or working in food and drink within a City facility in scope of the draft Policy. Stakeholders were invited to participate in the engagement process however only 7 stakeholder groups responded. The approved next step was to progress to public exhibition with planned further targeted engagement.

The Policy applies to all City facilities and venues with a permit to sell and provide food and drinks, and who pay a reduced rental figure as part of their agreement with the City of Greater Bendigo. This is in acknowledgment that the reduced rental or hiring fee is in recognition of the broader community benefit and contribution to Council strategic actions provided at the facility. This policy applies to all areas and situations where food and drinks are provided or promoted to staff, volunteers, members and the general public. However, there are a number of exclusions to the scope of the Policy, including facilities where a commercial market rental is paid (including the Board Walk, Art Gallery Café and Ulumbarrra Café).

The Policy splits the relevant facilities into two distinct categories with differing expectations for each of the two categories that reflect the differing conditions of the premises and the staffing of each. General principle is that facilities with paid staff will be expected to comply with the State Government's Healthy Choices Guidelines and facilities that are ran and staffed by volunteers will need to demonstrate a commitment to increasing the healthy options provided at the facility through a formal policy, procedure or plan.

The Policy also includes a number of other considerations related to health and food, including water provision, alcohol, waste, food safety and renewals, upgrades and healthy design in the construction of new facilities.

Priority/Importance

A 2021/2022 action of Mir Wimbul (Council Plan 2021-2025) is to finalise the Healthy Facilities Policy.

Timelines

Milestone	Date
EMT (policy proposal)	3 December 2019
Cr Briefing (policy proposal)	16 December 2019
Key stakeholder engagement period	November 2020
EMT (public exhibition)	December 2021
Cr Briefing (public exhibition)	January 2022
Public exhibition period	February 2022
Finalise policy and implementation resources	March – August 2022
EMT (policy endorsement)	July 2022
Cr Briefing (policy endorsement)	August 2022
Council Meeting (policy endorsement)	August 2022
Policy implementation	January 2023-2026

Communications/Engagement

Internal Consultation
The Draft Healthy Facilities Policy has been developed in partnership with Governance and informed by engagement with the Project Control Group with representation from:

- Active and Healthy Communities
- Community Partnerships
- Community Wellbeing
- Business Services
- Property Services
- Safe and Healthy Environments
- Resource Recovery and Education

The Policy has also been reviewed and feedback provided by the Climate Change and Environment Unit. Additionally, the structure, scope and content of the policy proposal has been guided by feedback from eight other Councils who also established Healthy Food and Drink Policies as part of the VicHealth Water in Sport project.

External Consultation:
With support from the Project Control Group initial engagement was completed with a range of external stakeholders in November 2020. Stakeholder groups were contacted via direct email and through the Active and Healthy Newsletter and invited to review the draft Policy and provide feedback. A total of 7 stakeholders representing Greater Bendigo sports and recreation facilities, sporting clubs and community facilities completed an online

survey; with no stakeholder groups participating in other alternative engagement methods offered. It should be noted that all feedback methods were online due to COVID-19 restrictions being in place at the time.

Due to the small response number not all target settings were represented in the initial engagement process. As such, further targeted engagement with facilities and clubs occurred during the six-week public exhibition period in February-March 2022. Approximately 60 stakeholders provided feedback throughout the public exhibition period (and beyond) through either an online survey, telephone meeting, face to face meeting or an online MS Teams meeting. Stakeholders were asked the following three questions that were approved by the policy Project Control Group:

1. Is the draft Policy easy to understand?
2. What barriers do you see to implementing the draft policy in your organisation/club/facility?
3. What are the top three things your organisation/club/facility would need to help support staff/volunteers to implement this policy?

Feedback was received throughout the public exhibition period from the following stakeholder groups:

- Sports clubs/associations (17)
- Sport, leisure and aquatic facilities (8)
- Recreation reserves (1)
- Community halls (15)
- Neighbourhood and Community Houses (7)
- Library (1 – Bendigo Library Corporation)
- Business units (4 - Bendigo Livestock Exchange, Bendigo Airport, Youth Council, Climate Change and Environment Unit)
- Other external organisation (4)
- Community member (4)

A detailed summary of the feedback received can be found in the Policy Development Engagement Record (attachment).

On conclusion of the public exhibition period the policy was updated and a policy implementation and evaluation plan developed (attached). Policy support resources are currently being developed and will be finalised prior to policy implementation commencing in January 2023.

Financial Sustainability

Implementation of the Healthy Facilities Policy requires appropriate resourcing to enable the policy to be properly implemented, particularly with supporting volunteer ran clubs to implement the changes and evaluation of the implementation itself. In-kind support to coordinate the implementation and evaluation of the Policy will be provided by the City's

Food Systems Officer/Healthy Communities Team as well as a collaborative partnership established across multiple units internally and externally with the Stephanie Alexander Kitchen Garden Foundation's (Healthy Kids Advisor) for Greater Bendigo and Bendigo Community Health Services to further support policy implementation through the Vic Kids Eat Well initiative.

Risk Assessment

Risk description	Likelihood to occur	Consequence	Actions to be taken to mitigate risk
Inadequate human resourcing for implementation	Likely	Moderate	• Leverage off existing funding and programs that will support policy implementation such as Vic Kids Eat Well and the Healthy Kids Advisors initiative • Dedicate Food System Officer time to coordinating policy implementation
Facilities don't work towards compliance	Possible	Moderate	• Leverage off existing funding and programs that will support policy implementation such as Vic Kids Eat Well and the Healthy Kids Advisors initiative • Dedicate Food System Officer time to coordinating policy implementation • Consider incentives for compliance and penalties for non-compliance
Profits of food outlets negatively effected	Possible	Moderate	• Dedicate Food System Officer time to coordinating policy implementation • Build capacity of food outlets to appropriately market changes
Changes not well received by customers	Possible	Moderate	• Dedicate Food System Officer time to coordinating policy implementation • Build capacity of food outlets to appropriately market changes

Policy Context

Primary Council Plan Reference

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

The Policy is consistent with the outcomes, goals and actions identified below:

Outcome 2: Healthy, liveable spaces and places
Goal 1: Strengthened community health and wellbeing
2021-2022 action: Finalise the healthy facilities policy

Outcome 5: A climate resilient and healthy landscape
Goal 1: Zero carbon
2021-2022 action: commence transitioning away from fossil gas in Council facilities

Secondary Council Plan Reference(s)

Goal 2 - A healthy, equitable and sustainable food system.
Goal 1 - Zero carbon

Other Reference(s)

Healthy Greater Bendigo 2021-2025
This policy is consistent with the goals below identified in the Healthy Greater Bendigo:

Outcome 1: Health and wellbeing '*The Greater Bendigo community has good physical and mental health'*
Healthy eating, food insecurity and sustainable food systems

Outcome 5: Liveable '*The Greater Bendigo community is resilient to a changing climate and has access to the natural environment and quality public space for enhanced health and wellbeing'*

Greater Bendigo's Food System Strategy 2020-2030
The Policy is consistent with the vision that 'Greater Bendigo's food system is healthy, equitable and sustainable and supports the local economy, culture and health and wellbeing of our communities' and supports the following objectives and actions identified in the strategy.

Objective 1: Enable communities to access safe, affordable, nutritious and culturally appropriate food and drinks
Action 1.12: Develop and implement City of Greater Bendigo's Healthy Facilities Policy which sets expectations for users of Council facilities and future facility design with regards to the Healthy Choices Guidelines i.e. catering, sponsorship, advertising and signage, vending machines, food retail

Objective 4: Reduce and divert food waste from landfill

Conflict of Interest

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

Attachments

1. Draft Healthy Facilities Policy [**16.3.1** - 8 pages]
2. Healthy Facilities Policy Community Engagement Record 2022 [**16.3.2** - 42 pages]
3. Healthy Facilities Policy Implementation Plan [**16.3.3** - 4 pages]
4. Healthy Facilities Policy Monitoring and Evaluation Plan [**16.3.4** - 8 pages]

HEALTHY FACILITIES POLICY

Approval Level:	Council
Policy Type:	Council
Approval Date:	TBC
Review cycle:	This policy will be reviewed and evaluated after the first year, then every 4 years aligning with the Council election period.
Review Date:	TBC
Responsible Officer:	Coordinator, Healthy Communities
Owner:	Active and Healthy Communities
Responsible Director:	Healthy Communities and Environments
Relevant Legislation/Authority:	*Food Act 1984* *Victoria's Public Health and Wellbeing Act 2008* *Liquor Control Reform Act 1998*
DOCSETID:	4413980

DRAFT

1. PURPOSE

1.1 The purpose of this policy is to provide healthy, safe and sustainable food and drink options in all City of Greater Bendigo owned, managed or funded facilities and venues as part of the City's commitment to promoting and protecting the health and wellbeing of all Greater Bendigo residents.

1.2 This policy aims to work toward increasing the availability and promotion of healthy food and drinks while reducing less healthy options.

1.3 This policy also aims to ensure waste minimisation and other sustainable practices are fostered when promoting or selling food and drink items within City owned, managed or funded facilities and venues.

2. BACKGROUND

A recommended action of the 2018/2019 Greater Bendigo Community Plan was to implement a policy for City facilities to offer healthy food and drink options (Greater Bendigo Community Plan 2017-21). Finalising the Healthy Facilities Policy is also a key action in the Council Plan 2021-2025 Mir Wimbul.

The City of Greater Bendigo is committed to reducing diet related illness and improving our environment by promoting healthy lifestyles for all Greater Bendigo residents - aligning with the below outcomes of Healthy Greater Bendigo 2021-2025:

Outcome 1: *Healthy and Well: The Greater Bendigo community has good physical and mental health*

- *(healthy eating, food insecurity and sustainable food systems)*

Outcome 5: *Liveable: The Greater Bendigo community is resilient to a changing climate and has access to the natural environment and quality public space for enhanced health and wellbeing.*

This policy aims to meet the above goals and outcomes by supporting all City owned, managed or funded facilities to promote and provide healthy, safe and sustainable food and drink options; guided by the nutritional criteria and food standards of the *Victorian Governments Healthy Choices Guidelines.*

3. SCOPE

This policy applies to all City facilities and venues (as defined below) with a permit to sell and provide food and drinks, and who receive a rental subsidy as part of their agreement with the City of Greater Bendigo. This policy applies to all areas and situations where food and drinks are provided or promoted to staff, volunteers, members and the general public, including:

- Cafeterias, cafés, canteens, kiosks and coffee shops
- Catering
- Vending machines
- Prizes, gifts, give-aways and vouchers
- Fundraising and sponsorship
- Marketing, advertising and promotion

This policy does not apply to:

- any setting not under an agreement with the City of Greater Bendigo
- any City facility or venue with a permit to sell and provide food and drinks who pay a commercial rental fee (i.e. The Board Walk, Art Gallery Café and Ulumbarrra Cafe etc.)
- food and drinks provided to City staff and visitors (this is covered under the *City's Healthy Food and Catering Policy)*
- food and drinks paid for by facility staff, volunteers, members or community visitors and purchased outside City facility premises for personal use or consumption (e.g. lunches, snacks, birthdays, morning teas, school events or personal fundraising)
- food prepared and distributed to the community by volunteer agencies for food relief purposes (i.e. Bendigo Foodshare)
- food prepared and distributed to client homes such as Meals on Wheels recipients or clients attending day activity centres (i.e. Planned Activity Group).
- shops, temporary and mobile food vendors
- Catering provided for private functions e.g. birthday parties, engagement parties, funerals etc.
- Early Childhood Services (these services are required to comply with the National Quality Standards and Victorian Menu Planning Guidelines for Long Day Care- for further information visit: heas.health.vic.gov.au/early-childhood-services/national-quality-standard.

While the above falls out of scope of this Policy currently; offering healthy, safe and sustainable food and drinks on these occasions and/or in these facilities/ venues is strongly encouraged.

DRAFT

4. DEFINITIONS

Australian Dietary Guidelines: National Guidelines developed by the Australian Government providing advice on eating for health and wellbeing

City: Means the Greater Bendigo City Council, being a body corporate constituted as a municipal Council under the Local Government Act 2020 (Vic)

City Agreement: The City has a range of agreements with its facilities which include contract, lease, licence, service, management, licence and funding agreement

City facilities: Includes any facility or venue either owned, managed or funded by the City of Greater Bendigo

Contractor: A person, association or group who undertakes/oversees an agreement (as defined above) with the City of Greater Bendigo

Healthy Choices Guidelines: State Government Guidelines developed by the Department of Health and Human Services to support a variety of settings provide and promote healthy food and drinks

Healthy food and drinks: Are those that provide important nutrients needed for good health and wellbeing (i.e. whole fruits and vegetables; whole grains and cereals; lean meats and poultry; milks, yogurt and cheeses and tap water)

Marketing, advertising and promotion: Includes situations where food and drinks are advertised, marketed or promoted such as through point of sale and visual merchandising, placement, price, meal deals, signage and promotional material

Provision of food and drinks: Refers to food handing and preparation, management and oversight of food and drinks, cashier/sales of food and drinks, procurement, supply and ordering of food and drinks, barista/coffee maker etc.)

Retail food outlets: Includes retail and community buildings and structures such as cafeterias, cafes, kiosks, coffee shops and canteens

Safe food: Is the process assurance that food will not cause harm to the consumer when it is prepared and/or eaten according to its intended use

Sustainable food and drinks: Is the process of how food and drinks are grown or produced with consideration on health, environmental and social impact. This includes where the food was made, the materials it was made from, how it is packaged and any energy efficiency or environmental ratings

5. PRINCIPLES

The adoption and implementation of this Policy, should be guided by the following principles:

5.1. ***Leadership:*** The Council has a responsibility to role model and lead by example in creating environments that foster healthy eating, responsible service of alcohol and environmental sustainability.

5.2. ***Governance:*** policy management roles and responsibilities are clearly defined and resourced to ensure appropriate processes are in place for policy management and execution.

5.3. ***Best Practice:*** up to date national and state government guidelines, standards and legislation for the provision of healthy and safe food and drinks underpin this policy and should be applied at all times (i.e. Victorian Governments Healthy Choices Guidelines, Food Act 1984).

5.4. ***Partnerships:*** All stakeholders, including Council, City Officers, facility Contractors, facility staff, volunteers and members are required to work together to implement this Policy.

5.5. ***Equity:*** ensuring nutritious and culturally appropriate food and drinks is accessible and affordable to everyone across our community .

5.6. ***Health and Wellbeing:*** The health and wellbeing of staff, members, volunteers and the general public should come before profit.

5.7. ***Sustainability:*** Waste minimisation and the minimisation of environmental footprint of the food we eat and other practices that contribute to environmental sustainability should be adopted.

5.8. ***Evaluation:*** appropriate evaluation will be undertaken to monitor, review and improve policy processes and outcomes.

6. POLICY

This policy aims to work toward increasing the availability and promotion of healthy food and drinks while reducing less healthy options. It will also ensure food safety and waste minimisation and management practices are placed at the forefront of its delivery.

6.1. Healthy Choices

Over a period of three years, contractors of City facilities will work to improve the healthiness of food and drink offerings within their organisation guided by Victorian Governments Healthy Choices Guidelines. The Healthy Choices Guidelines use the traffic light system to classify food and drinks into three categories according to their nutritional value:

- GREEN- best choices
- AMBER- choose carefully
- RED- limit

6.2. Facility categories

The implementation requirements for this policy acknowledge the difference in facility standards, structures and capacities to successfully implement healthy, safe and sustainable food and drinks and therefore will be grouped into two categories, as per below:

6.2.1 Category A:

Category A settings include City facilities under an agreement with the City of Greater Bendigo who meet the below requirements:

- have paid food service staff whose work relates to the provision of food and drinks equating to 1.0 FTE or over AND/OR
- previously a part of the City's healthy choices program as outlined in a facility agreement with the City of Greater Bendigo

Settings include but not limited to:

DRAFT

- Sports and recreation facilities (i.e. Gurri Wanyarra Wellbeing Centre, Faith Leech Swimming Pool, Peter Krenz Leisure Centre, Bendigo Stadium, Bendigo Tennis Centre etc.)
- The Bendigo Airport

6.2.2 Category B:

Category B settings will include City facilities under an agreement with the City of Greater Bendigo who meet the below requirements:

- have less than 1.0 FTE paid food service staff whose work relates to the provision of food and drinks.

Settings include but not limited to:

- Sports and recreation facilities (e.g. Bendigo Athletics Complex)
- Community sporting clubs
- Bendigo Livestock Exchange
- Community facilities (i.e. halls, libraries, recreation reserves, neighbourhood houses)

6.3. Policy Procedure

6.3.1. Greater Bendigo Healthy Facilities Policy Implementation Guide

The *Greater Bendigo Healthy Facilities Policy Implementation Guide* will provide further detail and information on this Policy, its implementation criteria, tools, resources and information to support Category A and Category B settings to successfully implement the requirements below.

6.3.2. Category A Settings

- Must demonstrate commitment to this policy and implementation of the Healthy Choices guidelines through a formal policy, procedure or plan.
- Are required to implement the Healthy Choices guidelines by providing a minimum of 50% GREEN category food and drink items and no more than 20% RED category food and drink items within retail food outlets and vending machines for external user groups.
- RED category items are not to be supplied or promoted in the following situations:
    - Staff/member-related meetings, events and functions paid for by the organisation
    - fundraising and sponsorship activities
    - Catering
    - prizes, awards, give-aways and vouchers
    - Marketing, advertising and promotion

6.3.3. Category B Settings

- Must demonstrate commitment to the Healthy Choices guidelines by increasing the availability and promotion of GREEN category food and drink items and reducing the availability and promotion of RED category food and drink items through a formal policy, procedure or plan within the below food service areas and situations:
    - cafeterias, cafés, canteens, kiosks or coffee shops
    - catering for meetings, events and functions paid for by the organisation
    - fundraising and sponsorship activities
    - prizes, awards, give-aways and vouchers
    - Marketing, advertising and promotion

DRAFT

6.3.4. Water Provision

- Water should always be available to staff and community visitors free of charge, for example from water dispensers, water refill stations, food outlets and when providing catering.
- Where appropriate the City of Greater Bendigo will ensure facilities and venues are adequality equipped to supply safe and easily accessible free drinking water

6.3.5. Alcohol

Alcohol is not to be used as prizes give-aways, gifts or vouchers. Otherwise, sensible and cautious use for relevant functions and events is permitted and should be in line with the *Liquor Control Reform Act 1998* and organisational policies. For such occasions, non-alcohol options and water should also be offered.

6.3.6. Waste

- Every effort is to be made to avoid waste (both food and packaging) and to limit food miles. Contractors are to consider the way food and drinks are packaged when ordering from food manufacturers, suppliers and distributers and for catering and take-away purposes. Contractors are to discuss with food manufacturers, suppliers and distributers options for reducing packaging AND/OR opportunities for the manufacturers, suppliers and distributers to take the packaging back for recycling or reuse.
- The use of non-recyclable products such as plastic drinking straws, cups, plates and bowls, polystyrene food trays, boxes, cups and containers, plastic bags and plastic single-use cutlery are prohibited.
- Reusable products such as washable cutlery and crockery are highly preferred, but if they are able to be justified as not a reasonable option, recyclable products such as aluminium foil, cardboard, or aluminium trays that are recyclable and reusable products are required.
- Maximising diversion of waste from landfill is essential. Recycling and general waste bin collections are in place.
- Organics bin collections must be in place for the disposal of food waste at sites serving food and/or drink. All systems are to be used appropriately to minimise contamination.

6.3.7. Food Safety

- All City facilities who have a permit to sell food and drinks must be registered as a food business with the City of Greater Bendigo and hold a current Certificate of Registration under the Food Act 1984.

6.3.8. Facility Agreements

- The City of Greater Bendigo will ensure that tenders related to the management of contracts of City facilities must outline how they will comply with this Policy. The extent to which the tenderer can demonstrate how the policy practices will be implemented should be defined in the Key Selection Criteria.
- New City agreements will reflect the requirements of this policy.

DRAFT

- Existing City agreement holders will be informed about this policy and encouraged to implement the changes prior to the expiry of existing agreements.

6.3.9. Capital building works

The City of Greater Bendigo's Property Team will use the *Healthy Facilities Design Checklist* when planning for new renewals and upgrades to food and drink areas to ensure facilities are adequately equipped for healthy, safe and sustainable food and drink provision (i.e. installation of free drinking water units, air fryers or ovens installed rather than deep fryers, adequate bench, storage and display space to prepare, store and display healthy food).

6.3.10. Existing space and equipment

City facilities should aim to implement this policy within existing space and using existing equipment. However, if there is a need to purchase new equipment to support this policy, Contract holders must contact a City representative for detail on preferred equipment purchases.

6.3.11. Funding opportunities

- The City of Greater Bendigo will ensure this policy directive is reflected in the application criteria of the City's Community Grants Program and capital works funding allocations.
- Contractors of City facilities must demonstrate a commitment to implementing Healthy Choices to be eligible for funding through the City's Community Grants Program or state government funding programs submitted by the City (i.e. Sports and Recreation Victoria, Living Libraries)

7. ROLES AND RESPONSIBILITIES

- The Active and Healthy Communities Unit, Community Partnerships and other external organsiations will be responsible for working with City facilities to support them to adhere to this policy including implementation support, monitoring, evaluation and review.
- The Active and Healthy Communities Unit will be responsible for reviewing this policy after the first year and then align policy review with the Council election period.
- The Manager (Active and Healthy Communities) will be responsible for leading policy implementation, collecting feedback and undertaking a review.
- City of Greater Bendigo Officers are responsible for ensuring facilities are complying with this policy and overseeing its implementation.
- Contractors of City facilities are responsible for abiding by this policy and including updates of their progress when reporting to the City of Greater Bendigo.
- City of Greater Bendigo Councillors are responsible for endorsing this policy and responding to any queries from the general public.

8. RELATED DOCUMENTS

Readers are encouraged to access relevant documents and/or resources which are available as per the below.

These include:
- Greater Bendigo Healthy Facilities Policy Implementation Guide (under development)

DRAFT

- Greater Bendigo Healthy Facilities Design Checklist (under development)
- Greater Bendigo Itinerant Traders Policy
- Greater Bendigo Community Buildings Policy (under development)
- Greater Bendigo Single-Use Plastic Policy
- Greater Bendigo Climate Change and Environment Strategy 2021-2026
- Healthy Greater Bendigo 2021-2025
- Council Plan 2021-2025 Mir Wimbul
- Greater Bendigo Food Systems Strategy 2020-30
- Greater Bendigo All Aged and Abilities Action Plan 2019
- The Australian Governments Australian Dietary Guidelines
- Department of Health and Human Service, Healthy Choices: policy guidelines for sports and recreation centres
- Department of Health and Human Service, Healthy Choices: healthy eating policy and catering guide
- Department of Health and Human Service, Healthy Choices: food and drink classification guide (currently under-review)
- Healthy Eating Advisory Services (HEAS), online FoodChecker Tool

Further information or advice on this policy should be directed to Active and Healthy Lifestyles

9. HUMAN RIGHTS COMPATIBILITY

The implications of this policy have been assessed in accordance with the requirements of the Victorian Charter of Human Rights and Responsibilities.

10. ADMINISTRATIVE UPDATES

It is recognised that, from time to time, circumstances may change leading to the need for minor administrative changes to this document. Where an update does not materially alter this, such a change may be made administratively. Examples include a change to the name of a City unit, a change to the name of a Federal or State Government department, and a minor update to legislation which does not have a material impact. However, any change or update which materially alters this document must be made through consultation with the staff Consultative Committee and with the approval of EMT or where required, resolution of Council.

11. DOCUMENT HISTORY

Date Approved	Responsible Officer	Unit	Change Type	Version	Next Review Date
TBC	*Food Systems Officer*	*Active and Healthy Communities Unit*	*Develop*	*1*	*TBC*

Working together
to create the world's most liveable community

POLICY DEVELOPMENT ENGAGEMENT RECORD

This record is to be used to manage and document engagement undertaken for the development or review of a policy. The completed *Policy Development / Review Engagement Record* should be provided to the Governance Unit following approval of the policy.

Policy title:	Healthy Facilities Policy
DOCSETID, Version:	
Date:	Official engagement period 1 February – 11 March 2022

Stakeholder	Area of Interest (e.g. Community Group, Business Unit)	Method of Communication	Date received	Summary of feedback received	Outcome and rationale (was the feedback actioned? Why/why not?)	Feedback acknowledged (Yes/No)
DALRAC	Melbourne Business	Let's Talk Online Survey (Doc Set ID = 4702716)	31/01/2022	Barriers to implementing the Policy include ignorance, drive to maximise profit by limiting costs Support required for sites to implement the policy would be: • drive home the importance of separating materials for recycling and eliminating use of say, disposable not recyclable coffee cups • Teaching everybody the advantages of the program	Feedback taken into consideration and has informed development of policy support resources	Yes
Community member	Community member	Let's Talk Online Survey (Doc Set ID = 4702716)	01/02/2022	Barriers include minimising waste and providing different avenues of fresh food in settings Barriers include where to get fresh food	Feedback taken into consideration	yes

Stakeholder	Area of Interest (e.g. Community Group, Business Unit)	Method of Communication	Date received	Summary of feedback received	Outcome and rationale (was the feedback actioned? Why/why not?)	Feedback acknowledged (Yes/No)
				supplies from and stopping the waste cycle		
Community member	Community member	Email (Doc Set ID = 4684023)	2/02/2022	Objection to the mention of 'culturally appropriate' (5.5 within policy) as community member stated the inclusion of kosher and halal foods involves cruel killing methods. Recommendation to remove 'culturally appropriate' wording within the Policy.	Feedback not actioned as offering culturally appropriate foods in Council facilities supports food security in the region and supports several Council Plans, Strategies and Policies i.e. Mir Wimbul, Healthy Greater Bendigo, Greater Bendigo's Food System Strategy	Yes
Bendigo Libraries	Libraries	Online MS Teams Meeting	10/02/2022	Supportive of the Policy and interested in the City's regional Healthy Catering	Healthy Catering Guide resource	Yes

Working together
to create the world's most liveable community

Stakeholder	Area of Interest (e.g. Community Group, Business Unit)	Method of Communication	Date received	Summary of feedback received	Outcome and rationale (was the feedback actioned? Why/why not?)	Feedback acknowledged (Yes/No)
				Guide to support healthy catering amongst their organisation.	sent to library contacts	
Community member	Community member	Let's Talk Online Survey (Doc Set ID = 4702716)	15/02/2022	Venues need to know how they can make these changes. What guidance will the Council offer in implementing healthy food choices? How will the departments work collaboratively with these organisations? Supporting settings to be able to implement the policy, need to include more collaboration and more information on what constitutes healthy food options	Feedback taken into consideration when developing policy support resources	Yes
Heathcote Community House	Community House	Online survey (Doc Set ID = 4691614) MS teams meeting	22/02/2022 7/03/2022	Positive feedback regarding development of the policy . Tailored support resources for Heathcote area and the different facilities/groups would be beneficial for region – i.e. communications explaining what it all means in setting context.	N/A Discussions throughout the community engagement	Yes Yes

Stakeholder	Area of Interest (e.g. Community Group, Business Unit)	Method of Communication	Date received	Summary of feedback received	Outcome and rationale (was the feedback actioned? Why/why not?)	Feedback acknowledged (Yes/No)
					period will inform development of tailored resources for each stakeholder group i.e. neighbourhood and community houses, sports clubs, sport, aquatic and recreation facilities, community halls.	
Greater Bendigo Neighbourhood House cluster (Bendigo Neighbourhood Hub, Eaglehawk	Neighbourhood and community houses	Online MS Teams Meeting	22/02/2022	It would be useful to create a list of/referrals to healthy food choices not only Bendigo but rural and regional areas (i.e. Heathcote), consider developing messaging that target different cohorts i.e. disability as	Yes, all taken into consideration and will inform development of Policy support resources and	Yes

Stakeholder	Area of Interest (e.g. Community Group, Business Unit)	Method of Communication	Date received	Summary of feedback received	Outcome and rationale (was the feedback actioned? Why/why not?)	Feedback acknowledged (Yes/No)
Community House, Kangaroo Flat Community House, Heathcote Community House, Long Gully Neighbourhood Centre, Marong Neighbourhood House, RANCH)				activities can incorporate unhealthy baking etc., information and support in terms of reducing food waste in this environment. Neighbourhood houses may be able to play a role in supporting hirers and associated community groups to develop a policy/procedure or plan to adhere to the Policy.	how the policy will be implemented in these settings.	
Long Gully Community Centre Committee of Management	Neighbourhood and community Houses	Let's Talk Online Survey (Doc Set ID = 4725776)	24/02/2022	Unsure of how the policy applies to the LGCC as they do not supply, sell store or serve food to/for hirers. LGCC would like support to provide each group member with a PDF copy of the draft Healthy Facilities Policy.	Feedback taken into consideration.	Yes
Bendigo Airport	Business Unit	Let's Talk Online Survey (Doc Set	24/02/2022	Barriers to implementing the Policy include stocking no more than 20%	Feedback will inform	Yes

Stakeholder	Area of Interest (e.g. Community Group, Business Unit)	Method of Communication	Date received	Summary of feedback received	Outcome and rationale (was the feedback actioned? Why/why not?)	Feedback acknowledged (Yes/No)
		ID = 4725774) Onsite face to face meeting	08/03/2022	RED foods in the vending machine, will need help to determine worthy alternatives to stock. Unsure of whether the draft Policy applies to the entire airport or just the vending machine and cafe site separately.	development of policy support resources	
Bendigo Weight Control Support Group	Community Group / Hall	Let's Talk Online Survey (Doc Set ID = 4725775)	24/02/2022	No help needed, meetings held for support, will call City of Greater Bendigo if need support to implement Policy.	N/A	Yes
Quarry Hill Community Hall Committee of Management Inc.	Community Hall	Let's Talk Online Survey (Doc Set ID = 4702716) and telephone call	25/02/2022	- Policy easy to understand - Don't see how the Policy applies to the hall as the Committee of Management and user groups don't serve food and drink, rarely hire hall to the general public	Explained other ways the policy would apply to setting.	Yes
Bendigo Theatre Company	Community Hall	Let's Talk Online Survey (Doc Set ID = 4702716)	01/03/2022	Draft Policy is easy to understand Barriers to implementing the policy include:	Feedback will inform development of policy support	Yes

Stakeholder	Area of Interest (e.g. Community Group, Business Unit)	Method of Communication	Date received	Summary of feedback received	Outcome and rationale (was the feedback actioned? Why/why not?)	Feedback acknowledged (Yes/No)
				- Water availability: site has kitchen water freely available and also offer chilled bottles of water. Installation of a (e.g. Neverfail) unit would be problematic with bottle deliveries and it would be an ongoing cost. The best alternative could be to have a drinking water tap (as is installed at Ulumbarra in the green room) or a free standing, plumbed in water dispenser with paper cups as in the local hospitals. - Don't have a commercial kitchen and don't prepare food for sale in kitchen. Do on-sell small commercial pre-prepared items such as kit-kats, lollies	resources	

Stakeholder	Area of Interest (e.g. Community Group, Business Unit)	Method of Communication	Date received	Summary of feedback received	Outcome and rationale (was the feedback actioned? Why/why not?)	Feedback acknowledged (Yes/No)
				and chips/twisties. When we have events with alcohol, we make sure we have a liquor licence and non-alcoholic beverages available too.		
Bendigo Theatre Company - Allingham St Drill Hall	Community Hall	Let's Talk Online Survey (Doc Set ID = 4725741)	03/03/2022	Draft Policy is easy to understand. Barriers to implementing the policy: - Lack of equipment for ensuring fresh water is safely available for all patrons. Support required to implement the Policy includes: - Water cooling and filtration equipment installed, everything else would be simple to implement.	Feedback taken into consideration particularly for developing policy implementation plan	Yes
Department of Environment,	Organisation	Let's Talk online survey (Doc Set	07/03/2022	Draft Policy is easy to understand.	Feedback will inform	Yes

Stakeholder	Area of Interest (e.g. Community Group, Business Unit)	Method of Communication	Date received	Summary of feedback received	Outcome and rationale (was the feedback actioned? Why/why not?)	Feedback acknowledged (Yes/No)
Water, Land and Planning		ID = 4725804) and telephone meeting		Barriers to implementing the Policy: - Getting committees/customers to understand that the Healthy Facility Policy will benefit us all in the long run. That would mean that they would be: - better prepared to meet the needs of the healthy eating needs of the community if the policy is adopted - provided there was assistance available to make this as easy as possible Support that would make it easier for stakeholders to implement the policy include: - Advice as to how to gradually make changes to the canteen menu	development of Policy support resources	

Stakeholder	Area of Interest (e.g. Community Group, Business Unit)	Method of Communication	Date received	Summary of feedback received	Outcome and rationale (was the feedback actioned? Why/why not?)	Feedback acknowledged (Yes/No)
				- Menu suggestions that are easy to understand and implement. - Ensure that Council staff are available to quickly provide advice to queries/problems Messaging for DEWLP committee's of management needs to be clear that the Policy is not mandatory but recommended - DEWLP can encourage their Committees of Management to work towards the policy/healthy eating recommendations. The Policy is a positive step for the health of the Greater Bendigo community.		
Albert Roy Reserve	Recreation Reserve	Telephone meeting	07/03/2022	Messaging of the Policy needs to be in plain language so users/clubs	Feedback taken into consideration	Yes

Stakeholder	Area of Interest (e.g. Community Group, Business Unit)	Method of Communication	Date received	Summary of feedback received	Outcome and rationale (was the feedback actioned? Why/why not?)	Feedback acknowledged (Yes/No)
				understand what is asked or recommended to them. Cost of healthy packaged options are usually more expensive than unhealthy options, project staff need to ensure the healthy options they are recommending are cost effective and affordable for families. Clubs often rely on canteen sales for revenue so need to continue to make a profit.	and healthy packaged, cost effective options will be included in the policy support resources.	
California Gully Cricket Club	Sports club	Telephone meeting and capabillity assessment through Healthy Heart of Victoria engagement (Doc Set ID = 4733208)	07/03/2022	Barriers to improving the food and drink environments in the club included: - Club currently holds a liquor licence with food classification 4 (only able to sell pre-packed foods) - need to get food business licence upgraded to support supply/ handling of fresh foods - Lack of equipment to display fresh foods (display cabinet) Enablers to making healthy changes	Feedback has informed development of the Healthy Facilities Policy Support Resources	Yes

Stakeholder	Area of Interest (e.g. Community Group, Business Unit)	Method of Communication	Date received	Summary of feedback received	Outcome and rationale (was the feedback actioned? Why/why not?)	Feedback acknowledged (Yes/No)
				included: - Member support for healthy food (members very health conscious) - Ability to increase customer base/ divert from going to shops by offering greater range of healthy food - Ability to link in/ leverage of Eaglehawk Cricket Club who share space Support identified to enable healthy changes: - Assistance to renew/ advance food business licence - Supply of food display cabinet - Air fryer - Display menu to promote new food items when introduced		
Heathcote Bowls Club	Sports club	Telephone meeting and capability assessment through Healthy	07/03/2022	Barriers to improving the food and drink environments in the club included: - Challenges sourcing healthy prepacked foods that have a long shelf life - Member base has dropped off over	Feedback has informed development of the Healthy Facilities Policy	Yes

Stakeholder	Area of Interest (e.g. Community Group, Business Unit)	Method of Communication	Date received	Summary of feedback received	Outcome and rationale (was the feedback actioned? Why/why not?)	Feedback acknowledged (Yes/No)
		Heart of Victoria engagement (Doc Set ID = 4733215)		the years, resulting in lack of food demand Enablers to making healthy changes included: - Member support for healthy food/ drinks- in particular healthier drinks to keep hydrated and replenish electrolytes Support identified to enable healthy changes: - Ideas sourcing healthier pre-packed foods for counter during matches - healthier BBQ options for events/ functions	Support Resources	
Heathcote Football Netball Club	Sports Club	Telephone meeting and capability assessment through Healthy	07/03/2022	Barriers to improving the food and drink environments in the club included: - If we remove sale of lollies/ hot chips etc. customers would just go down the street to the corner store	Feedback has informed development of the Healthy Facilities Policy	Yes

Stakeholder	Area of Interest (e.g. Community Group, Business Unit)	Method of Communication	Date received	Summary of feedback received	Outcome and rationale (was the feedback actioned? Why/why not?)	Feedback acknowledged (Yes/No)

		Heart of Victoria engagement (Doc Set ID = 4733216)		(loss of customer base/ profit)
				
				Enablers to making healthy changes included:
				- Players want to eat healthy to support performance (customer demand)
				- Support from volunteers/ club members to prepare fresh healthy foods
				Support identified to enable healthy changes:
				- Equipment/ facilities to promote/ display healthy food items:
				  - Drink fridge (swap old coke fridge for Mt Franklin fridge)
				  - Counter display cabinet for sandwiches, rolls etc. (current counter fridge old/ doesn't have space)
				  - Air fryer- willing to try and see how it goes to reduce fried chips in deep fryer (currently go through 4x bags of 3.75kg chips on game days)
				  - Steamer- to steam veggies for
					Support
					Resources	

Stakeholder	Area of Interest (e.g. Community Group, Business Unit)	Method of Communication	Date received	Summary of feedback received	Outcome and rationale (was the feedback actioned? Why/why not?)	Feedback acknowledged (Yes/No)
				winter games - Menu board to display menu items (what you see is what you get process) - Ideas for healthier snack items (currently have a large variety of lollies, chocolates, muffins etc.) Enablers to making healthy changes included: - Children interest in fresh fruit - Support from volunteers to prepare fruit between matches Support identified to enable healthy changes: - Decent water dispenser or fridge with water. - There is a gym next to club which will also benefit from access to outdoor water unit as there is currently no facilities in the club/across Heathcote		

Stakeholder	Area of Interest (e.g. Community Group, Business Unit)	Method of Communication	Date received	Summary of feedback received	Outcome and rationale (was the feedback actioned? Why/why not?)	Feedback acknowledged (Yes/No)
Heathcote Tennis Club	Sports club	Telephone meeting and capability assessment through Healthy Heart of Victoria engagement (Doc Set ID = 4733221)	07/03/2022	Barriers to improving the food and drink environments in the club included: - Lack of proper facilities, such as water dispenser- currently have a 'ancient' sink but it is dangerous due to the hot water tap running extremely hot	Feedback will inform development of the Healthy Facilities Policy Support Resources	Yes
Bendigo Baseball Club	Sports Club	Online MS Teams Meeting	07/03/2022	A barrier to selling healthy food options includes not having access to kitchen/club room facilities. The club cooks on a BBQ in a tent every match, limited to selling packaged food or food cooked on a BBQ. Support that could help implement the policy include information on how to replace unhealthy food options with others (i.e. sponsorships, player	Feedback will inform development of the Healthy Facilities Policy Support Resources	Yes

Stakeholder	Area of Interest (e.g. Community Group, Business Unit)	Method of Communication	Date received	Summary of feedback received	Outcome and rationale (was the feedback actioned? Why/why not?)	Feedback acknowledged (Yes/No)
				vouchers, fundraising, BBQ's). Lots of clubs probably won't read written resources, so could be worth working with a/few clubs that have already made healthy changes and share this (via video perhaps) with other clubs Other clubs may face other barriers such as lack of volunteers, perishable foods, lack of time and suggesting solutions to these.		
Bendigo Livestock Exchange	Business Unit	Onsite face to face meeting	07/03/2022	Discussion around the barrier of what practical healthy options there are to serve in the canteen that operates one day per week. Already selling many healthy options in GREEN/AMBER category. Drinks fridge is likely the place where they can make the most	Practical, healthy options that comply with the Policy will be included in the Policy support resource	Yes

Stakeholder	Area of Interest (e.g. Community Group, Business Unit)	Method of Communication	Date received	Summary of feedback received	Outcome and rationale (was the feedback actioned? Why/why not?)	Feedback acknowledged (Yes/No)
				changes.		
Bendigo Airport	Business unit	Onsite face to face meeting	8/03/2022	Would like support with achieving the Healthy Choices Guidelines in the vending machine and café. Have trialled some products with limited success however now more traffic will be coming through the doors it's time to revisit and work out work works and what doesn't onsite. Would like assistance with placement and promotion of products as well as what popular and practical products/food items could be sold in vending machine and café.	Practical, healthy options for vending machines and café settings that comply with the Policy will be included in the Policy support resource	Yes
Bendigo Youth Council	Youth Council	Face to face meeting and written submission (Doc Set ID = 4725821)	8/03/2022	Feedback was provided around the following themes/potential policy barriers: - barriers relating to venues who hire out facilities for private events - traffic light system displayed on menus could be triggering for people who are suffering or have	Feedback acknowledged and response provided. Notably, the policy will be updated to ensure	Yes

Stakeholder	Area of Interest (e.g. Community Group, Business Unit)	Method of Communication	Date received	Summary of feedback received	Outcome and rationale (was the feedback actioned? Why/why not?)	Feedback acknowledged (Yes/No)
				suffered in the past from an eating disorder - Fundraising was also a concern of the Youth Council as many sporting clubs use their canteen as a fundraiser - An opportunity to offer more vegan and vegetarian options on menus - Potential barriers include the cost of healthier products, the impact on fundraising and sometimes limited access to healthier products	venues offering catering for private functions is out of scope and this point made more explicit within the policy. Project staff will also ensure the active promotion of the traffic light system (Green, Amber and Red tags) is optional and that staff within facilities are aware it is not required to meet the HCG or the	

Stakeholder	Area of Interest (e.g. Community Group, Business Unit)	Method of Communication	Date received	Summary of feedback received	Outcome and rationale (was the feedback actioned? Why/why not?)	Feedback acknowledged (Yes/No)
					Policy.	
Goornong, Elmore and Golden Square Pools	Seasonal pools	Online MS Teams Forum	8/03/2022	The need for a list of practical long shelf life products that meet the Guidelines, fresh foods aren't always practical in the kiosks and don't sell	Feedback will be included in Policy support resources to be developed	Yes
YMCA / Peter Krenz Leisure Centre	Leisure and aquatic facility	Online MS Teams Meeting	08/03/2022	Currently supporting implementation of the Healthy Choices Guidelines at the centre (as well as in the redevelopment). Advice that it's important to build future design works that are supportive of healthy choices implementation. Catering is a difficult element of the Guidelines and if patrons don't want the choices on offer there can be secondary consequences to the business. YMCA have information to share with other facilities that are new to the healthy choices space.	Feedback regarding catering taken on board and will share the centres knowledge and experience in implementing the HCG with other facilities.	Yes
Belgravia Leisure	Sport and Aquatic	Onsite face to	9/03/2022	Currently already supporting	Feedback	Yes

Working together
to create the world's most liveable community

Stakeholder	Area of Interest (e.g. Community Group, Business Unit)	Method of Communication	Date received	Summary of feedback received	Outcome and rationale (was the feedback actioned? Why/why not?)	Feedback acknowledged (Yes/No)
	Facilities	face meeting		implementation of the Guidelines in all centers. Reflection that it's easier to open a new facility (i.e. Gurri Wanyarra) meeting the Guidelines, rather than make changes to existing canteens that are used to selling particular products and with customers that expect to be able to buy particular products that may not meet the Guidelines. Important to bring customers and staff along on the healthy choices journey from the start.	regarding educating staff and customers will be included as part of the policy implementation plan.	
Heathcote Lions Club Inc.	Community Hall	Telephone Call	10/03/22	- The community hall doesn't have a say in what food people bring into the hall - Senior citizens are usually just meetings with tea and coffee Support required: - Brochures could be helpful to put on walls to remind those who hire the hall about the healthy choices messaging	Feedback will inform development of the Healthy Facilities Policy Support Resources	Yes
Huntly Historic Shire Office	Community Hall	Telephone Call	10/03/2022	Doesn't think the Policy applies to the Historic Shire Office. The Historic Shire Office doesn't provide or sell food and	Explained other ways the policy	Yes

Stakeholder	Area of Interest (e.g. Community Group, Business Unit)	Method of Communication	Date received	Summary of feedback received	Outcome and rationale (was the feedback actioned? Why/why not?)	Feedback acknowledged (Yes/No)
				drink. The venue doesn't get hired out by members of the community.	would apply to setting	
Axedale Public Hall and Preschool	Community Hall	Telephone Call	10/03/2022	Receptive of draft Policy. When policy is applicable (for catering purposes), will promote and encourage healthy choices to hirers/users Open to have meetings in future to check their progress of policy implementation	Feedback taken into consideration	Yes
Longlea – Old School Building	Community Hall	Telephone Call	11/03/2022	Supportive of the Policy but doesn't think it applies to their setting as they don't sell or provide food and drink. The facility doesn't get hired out to the public.	Explained other ways the policy would apply to setting	Yes
U3A – Committee of Management Heathcote	Community Hall	Email and follow up phone call (Doc Set ID = 4725726)	11/03/2022	Receptive of Policy but don't believe the Policy applies to them as they do not cater for groups, morning teas have been suspended. Open to receiving future communications and receptive of developing a policy, procedure or plan to show how they will meet the Policy. Request for a template to be able to develop their own policy, procedure or plan in the future.	Explained how else the Policy may apply to them i.e. future city of Greater Bendigo grant	Yes
N/A	N/A	Let's Talk Online	15/03/2022	Policy is not easy to understand as it full of 'Council speak'.	N/A	N/A, no

Stakeholder	Area of Interest (e.g. Community Group, Business Unit)	Method of Communication	Date received	Summary of feedback received	Outcome and rationale (was the feedback actioned? Why/why not?)	Feedback acknowledged (Yes/No)
		Survey (Doc Set ID = 4702716)		Against policy as don't believe Council should be telling organisations/clubs what they can and can't do in terms of food, particularly when the canteen may be a vital source of income. No support suggested, except for COGB to just leave everyone alone to try and navigate survival in this increasingly complex environment. This policy is more ridiculous compliance aimed solely at maintaining FTE within the relevant council environment.		contact details left
Empowering Eaglehawk Inc. (MUIOOF Hall)	Community Hall	Let's Talk online survey and telephone meeting (Doc Set ID = 4702716)	15/03/2022	Policy is easy to understand. No main barriers to implementing the policy as hirers don't sell food from the hall. The rest of the policy should be easy to implement as caretaker of the hall.	Feedback taken into consideration	Yes
Eaglehawk and District Tennis Association and	Sporting Association and Club	Face to face meeting	15/03/2022	Support that would be useful for tennis clubs to be able to implement the policy include: - Information about what healthy is -	Feedback will inform development of	Yes

Stakeholder	Area of Interest (e.g. Community Group, Business Unit)	Method of Communication	Date received	Summary of feedback received	Outcome and rationale (was the feedback actioned? Why/why not?)	Feedback acknowledged (Yes/No)
Eaglehawk Tennis Club				maybe a comparison table of what people might think are healthy options i.e. sausages, potato salad/pasta salad from deli and versus a healthier salad and healthier BBQ options etc. - Information about what people could bring/prepare for an afternoon tea when the club is paying for catering (and also info for what a healthy morning/arvo tea might look like even if it's BYO and the club isn't paying) i.e. healthy and practical examples of afternoon tea and dinner - Information about what some healthy options are to improve and support sports performance (I.e. is a banana and water enough to replenish stores and better than drinking a Gatorade and eating lolly snakes? - What are some healthy icy pole options for people when playing in the heat, i.e. how to prevent heat stroke? - Healthy BBQ ideas - Healthy fundraising and sponsorship ideas, as well as what could be provided as player	the Healthy Facilities Policy Support Resources	

Stakeholder	Area of Interest (e.g. Community Group, Business Unit)	Method of Communication	Date received	Summary of feedback received	Outcome and rationale (was the feedback actioned? Why/why not?)	Feedback acknowledged (Yes/No)
				vouchers instead of a voucher from a pub/fast food chains		
Eaglehawk – Manchester Unity Hall	Community Hall	Telephone Call	15/03/2022	- Old building with ordinary kitchen facilities - Receptive towards policy implementation Support required: - A simple and concise document outlining the policy requirements and its aims/importance. This would be distributed to those hiring out the hall - A PDF document that can be printed, laminated and hung up within the hall	Feedback will inform development of the Healthy Facilities Policy Support	Yes
Rotary Club of Kangaroo Flat	Community Hall	Telephone Call	16/03/22	- Have a full kitchen and hire hall out, generally when people hire out the hall food is re-heated and served. This food is from caterers and served directly from the containers. Support required: - Clear guidelines that can be provided to those that hire out the hall. Currently they already give them a package of instructions, so the healthy choices guidelines can be added	Feedback will inform development of the Healthy Facilities Policy Support Resources – that can be added to the halls existing	Yes

Stakeholder	Area of Interest (e.g. Community Group, Business Unit)	Method of Communication	Date received	Summary of feedback received	Outcome and rationale (was the feedback actioned? Why/why not?)	Feedback acknowledged (Yes/No)
					instructions	
California Gully Mechanics	Community Hall	Telephone Call	16/03/2022	Barriers to implementing the Policy include: - Kitchen is basic and not up to commercial standard - Kitchen requires an update: would need to apply for a grant. Understand that showing effort towards Healthy Facilities Policy adherence would increase likelihood of this. Support required: - Quick and easy recipes (green and amber) that only require basic facilities	Feedback will inform development of the Healthy Facilities Policy Support Resources	Yes
Heathcote RSL Hall	Community hall	Telephone Call	17/03/22	- The hall is hired out by groups of people that organise their own caterers E.g. community group cooking class, food and wine festival. Hirers can use the kitchen. Open to brochures being stuck around the hall or information about the healthy choices guidelines to be provided in an information booklet. - Interested in improving waste management at hall. Don't have any recycling bins at the moment and have stated approximately 80% of their	Feedback will inform development of the Healthy Facilities Policy Support Resources	Yes

Stakeholder	Area of Interest (e.g. Community Group, Business Unit)	Method of Communication	Date received	Summary of feedback received	Outcome and rationale (was the feedback actioned? Why/why not?)	Feedback acknowledged (Yes/No)
				rubbish should be recycled		
Hunter Public Hall	Community hall	Telephone Call	17/03/22	Nothing happens at this hall anymore. - They used to have fire brigade meetings once a year - Power cut off. Not used for quite a while, therefore, didn't believe to be applicable.	N/A	Yes
Afloat Paddlers Bendigo	Sports club	Let's Talk online survey (Doc Set ID = 4725765)	18/03/2022	- Policy not easy to understand, perhaps a more user-friendly document could accompany the policy i.e. Use of infographics in a range of places would help emphasise key requirements - Don't see how policy is applicable as club doesn't sell food or beverages and already promote a healthy lifestyle choice - Would be helpful to have a set of A4 posters with main messages Re traffic light system, do and don't lists that would be useful to display for educating members in a sustainable way, however members unlikely to read it. Members would be more likely to read a Plain English or FAQ sheet of the Policy.	Feedback will inform development of the Healthy Facilities Policy Support Resources	Yes
Mandurang Cricket Club	Sports club	Online MS Teams Meeting	22/03/2022	- Policy is easy to understand and important - Timing of the Policy is not great due	Feedback will inform	Yes

Stakeholder	Area of Interest (e.g. Community Group, Business Unit)	Method of Communication	Date received	Summary of feedback received	Outcome and rationale (was the feedback actioned? Why/why not?)	Feedback acknowledged (Yes/No)
				to coming out of COVID and lots of clubs have lost revenue and sponsorships - There is a concern that limiting common RED food items will cause a decrease in essential canteen revenue - Concern of food waste at the end of day with selling perishable foods - A phased implementation approach is important when making changes and need to create a cultural shift within the club over a period of time - Could start making changes in the junior teams and work through to seniors over a period of time - Sponsorships, fundraising and player voucher changes won't be too difficult, it's making the changes in the canteen that will be difficult - Making it known that this is a phased implementation approach and that you don't expect clubs to make these changes overnight is important to communicate - Could start to make changes to the usual 'pizza' or 'pie' night to include healthier options	development of the Healthy Facilities Policy Support Resources	
Eaglehawk	Sports club	Online MS	22/03/2022	- Policy is easy to understand and important	Feedback will	Yes

Stakeholder	Area of Interest (e.g. Community Group, Business Unit)	Method of Communication	Date received	Summary of feedback received	Outcome and rationale (was the feedback actioned? Why/why not?)	Feedback acknowledged (Yes/No)
Football Netball Club		Teams Meeting		- Timing of the Policy is not great due to coming out of COVID and lots of clubs have lost revenue and sponsorships - There is a concern that limiting common RED food items will cause a decrease in essential canteen revenue - Concern of food waste at the end of day with selling perishable foods - A phased implementation approach is important when making changes and need to create a cultural shift within the club over a period of time - Could start making changes in the junior teams and work through to seniors over a period of time - Sponsorships, fundraising and player voucher changes won't be too difficult, it's making the changes in the canteen that will be difficult - Making it known that this is a phased implementation approach and that you don't expect clubs to make these changes overnight is important to communicate - Could start to make changes to the usual 'pizza' or 'pie' night to include healthier options	inform development of the Healthy Facilities Policy Support Resources	

Stakeholder	Area of Interest (e.g. Community Group, Business Unit)	Method of Communication	Date received	Summary of feedback received	Outcome and rationale (was the feedback actioned? Why/why not?)	Feedback acknowledged (Yes/No)
Kangaroo Flat Football Netball Club	Sports Club	Telephone meeting and capability assessment through Healthy Heart of Victoria engagement (Doc Set ID = 4733224)	23/03/2022	Barriers to making healthy changes in club: - Time/ volunteer capacity to prepare and shop for healthier fresh food options - Lack of knowledge on quick/ easy healthy options - Worry for profit loss if more healthier options were sold An enabler for making healthy changes is the current volunteer time put in to prepare/cook healthier foods (sandwiches, rolls, wraps, soups etc.) Support the club would need to make healthy changes: - Countertop display fridge to store/ display fresh options- currently get put into double door fridge space amongst drinks. - Sandwich press to quickly prepare larger quantities of healthier alternatives (toasted sandwiches) - Ideas/tips for quick and easy healthy options during winter	Feedback taken into consideration	N/A (through HHV)

Working together
to create the world's most liveable community

Stakeholder	Area of Interest (e.g. Community Group, Business Unit)	Method of Communication	Date received	Summary of feedback received	Outcome and rationale (was the feedback actioned? Why/why not?)	Feedback acknowledged (Yes/No)
				Believe the club has a role in supporting community health and wellbeing just in need of guidance and support		
Bendigo Cricket Club	Sports Club	Phone call and email (Doc Set ID = 4725710)	23/03/2022; 24/03/2022	In support of the Policy and the club are already doing the following things that will help them meet the policy: - Providing healthy or alternate options for best on ground performances (Peter Krenz vouchers – supplied by Sports Focus) - Providing water (free of charge) at social events in which alcohol is consumed - Providing alternate drinks and options, such as water, sugar free drinks, energy drinks (not just alcohol) - Providing healthy meals mid-week to players, made by players, ie Taco's, spaghetti bolognaise, schnitzel burgers etc… rather than just purchase fast food options - The usage of recyclable products - Non promotion of Red Category items or used for fundraising purposes	Feedback provided will inform development of policy support resources	Yes

Stakeholder	Area of Interest (e.g. Community Group, Business Unit)	Method of Communication	Date received	Summary of feedback received	Outcome and rationale (was the feedback actioned? Why/why not?)	Feedback acknowledged (Yes/No)
				The club may struggle with sponsorships and increasing sale of GREEN items, due to the current following activities: • Does offer the sale of alcohol and sugar based soft drinks • Does only offer potato chips for sale • Have sponsorship from hotels/clubs such as RSL, Mister Bobs (these funds provided are for our members to attend their venue and not supply our club with any alcohol or products) The club is interested in any options or advice the council can provide.		
Latrobe University Bendigo Athletics Complex	Sport and recreation facility	Onsite face to face meeting	25/03/2022	Barriers: - Inconsistent tournaments, and user bookings - Coming out of COVID – navigating increased price of food etc. - Canteen not open all the time, only for certain events - Different demographics for each event means different foods are purchased each time	Feedback will inform development of policy support resources and project staff will update the	Yes

Stakeholder	Area of Interest (e.g. Community Group, Business Unit)	Method of Communication	Date received	Summary of feedback received	Outcome and rationale (was the feedback actioned? Why/why not?)	Feedback acknowledged (Yes/No)
				- Need for a base of long shelf life products, however do also sell subway and fruit cups for certain events/users Support required from Council: - An updated product list from Campbells that meet the GREEN and AMBER category as most of the canteen supplies are from Campbells (current list was pre COVID and needs updating)	healthy choices compliant product list from Campbells	
Bendigo Tennis Association	Sport facility	Onsite face to face meeting	30/03/2022	Already working through implementation of the Healthy Choices Guidelines as per contract. Barriers to implementing the Guidelines so far have been: • maintaining profit in café and catering - many patrons are after unhealthy options and go elsewhere if the Centre doesn't have that they are looking for • struggle to adhere to the healthy choices guidelines for the catering side of their business – they currently have a menu that includes healthy options but often customers request foods outside of their menu that they don't want to say no to as they will loose	Feedback will inform development of policy support resources	Yes

Stakeholder	Area of Interest (e.g. Community Group, Business Unit)	Method of Communication	Date received	Summary of feedback received	Outcome and rationale (was the feedback actioned? Why/why not?)	Feedback acknowledged (Yes/No)
				business (i.e. for private functions) • current fresh food prices have risen and causing a strain on the financial sustainability of the café and catering • High profit margin on unhealthy packaged foods i.e. mars bar, versus the low profit margin and high cost of healthier alternatives, which patrons aren't buying as the cost is far higher than the unhealthy option Support to help them meet the Policy would include: • evidence of how other cafes have remained profitable adhering to healthy choices and details of how they have been able to succeed • lists of products that meet the guidelines that are profitable and would be a reasonable price for customers to purchase • Support with meeting the Guidelines with their liquor license and bar operating within close proximity to the café		

Stakeholder	Area of Interest (e.g. Community Group, Business Unit)	Method of Communication	Date received	Summary of feedback received	Outcome and rationale (was the feedback actioned? Why/why not?)	Feedback acknowledged (Yes/No)
				• Support to help them meet the policy and guidelines for the catering side of the business		
Bendigo Stadium Limited	Sport facility	Onsite face to face meeting	30/03/2022	Already working through Healthy Choices Guidelines, would appreciate continued support to implement the Policy and Guidelines.	Support will continue to be provided to support BSL through the Guideline and Policy once adopted	Yes
Spring Gully Soccer Club	Sports club	Telephone meeting	30/03/2022	Barriers include clubs run by volunteers (lack of volunteers) and clubs reliant on canteen revenue, if you limit RED foods on display, most people will choose the unhealthy option and that may make more work for the volunteers (restocking RED items). The club has sold salad rolls and healthy options in the past and happy to do this again moving forward. Perishable foods – running at a loss having to throw things out.	Feedback taken into consideration and informed club that there are no targets in terms of percentages, just working towards introducing healthy options	Yes

Stakeholder	Area of Interest (e.g. Community Group, Business Unit)	Method of Communication	Date received	Summary of feedback received	Outcome and rationale (was the feedback actioned? Why/why not?)	Feedback acknowledged (Yes/No)
				Materials and posters to encourage healthy options, muesli bars.	and decreasing unhealthy options over time.	
South Bendigo Football Netball Club	Sports club	Telephone meeting	30/03/2022	Telephone conversation with initial feedback including the need for long self-life products, already offer some healthy options.	Feedback will inform development of policy support resources	Yes
Climate Change and Environment Unit, City of Greater Bendigo	Internal unit	Email (Doc Set ID 4725715)	31/03/2022	Consider renaming the policy to more clearly reflect what it's about. Consider strengthening waste reduction policies.	Feedback taken to PCG, with group deciding to keep original name of Policy for practicality reasons. Worked with RRE to review waste reduction aspects of Policy and will work towards	Yes

Stakeholder	Area of Interest (e.g. Community Group, Business Unit)	Method of Communication	Date received	Summary of feedback received	Outcome and rationale (was the feedback actioned? Why/why not?)	Feedback acknowledged (Yes/No)
					strengthening this over time.	
Bendigo Hockey Complex	Sport facility	Face to face meeting Email feedback (Doc Set ID = 4727770)	1/03/2022 13/05/2022	Overall supportive of policy. May need assistance with meeting catering requirements and help to understand what practical, healthy, affordable food and drink options are available in Greater Bendigo. Unrealistic for volunteer run organisations to be able to formulate policy documents and implementation plans. Assume this is outside of most "volunteer's" skill sets, particularly when the City can withhold funding opportunities for non-compliance. It just seems a little rough that the City with all their employees couldn't put together a compliant policy and implementation plan that organisations such as ours could leverage off, rather than having to build these documents from the ground up.	Feedback will inform development of policy support resources. Policy/procedure/ action plan templates will be available for all settings to utilise and adapt as appropriate.	Yes
Department of Health and Human Services	Government Department	Email (Doc Set ID = 4725722)	4/04/2022	Congratulated Greater Bendigo, as they believe the City are leading the way and believe the Policy shows excellent alignment from policy to practice.	Yes, updates made to Policy regarding	Yes

Working together
to create the world's most liveable community

Stakeholder	Area of Interest (e.g. Community Group, Business Unit)	Method of Communication	Date received	Summary of feedback received	Outcome and rationale (was the feedback actioned? Why/why not?)	Feedback acknowledged (Yes/No)
				Several grammatical suggestions to improve document and suggested to include HEAS and online FoodChecker tool should be listed under definitions section. Consider providing more specifications around reporting /monitoring? For example, annual Food Checker menu assessment? Could be a separate or related document/piece of work. Note error on Page 5 - the standards for 'catering' that is identified in Healthy Choices is no RED (not 20% RED). Positive feedback around linking in with sustainability practices.	grammatical changes and a separate document regarding specifications around monitoring/reporting will be developed	
Stephanie Alexander Kitchen Garden Foundation	Health Promotion Organisation	Email / letter of support (Doc Set ID = 4725658)	4/11/2022	The City's draft Healthy Facilities Policy is an important action that Council can take to ensure all children and families in Greater Bendigo have access to healthy food and drink. The policy is highly consistent with the objectives of the Vic Kids Eat Well initiative, and supports the City to meet the Healthy and Well outcomes in Healthy Greater Bendigo 2021-25. The Healthy Kids Advisor can support	Project staff will link into the Greater Bendigo Healthy Kids Advisor who can support the City's efforts to implement the	Yes

Stakeholder	Area of Interest (e.g. Community Group, Business Unit)	Method of Communication	Date received	Summary of feedback received	Outcome and rationale (was the feedback actioned? Why/why not?)	Feedback acknowledged (Yes/No)
				the City's efforts to implement the policy through the Vic Kids Eat Well initiative, which includes tools for settings to implement healthy food environments.	policy through the Vic Kids Eat Well.	
Strathfieldsaye Cricket Club	Sports club	Email (Doc Set ID = 4725724)	5/4/2022	Getting anywhere near policy category A requirements for sporting clubs will be near impossible. Of concern is policy item 6.35 relating to Alcohol being used as a fundraiser, gift etc. We regularly receive sponsorship from other licensed venues, ie. Pubs etc. We regularly have used a bottle of wine as a gift to coaches, volunteers etc. and don't believe that this is something that should be outlawed. To give another example, we also had multiple person's donate a bottle from their collection to the club for a recent auction on our golf day. This was able to then generate an auction item of $600 straight profit to the club. Understand the concerns around this time of activity, although we believe the drinking of alcohol in moderation to be perfectly healthy. By outlawing a club from including a bottle of wine as a prize in a raffle or an auction item isn't	Feedback taken into consideration and wording in item 6.35 will be reviewed. Developing a action plan/policy template for clubs to populate and adopt will be developed as part of the policy support resources.	Yes

Stakeholder	Area of Interest (e.g. Community Group, Business Unit)	Method of Communication	Date received	Summary of feedback received	Outcome and rationale (was the feedback actioned? Why/why not?)	Feedback acknowledged (Yes/No)
				striking the right balance. Equally having a slab raffle of 30 slabs is probably something that could be avoided, and alternate prizes looked at. Ask if the policy could be watered down to ask users to consider the appropriateness of using alcohol in gifts and fundraising and where possible use alternative gifts/prizes. It would also be helpful if council could produce a generic action plan or policy for clubs to adopt – I don't think adopting the council policy is the answer here. Something that could be easily reviewed, have notes added for specific sites if necessary and then adopted at a committee meeting. One or two pages of things to look out for (ie. advertising unhealthy options), things to improve (ie. increasing visibility of healthy options), things to avoid where possible (alcohol as gifts/fundraises etc).		
AFL Central Victoria	State Sporting Association	Email and online MS Teams Meeting	11/04/2022	Supportive of the draft Policy and happy to support the football and netball clubs under their control to implement the Policy by providing advice or any support they need to work towards healthier choices. Happy to continue to	Continue to liaise with AFL Central Victoria and keep them in the loop	Yes

Stakeholder	Area of Interest (e.g. Community Group, Business Unit)	Method of Communication	Date received	Summary of feedback received	Outcome and rationale (was the feedback actioned? Why/why not?)	Feedback acknowledged (Yes/No)
				liaise with City of Greater Bendigo to support implementation.	with policy progress and implementation.	
North Bendigo Football Netball Club	Sports Club	Telephone meeting and capability assessment through Healthy Heart of Victoria engagement (Doc Set ID = 4733225)	16/05/2022	Some of the current **barriers** to making the food and/or drink environment healthier in the club include: • Lack of/ very little space in canteen • Convenience of unhealthy products • Impact on profit (canteen currently makes around 4.5k profit per home game) • Lack of equipment to prepare/ display healthier food items (display fridge in old/ run down, volunteers use their own equipment (pots/ pans etc.) for Thursday night dinners Some of the current **enablers** to making the food and/or drink environment healthier in the club include: • Demand from club members/ spectators for healthy food • Availability of volunteers/ paid staff to oversee food	Yes – through HHV project	Yes – through HHV

Stakeholder	Area of Interest (e.g. Community Group, Business Unit)	Method of Communication	Date received	Summary of feedback received	Outcome and rationale (was the feedback actioned? Why/why not?)	Feedback acknowledged (Yes/No)
				management Support needed to make healthy changes include: • Equipment/ facilities to promote/ display healthy food items: **Canteen:** • Single door food display fridge (see pictures of current fridge) • Sandwich press to sell healthier hot food alternatives **Thursday night dinners:** • Portable buffet/ warm food server to prepare healthier hot food alternatives (e.g. pasta salads, fried rice, lasagne etc.) • Pots & pans • Chopping boards/ knives • Ideas/ list of healthier pre-packages products/ fresh food items		

Healthy Facilities Policy Implementation Plan

Implementation:
The Healthy Facilities Policy will be coordinated by the Food Systems Officer at City of Greater Bendigo, in partnership with Bendigo Community Health Services, Stephanie Alexander Kitchen Garden Foundation and other internal units at City of Greater Bendigo.

Year 1 of implementation will involve a pilot with:

- 20 of our sporting clubs and facilities that aren't currently involved with the Healthy Choices Guidelines
- facilities that are currently supported to progress through the Guidelines (Category A facilities)
- Bendigo Libraries
- Neighbourhood Houses
- Bendigo Livestock Exchange
- Bendigo Airport

Community halls will commence implementation in a staged approach in 2024 (rural halls) and the policy will be implemented with urban halls in 2025.

An evaluation of what works and doesn't work will occur following year one of implementation allowing for improvements to be made to the implementation plan before implementing the policy with wider stakeholders and continuing to support existing clubs/facilities through the policy.

Policy aims:

- The policy aims to provide healthy, safe and sustainable food and drink options in all City of Greater Bendigo owned, managed or funded facilities and venues as part of the City's commitment to promoting and protecting the health and wellbeing of all Greater Bendigo residents
- The policy aims to work toward increasing the availability and promotion of healthy food and drinks while reducing less healthy options
- This policy also aims to ensure waste minimisation and other sustainable practices are fostered when promoting or selling food and drink items within City owned, managed or funded facilities and venues

Implementation Plan

Action	Description	Lead	Support	Timeline	Evidence / what success looks like
Supporting sports clubs to implement the policy	Support sporting clubs to implement Vic Kids Eat Well and to develop their own policy/procedure or plan to demonstrate how they will meet policy expectations	Bendigo Community Health Services	City of Greater Bendigo – Active and Healthy Communities Unit	Initial 10 clubs: January 2023 – April 2023 Additional 10 clubs: May – December 2023 Remaining clubs: 2024-ongoing	Clubs have developed their own policy/procedure/plan Clubs have increased healthy offerings in their club
Supporting libraries to implement the policy	Support libraries to develop their own policy/procedure or plan to demonstrate how they will meet policy expectations	City of Greater Bendigo – Community Partnerships unit	City of Greater Bendigo – Active and Healthy Communities Unit	2023 - ongoing	Policy/procedure/plan developed Libraries have increased healthy offerings where relevant at libraries
Supporting community halls to implement the policy	Support community halls to develop their own policy/procedure or plan to demonstrate how they will meet policy expectations	City of Greater Bendigo – Community Partnerships unit	City of Greater Bendigo – Active and Healthy Communities Unit	Rural halls – 2024 ongoing Urban halls – 2025 ongoing	Policy/procedure/plan developed Community halls have increased healthy offerings where relevant / promoted the policy hirers
Supporting community and neighbourhood houses to implement the policy	Support neighbourhood and community houses to develop their own policy/procedure or plan to demonstrate how	City of Greater Bendigo – Community Partnerships unit	City of Greater Bendigo – Active and Healthy Communities Unit	2023 - ongoing	Policy/procedure/plan developed Community and neighbourhood

	they will meet policy expectations				houses have increased healthy offerings where relevant at libraries
Supporting sport, recreation and aquatic facilities to implement the policy	Support sport, recreation and aquatic facilities to develop their own policy/procedure or plan to demonstrate how they will meet policy expectations	City of Greater Bendigo – Active and Healthy Communities unit	City of Greater Bendigo – Active and Healthy Communities Unit	2023 - ongoing	Policy/procedure/plan developed Sport, recreation and aquatic facilities have increased healthy offerings where relevant (category B), and have met the Healthy Choices Guidelines (category A)
Supporting Bendigo Livestock Exchange to implement the Policy	Support the Livestock Exchange to develop their own policy/procedure or plan to demonstrate how they will meet policy expectations	City of Greater Bendigo – Active and Healthy Communities unit	City of Greater Bendigo - Business Services, Economic Development	2023 - ongoing	Policy/procedure/plan developed Healthy offerings have been increased at Livestock Exchange and meeting other aspects of the Policy (i.e. sponsorship, promotion, giveaways etc.)
Supporting the Bendigo Airport to implement the Policy	Support the Bendigo Airport to develop their own policy/procedure or plan to demonstrate how they will meet	City of Greater Bendigo – Active and Healthy Communities unit	City of Greater Bendigo - Business Services, Economic Development	2023 - ongoing	Policy/procedure/plan developed Healthy offerings have been increased

	policy expectations				at the Bendigo Airport and meeting other aspects of the Policy (i.e. sponsorship, promotion, giveaways etc.)

Monitoring, Evaluation and Learning (MEL) Plan for:

Healthy Facilities Policy

MEL Plan

Description

The purpose of the Healthy Facilities Policy is to provide healthy, safe and sustainable food and drink options in all City of Greater Bendigo owned, managed or funded facilities and venues as part of the City's commitment to promoting and protecting the health and wellbeing of all Greater Bendigo residents. The policy aims to work toward increasing the availability and promotion of healthy food and drinks while reducing less healthy options.

This policy also aims to ensure waste minimisation and other sustainable practices are fostered when promoting or selling food and drink items within City owned, managed or funded facilities and venues.

This policy applies to all City facilities and venues (as defined below) with a permit to sell and provide food and drinks, and who receive a rental subsidy as part of their agreement with the City of Greater Bendigo. This policy applies to all areas and situations where food and drinks are provided or promoted to staff, volunteers, members and the general public, including:

- Cafeterias, cafés, canteens, kiosks and coffee shops
- Catering
- Vending machines
- Prizes, gifts, give-aways and vouchers
- Fundraising and sponsorship
- Marketing, advertising and promotion

Logic model: Healthy Facilities Policy

Problem need	Inputs	Activities	Outputs	Short-term results	Medium-term results	Long-term results
The healthy choice is not currently the easy choice in sporting clubs, sport and recreation settings and community facilities as they generally promote food options that are highly processed and contribute to poor health outcomes	In kind support to coordinate the development and implementation of the policy. In kind support provided internally from: - Healthy Communities - Community Partnerships - Business Services - Economic Development In kind support provided externally from: - Bendigo Community Health Services - Stephanie Alexander Kitchen Garden Foundation	• Development of the Healthy Facilities Policy • Development of Policy support resources • Support for facilities (expertise/knowledge) to implement the Policy • Development of an evaluation report (after year one and three of implementation)	Healthy Facilities Policy Healthy Facilities Policy support resources Policy evaluation reports Case studies from clubs/facilities that have successfully implemented the Policy Clubs/facilities/organisations develop internal policy/procedure/plans to demonstrate how facilities will meet policy expectations Increased healthy food and drink options available to communities Buildings are designed/upgraded to support healthy eating	Increased access to healthy and affordable food and drink options	Improved dietary outcomes Improved environmental outcomes	Improved health and environmental outcomes

DRAFT

Purpose

The purposes of this MEL activity are to:

- align to the vision of Mir Wimbul 2021-25 (Accountable, financially responsible, equitable, transparent decision making; Strengthened community health and wellbeing - finalise the Healthy Facilities Policy)
- align to the principles of Healthy Greater Bendigo 2021-25 (Healthy and well - Healthy eating, food insecurity and sustainable food systems)
- enable ongoing improvements and adjustments
- identify factors that need to be taken into account as the policy commences implementation
- stand back from the program and assess it on its merits and against its claims
- identify emerging needs, gaps or priorities
- collect baseline data for use in future evaluation
- provide accountability

Anticipated use

- the MEL will be conducted to measure policy and implementation effectiveness and to improve on processes and also to improve the policy itself
- The audience of this MEL is the Healthy Facilities Policy Project Control Group
- The MEL will be used to guide monitoring and evaluation and quality improvement of the Healthy Facilities Policy
- The Project Control Group will provide guidance and endorse the MEL

DRAFT

Monitoring indicators and / or evaluation questions

Key evaluation questions

- Have all policy stakeholders developed their own policy/procedure or plan?
- What feedback (positive and negative) do policy stakeholders have about implementing the policy in their club/facility/organisation?
- Do the policy stakeholders want to see any changes to the policy support resources? If so, what are the changes?
- What has been the most challenging aspect of policy implementation for policy stakeholders?
- What would make it easier for clubs/facilities/organisation's to implement the policy?
- How have the City embedded the requirements of the policy directive into internal funding guidelines and contracts?
- How has the checklist been integrated into planning for new facilities, renewals and upgrades

Budget

Activity	Resource requirements	Cost	When
Planning	Internal staffing	In-kind	Pre policy endorsement
Program logic	Internal staffing	In-kind	Pre policy endorsement
Key evaluation questions	Internal staffing	In-kind	Pre policy endorsement
MEL Framework	Internal staffing	In-kind	Pre policy endorsement
Data collection	Internal staffing	In-kind	During implementation (2023/2024)

DRAFT

Data analysis	Internal staffing	In-kind	2024+
Write up	Internal staffing	In-kind	2024
Report	Internal staffing	In-kind	2024
Estimated cost			

Data

Data

Data type	Source/area
Feedback	• Feedback from facilities in scope of the Policy – survey • Feedback from staff (semi-structured interview)
Observation	• Adherence to the Healthy Choices Guidelines / increased healthy food and drink offerings in clubs / facilities where relevant
Document analysis	• Facility/club internal policy/procedure or plan

Source: NSW Government (2021). CESE. Accessed online at

Data Collection Plan

Key evaluation question	**What information, data, source or evidence is required?**	**Participants**	**How will we gather this information?** **What tools do we need?**	**Who collects?**	**How often will it be collected?**	**When will it be collected?**
Have all policy stakeholders developed their own	Internal document from each facility/club	Facility/club staff/volunteers	City staff to obtain a copy of the facilities/clubs once completed	Policy lead for that facility/club	Once developed/updated	Various times

policy/procedure or plan? What feedback (positive and negative) do policy stakeholders have about implementing the policy in their club/facility/organisation?	Qualitative feedback from clubs/facilities/organisations		Survey / phone call / face to face meeting with the facilities/clubs		Once per year	January each year
Did the policy stakeholders find the support resources useful and did it help them to implement the Policy?	Responses to this question via a survey / phone call / face to face meeting with the facilities/clubs	Facility/club staff/volunteers	Survey / phone call / face to face meeting with the facilities/clubs	Active and Healthy Communities Unit – City of Greater Bendigo	January 2024 – after first year of implementation	January 2024
What has been the most challenging aspect of policy implementation for policy stakeholders?	Responses to this question via a survey / phone call / face to face meeting with the facilities/clubs	Facility/club staff/volunteers	Survey / phone call / face to face meeting with the facilities/clubs	Active and Healthy Communities Unit – City of Greater Bendigo	January 2024 – after first year of implementation and January 2026	January 2024
What would make it easier for clubs/facilities/organisation's to implement the policy?	Responses to this question via a survey / phone call / face to face meeting with the facilities/clubs	Facility/club staff/volunteers	Survey / phone call / face to face meeting with the facilities/clubs	Active and Healthy Communities Unit – City of Greater Bendigo	January 2024 – after first year of implementation and January 2026	January 2024 and January 2026
How has the Healthy Facilities Design Checklist been integrated into	To understand if the city has embedded this policy directive into internal funding processes	Community Partnerships, Active and Healthy	Face to face meetings	Food Systems Officer – Active and	Prior to policy implementation	Before December 2023

planning for new facilities, renewals and upgrades		Communities, Building and Property		Healthy Communities		

DRAFT

Reporting

MEL Report

Once the data has been collected and analysed, a report will be generated using the MEL Report template and shared with the Healthy Facilities Policy Project Control Group.

DRAFT

16.4. Peter Krenz Centre Redevelopment

Author:	Deb Simpson, Coordinator Strong Communities Amy Johnston, Manager Active and Healthy Communities
Responsible Director:	Stacy Williams, Director Healthy Communities and Environments

Purpose

The purpose of this report is to:

- Present a summary of community feedback received regarding the Peter Krenz Centre (PKC) redevelopment Stage One concept plan;
- Seek Council approval to progress Stage One to detailed design as budget permits;
- Seek acknowledgement that Stage One constitutes a major project and will require funding advocacy by Council and securing of external funding to enable Stage One delivery; and
- Publicly acknowledge the commitment and contributions of the Community Reference Group.

Recommended motion

That Council:

- Endorse the Peter Krenz Centre redevelopment Stage One concept plan as the basis for detailed design, with the addition of a Changing Place;
- Approve Stage One being progressed to detailed design as budget permits;
- Acknowledge external funding will need to be secured through funding advocacy by Council to enable Stage One delivery;
- Thank Community Reference Group members for their commitment and contributions to the project to date; and
- Endorse Community Reference Group ‘wind up’ given group functions are not presently clear, and with a view members would be invited to participate if another Community Reference Group were proposed to be formed in the future.

Executive Summary

PKC is located within Eaglehawk’s Canterbury Park precinct. The Greater Bendigo Public Space Plan 2019 denotes the precinct as being a high-profile public space within Greater Bendigo’s urban growth boundary.

Planning for a PKC redevelopment into a vibrant, multi-purpose community hub has previously been identified as a Council priority. Some of the many reasons for this include:

- Existing inequities in community health and wellbeing, social and economic participation outcomes;
- Changes in community needs and expectations;

- Changes in market forces;
- PKC's aged and failing infrastructure;
- Changes in legislative requirements and standards; and
- PKC's lack of integrated layout contributing to excessive operating costs (particularly staffing and energy costs).

Stage One is now at a project phase 'gateway' in accordance with the City of Greater Bendigo's Project Management Framework. Progressing this major project from the current initiation phase into the design and approvals phase will involve substantial financial and human resources. External funding will be needed to enable Stage One delivery as project costs are beyond Council's financial resources within the context of all other Council priorities.

Background

Community hubs are important for healthy, sustainable communities. Community hubs support community members' participation in community life and access to services. Community hubs also provide more cost-effective solutions to services and infrastructure provision.

Victoria's 30-Year Infrastructure Strategy developed by Infrastructure Victoria indicates that community hubs are consistent with future infrastructure planning and development strategic directions.

Community hubs are characterised by:

- Being multi-purpose
- Supporting many different community needs and interests
- Being open to and inclusive of all community members
- Supporting 'joined up' service access and delivery for community members

In September 2020 Council endorsed further investigation of a set of project guiding principles and scope options recommended by the Community Reference Group.

In April 2021 Councillors received a briefing detailing some of the significant project challenges identified by the investigations. The challenges included:

- The scope options being beyond Council's financial resources (from both capital and operating perspectives) within the context of all other Council priorities; and
- There not being site capacity to accommodate all scope options, even with a two-storey design.

Following the April 2021 briefing Councillors requested more time to consider the future project scope, bearing in mind the project goal of re-invigorating PKC as a vibrant, multi-purpose community hub that:

- Provides a service mix that can support diverse and evolving community health and wellbeing, social and economic participation needs;
- Better integrates with and supports the activation of its high-profile surrounds;
- Is financially responsible (from both capital and operating cost perspectives); and
- Incorporates environmentally sustainable development (ESD) principles.

At the May 2021 briefing Councillors indicated concept and business planning should be progressed with details confirmed on project scale and approach.

Key outcomes of the October 2021 Councillor briefing included preferred concept plan for further community engagement, details on staged approach timing, community engagement and communications plan.

The concept plan options presented at the October 2021 briefing were reflective of the highly constrained and technical nature of the site, with key contributing factors to this including:

- The abutting Eaglehawk (McKern) Skate Park and Lake Neangar to the north;
- The Mulga Bill Regional Playspace to the east;
- Napier Street, Eaglehawk Croquet Club and major stormwater drainage infrastructure to the south;
- Canterbury Park Gardens to the west; and
- A very high water table.

Report

The City's Let's Talk platform is the key platform for community consultation.

The Let's Talk page for the project received 1027 views and 65 contributions. The project manager also received an additional three contributions via email.

The community feedback received about the concept plan was overwhelmingly positive. Key themes included support for:

- The multi-purpose community hub approach;
- The co-location of the library, 'destination' café and 24/7 gym; and
- The strong indoor / outdoor connections, particularly to the lake and playground.

In the responses to the question 'How would the community hub benefit you?', the library featured most prominently (31%), followed by the café and gym (both 19%).

Below is a sample of the community comments contributed:

- *Love the idea of moving and expanding the library. Love the idea of making better use of the lake frontage. Love that the gym will have extended hours.*
- *I really love the idea of this as it brings everything together and has a better community feel.*

- *I love all of it. Library – amazing! Café – amazing! As long as the pools remain, this sounds perfect for Eaglehawk.*
- *It would be a fantastic improvement and add a strong community presence to the area. There would need to be careful thought about parking though.*
- *I really like the idea of this being a one stop shop, being able to visit the library, gym etc. Having more community spaces is always a bonus. Having lived in Eaglehawk all my life, this will certainly add to the 'boom of the Borough'.*
- *I live in the community nearby and have a young family. The current facility doesn't offer much and isn't pleasant to visit unless absolutely necessary.*

The community feedback also elicited some concerns. Key themes included concerns about:

- Potential project impacts on current facility users, including the croquet club;
- Facility accessible and universal design, including access to toilets and parking;
- Environmental impacts;
- Service affordability; and
- Proposed project delivery timeframes.

In the responses to the question 'Do you have any concerns about the project?', proposed project delivery timeframes featured most prominently (23%), followed by access to toilets (9%), access to parking and service affordability (both 6%).

Below is a sample of the community comments contributed:

- *Happy for [the croquet club] to be moved elsewhere in the precinct. Not happy if it has to go altogether. Note: I am not a member of the croquet club but do thoroughly enjoy watching the players and ground keepers having a great time.*
- *Ensure adequate parking. It is already near impossible to get a carpark on weekends with the playground. The addition of a library as well as a more modern gym will attract more visitors.*
- *Linkages to public transport and cycle/walk access.*
- *My main concerns are that the future development and enhancement of the facilities will bring with it costs which are unable to be met by pensioners and low income community members of which Eaglehawk has a higher percentage of compared to some other parts of Bendigo. Cost is a huge deterrent for many and it would be a shame to see the community locked out of any future opportunity due to financial constraints.*
- *I would like to see provision for solar and sustainable heating, cooling and lighting options.*
- *I think the whole project sounds fabulous, but I have a huge concern about the timeframe it will take!! It has gotten me all excited about what's to come … Surely there are ways to speed things up!? I'm sure the community would get behind assisting to fund the project where possible, such as local donations, fund raisers etc. Please consider reducing this timeframe.*

In the responses to the question ‘Do you have any ideas for improving the concept plan?’, facility accessibility, project environmental impacts, alternatives for current facility users, maternal and child health services, childcare services, a Changing Place and a community kitchen featured.

Options considered

The following points are relevant if the project is to be progressed to design and approvals phase.

The concept plan includes high-level details only (e.g. suggested components, their relationship to one another and approximate footprints). Facility accessible, universal design and project environmental impacts are already being actively considered in project planning and it is anticipated detailed designs would help to allay related community concerns.

Alternatives for current facility users would need to form part of any design and approvals phase. Options such as supporting gym users to access other gyms whilst construction is underway could be explored. At a dedicated meeting with Eaglehawk Croquet Club, current members indicated they were unlikely to be impacted by the project due to their elderly age but did not wish to see the Club’s proud history lost.

Providing maternal and child health services from PKC would require a future service level decision as this catchment’s services are currently provided at Lightning Reef Primary School & Early Learning Centre. Through the addition of appropriate (lockable) cabinetry and hand-washing facilities, maternal and child health service provision within PKC’s flexible and multi-purpose community activity spaces could be facilitated.

Childcare services were investigated as part of the initial project scope options however were not deemed feasible from both space and business plan perspectives. The experience across both PKC and Gurri Wanyarra Wellbeing Centre (GWWC) has been that such a service is not well utilised as parents / carers are not able to claim the same government subsidies available for specialised childcare services. Options for supporting facility users to access short and long-day care at specialised nearby childcare services could be explored.

A Changing Place is being actively considered in project planning however it was deemed not feasible from both space and capital cost perspectives to have two i.e. one in the Stage One scope and then a second in the Stage Two scope. The aquatic services (Stage Two) were initially deemed the highest priority for a Changing Place however with some careful redesign of the concept plan, a Changing Place could be achieved during Stage One and then modified to also service Stage Two.

One Club requested that a full kitchen as compared with a kitchenette be installed in one of the flexible and multi-purpose activity spaces so they could continue to prepare and serve meals for Club meetings. The limited community need for such a component makes the associated space and cost 'asks' difficult to justify whilst acknowledging the Club does currently have access to a full kitchen. Given the highly constrained nature of the site, the inclusion of such a component within detailed design scope would require exclusion of another component. An option could be to explore an arrangement whereby the café operator could cater for Club meetings.

Timelines

Stage One is a major project. External funding will be needed to enable Stage One delivery as project costs are beyond Council's financial resources within the context of all other Council priorities. It is not yet known what bearing Bendigo being announced as one of the 2026 Commonwealth Games regional host hubs could have on the project.

The indicative Stage One 10-year timeframe is modelled on the GWWC project experience, known planning and construction timelines for similar facilities, knowledge of the complex site conditions for PKC redevelopment and further reiterated through the consultant's expertise. It is estimated an absolute minimum timeframe for Stage One delivery would be five years. This is made up of:

- Three years from commencement (assuming dedicated human resources) for design and approvals phase.
- Two years from commencement for construction phase.

Funding capacity is the key factor for progression of both of these phases.

Communications/Engagement

The opportunity for community feedback on the concept plan was promoted through:

- Printed project bulletins being delivered to households in Eaglehawk, California Gully, Long Gully, Jackass Flat and North Bendigo;
- Temporary corflute signage being placed outside PKC and at several other locations within the surrounding precinct;
- Printed project bulletins being placed at a range of community facilities and businesses, including PKC and Eaglehawk Library;
- City social media posts that encouraged people to also go to the City's Let's Talk page;
- Public notices; and
- Soft copy project bulletins being distributed via City email networks and those of other organisations.

The social media posts included this video:
https://drive.google.com/file/d/1dHlWNMqj7h8bktTLHf-dtYiaHV-Ekl4Q/view?usp=sharing
and the Let's Talk page included this video:

https://drive.google.com/file/d/1pMz_ITOjAhMBupEJYMShemsx5zMFokav/view?usp=sharing

At the July 2022 Councillor briefing it was agreed a project update should be provided to the Community Reference Group and key staff from Goldfields Library Corporation and YMCA Victoria (being the current facility managers). This has occurred.

The suggestion for the Community Reference Group to be wound up reflects community engagement best practice as there are no clear group goals / objectives at present. This suggestion is made with a view members would be invited to participate if another Community Reference Group were proposed to be formed in the future.

Financial Sustainability

Project affordability within the context of all other Council priorities remains a key challenge, from both capital and operating cost perspectives.

The project would have significant budget impacts even with a staged delivery approach. The draft 10-year Financial Plan indicates limited project resourcing capabilities, noting an average of $8M/annum available for new capital expenditure, coupled with limited borrowings capacity.

In 2021 the estimated cost for Stage One was approximately $27M. This amount does not include a six-star green star facility rating which should be a consideration in line with Climate Change and Environment Strategy goals.

External funding assistance could be sought via a range of opportunities e.g. Living Libraries Infrastructure Program, Business Victoria, Regional Development Victoria, Sport and Recreation Victoria, environmentally sustainable design programs, election commitments.

Given previous State / Federal Government investment in GWWC's development, staging PKC's Stage Two (aquatic facilities planning and delivery) for 10+ years may increase the likelihood of being able to obtain external funding for these components.

Risk Assessment

Key risks include:

- Managing expectations for project scope and project planning / delivery timeframes;
- Project affordability; and
- Project environmental impacts.

Another risk is that the cost of dry facilities operations typically offsets the cost of aquatic facilities operations. Contract management of the existing PKC aquatic facilities over the several years it would take to construct Stage One could be a challenging commercial

prospect. This risk could potentially be managed by packaging the existing aquatic facilities operations as a multi-facility contract management opportunity.

Facility redevelopment typically results in some membership ‘drift’. This is because people often explore other options during construction and then sometimes choose to remain with their alternative option – or their ‘new normal’. Facility redevelopments typically need to be supported by sustained membership attraction campaigns. Having points of differentiation between PKC and GWWC would assist with this.

Policy Context

Primary Council Plan Reference

City of Greater Bendigo Council Plan *Mir wimbul* 2021-2025
Outcome 2 - Healthy, liveable spaces and places

Secondary Council Plan Reference(s)

Goal 8 - Targeted investment in services, facilities, and programs to communities most in need

Conflict of Interest

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

Attachments

Nil

17. STRONG, INCLUSIVE AND SUSTAINABLE ECONOMY

Nil

18. ABORIGINAL RECONCILIATION

Nil

19. A CLIMATE-RESILIENT BUILT AND NATURAL ENVIRONMENT

Nil

20. A VIBRANT, CREATIVE COMMUNITY

20.1. Planning Scheme Amendment C275gben - Miners' Housing Serial Listings - Heritage

Author:	Cael Leskovec, Strategic Planner
Responsible Director:	Steve Hamilton, Director Strategy and Growth

Purpose

Amendment C275gben to the Greater Bendigo Planning Scheme proposes to implement the recommendations of the *Victorian Miners' Housing Serial Listings – Stage 2 Study* (2021) by applying the Heritage Overlay. The new Heritage Overlay will include four new serial listings comprising a total of 157 properties associated with the Victorian miners' housing typology in Greater Bendigo.

Recommended Motion

That Council resolve to:

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

Executive Summary

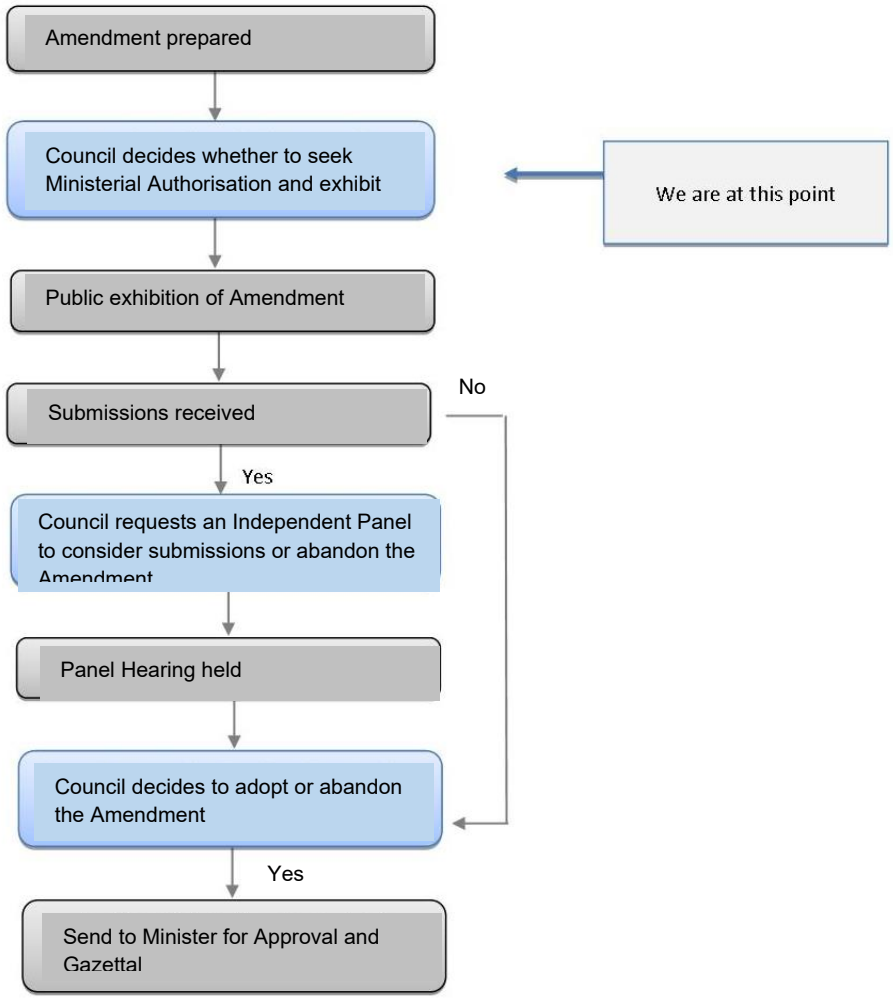
Miners' cottages are a significant group of buildings in Greater Bendigo and are considered to be under threat from development pressure.

The *Victorian Miners' Housing Serial Listings – Stage 2 Study* was undertaken in 2021 by Trethowan Architecture. The Study assessed 229 properties and determined that 158 of these (later revised down to 157) were of local heritage significance for their association with the Victorian miners' housing typology in Greater Bendigo.

Amendment C275gben to Greater Bendigo Planning Scheme proposes to implement the recommendations of the *Victorian Miners' Housing Serial Listings – Stage 2 Study* (2021) by applying the Heritage Overlay to four new serial listings comprising a total of 157 properties scattered across the local government area.

Background

The key steps in the Amendment process are summarised below:



Miners' cottages are a significant group of buildings in Greater Bendigo and are considered to be under threat from development pressure.

The *Miners' Cottages Gap Study* was undertaken in 2017 by Minerva and identified a total of 574 potential properties.

The Evolution of Housing on the Bendigo Goldfields: A Case for Serial Listings was undertaken in 2020 by Amanda Jean and Dr Charles Fahey. This Stage 1 heritage study examined the evolution of mining and housing on the Bendigo Goldfields, identifying four different types of miners' housing:

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

The study recommended that 229 properties be assessed for their heritage significance and a further study be undertaken.

The *Victorian Miners' Housing Serial Listings – Stage 2 Study* was undertaken in 2021 by Trethowan Architecture. The Study used the HERCON criteria, as recommend by the Department of Environment, Land, Water and Planning (DELWP) in Planning Practice Note 1, to determine that 158 of the 229 properties were of local heritage significance. The Study recommended that:

- HO999 be amended to include 59 new properties associated with early miners' cottages
- A Quartz Gold Boom Miners' Houses serial listing be created comprising 42 properties
- A Workers and Mine Speculators' Houses serial listing be created comprising 50 properties
- A Quartz Reefers' Houses serial listing be created comprising seven properties.

The documentation required to bring HO999 up to current listing threshold standards would require significant time and resources which would delay the process of heritage protection on the recommended sites. As such, a new serial listing has been created for Early Miners' Cottages. During this process, one property originally assessed as part of the Workers and Mine Speculators' serial listing was found to not be original to Bendigo and subsequently removed from the list.

The Heritage Overlay is now proposed to be applied to four new serial listings comprising a total of 157 properties.

Previous Council decision dates:

19 August 2020 – Adopted *The Evolution of Housing on the Bendigo Goldfields: A Case for Serial Listings* (2020).

Report

Land affected by the Amendment

Planning Scheme Amendment C275gben affects multiple properties across the suburbs of Bendigo, Flora Hill, Golden Gully, Golden Square, Ironbark, Long Gully, North Bendigo, Quarry Hill and West Bendigo.

The amendment proposes to apply the Heritage Overlay to four serial listings comprising a total of 157 properties associated with the Victorian miners' housing typology in Greater

Bendigo. A full list of all affected properties is included in the Explanatory Report at Attachment 2.

A serial listing is needed, as the four housing types are scatted across the local government area. The four heritage places are:

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

What the Amendment does

Amendment C275gben proposed to implement the recommendations of *Victorian Miners' Housing Serial Listings – Stage 2 Study* (2021).

Specifically, Amendment C275gben:

- Amends the Schedule to Clause 43.01 (Heritage Overlay) to apply the Heritage Overlay to four serial listings comprising a total of 157 properties and remove the existing HO547 from one property that is to be included in the new Heritage Overlay, as shown on Planning Scheme Maps 17HO, 19HO, 22HO and 23HO:

HO Number	Description of Place	Property Address
HO1000	Early Miners' Cottages	59 properties
HO1001	Quartz Gold Boom Miners' Houses	42 properties
HO1002	Workers and Mine Speculators' Houses	49 properties
HO1003	Quartz Reefers' Houses	7 properties

- Removes one property (89 Upper California Gully Road, Long Gully) from the Schedule to Clause 43.01 (Heritage Overlay) that is to be included in the new Heritage Overlay, as shown on Planning Scheme Map 18HO.
- Removes 81 properties from Clause 43.05 (neighbourhood Character) that are to be include in the new Heritage Overlays, as shown on Planning Scheme Maps 18NCO, 22NCO and 23NCO. The list of properties affected by the can be found in Attachment 2.
- Amends the Schedule to Clause 72.04 (Documents Incorporated in this Planning Scheme) to insert four new Statements of Significance list below as incorporated documents from the *Victorian Miners' Housing Serial Listings – Stage 2 Study* (2021):
    - Statement of significance: Early Miners' Cottages, August 2022
    - Statement of significance: Quartz Gold Boom Miners' Houses, August 2022
    - Statement of significance: Workers and Mine Speculators' Houses, August 2022

    - Statement of significance: Quartz Reefers' Houses, August 2022
- Amends the Schedule to Clause 72.08 (Background Documents) to insert the *Victorian Miners' Housing Serial Listings – Stage 2 Study* (2021) as a background document.

Options considered

Council has the option of:

- Supporting the amendment proposal and making a request to the Minister for Planning to authorise preparation and exhibition on the amendment. This option is recommended.
- Not supporting the request to prepare an amendment. Under the *Planning and Environment Act 1987*, there is no right of review of a Council's decision not to support preparation of an amendment.
- Requesting further information if the amendment application documentation is not sufficiently comprehensive to support a request to the Minister and would require considerable financial investment to address all issues.

Communications/Engagement

A Councillor Briefing was provided on 2 August 2021 for the outcomes of the community engagement for the *Victorian Miners' Housing Serial Listings – Stage 2 Study* (2021). An additional Briefing was provided on the 15 August 2022 to provide information on the supporting Planning Scheme Amendment.

The City of Greater Bendigo undertook community consultation on the *Victorian Miners' Housing Serial Listings – Stage 2 Study* (2021) in June 2021. A total of 161 personalised letters were sent to all affected property owners, which provided background information and details of the proposed changes. A heritage fact sheet was also included. A drop-in session was held on 23 June 2021, with owners encouraged to book a 15-minute appointment to discuss the Study. A total of 12 appointments were made.

In accordance with the requirements of the *Planning and Environment Act 1987*, Amendment C275gben will be publicly exhibited for a minimum of one month. The City is required to give notice to all owners and occupiers who may be materially affected by an amendment, together with prescribed Ministers and public authorities. The amendment will also be exhibited in the Government Gazette and the Bendigo Advertiser Newspaper.

Financial Sustainability

Officer time will be required to prepare the amendment documentation for authorisation and exhibition, manage the exhibition process and liaise with DELWP. This project can be undertaken within existing operation budget.

Risk Assessment

Undertaking a planning scheme amendment can be a lengthy process and if ultimately supported by Council and the Minister for Planning, the proposed Heritage Overlays may not be introduced for several years. During this time, demolition requests might be received for properties that have been identified as having heritage significance. It is therefore recommended that in the event of receiving a demolition request for a property in Amendment C275gben, if authorisation has been provided by the Minister for Planning, that City officers (with appropriate delegation) be authorised to request the Minister for Planning to apply an interim Heritage Overlay.

Policy Context

Primary Council Plan Reference

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

Secondary Council Plan Reference(s)

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

Conflict of Interest

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

Attachments

1. Victorian Miners Housing Serial Listing Stage 2 Study Report [**20.1.1** - 75 pages]
2. Greater Bendigo c275gben Explanatory Report [**20.1.2** - 10 pages]
3. Greater Bendigo c275gben Instruction Sheet [**20.1.3** - 1 page]
4. Greater Bendigo C 275gben Maps (Combined) [**20.1.4** - 18 pages]
5. Greater Bendigo C 275 gben Statement of Significance (Combined) [**20.1.5** - 15 pages]



trethowan

Stage 2 Study: Draft Report

Victorian Miners' Housing Serial Listings

Findings and Recommendations

Author Trethowan Architecture
Date November 2021

ARCHITECTURE
INTERIORS
HERITAGE

Revision	Description	Date	Issued To
1	Initial Draft	14-05-2021	Client
2	Incorporating comments from Greater Bendigo	08-06-2021	Client
3	Updated citations	19-07-2021	Client
4	Maps Added	03-11-2021	Client

CONTENTS

1	**Introduction and Background**		**3**
	1.1	Introduction	3
	1.2	Background	5
	1.3	Study Limitations	6
2	**Methodology**		**7**
	2.1	Overview	7
	2.2	Understanding the Typology for Each Serial Listing	7
	2.3	Survey	9
	2.4	Additional Historical Research	10
	2.5	Assessment Against Criteria	10
	2.6	Applying a Threshold of Significance	11
	2.7	Gradings Within the Serial Listing	14
	2.8	Statements of Significance	15
3	**Key Findings**		**17**
	3.1	Local Significance	17
	3.2	Non-contributory Graded Properties	18
	3.3	Other Properties that Fail to Qualify	18
	3.4	Statutory Controls	20
4	**Recommendations**		**21**
	4.1	Introduction	21
	4.2	Future work	21
	4.3	Miners' Cottages - Bendigo, Ironbark, Long Gully, North Bendigo and West Bendigo (Ironbark Miners' Cottages). Revised HO999	22
	4.4	Quartz Gold Boom Miners' Houses	38
	4.5	Workers and Mine Speculators' Houses	50
	4.6	Quartz Reefers' Houses	62
Appendix A	**Summary of Contributory and Significant Graded Properties**		**73**



1 Introduction and Background

1.1 Introduction

Trethowan have been commissioned to undertake a *Stage 2 Heritage Study of Victorian Mining Cottages* in the City of Greater Bendigo. This study builds directly upon previous research that formed Stage 1 of this study which consisted of:

- *Miners Cottages Gap Study* (Miners Cottage Survey) undertaken by Minerva Heritage in 2017 that surveyed those Victorian dwellings in urban Bendigo not currently covered by the Heritage Overlay to create a long list of approximately 574 individual properties
- Review of this initial long list by City of Greater Bendigo to identify those properties associated with a Miners Residency Area
- Analysis and further review of this refined list by Amanda Jean and Charles Fahey in the 2020 report *Evolution of Housing on the Bendigo Goldfields: A Case for Serial Listing* (hereafter termed the Serial Listing Study)

The Serial Listing Study identified a total of 229 candidate places, and recommended the creation of three new serial listings and expansion of the existing miners' cottages serial listing (HO999) to create a total of four serial listing heritage overlays, as described below:

- Quartz Gold Boom Miners' Houses.

  Modest timber frame, weatherboard, hip roof houses associated with the 1870s quartz mining boom and the 1865 Mines Act and 1181 Residence Areas Act.

- Workers and Mine Speculator's Houses.

  Increasingly opulent housing styles due to increased security of tenure. Housing associated with later opening of mining land to non-mining manual and skilled workers, and widows of miners, associated with the Mines Acts of 1890, 1892, 1897 and 1910.

- Quartz Reefer Houses.

  Early colonial regency style houses built by successful miners, speculators and quartz reefers. Usually built very close to their mines. Usually built of brick or stone.

- Miners Cottages (amended Ironbark listing (HO999).

  All early gable roofed miners' cottages associated with the Miner's Rights Act 1855 and the Mines Act 1856, and with alluvial, puddling and early quartz reef mining.

Purpose of Current Study

The purpose of this Stage 2 Heritage Study is to:

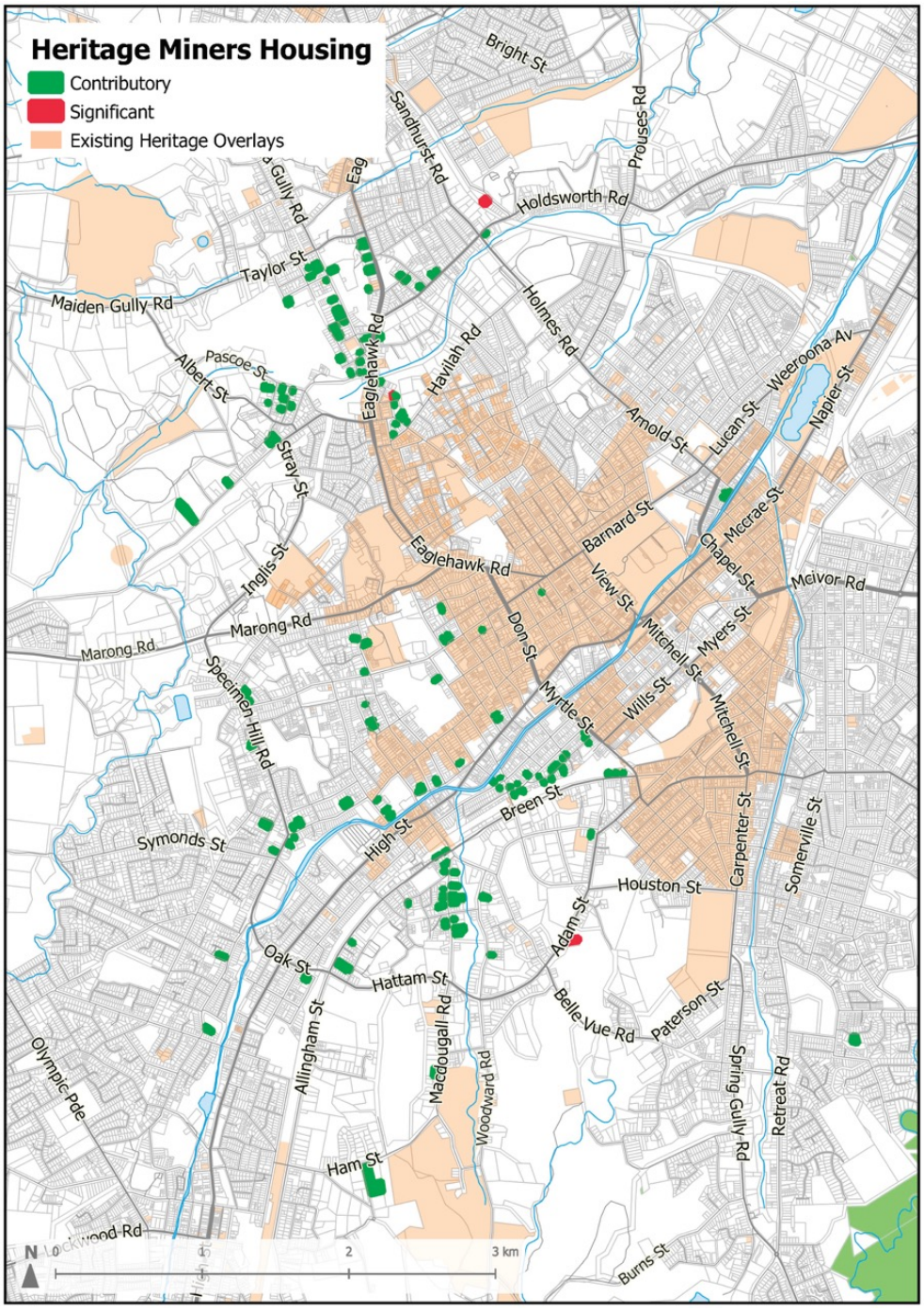
- Review the list of houses from the Miners Cottage Gap Study 2017 (Miners Cottage Survey) and determine which ones fit into one of the recommended serial listings
- Determine a threshold of protection of places for each listing that includes condition, intactness, land zoning and any other relevant considerations
- Provide sufficient justification to support the houses going into the serial listing Heritage Overlays of the Greater Bendigo Planning Scheme
- Include any additional properties identified during the course of the study

Study Area

The Study Area is is the pre-amalgamation boundary of the former City of Bendigo. The serial listing approach, and the scattered nature of mining throughout the district, means that the study area is spread across a number of suburbs. The houses are sometimes, though not always, clustered around former mine sites. A total of 229 individual candidate properties were assessed (identified in the Miners Cottage Survey), distributed across the following suburbs:

- Bendigo (central)
- Flora Hill

- Golden Gully
- Golden Square
- Ironbark
- Long Gully
- North Bendigo
- Quarry Hill
- West Bendigo



1.2 Background

The Stage 2 Study builds on a series of heritage studies commissioned by the City of Greater Bendigo since the early 1990s that have identified and sought to apply appropriate protection to the City's post-contact built cultural heritage. Given the large area covered by the City, these studies have generally focused on single suburbs or discrete districts. Such area-based heritage studies have been supplemented by a series of strategically focussed gap and thematic studies that have highlighted areas and/or building typologies requiring further research to address the 'patchwork' of knowledge that currently exists.

The following list summarises the heritage studies, surveys and reports currently available that apply to Greater Bendigo that form the background, analysis and benchmarking opportunities to this report. Both the *City of Greater Bendigo Heritage Gap Analysis*, 2019 (Landmark Heritage Pty Ltd with David Helms) and the Serial Listing Study 2020 provide a detailed summary and analysis of the vast body of historical research that is represented by these studies:

- *Eaglehawk and Bendigo Heritage Study, 1993,* Graeme Butler & Assoc.
- *Former Shire of Marong Heritage Studies,* 1994 and 1999, Andrew Ward & Assoc; and reviewed by the *Heritage Policy Citations Review*, 2011, Lovell Chen
- *Former Shires of McIvor and Strathfieldsaye, Heathcote-Strathfieldsaye Heritage Study*: *Stage 1*, 2002, Earthtech
- *Former Shires of McIvor and Strathfieldsaye Heritage Study: Stage 2*, 2010, Context Pty Ltd.
- *Ironbark Heritage Study*, 2011, Mandy Jean
- *Greater Bendigo Thematic Environmental History, Overview Report and Aboriginal History,* Lovell Chen, 2013
- *White Hills and East Bendigo Heritage Study Stage 1*, Bendigo Hospital Area, 2014, Lovell Chen
- *White Hills and East Bendigo Heritage Study Stage 2*, Ascot, Bendigo, East and North Bendigo Epsom and White Hills, 2016, 2 vols, Context Pty Ltd:
- *The Miners' Cottage Gap Study*', 2017/18, Minerva Heritage
- *Golden Square Heritage Study Stage 1 Chronological and Thematic History*, 2019, Dr. Robyn Ballinger
- *City of Greater Bendigo Heritage Gap Analysis*, 2019 Landmark Heritage Pty Ltd with David Helms
- *Evolution of Housing on the Bendigo Goldfields: A Case for Serial Listing*, 2020, Amanda Jean and Charles Fahey

The overall approach to identifying heritage has shifted dramatically since the 1993 Eaglehawk study that relied upon, as its starting point, a much more architecturally focused notion of heritage significance. Eaglehawk and Bendigo - they were still separate councils at that time. More recent studies have sought to more fully take account of the myriad social and historical factors that have resulted in the diverse typology of buildings that reflect Bendigo's mining past. This more closely reflects the best practice approach adopted in *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013* (The Burra Charter) that shifts the focus from the identification and conservation of built fabric to more fully embrace those cultural values (aesthetic, historic, scientific, social, and spiritual) that contribute to the significance of a heritage place.

Despite this shift in approach, studies have continued to largely favour exemplars while overlooking the more modest miners' housing that is found across most areas of Bendigo. In addition, the disparate and widespread nature of miners' cottages has also meant that they are, generally speaking, not clustered into easily delineated areas that can be managed via a more traditional Heritage Overlay 'precinct'. Rather, the 2020 Serial Listing Study and 2019 Heritage Gap Analysis have both recommended the appropriateness of a 'serial listing' approach that groups together properties based on a common typology and history rather than geographical clustering (for example, a significant streetscape).

Serial Listing Approach

The serial listing approach adopted in this study builds upon the previous work undertaken in preparing the existing serial listing Heritage Overlay *Miners' Cottages* (HO999) as part of the 2011 *Ironbark Heritage Study*. This Heritage Overlay links together heritage places across a number of suburbs that share a common developmental history and built form.

Serial listing presents a unique set of challenges when compared to the identification of 'precinct' or 'individual' heritage overlays. It recognises the collective significance of a group of heritage places that are not necessarily clustered into readily recognisable precincts.

The Victorian *Planning Practice Note No. 1 'Applying the Heritage Overlay DELWP'* (2018) (Practice Note) provides the following guidance in relation to group, thematic and serial listings:

> *Places that share a common history and/or significance, but which do not adjoin each other or form a geographical grouping may be considered for treatment as a single heritage place. Each place that forms part of the group might share a common statement of significance; a single entry in the Heritage Overlay Schedule and a single Heritage Overlay number.*

1.3 Study Limitations

The key limitations of the Stage 2 Study are:

- Places were only investigated externally and from the public realm; the result is that all descriptions are primarily based on observations of the front facade and partial side facades, with more limited opportunity to describe rear elevations
- In addition, some properties were set back from the street behind vegetation or other obstructions and could not be clearly assessed from the public realm
- The large geographical study area, and vast number of properties surveyed, means that this study may not have identified all potential candidate sites
- The identification of original building material was difficult for dwellings that had undergone extensive renovation and addition; in many cases modern materials have replaced or obscured original fabric

2 Methodology

2.1 Overview

The Victorian Miners' Housing Serial Listing Stage 2 Study: Findings and Recommendations (the 'Victorian Miners' Housing Study') was prepared in accordance with *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Heritage Significance* (the 'Burra Charter') and the Victorian *Planning Practice Note No. 1 'Applying the Heritage Overlay DELWP'* (2018) (the 'Practice Note'). This has been consistent with the methodology outlined by the City in the Study Stage 2 brief 2020. As a result, the following steps were undertaken and are detailed in this section:

- Understanding the typology for each serial listing
- Street level survey of all places identified in the Serial Listing Study 2020
- Additional historical research
- Assessment against HERCON Criteria
- Assessment against Threshold of Significance based on Comparative Analysis
- Recommendations for each property and citation.

2.2 Understanding the Typology for Each Serial Listing

In order to effectively identify, sort and assess each place in relation to the four proposed serial listings, a range of characteristics of each type was established based on the analysis and history in the Serial Listing Study 2020 (Table 1). A desktop review was undertaken of all the information provided from Council in relation to the Miners Cottage Gap Study 2017 Stage 1 survey and contextual reading of *Eaglehawk and Bendigo Heritage Study* (1993); *Ironbark Heritage Study* (2010); *Greater Bendigo Thematic Environmental History* (2013); *The Evolution of Housing on the Bendigo Goldfields*: *A case for serial listings* (Serial Listing Study 2020) and any other relevant documents to provide a good base understanding of the municipality and the project.

Trethowan then conducted a desktop review of each of the 229 places to assist in breaking the information down into the three proposed serial listing Heritage Overlay areas: Quartz Gold Boom Miners' Houses; Workers and Mine Speculator's Houses and the Quartz Reefer Houses; and the proposed amendment of the Miners Cottages (HO999). The 229 places were reviewed against the statements of significance, findings, typologies, and linkages identified in *The Evolution of Housing on the Bendigo Goldfields*: *A case for serial listings.* These typologies can be summarised as follows:

Ironbark Serial Listing

These early houses (1860s-1870s) were historically associated with settlement under the Miner's Rights 1855 and Mines Act 1856. They generally began as small one or two bedroom huts with simple gable end roof forms. These cottages were often of weatherboard with few or simple decorative features, with common variations including mud brick or stone walling made by German or Cornish miners respectively. Chimneys were often external. Common alterations or additions include rear gable additions, front verandahs, rear skillions or later decorative detailing. Other building materials could include handmade red brick, local stone, mine slag or mud pisè bricks. These cottages most commonly exist in Long Gully, Victoria Hill, Ironbark Hill and Golden Gully areas.

Quartz Gold Boom Miners' Cottages

These houses were historically associated with the 1870s quartz mining boom and extend into the 1880s. Generally beginning as square plan houses with two to four rooms, with verandahs, they typically were of modest proportions, constructed with commercially sawn weatherboards, with hip roofs of corrugated metal and some fashionable contemporary architectural detailing. Chimneys were by this time generally internal and common later additions were to the rear or side, with later decorative embellishments or new verandahs. These houses often constituted

small settlements around the main mine shafts and battery buildings, sometimes with no formal alignment with later street patterns that evolved afterwards.

Workers and Mine Speculators' Cottages

These houses were historically associated with the late expansion of the Residence Area that opened auriferous land for habitation to non-miners and skilled workers and women holders of Crown land leases in the 1890s. These houses were often larger cottages of 5-8 rooms sometimes set in large gardens. Materials continued to be chiefly weatherboard walls and corrugated metal roofs with internal chimneys, but with more complex roof forms comprising combinations of hip or gable forms, more ornate verandahs and decorative detailing. These houses appear around Bendigo.

Quartz Reefers

Rather than being limited to a particular period of the gold mining history of Bendigo, these houses were historically associated with particular reefers and investors who built their homes near the mining tenements and mines across the district, who took advantage of the Mines Act 1865 to convert their Miner's Rights to freehold. These houses could be small or large but tend to be grander in style and more decorative. They commonly could include Colonial Regency style characteristics, encircling verandahs, are well articulated or architecturally designed. Comprised of brick or stone, they commonly have more complex roof forms and could be built in phases. These houses were spread around the quartz mining areas with many near mining tenements and might be oriented towards the mine rather than the road.



Figure 1. An example of an Ironbark Cottage (Source: *Evolution of Housing* Serial Listing Study 2020)



Figure 2. An example of a Quartz Gold Boom cottage (Source: *Evolution of Housing,* Serial Listing Study 2020)



Figure 3. An example of a Workers and Miners Speculators cottage (Source: *Evolution of Housing* Serial Listing Study 2020)



Figure 4. Example of a Quartz Reefers house currently covered by the Heritage Overlay at 44 Bellevue Road (Source: *Evolution of Housing* Serial Listing Study 2020)

Table 1. Summary of characteristics (built form) associated with each of the proposed serial listings (Source: *Evolution of Housing* Serial Listing Study 2020). These are the general characteristics identified with each typology, however there may be exceptions to the materiality in some historical periods.

Category	Ironbark	Quartz Gold Boom	Speculators'	Quartz Reefers'
Primary period	1860-70s	1870-80s	1890	1850s-1900
Size	Small	Small - Modest	Large	Small-Large
General Built Form/Features	One-two room hut Gable end roof	Square shaped house Two-four rooms Prefabricated/portable May incorporate later decorative detailing	Five/six/eight rooms Intricate decorative detailing Large Gardens	Colonial regency, Victorian-boom, and Italianate style Decorative embellishments Well-articulated Grander scale (cf. Ironbark) Architecturally designed
External Cladding/Walls	Weatherboard Handmade brick Local stone Mine slag Mud pise	Weatherboards	Weatherboard	Brick or stone
Level of alteration	High	High	Low-Medium	Low
Common additions	Decorative detailing Rear and side additions (gables and skillions) Front verandahs	Decorative detailing Rear addition	Rear addition	
Roof	Gable roof Corrugated metal (overlaying timber shingles)	Hipped Corrugated metal	Hipped/Complex Corrugated metal	Hipped/Complex Corrugated metal
Verandah	Yes – usually later addition	Yes	Yes	Yes – often encircling
Chimney	External	Integrated	Integrated	Integrated

2.3 Survey

Trethowan's team of five heritage consultants individually surveyed the places identified in the Serial Listing Study 2020, expanding on the master spreadsheet provided by Council, on 22-23 February 2021. The survey of each property was carried out by foot at the pedestrian level from the street, with photographs taken of each from the public realm and observations collected on data sheets covering architectural features, intactness/alterations, street orientation, typology, materials and outbuildings. In some cases where the property was obscured by vegetation this was also noted, and additional information gleaned from publicly available aerial photography or real estate advertisements where possible.

The specific built features associated with each serial listing Heritage Overlay were used as a guide to prompt the observations of the survey team (summarised in Table 1). This ensured that



sufficient information was collected to both confirm the findings of the desktop survey and allow for each property to be later assigned to an Heritage Overlay. Particular attention was paid to the overall condition and integrity of the property where it was possible to determine this. This included detailing later additions (such as rear or side extensions or changes to roof form) and instances where original fabric had been removed or replaced (such as chimneys, windows, doors, cladding or decorative elements).

A small number of additional properties were also identified by the team during the survey that were subsequently added to the spreadsheet and assessed alongside the existing list of candidate sites.

As a result of the survey, the spreadsheet was updated with current photographs and place information, including level of integrity and intactness. Where possible, the places were provisionally sorted into one of the four serial listing categories based on their visual identification with the serial listing typologies during the survey and based on the understanding established in the first phase.

2.4 Additional Historical Research

The study has relied chiefly on basic research undertaken by the City of Greater Bendigo and Minerva, as well as additional work done by other consultants in wider Bendigo area that is applicable to the areas covered by the Stage 2 Study such as the Landmark 2019 gaps study. This information was provided as part of the master spreadsheet provided to Trethowan at the outset of the project. Some 20 properties required further background research to determine the construction date and confirm association with mining industry where this was not evident from either the initial information or visual inspection. This desktop research was undertaken by Trethowan with assistance from the City of Greater Bendigo and its Heritage Advisor and included local rate books, parish plans, municipal directories, newspapers and aerial photography. Additional records, including goldfields Libraries historical rate index online, will and probate documents at Public Record Office Victoria and certificates of land titles were also obtained and reviewed.

2.5 Assessment Against Criteria

The Burra Charter was rewritten by the heritage professional organisation, Australia ICOMOS, and has been revised most recently in 2013. This document established a 'values-based' assessment of heritage places, looking at their social, aesthetic, historic and scientific values.

Since that time, standard heritage criteria have been based on these values. This report adopts the most commonly used standard criteria for assessing these values, the *Heritage Council Criteria for the Assessment of Cultural Heritage Significance* (HERCON). These assessment criteria were adopted at the 1998 Conference on Heritage, and by the Heritage Council of Victoria in 2008. The Practice Note recommends the use of the HERCON criteria for carrying out heritage assessments.

In accordance with the Practice Note heritage places are identified as meeting either the threshold of 'Local Significance' or 'State Significance'. Places of Local Significance can include places that are important to a particular community or locality. Some of the places of local significance may also be important to the entire City of Greater Bendigo, but this is not essential to meet the Local Significance threshold.

The Practice Note advises that assessment of whether a place meets the local or State threshold should be determined in relation to model heritage criteria (also known as the HERCON Criteria) which is as follows:

> **Criterion A:** Importance to the course or pattern of our cultural or natural history (historical significance)

Criterion B: Possession of uncommon, rare, or endangered aspects of our cultural or natural history (rarity).

Criterion C: Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).

Criterion D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

Criterion E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

Criterion F: Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).

Criterion G: Strong or special association with a particular community or cultural group for social, cultural, or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).

Criterion H: Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

2.6 Applying a Threshold of Significance

Establishing a clear threshold of significance is crucial in determining the 'minimum' level at which a site or potential heritage place qualifies for inclusion within one of the serial Heritage Overlays identified in the Serial Listing Study.

2.6.1 What is a Threshold of Significance?

The Heritage Victoria standard brief for heritage studies (2010) notes that local significance can include places of significance to a town or locality. Whether this 'threshold' of local significance is achieved depends upon how relevant heritage criteria are applied and interpreted. In 2006, the Minister for Planning appointed an Advisory Committee to review heritage provisions in planning schemes. Part of the scope of the review was to consider the criteria and thresholds applied in the identification of local heritage places. The subsequent report provides some guidance in considering how thresholds should be applied, understanding that this forms an integral part of narrowing down what is to be managed from the wide range of potential heritage places.

On the basis that the concept of thresholds is an integral component of assessing heritage significance, the Advisory Committee concluded that the threshold for inclusion of a place in the Heritage Overlay in Planning Schemes should be a positive answer to the question 'Is the place of sufficient import that its cultural values should be recognised in the planning scheme and taken into account in decision-making?' (Advisory Committee Report 2007:xviii)

This requires the consideration of two key elements. Firstly, there should be something to be managed, evident in the fabric of the place. Secondly, there should be a criteria for assessment, and for this the HERCON Criteria have been accepted. It is also accepted that the threshold will vary according to the comparative analysis in the locality. The municipality's Thematic History should also be considered when assessing whether a place contributes towards the significance of the municipality.



In its conclusion, the Advisory Committee (2007:2-40) noted that 'the issue for planning purposes is simply whether a place is of sufficient heritage note in the local context to warrant planning controls being put in place to ensure that its heritage value is taken into account when development proposals are being considered.' It concluded:

> *Essentially a 'threshold' is the level of cultural significance that a place must have before it can be recommended for inclusion in the planning scheme. The question to be answered is 'Is the place of sufficient import that its cultural values should be recognised in the planning scheme and taken into account in decision-making?' Thresholds are necessary to enable a smaller group of places with special architectural values, for example, to be selected out for listing from a group of perhaps hundreds of places with similar architectural values. Factors determining thresholds comprise another list again. They will include such things as intactness, age, rarity, and design or aesthetic quality. An important factor in the selection of places for listing will always be whether there is heritage fabric remaining in situ or other qualities pertaining to the place that are required to be managed*. (2007:2-42)

Thresholds are to be used to 'sieve' places identified as of some significance by the HERCON criteria and determine those that should be listed under the Heritage Overlay (2007:2-44). Comparative analysis is thus crucial. This assessment is to be undertaken within a 'locality' delineated by geography and history of development and may be a smaller/different area to the municipal area (2007:2-44).

2.6.2 Comparative Analysis

Comparative analysis is thus an essential step to determining if a place or precinct meets the local (or State) threshold for heritage significance. The Practice Note advises that:

> *... some comparative analysis will be required to substantiate the significance of each place. The comparative analysis should draw on other similar places within the study area, including those that have previously been included in a heritage register or overlay.*

Comparative analysis is considered particularly important in deciding if a place is of architectural significance or of rarity value in a given area but can be applied to most place types to determine their relative importance in a locality or wider area.

For the purposes of the Stage 2 Study the heritage places already identified in the existing *Miners' Cottages* serial listing (HO999) was considered the minimal scope for comparative analysis to establish local significance. Comparisons were also sought with similar heritage places across the three new serial listings proposed in the Serial Listing Study. Other Heritage Overlays that provided useful comparators included *Calder Highway Precinct* (HO26) and *Ironbark Precinct* (HO27).

In this process, similar places and precincts (in terms of build-date, building type, and/or use/theme) already included in the City of Greater Bendigo Heritage Overlay were used as 'benchmarks' to provide a basis for comparison. These places were compared according to a range of criteria, including how well they represented a historical theme, their architectural design quality such as form and detailing, intactness (integrity) and rarity.

When the place or precinct under assessment was considered to be of equal or better quality than the contributory 'benchmarks' within the existing *Miners' Cottages* Heritage Overlay (HO999) for example, it was judged to meet the threshold of local significance as a Contributory property and considered worthy of inclusion in the serial listing Heritage Overlay.

For example, the house at 25 Lazarus Street, West Bendigo (HO999) has retained its original gable end form with external chimney. Its materiality comprises rockwork, weatherboard and metal roofing. There are some additions of a later verandah with Edwardian detailing, but the original is strongly recognisable in the form and materiality of the property. The house at 19 Lazarus Street (HO999) has been rendered, painted and alterations made to the verandah and a rear addition and twentieth century fence added. However, the original miner's cottage form is strongly evident including external chimneys, roof form, simple symmetry of the door and windows, and early

outbuildings. In another example of a Contributory graded property in HO26, the house at 91 Marong Road, Golden Square, is a later Victorian house with more complex roof form and some original detailing, window forms and verandah. Despite the removal of the chimney and minor alterations to the door, the property is strongly recognisable as a Victorian miners cottage. The house at 71 Marong Road, Golden Square (HO26) is a simpler hipped roof form, with weatherboard walls and metal sheet roof, brick chimneys and lacework verandah, and is a Victorian miners cottage of a similar aesthetic quality to many of the houses in the proposed serial listing.



Figure 5. 25 Lazarus Street, West Bendigo (Source: City of Greater Bendigo)



Figure 6. 19 Lazarus Street, West Bendigo (Source: Realestate.com)



Figure 7. 71 Marong Road, Golden Square. Contributory within HO26 Calder Highway, Ironbark Precinct (Source: Google Maps 2021.)



Figure 8. 91 Marong Road, Contributory within HO26. (Source: Google Maps 2021.)

2.6.3 Integrity

Given the importance of historical significance as a criteria for the serial listing, it was considered crucial that this history should continue to be demonstrated by the place in terms of some combination of fabric, form, or setting. An important benchmark was that to be Contributory to the serial listing, the house should be intelligible as a miner's cottage. Thus where some later alterations were added to the cottage, key elements of its original form such as roofs, chimneys, windows, verandahs (if applicable) should be clearly visible or easily restored. The visibility of original fabric such as stonework, brickwork, timber or metal roofing where applicable was also considered. A house might be missing one or two elements and still be recognisable as a Contributory miner's cottage, but a loss of many such elements could be considered fatal to integrity where this recognisability began to be lost.

Integrity varied across the study. Some houses had been extensively restored with varying degrees of sensitivity. Later additions such as verandahs or significant enlargements of the property made accurate categorisation difficult in some cases. As per above, the recognisability and intelligibility of the historic themes was considered critical. It was also noted that many miners



cottages were upgraded or decorated by their residents in the later nineteenth century or in the early twentieth century. These houses were still generally considered to retain their integrity where the original cottage was clearly evident. In some cases the additions or alterations to the property were considered to be seriously detracting or defacing of the property such that the property was no longer worthy of heritage protection. In such cases the additions or alterations might have a cumulative effect of overwhelming, dominating or completely obscuring the original form.

2.6.4 Condition

The condition of each property was noted in the survey, with a range of conditions noted. Some houses were in excellent condition. Average condition included some elements requiring repair. Poor condition included places requiring immediate attention or in some rare cases in states of dereliction. As a general rule, condition was not considered to rule out heritage significance of a place providing original fabric and overall form was still evident.

2.7 Gradings Within the Serial Listing

Once it was established that each of the sites satisfied one or more of the HERCON criteria at a local level (through comparative analysis), each property was also assigned a grading. In most cases, a Contributory grading was appropriate, however a handful of properties were considered Significant within the listing.

Current Greater Bendigo Grading System

Most previous heritage studies in the City have employed the old 'letter' grading system. This approach is inconsistent with the Practice Note that requires the establishment of a clear set of definitions for 'Significant', 'Contributory' and 'Non-contributory' properties.

Proposed Grading System

The 2019 Heritage Gap Analysis Study recommended clear and consistent standard definitions of Significant, Contributory and Non-contributory. Based on the findings of this gap study the following definitions have therefore been adopted and adapted for this study:

- **Significant:** a place that is of individual significance and satisfies at least one of the HERCON criteria at the local level. Significant places are often significant independent of their context, but may also contribute to the significance of a precinct
- **Contributory:** a place that contributes to the significance of a heritage precinct, but is not of individual significance on its own
- **Non-contributory:** a place within a precinct that does not contribute to the significance of the precinct. No places within the serial listing will be graded non-contributory, as the geographic scattering of the places doesn't allow for properties that do not contribute to be included in the listing

Properties deemed Contributory within the proposed serial listing are those considered to be representative of the type in terms of aesthetic form or history, but may have had minor alterations. Despite alterations, these properties retain their identity or intelligibility as former miner's cottages and clearly belong to one of the four typologies.

Properties were deemed Significant within the proposed serial listing if they fit within the broad historical period or category but are in addition individually outstanding or distinctive somehow (usually aesthetically) within the historical type or may have a particularly high integrity and/or intactness as a representative example.

Properties were deemed Non-contributory for a number of factors such as:

- Low integrity, where a place has a high degree of alterations from historical periods unrelated to the mining period to the extent that it is no longer intelligible as a miner's cottage
- The property was not associated with any of the historical typologies, for example was built outside of the period of significance or not associated in any way with the relevant historical themes
- The property has been moved from another location
- The property no longer exists or has been demolished

2.8 Statements of Significance

For each serial listing found to meet the threshold of local significance for at least one criterion, a Statement of Significance was prepared, summarising the most important facts and the significance of the place/precinct. This includes formulating statements of significance for the three new serial listings, as well as assessing the statement for the existing *Miners' Cottage* serial listing.

Each statement was prepared in accordance with The Burra Charter; using the HERCON criteria; and applying the thresholds of local or State significance. Each assessment is summarised in the format recommended by the Practice Note, namely:

> ***What is significant?***
>
> *This section should be brief, usually no more than one paragraph or a series of dot points. There should be no doubt about the elements of the place that are under discussion. The paragraph should identify features or elements that are significant about the place, for example, house, outbuildings, garden, plantings, ruins, archaeological sites, interiors as a guide to future decision makers. Mention could also be made of elements that are not significant.*
>
> ***How is it significant?***
>
> *A sentence should be included to the effect that the place is important because of its historical significance, its rarity, its research potential, its representativeness, its aesthetic significance, its technical significance and/or its associative significance. These descriptors are shown in brackets at the end of the heritage criteria listed above. The sentence should indicate the threshold for which the place is considered important.*
>
> ***Why is it significant?***
>
> *This should elaborate on the criteria that makes the place significant. A separate point or paragraph should be used for each criterion satisfied. The relevant criterion should be inserted in brackets after each point or paragraph. Each point or paragraph may include the threshold for which the place is considered important.*

2.8.1 Updating the *Miners' Cottages* Serial Listing (HO999)

Changes to the existing HO999 serial listing are restricted to the addition of new properties identified in this study. Where relevant, suggested changes to the existing citation have been highlighted or suggested for future work.

2.8.2 Statutory Recommendations

The typical statutory recommendations for places and precincts assessed to be of local significance are made in accordance with relevant policies and guidelines set out in the Practice Note.

The Practice Note describes additional controls that can be ticked in the Schedule to the Heritage Overlay for a place or precinct, including:

- External Paint Controls – to control changes to paint colours; particularly important if evidence of an early colour scheme survives; note that a planning permit is always required to paint a previously unpainted surface (e.g., face brick, render, stone, concrete, timber shingles).
- Internal Alteration Controls – to be used sparingly and on a selective basis for special interiors of high significance.
- Tree Controls – to be applied only where a tree (or trees) has been assessed as having heritage value, not just amenity value.
- Fences and Outbuildings which are not exempt from advertising planning permit applications – demolition applications for early fences and/or outbuildings that



contribute to the significance of a place must be publicly advertised if this box is ticked, and the accelerated VicSmart permit process cannot be used; note that a planning permit is required to alter, demolish or replace a fence or outbuilding even if this box is not chosen, however public notice of the permit application is generally not required.
- Included on the Victorian Heritage Register – can only be entered by Heritage Victoria.
- Prohibited uses may be permitted – this allows additional uses not normally permitted in a given zone, subject to a planning permit; it is most frequently used to give redundant buildings a wider range of future use options to ensure their long-term survival, e.g., purpose-built shops in residential areas.
- Incorporated Plan has been adopted for the place/precinct – an incorporated plan is sometimes prepared to introduce permit exemptions for a precinct, or provide specific guidance in managing a complex site.
- Aboriginal heritage place – note that Aboriginal heritage significance was not assessed as part of this Study.

When making statutory recommendations, recommendations for these additional controls were made where appropriate. In cases where Tree Controls or Fence and Outbuilding exemptions are recommended, the specific elements to be protected have generally been indicated for inclusion in the Schedule to the Heritage Overlay to provide clear guidance for planners and owners. For example: Tree Controls: *Yes – English Oak at No.X*.

2.8.3 HERMES Entry

The Practice Note specifies that:

> *All statements of significance should be securely stored in the HERMES heritage database.*
>
> *Where a planning scheme amendment has resulted in the addition of, or amendments to, places in the Heritage Overlay, the strategic justification (that is, heritage study documentation and statements of significance) should be entered into the department's HERMES heritage database*.

This will be done once a planning scheme amendment has been gazetted. Once the places have been added to HERMES, the records of those places added to the Greater Bendigo Heritage Overlay will be visible on the Victorian Heritage Database.

Places found to not meet the threshold of local significance should be entered into the HERMES database to note that they have been 'Researched but NOT recommended'. These records are not published for the general public to see but are accessible to Council staff.

3 Key Findings

3.1 Local Significance

3.1.1 Proposed Serial Listing Heritage Overlays

All three of the new serial listings proposed in *'The Evolution of Housing on the Bendigo Goldfields: A Case for Serial Listing'* are considered to meet the threshold for local significance when assessed against the HERCON criteria, and are thus determined to be worthy of protection in the Heritage Overlay. These Heritage Overlays are:

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

3.1.2 Extending Existing Serial Listing Heritage Overlay

The proposal to amend the existing serial listing *HO999: Miners' Cottages - Bendigo, Ironbark, Long Gully, North Bendigo and West Bendigo* ('Ironbark Miners' Cottages') to include additional early gable roofed miners' cottages is also supported.

3.1.3 Contributory and Significant Graded Properties

A total of 158 individual places out of the 229 assessed from the original survey list are considered to meet the threshold for local significance and therefore worthy of inclusion into one of the four Heritage Overlays. These 158 individual places have been graded as either Contributory or Significant.

Contributory Properties

A total of 156 properties have been graded as Contributory and are assigned to one of the four serial listings as follows:

- **Ironbark Miners' Cottages:** 58
- **Quartz Gold Boom Miners' Houses:** 42
- **Workers and Mine Speculators' Houses:** 50
- **Quartz Reefers' Houses:** 6

Each of these Contributory places have been determined to satisfy the threshold for inclusion in a Heritage Overlay when assessed against the HERCON criteria. They also meet the requirement for high integrity in relation to their original form, fabric or setting, as well as being in sufficiently good condition that integrity was still evident. The methodology for this has been outlined in Sections 2.5 and 2.6 above.

Significant Properties

A total of two individual properties have been graded as Significant and are assigned to two of the four serial listings as follows:

- **Ironbark Miners' Cottages:** 1 Daly Street, Long Gully
- **Quartz Gold Boom Miners' Houses:** n/a
- **Workers and Mine Speculators' Houses:** n/a
- **Quartz Reefers' Houses:** 83 Adam Street, Quarry Hill

Both significant places have been determined to satisfy the threshold for inclusion in a Heritage Overlay when assessed against the HERCON criteria and represent outstanding or especially unique examples of their typology. It is considered that these properties are comparable to other individually significant properties in terms of exceeding a threshold for high integrity in relation to

their original form, fabric or setting, as well as being in sufficiently good condition that integrity was still evident.

Outbuildings

A small number of potentially contributory outbuildings were identified during the survey. These appeared to be a mix of attached or detached nineteenth century outbuildings associated with the history of the place, and could encompass historical buildings such as outhouses, detached former kitchens or laundries. Due to the location of outbuildings to the rear or within properties, close inspection and assessment was not possible during the general survey, and it is possible that other original outbuildings may have been obscured from view. A general statement has been added to the Statement of Significance noting that original outbuildings from the nineteenth century where they exist, may contribute to the historical significance of the place. These can be assessed by Council on a case by case basis as the need arises. Potential outbuildings of interest were noted during the survey at the following properties:

- 89 Upper California Gully Road – gabled timber outbuilding
- 97 Upper California Gully Road – possible detached former kitchen with chimney
- 12 Gundry Street, Long Gully – possible outbuildings may be attached
- 180 King Street – Possibly detached former kitchen with chimney

3.2 Non-contributory Graded Properties

A total of 51 individual places from the original survey list of 229 have been graded as Non-contributory. These places were rejected because they were deemed not to meet the threshold of significance. This was most often due to a lack of integrity (substantive additions or changes that have resulted in a loss of original fabric), or to be lower in representative quality when compared to other comparable examples.



Figure 9. 265 King Street, Bendigo. Example of a non-contributory property illustrating changes to original fabric that have impacted on integrity (Source: Trethowan Architecture)



Figure 10. 12 Wade Street, Golden Square. Non-contributory due to substantial changes to original fabric and later additions (Source: Trethowan Architecture)

3.3 Other Properties that Fail to Qualify

A total of 20 places originally identified in the Stage 1 Survey (2017/18) do not qualify for a variety of reasons as listed below other than not meeting the threshold for local significance. A further two places were identified during the site survey undertaken by Trethowan but the historical link to the mining industry had not been established.

3.3.1 Demolished Dwellings

A total of three dwellings have been demolished since the completion of the Stage 1 Survey:

- 6 Burrowes Street, Golden Square
- 55 Cunneen Street, Long Gully
- 72 Sparrowhawk Road, West Bendigo

3.3.2 In Existing Heritage Overlay

A total of nine dwellings were determined to already fall under the protection of an existing Heritage Overlay:

- 33 Belle Vue Road, Golden Square (individual Heritage Overlay that is yet to be formally adopted in Bendigo Planning Scheme)
- 44 Belle Vue Road, Golden Square (HO431)
- 58 Belle Vue Road, Golden Square (HO432)
- 52 Breen Street, Golden Square (HO585)
- 14 Eaglehawk Road, Ironbark (HO1)
- 235 Eaglehawk Road, Long Gully (HO540)
- 237 Eaglehawk Road, Long Gully (HO541)
- 257 Eaglehawk Road, Long Gully (HO542)
- 35 Havilah Road, Long Gully (HO841/HO999)

3.3.3 Require Further Historical Research

A total of two places were identified during the site survey conducted by Trethowan and are considered to potentially meet the threshold for inclusion in a Heritage Overlay. However, further historical research is required to determine whether these places are directly associated with mining:

- 5 Pascoe Street, Long Gully
- 28 Wilson Street, Long Gully

3.3.4 No Connection to Gold Mining

Historical investigation reveals no immediate connection to the gold mining industry for the following two dwellings:

- 51 Belle Vue Road, Golden Square
- 3 William Street, Long Gully

3.3.5 Moved to Current Site from Another Location

Historical investigation suggests that the following four dwellings have likely been moved to their current sites from another location:

- 48 Belle Vue Road, Golden Square
- 56 Belle Vue Road, Golden Square
- 2 Cunneen Street, Long Gully
- 3a Yaloke Street, Golden Square

3.3.6 Unable to be Surveyed

A total of two dwellings identified by the Stage 1 Survey were not publicly accessible to enable a proper assessment during the survey:

- 32 MacCullagh Street, Golden Gully
- 42 Old High Street, Golden Square



3.4 Statutory Controls

3.4.1 External Paint Controls / Internal Alterations / Victorian Heritage Register / Prohibited Uses / Aboriginal Heritage Place / Outbuildings and Fences

No additional controls are recommended for the four serial listing Heritage Overlays in relation to the following:

- External Paint Controls
- Internal Alterations
- Victorian Heritage Register
- Prohibited Uses
- Aboriginal Heritage Place
- Outbuildings and Fences

3.4.2 Tree Controls

Tree controls are recommended for selected mature exotic trees that enhance the setting of the places, as these plantings are typical of nineteenth century garden landscapes and add to the heritage character of the place. An arborist report is recommended to identify the species and age of the trees. The trees of interest are identified in the Schedule to the Heritage Overlay. It is noted that HO999 has existing tree controls.

4 Recommendations

4.1 Introduction

This section provides the key recommendations of the Stage 2 Study. These are:

1. Adoption of the Stage 2 Study by the City of Greater Bendigo
2. Implementation of the recommendations of the Stage 2 Study by the City of Greater Bendigo by preparing a planning scheme amendment to the Greater Bendigo Planning Scheme that will:
    - Amend the existing serial listing Heritage Overlay for HO999 – Miners' Cottages to add new Contributory graded properties to the listing.
    - Adopt the three new serial listing Heritage Overlays.
    - Add the individual places assessed as being of local significance identified within the citations for each serial listing Heritage Overlay.

4.2 Future work

A future study should review HO999 to ascertain whether there are any properties in the original Miners' Cottage serial listing that would be more accurately classified and better protected within one of the new serial listings.

The Statement of Significance for HO999 could also be rewritten to the current standard of What, Why and How the listing is significant with a more concise statement of What is Significant. An example of a more concise statement outlining What is Significant for HO999 is provided in Appendix B.

4.3 Miners' Cottages - Bendigo, Ironbark, Long Gully, North Bendigo and West Bendigo (Ironbark Miners' Cottages). Revised HO999

Prepared by: Trethowan Architecture

Address

15 Adelaide Gully Rd, Golden Gully; 2, 83 Allingham St, Golden Square, 55 Arnold St, Bendigo, 382 Barnard St, Ironbark; 68, 78 Bennett St, Long Gully; 54 Breen St, Quarry Hill; 6 Broom St, Bendigo; 2 Burn St, Golden Square; 10 Cunneen St, Long Gully; 1 Daly St, Long Gully; 15 Gibson St, North Bendigo; 19 Grant St, Long Gully; 12 Gundry St, Long Gully; 614, 615 Hargreaves St, Golden Square; 5 Havilah Rd, Long Gully; 27 Holdsworth Rd, Long Gully; 71 Jackson St, Long Gully; 19 Joseph St, Bendigo; 140, 180, 196, 255, 261, 269, 266 King St, Bendigo; 12A Kirby St, Bendigo; 10, 23, 26, 35A, 36 Macdougall Rd, Golden Square; 48, 136, 193 Mackenzie St West, Golden Square; 63 Nettle St, Ironbark; 1A, 3 Pascoe St, Long Gully; 11 Philpot St, Long Gully; 3 Pitt St, Bendigo; 266 Queen St, Bendigo; 8 Rose St, Golden Square; 4 Sheridan St, Long Gully; 49, 76 Specimen Hill Rd, Golden Square; 15 Stone St, Long Gully; 15, 141 Thistle St, Golden Square; 89, 90, 97, 99 Upper California Gully Rd, Long Gully; 9, 31 Wade Ln, Golden Square; 2 William St, Long Gully; 270 Woodward Rd, Golden Square; 22 Davey Close, Flora Hill.

Name: Miners' Cottages - Bendigo, Ironbark, Long Gully, North Bendigo and West Bendigo	**Survey Date:** March 2021
Place Type: Residential	**Architects:** Unknown
Grading: Significant (Serial Listing)	**Builders:** Unknown
Extent of Overlay: To the property boundaries	**Construction Range:** 1860-1900



4.3.1 Historical Context

The following historical background is extracted and adapted from *Ironbark Heritage Study* (2010) Volume 1.

The Bendigo Goldfields

The majority of the Bendigo goldfields evolved geologically in the 38 north-south anticline lines of reef that lay from Bendigo East to Kangaroo Flat. Gullies and dry creeks cut across the ridges in a west to easterly direction, flowing into the Bendigo Creek, which flows across the gravel plains of Epsom, a former shallow sea in the north, and thence into the Campaspe River, a tributary of the Murray River. The area was covered by dense Box-Ironbark forests and woodlands and was the traditional lands of the indigenous Dja Dja Wurrung people who had managed the lands according to traditional knowledge and culture for many thousands of years. Following the annexation of the land by the British Crown, the Crown granted a pastoral lease for grazing stock to pastoralists Stewart and Gibson in 1848.[1] Following the discovery of gold in the area in 1851, thousands of gold diggers rushed to the area from all corners of the world. The Government managed access to land by these new kinds of colonists through the issue of mining leases. Mining leases, pastoral leases and Indigenous native title rights are now acknowledged to co-exist over Crown Land, but at the time the Indigenous Australians were pushed to the margins of society and their rights were not recognised.

The Bendigo gold fields, commenced in 1851, continued over the next 153 years through times of boom, decline, revival and stagnation. The last underground historic mine closed in 1954 with continued production locally. The Bendigo Goldfields is Australia's second largest in terms of historical production after Western Australia's Golden Mile (Boulder, Kalgoorlie).[2] It produced the largest amount of gold of any field in Eastern Australia and retains the largest evidence of its mining past within the inner city area. The history of mining shaped and created Bendigo. It left a chaotic industrial landscape which was in a state of perpetual flux with seemingly random, scattered, small and often very isolated settlements of people across a wide area.[3]

In 1854 the character of the city of Bendigo (Sandhurst) changed from a collection of irregular diggings on Crown Land to a central town when the area that is now central Bendigo was surveyed by government surveyor, Richard Larritt. A government camp was established and the geometric grid layout of the town was laid out, streets surveyed and land auctioned for sale under Torrens Title. The primary factor governing settlement in the broader area, however, was mining. It was to the outer gullies and creeks within the watershed of Bendigo Creek where the alluvial miners first worked.[4] By mid 1852 more than 4,000 diggers were arriving each week, until over 40,000 miners had arrived in the space of a few years. Tent settlements were established in 1851-2 by 'diggers' intent on finding the available alluvial gold.[5] By 1861 the entire Sandhurst mining district had 41,000 people spread through a score of small mining settlements. But the majority of the goldfields remained temporary and transitional in nature with haphazard settlements and roads. Other times, lack of water drove the miners on, leaving behind Crown Land that had been dug up, trees cleared, dry gullies clogged up and a wasteland created.[6] It left a legacy of large tracts of Crown Land former mine sites that encircle the city and penetrate deep within it. It is these Crown Lands and National parks in which the Dja Dja Wurrung native title interests are now recognized.

By the end of the 1850s miners were experimenting with steam powered mills as well as crushers and open cut mining. More extensively than elsewhere, Bendigo miners used puddling machines. By mid 1854 there were 1,500 machines. Attention was also turning to the mining of quartz reefs and steam powered machinery for mining was being set up as early as 1855. Supporting the miners were small foundries and accompanying this phase of mining came the building of more substantial buildings. Towards the end of the 1860s the dominance of the alluvial miner was drawing to a close and by 1868 there were 4,000 alluvial miners and 3,000 quartz reef miners in Bendigo. The success of the deep shafts had grown on Hustlers Reef and Victoria Reef with associated small crushing works. The reef miners turned to steam driven crushing machines, larger mining companies were employing bigger work forces.

In the early 1860s Bendigo's mining boom was marked by the formation of hundreds of companies. As technology and mine administration improved, so did the confidence of investors. Larger steam

[1] Ravenswood Homestead, Heritage Victoria, http://vhd.heritage.vic.gov.au/places/heritage/967
[2] Bendigo Mining for a summary of the history of mining to the present see website for Bendigo Mining http://www.bmnl.com.au/safety_environment/community_relations/gold_mining/bendigo_goldfield_history.htm
[3] Eaglehawk and Bendigo Heritage Study, Vol 2, Thematic History 1993
[4] Butler, et al, Eaglehawk and Bendigo Heritage Study, Vol 2, Thematic History
[5] Ballinger, Robyn*, Ironbark Hill Precinct Report,* City of Greater Bendigo, October 2005
[6] Ibid

plants and winding engines were installed so the mines could be worked at greater depth and also control ground water inflow. Another mining boom was in full swing in 1871 and boosted the establishment of foundries and engineering works. In a two-year period, over one thousand new mining companies were floated with thousands of small mining leases. A frenzy of buying and selling shares occurred at the Beehive Mining Exchange. The boom soon burst, but some mines continued to operate by digging deeper into the reefs. In the early 1870s companies built up a paid work force and mining became the staple form of male employment in Bendigo. With capitalized works, the floating population of diggers diminished. Company mining altered the social structure of Bendigo. It established a new class of investors. Mining had created distinctly working class areas in town that housed the waged miners, which was separated from the wealthy socially as well as geographically.[7]

The boom of the late 1860s and early 1870s was over by 1873 but until the early 1890s mining remained central to the Bendigo economy. The town was untidy, disordered, brash and with conflicting land uses right in the heart of the city.[8] The early ethnic mining groups were overlaid by new social divisions of wealth and power.[9] A wider range of housing appeared during the 1870-80s. On some hills an elite suburbia emerged. The pattern of segregation was often a product of topography, between high and low land. The elite found on hill tops and the cottages in low lying gullies. Public streets were planted with trees. There were a few well known mine investors and owners, who built alongside their mines such as Lazarus and Lansell.

At the beginning of the 20th century mines were still a major employer in Bendigo but the self-image of Bendigo was changing to one of a garden city with a fine climate.[10] By the 1890s architects who had reaped lucrative public contracts in the 1870s and 1880s turned to working for private clients bringing their own international style to Bendigo.

Mining declined from the early years of the twentieth century. In 1917 the majority of surviving mines were amalgamated with operations ceasing in 1923. Gold mining revived in 1930s when as many as 1,500 men worked in the alluvial mining and cyaniding. The old tailings and battery sands were re-worked by about thirty cyanide plants, employing 300 men.[11] Bendigo Mines Ltd began an extensive mining program on the Nell Gwynne, Napoleon and Carshalton lines of reef. Mines such as Royal George, Moonta and Central Nell Gwynne operated throughout this period but with little success. In contrast, the Central Deborah Mine started production in 1939 and continued until 1954.[12]

Miners Residence Areas

All miners who built their homes on mining land were holders of a Miner's Right. This right entitled them to take out a lease for a Residence Area on mining land and build a home, often originally on quarter acre blocks. The Miner's Right was an exclusive right that authorized certain rights and privileges and entitlements of the holder in the 'waste land' over which the British Crown claimed ownership. The Miner's Right only applied to auriferous land or 'waste land' that had been reserved by the British Crown as public land for its potential to yield gold. The holder of a Miner's Right did not need to be an applicant or holder of a lease for a mining tenement, that is, be an owner of a license for gold mining production. The Miner's Right was unique in the world because it entrenched legal rights for working miners to build a house on auriferous land. The miner's right of the Californian goldfields was not a legal document such as this.

All miners' houses were built by holders of a Miner's Right on auriferous land, that is land that was reserved as goldfields' commons by the colonial government to protect the economic resources of the Crown. Gold belonged to the Crown. The goldfields' commons introduced an ancient land management system from England. Bendigo had the largest goldfields commons in Victoria, covering 318.569 square kilometres that was potentially available for housing.

There were other types of commons such as town commons and farmer's commons among others. The goldfields' commons were specifically located on auriferous land and were controlled by the

[7] Butler, et al, Eaglehawk and Bendigo Heritage Study, Vol 2, Thematic History
[8] Ibid p 30
[9] Ibid p. 34
[10] Ibid p.48
[11] Cusack, F. *Bendigo a history*, revised edition, 2002, Lerk & McClure, 2002, p.244
[12] Eaglehawk and Bendigo Heritage Study Significant Mining Areas and Sites Repo, Vol 3 pp.123-235

Courts of Mines and Warden's Courts (and after 1898 by the Department of Mines), that sat in each of the six or eight declared mining district jurisdictions. The Mine Wardens and Mining Board members were elected by the miners from the Bendigo Mining district. They judicated over the series of Mines and Residence Area Acts according to local circumstances and conditions.

These auriferous lands served to accommodate thousands of newly arrived migrant miners and their families during the 1870s quartz boom outside township surveyed areas.

The management of the Mines and Residence Area Acts did not extend to investment into public health, sanitation, rehabilitation of contaminated mines sites or road services. The mining areas were outside the jurisdiction of local municipal and borough councils. Closure of the gold mines meant the land was abandoned and became waste lands. Many miners relocated their houses elsewhere.

The opening up of licenses on auriferous lands through the 1890s Mines Act allowed other industries to operate on Crown Land, near an available work force that was housed under the Miner's Right license. The Warden's Courts encouraged the purchase and conversion of Residence Areas to freehold title since the 1856 Mines Act, but particularly after the Mines Act 1892. Disposal of land for private sale was sporadic, unregulated and haphazard. It meant irregular shaped freehold titles were located in the midst of mining areas, often for over a century. The lots remained un-serviced and without formal roads until gradually incremental infill development and land sales transformed some areas during the 20th and 21st centuries.

4.3.2 History of 'Ironbark' Miners' Cottages

Within the inner city, Ironbark and Long Gully areas contain some of the highest proportion of former mines sites than any other inner suburban area. The five residential areas recreated by the lines of deep quartz mines comprises the following: Lazarus Street and Moonta area, Happy Valley Road settlement, the commercial centre of Eaglehawk Road, Ironbark Hill and Roeder Street, Bannerman Street and Paddy's Gully or Ironbark Ranges. Small class miners' cottages located on former Miners Residence Areas, were built beside the mines, located along the upper contours of the hills overlooking the polluted creeks, sludge dams and pyrite works. Many of the original Crown Land grants and miners cottages have survived. These large parcels of land throughout the area show evidence of the way in which the miners lived, the rambling food production gardens and large mature trees that date to the early gold rush days.

The development of new forms of land uses and buildings in Long Gully and Ironbark were influenced by the rapid migration of large communities of Cornish miners and their families and to a lesser extent, communities of German and Chinese miners within a very short period of time from the late 1850s to late 1870s. The cheap rents afforded by the Miners Residency Areas system of home ownership, the large families of the miners and availability of work in nearby company mines until the 1950s encouraged intergenerational stability and expansion into the 20th century.

Although the simple gable roofed miners' cottages are readily associated with the Ironbark area, they are found across the city in the various mining areas. In general terms Ironbark cottages are:

- Associated with settlement under the Miner's Rights 1855 and the Mines Act 1856
- Representative of the earliest phase of settlement in the Bendigo goldfields
- Closely aligned with the various phases of Bendigo's gold mining industry from the 1860s

4.3.3 Description and Integrity

All Miners' Cottages

Despite the variety of built form associated with miners' cottages, there are a number of similarities across the miners' cottages constructed in Bendigo through the nineteenth century. They are all located within former mining settlements and communities, tied to the geology of the place and former gold mines, associated with peak periods of activity of these mining areas. Very few of the houses are perfectly intact to the period of original construction due to changes in the Mines Acts, mining cycles and the freedom to make improvements over the long period of time. Miners cottages are often surrounded by unrelated buildings and do not always form cohesive visual precincts. The

original quarter acre blocks of the Miner's Residency areas have often been subdivided and sometimes cottages were relocated. However they are recognisably of common typological form and materiality, relating to the specific periods of historical association.

'Ironbark' Miners Cottages

So-called 'Ironbark' miners' cottages (*Evolution of Housing* 2020) generally began as small one or two bedroom huts with simple gable end roof forms. These cottages were often of weatherboard with few or simple decorative features, with common variations including mud brick or stone walling made by German or Cornish miners respectively. Chimneys were often external. Common alterations or additions include rear gable additions, front verandahs, rear skillions or later decorative detailing. Other building materials could include handmade red brick, local stone, mine slag or mud pisè bricks.

Representative examples within the listing include the weatherboard houses such as 2 and 83 Allingham Street, Golden Square. Both demonstrate a side gable roof with ridgeline to the street, simple symmetrical massing and façade, with external brick chimneys. The cottage at 2 Allingham Street has an interwar verandah added, and the chimney at No.83 has been rebuilt, however both present typical features of the modest 'Ironbark' typology. No.83 is notable also for its lack of alignment to the street. The house at 99 Upper California Road, Long Gully demonstrates the typical modest scale, symmetry, and side-gable roofline of the type, but is composed of stone and brick and timber, with stone base. It has been overpainted, had the chimney removed and a new verandah added, with an open carport to the side. It is well set back from the street. The three demonstrate well key features of the type, as well as the average scale of addition or alteration.



Figure 9. 2 Allingham Street, Golden Square.
Source: Trethowan Architecture.



Figure 10. 83 Allingham Street, Golden Square.
Source: Trethowan Architecture.



Figure 11. 99 Upper California Road, Long Gully.
Source: Trethowan Architecture.

4.3.4 Comparative Analysis

The Victorian vernacular miners' cottages to be added to the serial listing can be compared firstly with other cottages of the type in the existing HO999. Other Heritage Overlays that provided useful comparators to the serial listing overall included *Calder Highway Precinct* (HO26) and *Ironbark Precinct* (HO27).



Figure 12. 25 Lazarus Street, West Bendigo
(Source: City of Greater Bendigo)



Figure 13. 19 Lazarus Street, West Bendigo
(Source: Realestate.com)

The house at 25 Lazarus Street, West Bendigo (HO999) has retained its original gable end form with external chimney. Its materiality comprises rockwork, weatherboard and metal roofing. There are some additions of a later verandah with Edwardian detailing, but the original is strongly recognisable in the form and materiality of the property. The house at 19 Lazarus Street (HO999) has been rendered, painted and alterations made to the verandah and a rear addition and twentieth century fence added. However, the original miner's cottage form is strongly evident including external chimneys, roof form, simple symmetry of the door and windows, and early outbuildings. The houses within HO999 demonstrate a similar typology with mix of external chimneys, brick, stone, rockwork or weatherboard with symmetrical facades, modest form, side gables with sheet roofing and ridgelines parallel to the street. They also compare favourable in terms of degree and range of alteration and additions.

As a grouping, the miners cottages can be compared to those in around Victorian era precincts such as those at Golden Square (HO24), Victoria Hill Mining & Residential Area (HO26) Calder Highway, and Bannerman Street (HO841). The house at 26 Bannerman Street for example is graded contributory within HO999 and is surrounded by HO841. It demonstrates comparable modest form with side gable, ridge to street, external chimney, with a later more elaborate Victorian style verandah and fence added. The house at 29 Bannerman is similarly graded contributory within HO999, with typical weatherboard construction, simple side gable roof, external brick chimney and addition of a verandah, enhanced by the alignment against the later street. The house at 16 Hill Street, contributory within HO999, demonstrates characteristics of the later development of these early miners cottages, with a late Victorian/early Edwardian gabled addition to the front, illustrating the inclusion of some later housing forms within the existing Serial Listing.



Figure 14. 26 Bannerman Street, Bendigo. Source: Google Maps.



Figure 15. 29 Bannerman Street, Bendigo. Source: Google Maps.



Figure 16. 16 Hill Street, Bendigo. Bendigo. Source: Google Maps.

4.3.5 Assessment Against Criteria

Criteria referred to in *Planning Practice Note 1: Applying the Heritage Overlay*, Department of Environment, Land, Water and Planning, revised August 2018, modified for the local context. The existing criteria for assessment for HO999 has been adopted and has been followed.

Criterion A: Importance to the course or pattern of the City of Greater Bendigo's cultural or natural history (historical significance)

The miners' cottages of the Long Gully, Victoria Hill and Ironbark Hill and other former mining areas such as New Chum and Golden Gully are historically significant as the homes of the working class miners who serviced some of the wealthiest and deep quartz mines of Bendigo and Eastern Australia as both waged miners and Tribute miners.

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

The miners' cottages provide an important historic insight into the domestic lives and typical homes of Cornish and German miners, among other migrants, some of whom worked in the related trades as blacksmiths, engine drivers, carriers and mine engineers.

Criterion B: Possession of uncommon, rare, or endangered aspects of the City of Greater Bendigo's cultural or natural history (rarity).

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

The miners' cottages and their large gardens in Moonta area are self-made community housing that resulted from adverse possession of Crown land at the time of the 1890s depression. In Victoria the cottages belong to a group of increasingly rare structures that show a combined use of timber weatherboards and pise, rammed earth construction techniques, the mud coming from the nearby creek. Groups of mud adobe and pise rammed earth dwellings associated with the German community were once a common feature on the Bendigo goldfields and in the former Long Gully Creek area but are now becoming increasingly rare.

The miners' cottages form an important visual element in the cultural landscape of Ironbark and Long Gully. They clearly tell the story of the early alluvial, puddling and deep quartz company mining and workings of the tailings in Bendigo from the 1850s through to early 1950s.

Criterion C: Potential to yield information that will contribute to an understanding of the City of Greater Bendigo's cultural or natural history (research potential).

The miners' cottages in the Long Gully, Victoria Hill, Ironbark Hill, Golden Gully and other former mining areas are associated with extensive archival materials. These include the Quarterly Reports of the Mining Surveyors and Registrars, 1863-91; detailed social demographic information since 1861 particularly in Bendigo and Ballarat goldfields; scholarly research and publications as well as contemporary journals and diaries.

Criterion D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

The miners' cottages of the Long Gully, Victoria Hill, Ironbark Hill, Golden Gully and other and other former mining areas are an excellent representative example of the early gabled ended miner's cottage type, particularly associated with German and Cornish miners of Long Gully and Ironbark Hill.

The miners' cottages at numbers 19, 21, 25 and 24 Lazarus Street are excellent representative examples of miner's cottages particularly associated with the influence of the German community, who worked nearby on the gold mining works along Long Gully, Derwent and Sparrowhawk Gullies, where they built most of their building from locally made mud bricks and pise. All miners' cottages in the Moonta precinct are significant features and are an excellent architectural record of some of the earliest types and designs of miners' cottage. The two former weatherboard and timber cottages at 7 and 9 Harvey Street are significant as highly intact mid 19th century miners 'cottages erected on Miners Residency Areas, which were retained on Crown land until the 21st century.

Criterion E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

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

The miners' cottages of the Long Gully, Victoria Hill, Ironbark Hill, Golden Gully and other former mining areas have aesthetic significance as they illustrate the rich diversity of a working class miners' cottages, a key feature of the Victorian 19th century goldfields. The size, shape and design of miners' cottages provide a historical and architectural record of a vernacular class of buildings.

Criterion F: Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).

N/A



Criterion G: Strong or special association with a particular community or cultural group for social, cultural, or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).

N/A

Criterion H: Special association with the life or works of a person, or group of persons, of importance in the City of Greater Bendigo's history (associative significance).

N/A

4.3.6 Statement of Significance

What is Significant?

The Australian goldrushes were part of a series of rushes which occurred around the periphery of the Pacific and Indian Ocean from the mid-nineteenth century that transformed the international banking system and bankrolled colonial expansion, world trade, shipping and manufacturing. The central goldfields of Victoria became a key colony of the British Empire because of the wealth derived from gold. The pattern of globalization and immigration marked across the colonial landscape of Victoria is most evident by the distribution of the small domestic miners' cottages. The miner's cottage belongs to a vernacular typology that despite regional differences can be linked to specific gold mining reefs, quartz and alluvial goldfields as well as different migrant groups, who incorporated their traditional building technologies in the construction of their homes.

The evolution of the central Victorian goldfields is inextricably linked to the way in which Britain had annexed territory in Australia as terra nullius, the subsequent dispossession of the Indigenous population and the manner in which the colonial government managed access to Crown Land through the issue of a range of leases. It heralded a new grammar of law, mapping of spaces by which land property rights were expressed, gold licensing system was implemented and the 'Miners Rights' introduced. The rights afforded to miners under the "Miners Rights' and successive related Acts were the single most influential government measure that changed the face of the central Victorian landscape. The provision of cheap public land on which to build created levels of working class home ownership in mining areas that was unmatched elsewhere in the world. It led to the construction of thousands of miners cottages.

These factors in conjunction with the simultaneous juxtaposition of the gold rush coming at the time of immense social upheaval in Europe led to an unprecedented long distance migration of family groups. The most defining characteristic element of the central Victorian goldfields is the highly domesticated nature of the mining cultural landscape. The miner's cottage became a major feature of the built landscape of Central Victoria. The greatest agent for determining the incidence of these miners' cottages is geology and landscape.

Each gold rush area led to different responses to the establishment of shelter and construction of miner's cottages.

The miners' cottages located in Long Gully and Ironbark are associated with some of the earliest quartz mines in Bendigo. They were built by both German and Cornish miners, many of them are exceedingly small in scale.

Many of the German influenced cottages have pise or mud brick components, while the Cornish cottages were often made of random stone walls or incorporate stone walling. Often the cottages are a composite structure, a mixture of timber, stone, brick and pise and have been continually adapted with minor changes over the years.

They have a high level of integrity although many massive chimneys have been removed and extensions added in later years. The majority of cottages appear to have been erected in the mid-1860s and 1870s on Miners Residency Areas by miners themselves. They were built on Crown Land beside company mines prior to the survey of roads and seldom have a formal alignment with later street patterns. Additions that incorporate fashionable contemporary architectural detailing are small in scale and characteristically correspond to periods of prosperity, when mining work was stable. The cottages cluster around the upper contours of the slopes near

gullies and water supplies and have a relationship to each other that reflects social and family ties.

How is it Significant?

The collection of miners' cottages of the Long Gully, Ironbark, Victoria Hill and Ironbark Hill former mining areas have historic, architectural, aesthetic, scientific and social significance at a local level to the City of Bendigo. (Criteria A, B, C, D, E)

Why is it Significant?

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

1) The miners' cottages of the Long Gully, Victoria Hill and Ironbark Hill former mining areas are historically significant as the homes of the working class miners who serviced some of the wealthiest and deep quartz mines of Bendigo and Eastern Australia as both waged miners and Tribute miners.

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

3) The miners' cottages provide an important historic insight into the domestic lives and typical homes of Cornish and German miners, some of whom worked in the related trades as blacksmiths, engine drivers, carriers and mine engineers.

Criterion B: Possession of uncommon, rare or endangered aspects of Victoria's cultural history.

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

5) The miners' cottages and their large gardens in Moonta area are self-made community housing that resulted from adverse possession of Crown Land at the time of the 1890s depression. The cottages belong to a group of increasingly rare structures that show a combined use of timber weatherboards and pise, rammed earth construction techniques, the mud coming from the nearby creek. Groups of mud adobe and pise rammed earth dwellings associated with the German community were once a common feature on the Bendigo goldfields and in the former Long Gully Creek area, but are now becoming increasingly rare.

6) The miners' cottages form an important visual element in the cultural landscape of Ironbark and Long Gully. They clearly tells the story of the early alluvial, puddling and deep quartz company mining and workings of the tailings in Bendigo from the 1850s through to early 1950s.

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

7) The miners' cottages the Long Gully, Victoria Hill and Ironbark Hill former mining areas are associated with extensive archival materials, including but not restricted to the Quarterly Reports of the Mining Surveyors and Registrars, 1863-91, detailed social demographic information since 1861 particularly in Bendigo and Ballarat goldfields, scholarly research and publications as well as contemporary journals and diaries.

Criterion D: Importance in demonstrating the principal characteristics of a class of cultural places or environments.

Criterion E: importance in exhibiting aesthetic characteristics and/or in exhibiting richness, diversity or unusual integration of features.

8) The miners' cottages of the Long Gully, Victoria Hill and Ironbark Hill former mining areas are an excellent representative example of the miner's cottage, particularly associated with German and Cornish miners of Long Gully and Ironbark Hill.

9) The miners' cottages at numbers 19, 21, 25 and 24 Lazarus Street are excellent representative examples of miner's cottages particularly associated with the influence of the German community, who worked nearby on the gold mining works along Long Gully, Derwent and Sparrowhawk Gullies, where they built most of their building from locally made mud bricks and pise. All miners' cottages in the Moonta precinct are significant features and are an excellent architectural record of some of the earliest types and designs of miners' cottage.

The two former weatherboard and timber cottages at 7 and 9 Harvey Street are significant as highly intact mid 19th century miners cottages erected on Miners Residency Areas, which were retained on Crown Land until the 21st century.

10) The miners' cottages display a level of intactness and authenticity in terms of their architectural character, form and scale that demonstrates the principle characteristics of cottages, built by unemployed miners and sustenance workers, during the Depression years of 1890s and 1930s.

11) The miners' cottages of the Long Gully, Victoria Hill and Ironbark Hill former mining areas have aesthetic significance as they illustrates the rich diversity of a working class miners cottages, a key feature of the Victorian 19th century goldfields. The size, shape and design of miners' cottages provide a historical and architectural record of a vernacular class of buildings.

4.3.7 Gradings and Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Greater Bendigo Planning Scheme as a serial listing.

Number	Street	Suburb	Grading
15	Adelaide Gully Rd	Golden Gully	Contributory
2	Allingham St	Golden Square	Contributory
83	Allingham St	Golden Square	Contributory
55	Arnold St	Bendigo	Contributory
382	Barnard St	Ironbark	Contributory
78	Bennett St	Long Gully	Contributory
68	Bennett St	Long Gully	Contributory
54	Breen St	Quarry Hill	Contributory
6	Broom St	Bendigo	Contributory
2	Burn St	Golden Square	Contributory
10	Cunneen St	Long Gully	Contributory
1	Daly St	Long Gully	Significant
5	Dean St	Long Gully	Contributory
15	Gibson St	North Bendigo	Contributory

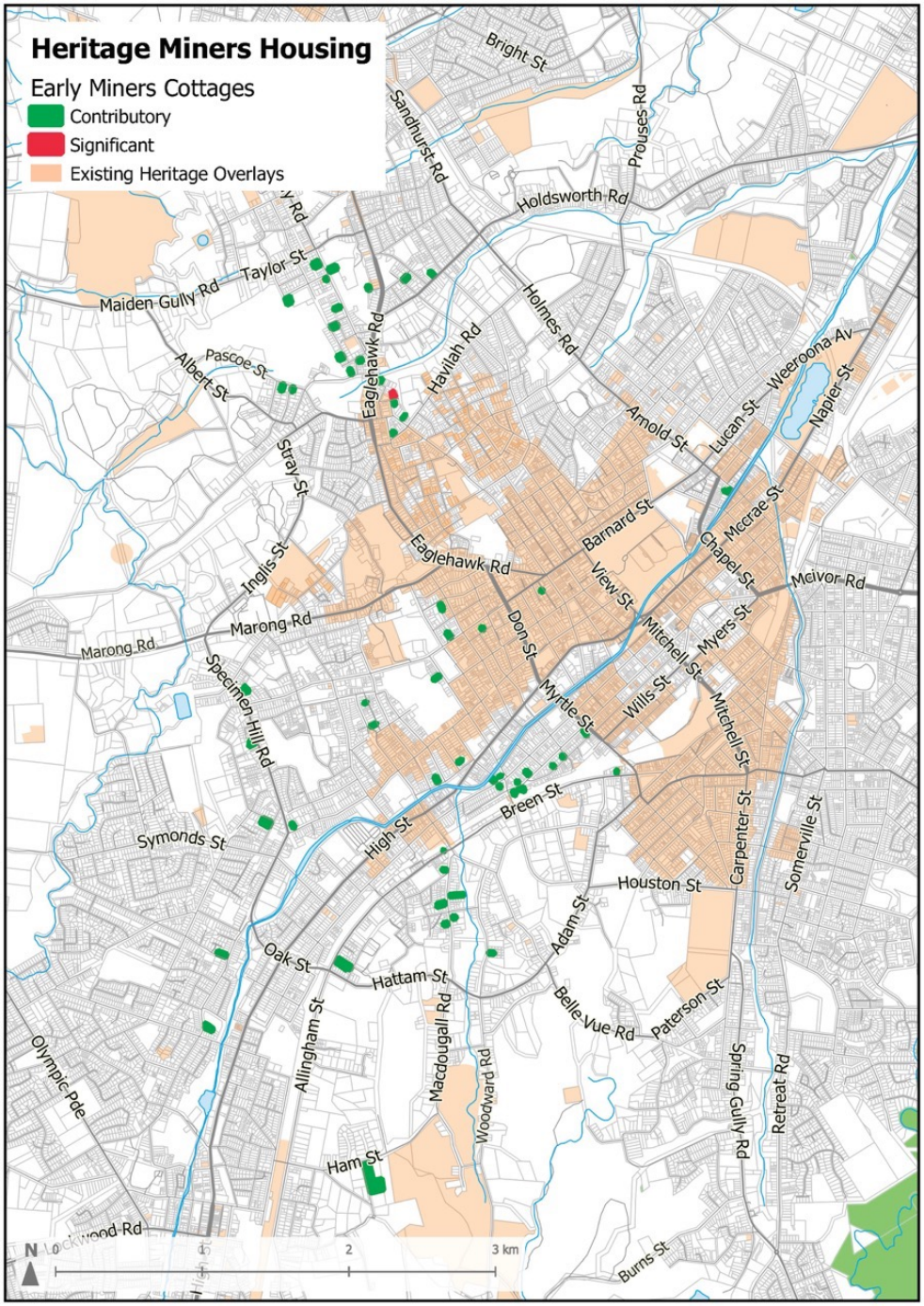
19	Grant St	Long Gully	Contributory
12	Gundry St	Long Gully	Contributory
614	Hargreaves St	Golden Square	Contributory
615	Hargreaves St	Golden Square	Contributory
5	Havilah Rd	Long Gully	Contributory
27	Holdsworth Rd	Long Gully	Contributory
71	Jackson St	Long Gully	Contributory
19	Joseph St	Bendigo	Contributory
140	King St	Bendigo	Contributory
180	King St	Bendigo	Contributory
196	King St	Bendigo	Contributory
255	King St	Bendigo	Contributory
261	King St	Bendigo	Contributory
269	King St	Bendigo	Contributory
266	King St	Bendigo	Contributory
12A	Kirby St	Golden Square	Contributory
36	Macdougall Rd	Golden Square	Contributory
35A	Macdougall Rd	Golden Square	Contributory
10	Macdougall Rd	Golden Square	Contributory
23	Macdougall Rd	Golden Square	Contributory
26	Macdougall Rd	Golden Square	Contributory
48	Mackenzie St West	Golden Square	Contributory
136	Mackenzie St West	Golden Square	Contributory
193	Mackenzie St West	Golden Square	Contributory
63	Nettle St	Ironbark	Contributory
3	Pascoe St	Long Gully	Contributory
1A	Pascoe St	Long Gully	Contributory

11	Philpot St	Long Gully	Contributory
3	Pitt St	Bendigo	Contributory
266	Queen St	Bendigo	Contributory
8	Rose St	Golden Square	Contributory
4	Sheridan St	Long Gully	Contributory
49	Specimen Hill Rd	Golden Square	Contributory
76	Specimen Hill Rd	Golden Square	Contributory
15	Stone St	Long Gully	Contributory
141	Thistle St	Golden Square	Contributory
15	Thistle St	Golden Square	Contributory
90	Upper California Gully Rd	Long Gully	Contributory
99	Upper California Gully Rd	Long Gully	Contributory
89	Upper California Gully Rd	Long Gully	Contributory
97	Upper California Gully Rd	Long Gully	Contributory
31	Wade Lane	Golden Square	Contributory
9	Wade Lane	Golden Square	Contributory
2	William St	Long Gully	Contributory
270	Woodward Rd	Golden Square	Contributory

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Greater Bendigo Planning Scheme:

External Paint Colours Is a permit required to paint an already painted surface?	NO
Internal Alteration Controls Is a permit required for internal alterations?	NO
Tree Controls Is a permit required to remove a tree?	YES Mature conifer at 140 King Street and 19 Grant Street; Mature peppercorn at 614 Hargreaves St.
Victorian Heritage Register Is the place included on the Victorian Heritage Register?	NO
Outbuildings and fences exemptions Are there outbuildings and fences which are not exempt from notice and review?	NO
Prohibited uses may be permitted Can a permit be granted to use the place for a use which would otherwise be prohibited?	NO
Aboriginal Heritage Place Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?	NO

4.3.8 Map


Heritage Miners Housing
Early Miners Cottages
Contributory
Significant
Existing Heritage Overlays
Bright St
Sandhurst Rd
Prouses Rd
Holdsworth Rd
Taylor St
Maiden Gully Rd
Holmes Rd
Pascoe St
Albert St
Eaglehawk Rd
Havilah Rd
Weerooona Av
Napier St
Arnold St
Lucan St
Stray St
Barnard St
Mccrae St
Chapel St
Mcivor Rd
Inglis St
View St
Myers St
Marong Rd
Don St
Mitchell St
Specimen Hill Rd
Myrtle St
Wills St
Breen St
Symonds St
High St
Carpenter St
Somerville St
Houston St
Adam St
Oak St
Hattam St
Belle Vue Rd
Paterson St
Olympic Pde
Allingham St
Macdougall Rd
Woodward Rd
Spring Gully Rd
Retreat Rd
Ham St
Burns St
N
0
1
2
3 km

4.3.9 References

- *Eaglehawk and Bendigo Heritage Study, 1993,* Graeme Butler & Assoc.
- *Former Shire of Marong Heritage Studies, 1994 and 1999*, Andrew Ward & Assoc; and reviewed by the Heritage Policy Citations Review, 2011, Lovell Chen
- *Former Shires of McIvor and Strathfieldsaye, Heathcote-Strathfieldsaye Heritage Study: Stage 1, 2002*, Earthtech
- *Former Shires of McIvor and Strathfieldsaye Heritage Study: Stage 2, 2010*, Context Pty Ltd.
- *Ironbark Heritage Study, 2011*, Mandy Jean
- *Greater Bendigo Thematic Environmental History*, Overview Report and Aboriginal History, Lovell Chen, 2013
- *White Hills and East Bendigo Heritage Study Stage 1, Bendigo Hospital Area, 2014*, Lovell Chen
- *White Hills and East Bendigo Heritage Study Stage 2, Ascot, Bendigo, East and North Bendigo Epsom and White Hills, 2016*, 2 vols, Context Pty Ltd:
- *The Miners' Cottage Gap Study', 2017/18*, Minerva Heritage
- *Golden Square Heritage Study Stage 1 Chronological and Thematic History, 2019,* Dr. Robyn Ballinger
- *City of Greater Bendigo Heritage Gap Analysis, 2019* Landmark Heritage Pty Ltd with David Helms
- *Evolution of Housing on the Bendigo Goldfields: A Case for Serial Listing, 2020*, Amanda Jean and Charles Fahey

4.4 Quartz Gold Boom Miners' Houses

Prepared by: Trethowan Architecture

Address

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

Name: Quartz Gold Boom Miners' Houses	**Survey Date:** March 2021
Place Type: Residential	**Architect:** Unknown
Grading: Significant (Serial Listing)	**Builder:** Unknown
Extent of Overlay: See precinct map	**Construction Date:** 1870-80s



4.4.1 Historical Context

The following historical background is extracted and adapted from *Ironbark Heritage Study* (2010) Volume 1 and the *Evolution of Housing on the Bendigo Goldfields* (2020).

The Bendigo Goldfields

The majority of the Bendigo goldfields evolved geologically in the 38 north-south anticline lines of reef that lay from Bendigo East to Kangaroo Flat. Gullies and dry creeks cut across the ridges in a

west to easterly direction, flowing into the Bendigo Creek, which flows across the gravel plains of Epsom, a former shallow sea in the north, and thence into the Campaspe River, a tributary of the Murray River. The area was covered by dense Box-Ironbark forests and woodlands and was the traditional lands of the indigenous Dja Dja Wurrung people who had managed the lands according to traditional knowledge and culture for many thousands of years. Following the annexation of the land by the British Crown, the Crown granted a pastoral lease for grazing stock to pastoralists Stewart and Gibson in 1848.[13] Following the discovery of gold in the area in 1851, thousands of gold diggers rushed to the area from all corners of the world. The Government managed access to land by these new kinds of colonists through the issue of mining leases. Mining leases, pastoral leases and Indigenous native title rights are now acknowledged to co-exist over Crown Land, but at the time the Indigenous Australians were pushed to the margins of society and their rights were not recognised.

The Bendigo gold fields, commenced in 1851, continued over the next 153 years through times of boom, decline, revival and stagnation. The last underground historic mine closed in 1954 with continued production locally. The Bendigo Goldfields is Australia's second largest in terms of historical production after Western Australia's Golden Mile (Boulder, Kalgoorlie).[14] It produced the largest amount of gold of any field in Eastern Australia and retains the largest evidence of its mining past within the inner city area. The history of mining shaped and created Bendigo. It left a chaotic industrial landscape which was in a state of perpetual flux with seemingly random, scattered, small and often very isolated settlements of people across a wide area.[15]

In 1854 the character of the city of Bendigo (Sandhurst) changed from a collection of irregular diggings on Crown Land to a central town when the area that is now central Bendigo was surveyed by government surveyor, Richard Larritt. A government camp was established and the geometric grid layout of the town was laid out, streets surveyed and land auctioned for sale under Torrens Title. The primary factor governing settlement in the broader area, however, was mining. It was to the outer gullies and creeks within the watershed of Bendigo Creek that the alluvial miners were first drawn.[16] By mid 1852 more than 4,000 diggers were arriving each week, until over 40,000 miners had arrived in the space of a few years. Tent settlements were established in 1851-2 by ‘diggers’ intent on finding the available alluvial gold.[17] By 1861 the entire Sandhurst mining district had 41,000 people spread through a score of small mining settlements. But the majority of the goldfields remained temporary and transitional in nature with haphazard settlements and roads. Other times, lack of water drove the miners on, leaving behind Crown Land that had been dug up, trees cleared, dry gullies clogged up and a wasteland created.[18] It left a legacy of large tracts of Crown Land former mine sites that encircle the city and penetrate deep within it. It is these Crown Lands and National parks in which the Dja Dja Wurrung native title interests are now recognized.

By the end of 1850s miners were experimenting with steam powered mills as well as crushers and open cut mining. More extensively than elsewhere, Bendigo miners used puddling machines. By mid 1854 there were 1,500 machines. Attention was also turning to the mining of quartz reefs and steam powered machinery for mining was being set up as early as 1855. Supporting the miners were small foundries and accompanying this phase of mining came the building of more substantial buildings. Towards the end of the 1860s the dominance of the alluvial miner was drawing to a close and by 1868 there were 4,000 alluvial miners and 3,000 quartz reef miners in Bendigo. The success of the deep shafts had grown on Hustlers Reef and Victoria Reef with associated small crushing works. The reef miners turned to steam driven crushing machines, larger mining companies were employing bigger work forces.

In the early 1860s, Bendigo’s mining boom was marked by the formation of hundreds of companies. As technology and mine administration improved, so too did the confidence of investors. Larger steam plants and winding engines were installed so the mines could be worked at greater depth and also control ground water inflow. Another mining boom was in full swing in 1871 and boosted the establishment of foundries and engineering works. In a two-year period, over one thousand

[13] Ravenswood Homestead, Heritage Victoria, http://vhd.heritage.vic.gov.au/places/heritage/967
[14] Bendigo Mining for a summary of the history of mining to the present see website for Bendigo Mining http://www.bmnl.com.au/safety_environment/community_relations/gold_mining/bendigo_goldfield_history.htm
[15] Eaglehawk and Bendigo Heritage Study, Vol 2, Thematic History 1993
[16] Butler, et al, Eaglehawk and Bendigo Heritage Study, Vol 2, Thematic History
[17] Ballinger, Robyn, *Ironbark Hill Precinct Report,* City of Greater Bendigo, October 2005
[18] Ibid

new mining companies were floated with thousands of small mining leases. A frenzy of buying and selling shares occurred at the Beehive Mining Exchange. The boom soon burst, but some mines continued to operate by digging deeper into the reefs. The large paid work force built up by mining companies in the 1870s becamea regular form of male employment in Bendigo. With capitalized works, the floating population of diggers diminished. Company mining thus altered the social structure of Bendigo by established a new class of investors as well as regular employees. Mining had created distinctly working class areas in town that housed the waged miners, which was separated from the wealthy socially as well as geographically.[19]

The boom of the late 1860s and early 1870s was over by 1873 but until the early 1890s mining remained central to the Bendigo economy. The town was untidy, disordered, brash and with conflicting land uses right in the heart of the city.[20] The early ethnic mining groups were overlaid by new social divisions of wealth and power.[21] A wider range of housing appeared during the 1870-80s. On some hills an elite suburbia emerged. The pattern of segregation was often a product of topography, between high and low land. The elite found on hill tops and the cottages in low lying gullies. Public streets were planted with trees. There were a few well known mine investors and owners, who built alongside their mines such as Lazarus and Lansell.

At the beginning of the 20th century mines were still a major employer in Bendigo but the self-image of Bendigo was changing to one of a garden city with a fine climate.[22] By the 1890s architects who had reaped lucrative public contracts in the 1870s and 1880s turned to working for private clients bringing their own international style to Bendigo.

Mining declined from the early years of the twentieth century. In 1917 the majority of surviving mines were amalgamated with operations ceasing in 1923. Gold mining revived in 1930s when as many as 1,500 men worked in the alluvial mining and cyaniding. The old tailings and battery sands were re-worked by about thirty cyanide plants, employing 300 men.[23] Bendigo Mines Ltd began an extensive mining program on the Nell Gwynne, Napoleon and Carshalton lines of reef. Mines such as Royal George, Moonta and Central Nell Gwynne operated throughout this period but with little success. In contrast, the Central Deborah Mine started production in 1939 and continued until 1954.[24]

Miners Residence Areas

All miners who built their homes on mining land were holders of a Miner's Right. This right entitled them to take out a lease for a Residence Area on mining land and build a home. The Miner's Right was an exclusive right that authorized certain rights and privileges and entitlements of the holder in the 'waste land' over which the British Crown claimed ownership. The Miner's Right only applied to auriferous land or 'waste land' that had been reserved by the British Crown as public land for its potential to yield gold. The holder of a Miner's Right did not need to be an applicant or holder of a lease for a mining tenement, that is, be an owner of a license for gold mining production. The Miner's Right was unique in the world. The miner's right of the Californian goldfields was not a legal document such as this.

These miners' houses were built by holders of a Miner's Right on auriferous land, that is land that was reserved as goldfields' commons by the colonial government to protect the economic resources of the Crown. Gold belonged to the Crown. The holder of a Miner's Right license was entitled to erect a house, collect timber, graze animals and mine for gold on their quarter acre block of auriferous land. The goldfields' commons introduced an ancient land management system from England. Bendigo had the largest goldfields commons in Victoria, covering 318.569 square kilometres that was potentially available for housing.

There were other types of commons such as town commons and farmer's commons among others. The goldfields' commons were specifically located on auriferous land and were controlled by the Courts of Mines and Warden's Courts (and after 1898 by the Department of Mines), that sat in each of the six or eight declared mining district jurisdictions. The Mine Wardens and Mining Board

[19] Butler, et al, Eaglehawk and Bendigo Heritage Study, Vol 2, Thematic History
[20] Ibid p 30
[21] Ibid p. 34
[22] Ibid p.48
[23] Cusack, F. *Bendigo a history*, revised edition, 2002, Lerk & McClure, 2002, p.244
[24] Eaglehawk and Bendigo Heritage Study Significant Mining Areas and Sites Repo, Vol 3 pp.123-235

members were elected by the miners from the Bendigo Mining district. They judicated over the series of Mines and Residence Area Acts according to local circumstances and conditions.

These auriferous lands served to accommodate thousands of newly arrived migrant miners and their families during the 1870s quartz boom outside township surveyed areas.

The management of the Mines and Residence Area Acts did not extend to investment into public health, sanitation, rehabilitation of contaminated mines sites or road services. The mining areas were outside the jurisdiction of local municipal and borough councils. Closure of the gold mines meant the land was abandoned and became waste lands. Many miners relocated their houses elsewhere.

The opening up of licenses on auriferous lands through the 1890s Mines Act allowed other industries to operate on Crown Land, near an available work force that was housed under the Miner's Right license. The Warden's Courts encouraged the purchase and conversion of Residence Areas to freehold title since the 1856 Mines Act, but particularly after the Mines Act 1892. Disposal of land for private sale was sporadic, unregulated and haphazard. It meant irregular shaped freehold titles were located in the midst of mining areas, often for over a century. The lots remained un-serviced and without formal roads until gradually incremental infill development and land sales transformed some areas during the 20th and 21st centuries.

4.4.2 History of Quartz Gold Boom Miners' Houses

The 1870s quartz mining boom in the Greater Bendigo area generated a huge influx of gold miners and their families seeking waged work in the gold quartz mines. The quartz mining attracted a large construction and building industry in Bendigo. Mass production of dimensioned timber products allowed quick cheap prefabricated relocatable timber houses for the migrant waged miners and their families. The modest hip roof timber, simple house built with commercially sawn timber that could be erected quickly on Crown land was the means by which miners arriving in Bendigo with their families could be rapidly housed.

The use of timber frame construction technology was new at the time and is associated with mass social housing on the Victorian goldfields. It allowed the miner to easily relocate his house to different gold fields and mining areas. The typical design consisted of a modest square shaped house consisting of either two or four rooms, with hip roof, corrugated roof, timber frame, exterior and interior lining boards. The houses were erected on mining land and are associated with the Mines Act, 1865. The threat of being moved off the land by expanding mining operations was removed by the Residence Areas Act, 1881. This made it more likely, depending on the fortunes of the owners, to erect additions, alterations and decorative external details. Competitive sale by public auction was also removed. The Amendment in 1884 removed competitive aspects of auction and controlled annual licences fees of the Residence Areas on auriferous land.

These generally small 1870s and 1880s miners' houses often formed scattered clusters of settlement grouped around the company mines. The houses were built prior to the survey of roads and there was no formal alignment with later street patterns. The houses form small settlements around the main mine shafts and battery buildings. Additions to the houses were undertaken depending on the success of the mine and could incorporate fashionable contemporary architectural detailing. Generally, this type of miners' house is small in scale and characteristically correspond to periods of prosperity, such as the great quartz boom of 1870s, when waged mining work was stable.

By the 1880s the housing stock could be easily relocated to another Residence Area without paying a penalty. By then, the holder of the Miner's Right could have several Residence Areas and lease out the properties. And improvements could be inherited by family members. This allowed entry of non-miners, other industrial or manufacturing workers to be housed in former miners' houses. The holder of the Miner's Right could become a speculative landlord. It was common to find large groups of houses headed by widows subsisting on cheap rents, renting out rooms and operating home-based businesses.

The small hipped-roof cottages readily associated with the Quartz Gold Boom typology are associated with numerous mining areas across the city. In general terms Quartz Gold Boom houses are:

- Associated with the Mines Act 1865, Residence Area Act 1881 and 1888 Amendment
- Associated with the quartz mining boom that of the 1870s-1880s

4.4.3 Description and Integrity

All Miners' Housing

Despite the variety of built form associated with miners' cottages, there are a number of similarities across the miners' cottages constructed in Bendigo through the nineteenth century. They are all located within former mining settlements and communities, tied to the geology of the place and former gold mines, associated with peak periods of activity of these mining areas. Very few of the houses are perfectly intact to the period of original construction due to changes in the Mines Acts, mining cycles and the freedom to make improvements over the long period of time. Miners' cottages are often surrounded by unrelated buildings and do not always form cohesive visual precincts. The original quarter acre blocks of the Miner's Residency areas have often been subdivided and sometimes cottages were relocated. However, they are recognisably of common typological form and materiality, relating to the specific periods of historical association.

Built form – Quartz Gold Boom Miners' Houses

Generally beginning as square plan houses with two to four rooms, with verandahs, they are typically of modest proportions, constructed with commercially sawn weatherboards, with hip roofs of corrugated metal and some fashionable contemporary architectural detailing. Chimneys were by the 1870s-80s generally internal and common later additions were to the rear or side, with later decorative embellishments or new verandahs the most frequent alterations. The houses at 41 MacDougall Road and 30 Maple Street are representative of this general form and materiality, comprising hipped roofs, weatherboard and timber frame construction, brick chimneys, continuing emphasis on symmetrical façade with simple central door and flanking window composition, and typical alterations such as the addition of verandah or detailing.



Figure 17. 41 MacDougall Road, Golden Square.



Figure 18. 30 Maple Street, Golden Square.

4.4.4 Comparative Analysis

The miners houses can be compared to other Victorian era precincts such as those at Golden Square (HO24), Victoria Hill Mining & Residential Area (HO26) Calder Highway, and Bannerman Street (HO841). The house at 71 Marong Road, Golden Square (HO26) is a simple hipped roof form, with weatherboard walls and metal sheet roof, brick chimneys and lacework verandah, and is a Victorian miners house of a similar aesthetic quality and alteration to many of the houses in the serial listing. The house at 2 Harry Street, within HO841 Bannerman Street is similar again with timber frame weatherboard construction, internal chimney, verandah and symmetrical façade with central door flanked by two single sash windows. The house at 20 Bannerman Street is contributory within HO841 and demonstrates a comparable layering of historical periods as some of the subject

properties, for example the combination of external chimneys, with the larger scale and hipped roof, with the addition of an interwar verandah to the earlier Victorian form. Another comparable house recently added to the HO is 27 (now 27B) Pallet Street. The house demonstrates a similar architectural form and materiality. The house had a post-war verandah when it was added to the HO but has since been renovated and restored. While individually significant due to its individual historical associations, it is comparable in terms of its representative value. The house was added to the HO as:

> *a representative architectural example of an intact 19th century wealthy miner's villa, an example of an Australian vernacular architecture that represents the building techniques and social mores of Cornish miner immigrants, typically engine driver, mine engineer or mine manager status. The subject land was developed under a Miner' Right and Residence Area in one of the earliest and most important gold mining landscapes of Bendigo between New Chum and Sheepshead lines of Reef.*



Figure 19. 71 Marong Road, Golden Square. Source: Google Maps 2021.



Figure 20. 2 Harry Street, Bendigo. Source: Google Maps 2021.



Figure 21. 20 Bannerman Street, Bendigo. Source: Google Maps 2021.



Figure 22. 27B Pallet Street, Golden Square. Source: Realestate.com.au

4.4.5 Assessment Against Criteria

Criteria referred to in Planning Practice Note 1: Applying the Heritage Overlay, Department of Environment, Land, Water and Planning, revised August 2018, modified for the local context.

Criterion A: Importance to the course or pattern of the City of Greater Bendigo's cultural or natural history (historical significance)

The Quartz Gold miners' houses are historically significant as the homes of the waged miners associated with the influx of thousands of miners and their families to participate in the great quartz reef gold mining boom period in Bendigo from the late 1860s to the mid 1870s. The Greater Bendigo area was one of the richest gold mining areas at the time in Australia. The miners' houses provide an important historic insight into the domestic lives and typical homes of miners, some of whom worked in the related trades as blacksmiths, engine drivers, carriers and mine engineers. They are associated with the development of the construction industry in

Bendigo and widespread use of timber frame construction technology used to solve the many issues of mass social housing on the Victorian goldfields.

The miners' houses are historically significant for their association with the Mines Act, 1865, and the Residence Areas Act 1881 and the Amendment in 1884 that removed competitive aspects of auction and controlled annual licences fees of the Residence Areas on auriferous land.

Criterion B: Possession of uncommon, rare, or endangered aspects of the City of Greater Bendigo's cultural or natural history (rarity).

N/A

Criterion C: Potential to yield information that will contribute to an understanding of the City of Greater Bendigo's cultural or natural history (research potential).

N/A

Criterion D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

The timber frame weatherboard Quartz Gold miners' houses are significant representative examples of the introduction of mass produced dimensioned prefabricated timber construction technology which allowed standardized dimensions, cheap relocatable housing to be built quickly and also disassembled.

Criterion E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

The miners' houses associated with the quartz gold mining boom have aesthetic and representative commonalities, often small or modest, square shaped houses of two to four rooms that may have been added to later. They are generally constructed of weatherboard and timber, with simple hipped metal sheet roofs. This generic type of prefabricated house is associated with mass housing on the Victorian goldfields. By the late 1870s and 1880s houses became more standardized and were constructed by carpenters rather than miners themselves.

Criterion F: Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).

N/A

Criterion G: Strong or special association with a particular community or cultural group for social, cultural, or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).

N/A

Criterion H: Special association with the life or works of a person, or group of persons, of importance in the City of Greater Bendigo's history (associative significance).

N/A

4.4.6 Statement of Significance

What is significant?

The timber weatherboard miners' houses associated with the quartz gold mining boom in Greater Bendigo, erected c.1870s-1880s in miners Residence Areas, are significant.

Mature exotic trees contribute to the setting of the place at 26 Oak Street and 9 Grant Street.

Original nineteenth century attached, or detached outbuildings may also contribute to the place's historical significance.

Alterations and additions after 1901 are not significant.

How is it Significant?

The collection of Quartz Gold miners' houses associated with the Miner's Right 1855, Mines Acts, 1865, 1881 and 1884 Amendment on former goldfields' commons, auriferous or mining lands in the greater Bendigo area have historic, aesthetic and representative significance at a local level to the City of Bendigo. (Criteria A, D and E)

Why is it Significant?

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

The miners' houses are historically significant for their association with the Mines Act, 1865, and the Residence Areas Act 1881 and the Amendment in 1884 that removed competitive aspects of auction and controlled annual licences fees of the Residence Areas on auriferous land. (Criterion A)

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

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

4.4.7 Gradings and Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Greater Bendigo Planning Scheme as a serial listing.

Number	Street	Suburb	Grading
1	Abel St	Golden Square	Contributory
3	Allingham St	Golden Square	Contributory
8	Allingham St	Golden Square	Contributory
69	Allingham St	Golden Square	Contributory
64	Bennett St	Long Gully	Contributory
6	Cunneen St	Long Gully	Contributory
2	Daly St	Long Gully	Contributory
4	Daniel St	Long Gully	Contributory
14B	Daniel St	Long Gully	Contributory
247	Eaglehawk Rd	Long Gully	Contributory

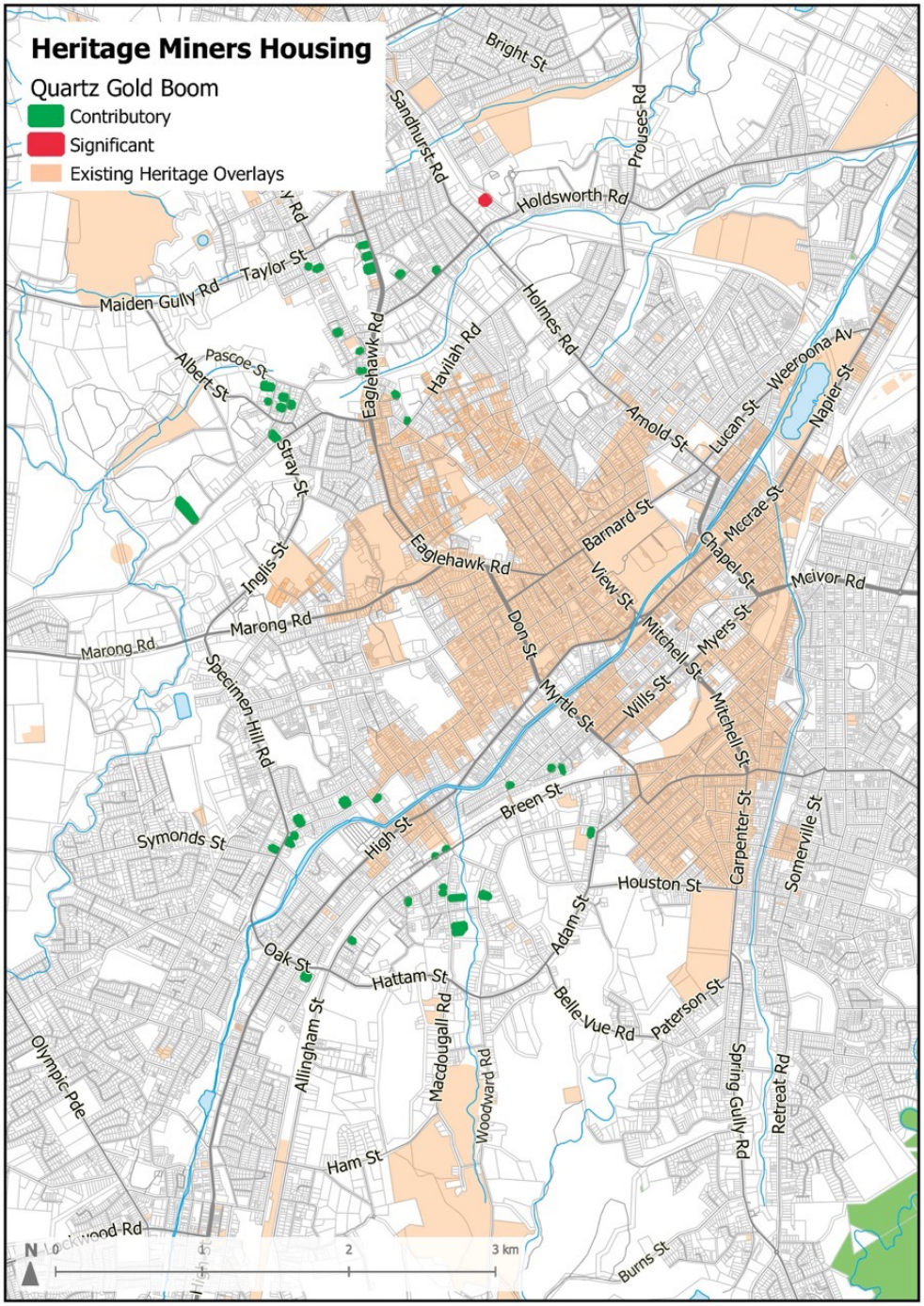
255	Eaglehawk Rd	Long Gully	Contributory
263	Eaglehawk Rd	Long Gully	Contributory
9	Grant St	Long Gully	Contributory
14	Gundry St	Long Gully	Contributory
31	Holdsworth Rd	Long Gully	Contributory
2	Hollow St	Golden Square	Contributory
15	Jackson St	Long Gully	Contributory
200	King St	Bendigo	Contributory
189	King St	Bendigo	Contributory
8	Laurel St	Golden Square	Contributory
16	Macdougall Rd	Golden Square	Contributory
25	Macdougall Rd	Golden Square	Contributory
45	Macdougall Rd	Golden Square	Contributory
20	Macdougall Rd	Golden Square	Contributory
41	Macdougall Rd	Golden Square	Contributory
64	Mackenzie St West	Golden Square	Contributory
67	Mackenzie St West	Golden Square	Contributory
14	Mackenzie St West	Golden Square	Contributory
16	Mackenzie St West	Golden Square	Contributory
44	Mackenzie St West	Golden Square	Contributory
65	Mackenzie St West	Golden Square	Contributory
30	Maple St	Golden Square	Contributory
26	Oak St	Golden Square	Contributory
36	Sparrowhawk Rd	Long Gully	Contributory
94	Sparrowhawk Rd	West Bendigo	Contributory
4	Thistle St	Bendigo	Contributory

95	Upper California Gully Rd	Long Gully	Contributory
6	Walker St	Long Gully	Contributory
7	Walker St	Long Gully	Contributory
12	Walker St	Long Gully	Contributory
20	Wallan St	Long Gully	Contributory
344	Woodward Rd	Golden Square	Contributory

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Greater Bendigo Planning Scheme:

External Paint Colours Is a permit required to paint an already painted surface?	NO
Internal Alteration Controls Is a permit required for internal alterations?	NO
Tree Controls Is a permit required to remove a tree?	YES Mature peppercorns at 26 Oak Street and 9 Grant Street
Victorian Heritage Register Is the place included on the Victorian Heritage Register?	NO
Outbuildings and fences exemptions Are there outbuildings and fences which are not exempt from notice and review?	NO
Prohibited uses may be permitted Can a permit be granted to use the place for a use which would otherwise be prohibited?	NO
Aboriginal Heritage Place Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?	NO

4.4.8 Map


Heritage Miners Housing
Quartz Gold Boom
Contributory
Significant
Existing Heritage Overlays
Bright St
Sandhurst Rd
Prouses Rd
Holdsworth Rd
Taylor St
Maiden Gully Rd
Holmes Rd
Eaglehawk Rd
Havilah Rd
Pascoe St
Albert St
Arnold St
Lucan St
Weerooona Av
Napier St
Stray St
Barnard St
Mccrae St
Chapel St
Mcivor Rd
Inglis St
Eaglehawk Rd
View St
Mitchell St
Myers St
Marong Rd
Don St
Specimen Hill Rd
Myrtle St
Wills St
Breen St
Symonds St
High St
Houston St
Carpenter St
Somerville St
Adam St
Oak St
Hattam St
Belle Vue Rd
Paterson St
Olympic Pde
Allingham St
Macdougall Rd
Woodward Rd
Spring Gully Rd
Retreat Rd
Ham St
Burns St
N
0
1
2
3 km

4.4.9 References

- *Eaglehawk and Bendigo Heritage Study, 1993,* Graeme Butler & Assoc.
- *Former Shire of Marong Heritage Studies,* 1994 and 1999, Andrew Ward & Assoc; and reviewed by the *Heritage Policy Citations Review*, 2011, Lovell Chen
- *Former Shires of McIvor and Strathfieldsaye, Heathcote-Strathfieldsaye Heritage Study*: *Stage 1*, 2002, Earthtech
- *Former Shires of McIvor and Strathfieldsaye Heritage Study: Stage 2*, 2010, Context Pty Ltd.
- *Ironbark Heritage Study*, 2011, Mandy Jean
- *Greater Bendigo Thematic Environmental History, Overview Report and Aboriginal History,* Lovell Chen, 2013
- *White Hills and East Bendigo Heritage Study Stage 1*, Bendigo Hospital Area, 2014, Lovell Chen
- *White Hills and East Bendigo Heritage Study Stage 2*, Ascot, Bendigo, East and North Bendigo Epsom and White Hills, 2016, 2 vols, Context Pty Ltd:
- *The Miners' Cottage Gap Study'*, 2017/18, Minerva Heritage
- *Golden Square Heritage Study Stage 1 Chronological and Thematic History*, 2019, Dr. Robyn Ballinger
- *City of Greater Bendigo Heritage Gap Analysis*, 2019 Landmark Heritage Pty Ltd with David Helms
- *Evolution of Housing on the Bendigo Goldfields: A Case for Serial Listing*, 2020, Amanda Jean and Charles Fahey

4.5 Workers and Mine Speculators' Houses

Prepared by: Trethowan Architecture

Address

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

Name: Workers and Mine Speculators' Cottages	**Survey Date:** March 2021
Place Type: Residential	**Architects:** Unknown
Grading: Significant (Serial Listing)	**Builders:** Unknown
Extent of Overlay: See precinct map	**Construction Range:** 1890s



4.5.1 Historical Context

The following historical background is extracted and adapted from *Ironbark Heritage Study* (2010) Volume 1 and the *Evolution of Housing on the Bendigo Goldfields* (2020).

The Bendigo Goldfields

The majority of the Bendigo goldfields evolved geologically in the 38 north-south anticline lines of reef that lay from Bendigo East to Kangaroo Flat. Gullies and dry creeks cut across the ridges in a west to easterly direction, flowing into the Bendigo Creek, which flows across the gravel plains of Epsom, a former shallow sea in the north, and thence into the Campaspe River, a tributary of the Murray River. The area was covered by dense Box-Ironbark forests and woodlands and was the traditional lands of the indigenous Dja Dja Wurrung people who had managed the lands according to traditional knowledge and culture for many thousands of years. Following the annexation of the land by the British Crown, the Crown granted a pastoral lease for grazing stock to pastoralists

Stewart and Gibson in 1848.[25] Following the discovery of gold in the area in 1851, thousands of gold diggers rushed to the area from all corners of the world. The Government managed access to land by these new kinds of colonists through the issue of mining leases. Mining leases, pastoral leases and Indigenous native title rights are now acknowledged to co-exist over Crown Land, but at the time the Indigenous Australians were pushed to the margins of society and their rights were not recognised.

The Bendigo gold fields, commenced in 1851, continued over the next 153 years through times of boom, decline, revival and stagnation. The last underground historic mine closed in 1954 with continued production locally. The Bendigo Goldfields is Australia's second largest in terms of historical production after Western Australia's Golden Mile (Boulder, Kalgoorlie).[26] It produced the largest amount of gold of any field in Eastern Australia and retains the largest evidence of its mining past within the inner city area. The history of mining shaped and created Bendigo. It left a chaotic industrial landscape which was in a state of perpetual flux with seemingly random, scattered, small and often very isolated settlements of people across a wide area.[27]

In 1854 the character of the city of Bendigo (Sandhurst) changed from a collection of irregular diggings on Crown Land to a central town when the area that is now central Bendigo was surveyed by government surveyor, Richard Larritt. A government camp was established and the geometric grid layout of the town was laid out, streets surveyed and land auctioned for sale under Torrens Title. The primary factor governing settlement in the broader area, however, was mining. It was to the outer gullies and creeks within the watershed of Bendigo Creek where the alluvial miners first worked.[28] By mid 1852 more than 4,000 diggers were arriving each week, until over 40,000 miners had arrived in the space of a few years. Tent settlements were established in 1851-2 by 'diggers' intent on finding the available alluvial gold.[29] By 1861 the entire Sandhurst mining district had 41,000 people spread through a score of small mining settlements. But the majority of the goldfields remained temporary and transitional in nature with haphazard settlements and roads. Other times, lack of water drove the miners on, leaving behind Crown Land that had been dug up, trees cleared, dry gullies clogged up and a wasteland created.[30] It left a legacy of large tracts of Crown Land former mine sites that encircle the city and penetrate deep within it. It is these Crown Lands and National parks in which the Dja Dja Wurrung native title interests are now recognized.

By the end of 1850s miners were experimenting with steam powered mills as well as crushers and open cut mining. More extensively than elsewhere, Bendigo miners used puddling machines. By mid 1854 there were 1,500 machines. Attention was also turning to the mining of quartz reefs and steam powered machinery for mining was being set up as early as 1855. Supporting the miners were small foundries and accompanying this phase of mining came the building of more substantial buildings. Towards the end of the 1860s the dominance of the alluvial miner was drawing to a close and by 1868 there were 4,000 alluvial miners and 3,000 quartz reef miners in Bendigo. The success of the deep shafts had grown on Hustlers Reef and Victoria Reef with associated small crushing works. The reef miners turned to steam driven crushing machines, larger mining companies were employing bigger work forces.

In the early 1860s Bendigo's mining boom was marked by the formation of hundreds of companies. As technology and mine administration improved, so did the confidence of investors. Larger steam plants and winding engines were installed so the mines could be worked at greater depth and also control ground water inflow. Another mining boom was in full swing in 1871 and boosted the establishment of foundries and engineering works. In a two-year period, over one thousand new mining companies were floated with thousands of small mining leases. A frenzy of buying and selling shares occurred at the Beehive Mining Exchange. The boom soon burst, but some mines continued to operate by digging deeper into the reefs. In the early 1870s companies built up a paid work force and mining became the staple form of male employment in Bendigo. With capitalized works, the floating population of diggers diminished. Company mining altered the social structure of Bendigo. It established a new class of investors. Mining had created distinctly working class

[25] Ravenswood Homestead, Heritage Victoria, http://vhd.heritage.vic.gov.au/places/heritage/967
[26] Bendigo Mining for a summary of the history of mining to the present see website for Bendigo Mining http://www.bmnl.com.au/safety_environment/community_relations/gold_mining/bendigo_goldfield_history.htm
[27] Eaglehawk and Bendigo Heritage Study, Vol 2, Thematic History 1993
[28] Butler, et al, Eaglehawk and Bendigo Heritage Study, Vol 2, Thematic History
[29] Ballinger, Robyn, *Ironbark Hill Precinct Report,* City of Greater Bendigo, October 2005
[30] Ibid

areas in town that housed the waged miners, which was separated from the wealthy socially as well as geographically.[31]

The boom of the late 1860s and early 1870s was over by 1873 but until the early 1890s mining remained central to the Bendigo economy. The town was untidy, disordered, brash and with conflicting land uses right in the heart of the city.[32] The early ethnic mining groups were overlaid by new social divisions of wealth and power.[33] A wider range of housing appeared during the 1870-80s. On some hills an elite suburbia emerged. The pattern of segregation was often a product of topography, between high and low land. The elite found on hill tops and the cottages in low lying gullies. Public streets were planted with trees. There were a few well known mine investors and owners, who built alongside their mines such as Lazarus and Lansell.

At the beginning of the 20th century mines were still a major employer in Bendigo but the self-image of Bendigo was changing to one of a garden city with a fine climate.[34] By the 1890s architects who had reaped lucrative public contracts in the 1870s and 1880s turned to working for private clients bringing their own international style to Bendigo.

Mining declined from the early years of the twentieth century. In 1917 the majority of surviving mines were amalgamated with operations ceasing in 1923. Gold mining revived in 1930s when as many as 1,500 men worked in the alluvial mining and cyaniding. The old tailings and battery sands were re-worked by about thirty cyanide plants, employing 300 men.[35] Bendigo Mines Ltd began an extensive mining program on the Nell Gwynne, Napoleon and Carshalton lines of reef. Mines such as Royal George, Moonta and Central Nell Gwynne operated throughout this period but with little success. In contrast, the Central Deborah Mine started production in 1939 and continued until 1954.[36]

Miners Residence Areas

All miners who built their homes on mining land were holders of a Miner's Right. This right entitled them to take out a lease for a Residence Area on mining land and build a home. The Miner's Right was an exclusive right that authorized certain rights and privileges and entitlements of the holder in the 'waste land' over which the British Crown claimed ownership. The Miner's Right only applied to auriferous land or 'waste land' that had been reserved by the British Crown as public land for its potential to yield gold. The holder of a Miner's Right did not need to be an applicant or holder of a lease for a mining tenement, that is, be an owner of a license for gold mining production. The Miner's Right was unique in the world. The miner's right of the Californian goldfields was not a legal document such as this.

All miners' houses were built by holders of a Miner's Right on auriferous land, that is land that was reserved as goldfields' commons by the colonial government to protect the economic resources of the Crown. Gold belonged to the Crown. The goldfields' commons introduced an ancient land management system from England. Bendigo had the largest goldfields commons in Victoria, covering 318.569 square kilometres that was potentially available for housing.

There were other types of commons such as town commons and farmer's commons among others. The goldfields' commons were specifically located on auriferous land and were controlled by the Courts of Mines and Warden's Courts (and after 1898 by the Department of Mines), that sat in each of the six or eight declared mining district jurisdictions. The Mine Wardens and Mining Board members were elected by the miners from the Bendigo Mining district. They judicated over the series of Mines and Residence Area Acts according to local circumstances and conditions.

These auriferous lands served to accommodate thousands of newly arrived migrant miners and their families during the 1870s quartz boom outside township surveyed areas.

The management of the Mines and Residence Area Acts did not extend to investment into public health, sanitation, rehabilitation of contaminated mines sites or road services. The mining areas were outside the jurisdiction of local municipal and borough councils. Closure of the gold mines

[31] Butler, et al, Eaglehawk and Bendigo Heritage Study, Vol 2, Thematic History
[32] Ibid p 30
[33] Ibid p. 34
[34] Ibid p.48
[35] Cusack, F. *Bendigo a history*, revised edition, 2002, Lerk & McClure, 2002, p.244
[36] Eaglehawk and Bendigo Heritage Study Significant Mining Areas and Sites Repo, Vol 3 pp.123-235

meant the land was abandoned and became waste lands. Many miners relocated their houses elsewhere.

The opening up of licenses on auriferous lands through the 1890s Mines Act allowed other industries to operate on Crown Land, near an available work force that was housed under the Miner's Right license. The Warden's Courts encouraged the purchase and conversion of Residence Areas to freehold title since the 1856 Mines Act, but particularly after the Mines Act 1892. Disposal of land for private sale was sporadic, unregulated and haphazard. It meant irregular shaped freehold titles were located in the midst of mining areas, often for over a century. The lots remained un-serviced and without formal roads until gradually incremental infill development and land sales transformed some areas during the 20th and 21st centuries.

4.5.2 History of Workers and Mine Speculators' Houses

A revival in the quartz mining operations during the 1890s led to a mining boom in Bendigo. The associated Mines Act, 1890, and Mines Act, 1892, had an important impact on the development of housing across the goldfields' commons, mining land of the greater Bendigo area. In 1891 there were 2,400 Residence Areas with associated miners' houses. The Mines Act,1892, which upheld the right of the Crown to ownership of minerals on all lands, meant that sale of Crown land for private ownership was now actively encouraged. It could be alienated without the Crown losing ownership of the minerals beneath the soil. In addition, the Act negated the power of mining officials to cancel Residence Areas for the purpose of mining operations.

The 1890 and 1897 Mines Acts permitted residency areas to be leased by non-miners, in effect opening up abandoned or unused mining land to development. Conversion of the land to freehold title was encouraged. Certainty of tenure, cheap land and growth of the middle class led to a boom in housing construction at a time when the rest of Victoria was experiencing economic depression. The strong local building construction industry, presence of a large number of prominent émigré architectural firms, production of pattern books and activity of building societies such as the early Bendigo Building Society/Bank which provided mortgages for prospective property owners, all led to a renewed optimism in house construction with the popularity of decorative styles. Many houses now had five to six or even eight rooms. The designs were more elaborate with intricate decorative detailing, and complex roof forms and large gardens.

The more sophisticated occupational structure that emerged with a mature mining community required the services of a range of unskilled workers and tradesmen. The late expansion of the Residence Area on auriferous land included non-miners, that is manual and skilled workers and women holders of crown land. The Mines Act, 1897, considerably reduced annual fees of the Residence Areas and the Mines Act, 1910, permitted the transfer of Residence Areas to widows whose husbands had died intestate and without probate, to continue occupation and furthermore permit inheritance of these places. The consequence of these acts ensured the continued availability of cheap housing for workers. It also provided full security of land occupation resulting in increased investment in house construction and gradual conversion to freehold title. The evolution of the insecure miner's right to a more permanent miner's residence area, which by the mid-1880s provided all the benefits of freehold, led to the construction of grander bigger homes by the 1890s.

The larger decorative cottages readily associated with the Worker and Mine Speculators' typology are associated with numerous mining areas across the city. In general terms Workers and Mine Speculator houses are:

- Associated with the Mines Act 1890, Mines Act 1892, Mines Act 1897 and Mines Act 1910
- Closely aligned with the late expansion of the Residence Area that opened auriferous land for habitation to non-miners, manual and skilled workers and women holders of Crown land leases in the 1890s

4.5.3 Description and Integrity

All Miners' Housing

Despite the variety of built form associated with miners' houses there are a number of similarities across the miners' houses constructed in Bendigo through the nineteenth century. They are all located within former mining settlements and communities, tied to the geology of the place and former gold mines, associated with peak periods of activity of these mining areas. Very few of the houses are perfectly intact to the period of original construction due to chances in the Mines Acts, mining cycles and the freedom to make improvements over the long period of time. Miners cottages are often surrounded by unrelated buildings and do not always form cohesive visual precincts. The original quarter acre blocks of the Miner's Residency areas have often been subdivided and sometimes cottages were relocated. However they are recognisably of common typological form and materiality, relating to the specific periods of historical association.

Workers and Mine Speculators' Houses

These houses were often larger houses of 5-8 rooms sometimes set in large gardens. Materials continued to be chiefly weatherboard walls and corrugated metal roofs with internal chimneys, but with more complex roof forms comprising combinations of hip or gable forms, more ornate verandahs and decorative detailing such as timber verandah details, corbel courses, friezes or polychrome brick chimney crowns. Rear additions or extensions were common, whether in skillion or hipped roof forms. The house at 176 King Street demonstrates a typical hipped roof form with a decorative front gable attached, polychrome brick chimneys, and decorative verandah. The house at 72 Bennett Street assumes an L-shaped plan with projecting gable, but with a late Victorian style return or corner verandah, bichrome brick chimney, and decorative timber gable ends. The house at 29 MacDougall Road has less common external brick chimney retained but with more elaborate Victorian period detailing added, perhaps after the original construction, to the front façade.



Figure 23. 176 King Street, Bendigo



Figure 24. 72 Bennett Street, Bendigo



Figure 25. 29 MacDougall Road, Golden Square

4.5.4 Comparative Analysis

As a grouping, the workers and mine speculators' houses can be compared to those in other Victorian era precincts such as those at Golden Square (HO24), Victoria Hill Mining & Residential Area (HO26) Calder Highway, and Bannerman Street (HO841). The house at 91 Marong Road, Bendigo for example is graded contributory within HO26. It demonstrates similar combination of more complex roof forms including decorative front gable, timber frieze, ornate verandah, but continues to express the simplicity and relatively scale of a miners cottage. The house at 5 Beech Street is contributory within HO24 and demonstrates typical mining cottage form with L-shaped plan and projecting gable with decorative gable end, Edwardian style decorations such as the timber window hood and verandah posts, with less typical external chimneys. Comparable to many of the miners' houses, the house at 5 Beech Street appears to have been constructed in phases over distinct historical periods.



Figure 26. 91 Marong Road, Bendigo. Source: Google Maps 2021.



Figure 27. 5 Beech Street, Bendigo. Google Maps 2021.

4.5.5 Assessment Against Criteria

Criteria referred to in Planning Practice Note 1: Applying the Heritage Overlay, Department of Environment, Land, Water and Planning, revised August 2018, modified for the local context.

Criterion A: Importance to the course or pattern of the City of Greater Bendigo's cultural or natural history (historical significance)

The miners' houses on former mines lands in the Bendigo area are historically significant during a transition period of the 1890s when former miner's residency areas were opened up to other occupations. Newly built houses demonstrate the way in which design, fabric and decorative embellishments reflected the evolving status of the owners in a mature mining era.

The miners' houses have historic significance associated with the Mines Act, 1890, Mines Act, 1892, Mines Act, 1897, and the Mines Act, 1910, which ensured the availablity of cheap housing for workers. It also provided full security of land occupation resulting in increased investment in larger more opulent house construction and the gradual conversion of many of the former mining lands to freehold title.

Criterion B: Possession of uncommon, rare, or endangered aspects of the City of Greater Bendigo's cultural or natural history (rarity).

N/A

Criterion C: Potential to yield information that will contribute to an understanding of the City of Greater Bendigo's cultural or natural history (research potential).
N/A

Criterion D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

The later miners' houses located on the former Bendigo goldfields' commons, auriferous or mining lands, in the greater Bendigo area have representative significance as they provide a remarkable record of the development of mass social housing on a large scale during the 19th century. The Mines Acts of 1890, 1897 and 1910 introduced a complexity to the Residency Areas that resulted in different attributes to the miners' houses. The diversification of the mining policy with regard to disposal of wasteland, abandoned mining lands, permitted new opportunities for the private individual in outer areas of Bendigo that enabled a transition to working class and middleclass suburbs, and also created a rare mix of housing types.

Criterion E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

The later miners' houses located on the former Bendigo goldfields' commons, auriferous or mining lands, in the greater Bendigo area have representative and aesthetic significance as they provide a record of the development of mass social housing on a large scale during the 19th century. The legacy of different housing designs and features have aesthetic significance in demonstrating the rich diversity of working-class miners' housing, a key feature of the Victorian 19th century goldfields. These later periods of the Victorian miners houses demonstrate larger size than their earlier counterparts, sometimes with L-shaped plans and projecting gables, greater decorative elaboration to verandahs, gable ends, chimneys or windows.

Criterion F: Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).

N/A

Criterion G: Strong or special association with a particular community or cultural group for social, cultural, or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).

N/A

Criterion H: Special association with the life or works of a person, or group of persons, of importance in the City of Greater Bendigo's history (associative significance).

N/A

4.5.6 Statement of Significance

What is significant?

The houses associated with the expansion of miners Residential Areas under the Mines Acts of 1890, 1897 and 1910, are significant.

Original nineteenth century attached or detached outbuildings may also contribute to the place's historical significance.

Post-war alterations and additions are not significant.

How is it Significant?

The collection of miners' houses associated with the Mines Acts,1890,1892, 1897 and 1910, on former goldfields' commons, auriferous or mining lands in the greater Bendigo area have historic, representative and aesthetic significance as well as potential to yield further knowledge at a local level to the City of Bendigo. (Criteria A, D and E).

Why is it Significant?
The miners' houses on former mines lands in the Bendigo area are historically significant during a transition period of the 1890s when former miner's residency areas were opened up to other occupations. Newly built houses demonstrate the way in which design, fabric and decorative embellishments reflected the evolving status of the owners in a mature mining era.

The miners' houses have historic significance associated with the Mines Act, 1890, Mines Act, 1892, Mines Act, 1897, and the Mines Act, 1910, which ensured the availablity of cheap housing

for workers. It also provided full security of land occupation resulting in increased investment in larger more opulent house construction and the gradual conversion of many of the former mining lands to freehold title. (Criterion A)

The later miners' houses located on the former Bendigo goldfields' commons, auriferous or mining lands, in the greater Bendigo area have representative significance as they provide a remarkable record of the development of mass social housing on a large scale during the 19th century. The Mines Acts of 1890, 1897 and 1910 introduced a complexity to the Residency Areas that resulted in different attributes to the miners' houses. The diversification of the mining policy with regard to disposal of wasteland, abandoned mining lands, permitted new opportunities for the private individual in areas of Bendigo that enabled a transition to working class and middleclass suburbs, and also created a rare mix of housing types. (Criterion D)

The later miners' houses located on the former Bendigo goldfields' commons, auriferous or mining lands, in the greater Bendigo area have representative and aesthetic significance as they provide a remarkable record of the development of mass social housing on a large scale during the 19th century. The legacy of different housing designs and features have aesthetic significance in demonstrating the rich diversity of working-class miners' housing, a key feature of the Victorian 19th century goldfields. While many of the period continued the tradition of the square hipped roof cottage, they were often larger and assumed greater elaborate detailing, and.or L-shaped plans with projecting gables, decorative gable ends, chimneys, doors or windows. (Criterion E)

4.5.7 Gradings and Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Greater Bendigo Planning Scheme as a serial listing.

Number	Street	Suburb	Grading
6	Allingham St	Golden Square	Contributory
390	Barnard St	Ironbark	Contributory
67	Bennett St	Long Gully	Contributory
72	Bennett St	Long Gully	Contributory
90	Booth St	Golden Square	Contributory
75	Booth St	Golden Square	Contributory
95	Booth St	Golden Square	Contributory
46	Breen St	Quarry Hill	Contributory
56	Breen St	Quarry Hill	Contributory
106	Chum St	Golden Square	Contributory
22	Davey Close	Flora Hill	Contributory
205	Eaglehawk Rd	Long Gully	Contributory
208	Eaglehawk Rd	Long Gully	Contributory
267	Eaglehawk Rd	Long Gully	Contributory
5	Grant St	Long Gully	Contributory

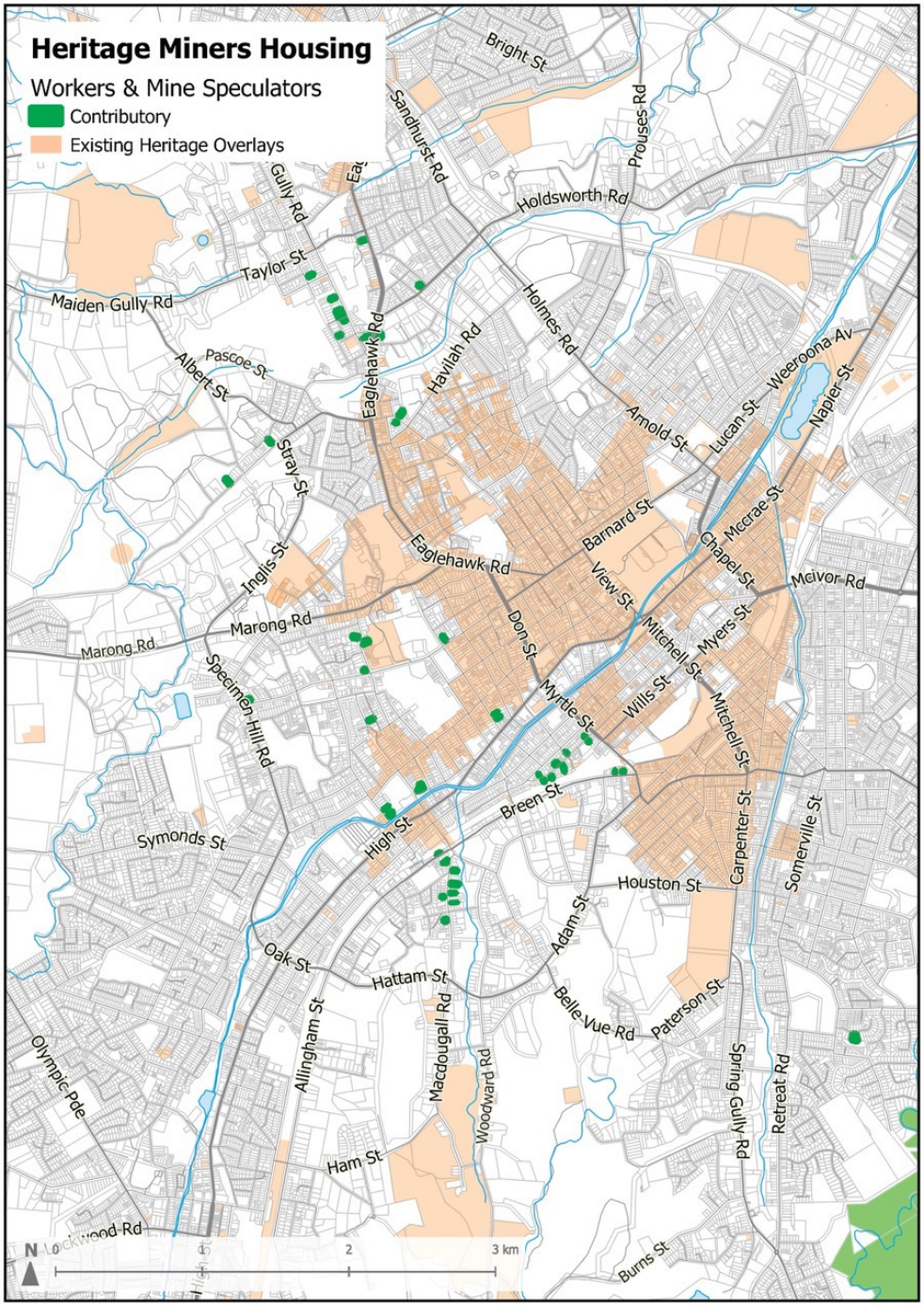
15	Holdsworth Rd	Long Gully	Contributory
67	Jackson St	Long Gully	Contributory
57	Jackson St	Long Gully	Contributory
59	Jackson St	Long Gully	Contributory
63	Jackson St	Long Gully	Contributory
176	King St	Bendigo	Contributory
187	King St	Bendigo	Contributory
144	King St	Bendigo	Contributory
145	King St	Bendigo	Contributory
185	King St	Bendigo	Contributory
192	King St	Bendigo	Contributory
194	King St	Bendigo	Contributory
207	King St	Bendigo	Contributory
219	King St	Bendigo	Contributory
222	King St	Bendigo	Contributory
194A	King St	Bendigo	Contributory
64	Lily St	Bendigo	Contributory
70	Lily St	Bendigo	Contributory
4	Macdougall Rd	Golden Square	Contributory
5	Macdougall Rd	Golden Square	Contributory
15	Macdougall Rd	Golden Square	Contributory
21	Macdougall Rd	Golden Square	Contributory
22	Macdougall Rd	Golden Square	Contributory
29	Macdougall Rd	Golden Square	Contributory
34	Macdougall Rd	Golden Square	Contributory
14	Maple St	Golden Square	Contributory
20	Maple St	Golden Square	Contributory
66	Old High St	Golden Square	Contributory

58	Old High St	Golden Square	Contributory
62	Old High St	Golden Square	Contributory
40	Sparrowhawk Rd	Long Gully	Contributory
64	Sparrowhawk Rd	West Bendigo	Contributory
17	Wade Lane	Golden Square	Contributory
26	Wallan St	Long Gully	Contributory

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Greater Bendigo Planning Scheme:

External Paint Colours Is a permit required to paint an already painted surface?	NO
Internal Alteration Controls Is a permit required for internal alterations?	NO
Tree Controls Is a permit required to remove a tree?	NO
Victorian Heritage Register Is the place included on the Victorian Heritage Register?	NO
Outbuildings and fences exemptions Are there outbuildings and fences which are not exempt from notice and review?	NO
Prohibited uses may be permitted Can a permit be granted to use the place for a use which would otherwise be prohibited?	NO
Aboriginal Heritage Place Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?	NO

4.5.8 Map


Heritage Miners Housing
Workers & Mine Speculators
Contributory
Existing Heritage Overlays
Bright St
Sandhurst Rd
Prouses Rd
Gully Rd
Holdsworth Rd
Taylor St
Maiden Gully Rd
Holmes Rd
Pascoe St
Albert St
Eaglehawk Rd
Havilah Rd
Weerooona Av
Napier St
Arnold St
Lucan St
Stray St
Barnard St
Mccrae St
Chapel St
Inglis St
Eaglehawk Rd
View St
Mcivor Rd
Marong Rd
Marong Rd
Don St
Mitchell St
Myers St
Specimen Hill Rd
Myrtle St
Wills St
Mitchell St
Breen St
Symonds St
High St
Carpenter St
Somerville St
Houston St
Adam St
Oak St
Hattam St
Belle Vue Rd
Paterson St
Olympic Pde
Allingham St
Macdougall Rd
Woodward Rd
Spring Gully Rd
Retreat Rd
Ham St
Burns St
N
0
1
2
3 km

4.5.9 References

- *Eaglehawk and Bendigo Heritage Study, 1993,* Graeme Butler & Assoc.
- *Former Shire of Marong Heritage Studies, 1994 and 1999,* Andrew Ward & Assoc; *and reviewed by the Heritage Policy Citations Review, 2011,* Lovell Chen
- *Former Shires of McIvor and Strathfieldsaye, Heathcote-Strathfieldsaye Heritage Study: Stage 1, 2002,* Earthtech
- *Former Shires of McIvor and Strathfieldsaye Heritage Study: Stage 2, 2010,* Context Pty Ltd.
- *Ironbark Heritage Study, 2011,* Mandy Jean
- *Greater Bendigo Thematic Environmental History, Overview Report and Aboriginal History,* Lovell Chen, 2013
- *White Hills and East Bendigo Heritage Study Stage 1, Bendigo Hospital Area, 2014,* Lovell Chen
- *White Hills and East Bendigo Heritage Study Stage 2, Ascot, Bendigo, East and North Bendigo Epsom and White Hills, 2016, 2 vols,* Context Pty Ltd
- *The Miners' Cottage Gap Study', 2017/18,* Minerva Heritage
- *Golden Square Heritage Study Stage 1 Chronological and Thematic History, 2019,* Dr. Robyn Ballinger
- *City of Greater Bendigo Heritage Gap Analysis, 2019* Landmark Heritage Pty Ltd with David Helms
- *Evolution of Housing on the Bendigo Goldfields: A Case for Serial Listing, 2020,* Amanda Jean and Charles Fahey

4.6 Quartz Reefers' Houses

Prepared by: Trethowan Architecture

Address

83 Adam St, Quarry Hill; 64 Breen St, Quarry Hill; 245 Eaglehawk Rd, Long Gully; 100 Holmes Rd, North Bendigo; 15 Joseph St, Bendigo; 118 Macdougall Rd, Golden Gully, 12 Mackenzie St West.

Name: Quartz Reefers' Houses	**Survey Date:** March 2021
Place Type: Residential	**Architects:** unknown
Grading: Significant	**Builders:** unknown
Extent of Overlay: See precinct map	**Construction Range:** 1850-1900



4.6.1 Historical Context

The following historical background is extracted and adapted from *Ironbark Heritage Study* (2010) Volume 1 and the *Evolution of Housing on the Bendigo Goldfields* (2020).

The Bendigo Goldfields

The majority of the Bendigo goldfields evolved geologically in the 38 north-south anticline lines of reef that lay from Bendigo East to Kangaroo Flat. Gullies and dry creeks cut across the ridges in a west to easterly direction, flowing into the Bendigo Creek, which flows across the gravel plains of Epsom, a former shallow sea in the north, and thence into the Campaspe River, a tributary of the Murray River. The area was covered by dense Box-Ironbark forests and woodlands and was the traditional lands of the indigenous Dja Dja Wurrung people who had managed the lands according to traditional knowledge and culture for many thousands of years. Following the annexation of the

land by the British Crown, the Crown granted a pastoral lease for grazing stock to pastoralists Stewart and Gibson in 1848.[37] Following the discovery of gold in the area in 1851, thousands of gold diggers rushed to the area from all corners of the world. The Government managed access to land by these new kinds of colonists through the issue of mining leases. Mining leases, pastoral leases and Indigenous native title rights are now acknowledged to co-exist over Crown Land, but at the time the Indigenous Australians were pushed to the margins of society and their rights were not recognised.

The Bendigo gold fields, commenced in 1851, continued over the next 153 years through times of boom, decline, revival and stagnation. The last underground historic mine closed in 1954 with continued production locally. The Bendigo Goldfields is Australia's second largest in terms of historical production after Western Australia's Golden Mile (Boulder, Kalgoorlie).[38] It produced the largest amount of gold of any field in Eastern Australia and retains the largest evidence of its mining past within the inner city area. The history of mining shaped and created Bendigo. It left a chaotic industrial landscape which was in a state of perpetual flux with seemingly random, scattered, small and often very isolated settlements of people across a wide area.[39]

In 1854 the character of the city of Bendigo (Sandhurst) changed from a collection of irregular diggings on Crown Land to a central town when the area that is now central Bendigo was surveyed by government surveyor, Richard Larritt. A government camp was established and the geometric grid layout of the town was laid out, streets surveyed and land auctioned for sale under Torrens Title. The primary factor governing settlement in the broader area, however, was mining. It was to the outer gullies and creeks within the watershed of Bendigo Creek where the alluvial miners first worked.[40] By mid 1852 more than 4,000 diggers were arriving each week, until over 40,000 miners had arrived in the space of a few years. Tent settlements were established in 1851-2 by 'diggers' intent on finding the available alluvial gold.[41] By 1861 the entire Sandhurst mining district had 41,000 people spread through a score of small mining settlements. But the majority of the goldfields remained temporary and transitional in nature with haphazard settlements and roads. Other times, lack of water drove the miners on, leaving behind Crown Land that had been dug up, trees cleared, dry gullies clogged up and a wasteland created.[42] It left a legacy of large tracts of Crown Land former mine sites that encircle the city and penetrate deep within it. It is these Crown Lands and National parks in which the Dja Dja Wurrung native title interests are now recognized.

By the end of 1850s miners were experimenting with steam powered mills as well as crushers and open cut mining. More extensively than elsewhere, Bendigo miners used puddling machines. By mid 1854 there were 1,500 machines. Attention was also turning to the mining of quartz reefs and steam powered machinery for mining was being set up as early as 1855. Supporting the miners were small foundries and accompanying this phase of mining came the building of more substantial buildings. Towards the end of the 1860s the dominance of the alluvial miner was drawing to a close and by 1868 there were 4,000 alluvial miners and 3,000 quartz reef miners in Bendigo. The success of the deep shafts had grown on Hustlers Reef and Victoria Reef with associated small crushing works. The reef miners turned to steam driven crushing machines, larger mining companies were employing bigger work forces.

In the early 1860s Bendigo's mining boom was marked by the formation of hundreds of companies. As technology and mine administration improved, so did the confidence of investors. Larger steam plants and winding engines were installed so the mines could be worked at greater depth and also control ground water inflow. Another mining boom was in full swing in 1871 and boosted the establishment of foundries and engineering works. In a two-year period, over one thousand new mining companies were floated with thousands of small mining leases. A frenzy of buying and selling shares occurred at the Beehive Mining Exchange. The boom soon burst, but some mines continued to operate by digging deeper into the reefs. In the early 1870s companies built up a paid work force and mining became the staple form of male employment in Bendigo. With capitalized works, the floating population of diggers diminished. Company mining altered the social structure

[37] Ravenswood Homestead, Heritage Victoria, http://vhd.heritage.vic.gov.au/places/heritage/967
[38] Bendigo Mining for a summary of the history of mining to the present see website for Bendigo Mining http://www.bmnl.com.au/safety_environment/community_relations/gold_mining/bendigo_goldfield_history.htm
[39] Eaglehawk and Bendigo Heritage Study, Vol 2, Thematic History 1993
[40] Butler, et al, Eaglehawk and Bendigo Heritage Study, Vol 2, Thematic History
[41] Ballinger, Robyn, *Ironbark Hill Precinct Report,* City of Greater Bendigo, October 2005
[42] Ibid

of Bendigo. It established a new class of investors. Mining had created distinctly working class areas in town that housed the waged miners, which was separated from the wealthy socially as well as geographically.[43]

The boom of the late 1860s and early 1870s was over by 1873 but until the early 1890s mining remained central to the Bendigo economy. The town was untidy, disordered, brash and with conflicting land uses right in the heart of the city.[44] The early ethnic mining groups were overlaid by new social divisions of wealth and power.[45] A wider range of housing appeared during the 1870-80s. On some hills an elite suburbia emerged. The pattern of segregation was often a product of topography, between high and low land. The elite found on hill tops and the cottages in low lying gullies. Public streets were planted with trees. There were a few well known mine investors and owners, who built alongside their mines such as Lazarus and Lansell.

At the beginning of the 20th century mines were still a major employer in Bendigo but the self-image of Bendigo was changing to one of a garden city with a fine climate.[46] By the 1890s architects who had reaped lucrative public contracts in the 1870s and 1880s turned to working for private clients bringing their own international style to Bendigo.

Mining declined from the early years of the twentieth century. In 1917 the majority of surviving mines were amalgamated with operations ceasing in 1923. Gold mining revived in 1930s when as many as 1,500 men worked in the alluvial mining and cyaniding. The old tailings and battery sands were re-worked by about thirty cyanide plants, employing 300 men.[47] Bendigo Mines Ltd began an extensive mining program on the Nell Gwynne, Napoleon and Carshalton lines of reef. Mines such as Royal George, Moonta and Central Nell Gwynne operated throughout this period but with little success. In contrast, the Central Deborah Mine started production in 1939 and continued until 1954.[48]

Miners Residence Areas

All miners who built their homes on mining land were holders of a Miner's Right. This right entitled them to take out a lease for a Residence Area on mining land and build a home. The Miner's Right was an exclusive right that authorized certain rights and privileges and entitlements of the holder in the 'waste land' over which the British Crown claimed ownership. The Miner's Right only applied to auriferous land or 'waste land' that had been reserved by the British Crown as public land for its potential to yield gold. The holder of a Miner's Right did not need to be an applicant or holder of a lease for a mining tenement, that is, be an owner of a license for gold mining production. The Miner's Right was unique in the world. The miner's right of the Californian goldfields was not a legal document such as this.

All miners' houses were built by holders of a Miner's Right on auriferous land, that is land that was reserved as goldfields' commons by the colonial government to protect the economic resources of the Crown. Gold belonged to the Crown. The goldfields' commons introduced an ancient land management system from England. Bendigo had the largest goldfields commons in Victoria, covering 318.569 square kilometres that was potentially available for housing.

There were other types of commons such as town commons and farmer's commons among others. The goldfields' commons were specifically located on auriferous land and were controlled by the Courts of Mines and Warden's Courts (and after 1898 by the Department of Mines), that sat in each of the six or eight declared mining district jurisdictions. The Mine Wardens and Mining Board members were elected by the miners from the Bendigo Mining district. They judicated over the series of Mines and Residence Area Acts according to local circumstances and conditions.

These auriferous lands served to accommodate thousands of newly arrived migrant miners and their families during the 1870s quartz boom outside township surveyed areas.

The management of the Mines and Residence Area Acts did not extend to investment into public health, sanitation, rehabilitation of contaminated mines sites or road services. The mining areas

[43] Butler, et al, Eaglehawk and Bendigo Heritage Study, Vol 2, Thematic History
[44] Ibid p 30
[45] Ibid p. 34
[46] Ibid p.48
[47] Cusack, F. *Bendigo a history*, revised edition, 2002, Lerk & McClure, 2002, p.244
[48] Eaglehawk and Bendigo Heritage Study Significant Mining Areas and Sites Repo, Vol 3 pp.123-235

were outside the jurisdiction of local municipal and borough councils. Closure of the gold mines meant the land was abandoned and became waste lands. Many miners relocated their houses elsewhere.

The opening up of licenses on auriferous lands through the 1890s Mines Act allowed other industries to operate on Crown Land, near an available work force that was housed under the Miner's Right license. The Warden's Courts encouraged the purchase and conversion of Residence Areas to freehold title since the 1856 Mines Act, but particularly after the Mines Act 1892. Disposal of land for private sale was sporadic, unregulated and haphazard. It meant irregular shaped freehold titles were located in the midst of mining areas, often for over a century. The lots remained un-serviced and without formal roads until gradually incremental infill development and land sales transformed some areas during the 20th and 21st centuries.

4.6.2 History of Quartz Reefers' Houses

The colonial regency styled 19th century miners' houses built by aspiring speculators and mine owners, the first mining tenement leasee, is a characteristic of the greater Bendigo area. Many of these reefers and investors built their homes near their mining tenements and mines. They took advantage of the Mines Act 1865 to convert their Miner's Rights into freehold properties. Their homes were usually built of brick or stone and are spread across the quartz mining district. The first mining tenement leasee is a most interesting feature of the Greater Bendigo goldfields. Their houses usually became the centre of smaller concentrations of miners' houses, like small settlements they grouped around the mine owner's homes, mining plant – head frames, engine houses and battery houses. The dispersed nature of the industry encouraged scattered clusters of this type of unit across the mining lands.

After mining ceased or was abandoned, the environs of the small mining communities usually became the site of noxious industries, decaying machinery, open shafts, contaminated dust blown mullock heaps and tailings. Many working miners relocated their houses, while in contrast some of the mine owners retained their homes, which slowly lost rateable value. Sometimes they became surrounded by abandoned mining land, wasteland, that became overgrown.

Quartz reefers' houses remained in isolated pockets, often in landscapes that were rehabilitated during the mid 20th century when former mining land was reclaimed for state social housing programs. A fine example is the house of Robert Lisle, a substantial house built by an early quartz reefer. In 1864 Lisle, whose house is located at 44 Belle Vue Road (HO431) was listed on the Sandhurst rate books as the rate payer of the Union Company's properties at Sheepshead Gully.

Development of these houses on Crown land emerged under an unprecedented colonial gold mining licence system and the development of Victorian mining law, which spread throughout Australia and the British colonies. In conjunction with the Miner's Rights, Residency Areas and Mines Acts of 1855 to 1910 the development of judicature in Australian and mining legislation was unique in the world. It influenced the mining landscape of Greater Bendigo, mining work practices and introduced the possibility of small scale, private mining operations and housing on Crown Land.

The grander, more decorative houses associated with the Quartz Reefers's typology are associated with numerous quartz mining areas across the city. In general terms Quartz Reefer houses are:

- Associated with the Miner's Rights 1855, and Mines Act 1865
- Demonstrative of the characteristic of greater Bendigo and the reefers, investors and more successful miners who built their homes near their mining tenements and mines across the quartz mining district and were able to convert their leases into freehold

4.6.3 Description and Integrity

Built form – Quartz Reefers' Houses

These houses could be small or large but tend to be grander in style and more decorative. In scale and decoration they stand out from the more common small scale, modest and simple miners cottages. They commonly could include Colonial regency style characteristics, encircling

verandahs, be well articulated or architecturally designed. Comprised of brick or stone, they commonly have more complex roof forms and could be built in well defined phases concurrent with the growth in wealth of the owners. The houses at 83 Adam Street, 118 Macdougall Road and 12 Mackenzie St West are built of stone, with quoining to doors and windows and corner walls. The house at 245 Eaglehawk Road, Long Gully is a high set stone and brick Colonial Revival style house with grand central entry stair. The chimneys at 83 Adam Street, and 64 Breen Street are polychrome brick with corbelled crowns. The houses at 64 Breen Street, 100 Holms Rd and 15 Joseph Street are polychrome brick. The chimneys at 15 Jospeh Street are Italianate brick and render. All the houses have front verandahs with ornate detailing, in iron or timber.



83 Adam St, Quarry Hill. Source: Trethowan Architecture.



Figure 28. 245 Eaglehawk Road, Long Gully. Source: Trethowan Architecture.



12 Mackenzie St West. Source: Trethowan Architecture.



15 Joseph St, Bendigo. Source: Trethowan Architecture.

4.6.4 Comparative Analysis

The houses can be compared to other stone and brick houses with quoin detailing and elaborate polychrome or brick and render chimneys, decorative gables and verandahs on the City of Greater Bendigo Heritage Overlay. Known mine owner or mining company houses include individually significant houses such as the house at 44 Bellevue Road, which is a Colonial Revival style brick and render house with Italianate chimneys and distinctive iron verandah. The subject properties compare favourably with other stone and brick houses within precincts. The house at 7 Bannerman Street for example is rendered brick and is graded contributory within HO841. It has an interwar porch added and a side addition, but still demonstrated the miners cottage form and scale, with more Colonial Revival massing and windows. The stone house at 257 Eaglehawk Road (HO542) is individually significant but is in a ruinous state. Of double-fronted, rubble stone construction, this house has dressed corner stones, a simple hipped corrugated iron-clad roof, two symmetrically-placed corniced chimneys and a concave-roof verandah. The verandah (ruinous) structure is timber, with corniced stop-chamfered posts, a simple timber fascia and remnant timber balustrading. The houses at 84 Adam St, 118 Macdougall Rd and 12 Mackenzie Street demonstrate similar attention to corner detailing, with the former two also demonstrating the use of stone. The house at 237 Eaglehawk Road (HO541) is individually significant and combines stone and brick, with a high set Colonial Revival style with tall hipped roof, central staircase and two chimneys. It is

comparable in terms of form, grand entry stair and setting to 245 Eaglehawk Road, though larger in scale with more elaborate detailing. The house at 79 Eaglehawk Road (HO488) is comparable in terms of scale and quoined brickwork to 64 Breen Street, but has an original concave verandah with iron lacework. In terms of quality and scale the subject houses clearly sit above the contributory graded houses such as 7 Bannerman Street typically found in precincts, and more comparable in some elements of form, materiality or detailing to these individually significant places.



Figure 29. 7 Bannerman Street, Bendigo. Source: City of Greater Bendigo.



Figure 30. 79 Eaglehawk Road, Bendigo. Source: Heritage Victoria.



Figure 31. 257 Eaglehawk Road, Bendigo. Source: Trethowan Architecture.



Figure 32. 237 Eaglehawk Road, Bendigo. Source: Heritage Victoria.

4.6.5 Assessment Against Criteria

Criteria referred to in Planning Practice Note 1: Applying the Heritage Overlay, Department of Environment, Land, Water and Planning, revised August 2018, modified for the local context.

Criterion A: Importance to the course or pattern of the City of Greater Bendigo's cultural or natural history (historical significance)

The colonial regency styled 19th century miners' houses built by aspiring speculators and quartz reefers have historic significance as they are associated with the first mining tenement leases. It is a characteristic of the greater Bendigo area that many of these reefers and investors built their homes near their mining tenements and mines. They took advantage of the Mines Act 1865 to convert their Miner's Rights into freehold properties. Their homes were usually built of brick or stone and are spread across the quartz mining district, while later houses might be built in polychrome brick, with Italianate or Victorian Boom style elements expressive of the relative prosperity of the occupants. The mine owners' or speculators' houses on former mines lands in the Bendigo area are historically significant as a record of the many mine owners that contributed to the wealth and reputation of Bendigo as the leading deep quartz mining area in Australia during the 19th century.

Criterion B: Possession of uncommon, rare, or endangered aspects of the City of Greater Bendigo's cultural or natural history (rarity).

N/A

Criterion C: Potential to yield information that will contribute to an understanding of the City of Greater Bendigo's cultural or natural history (research potential).

N/A

Criterion D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

The mine owners' or speculators' houses on former mines lands in the Bendigo area are an excellent representative example of one of the many different types of miners' houses. The mine owners' or speculators' houses are representative of a particular mining structure in the Bendigo goldfields. They demonstrate a way of life, where design, fabric and decorative embellishments reflected the evolving status of the owners.

Criterion E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

They have aesthetic significance as they illustrate the rich diversity of housing types of the Victorian 19th century goldfields. They have high aesthetically significance as a special type of housing that can be found on former mine land that is associated with the early conversion to freehold title under the 1865 Mines Act. Examples of these 19th century houses can date from the late 1850s to the 1900. They are marked by their difference from other miners' houses with regard to scale, grander, or architect designs. Other homes are associated with wealthy early speculators who were often the original mining leases of mining tenements. Later they became successful miners, who purchased and built on their original mining leases. The mining tenements are usually small scale and located on the outskirts of Bendigo.

Early quartz reefers' houses are usually small in scale, brick or stone construction, often well-articulated in form, with large hip roofs and sweeping encircling verandahs. The siting of these houses is orientated towards the associated mining operations and mine sites and not the road. Later houses may be built in stone or bichrome brick, with Colonial Revival, Italianate or Victorian Boom style elements. Such early quartz reefers' houses are usually small in scale, brick or stone construction, often well-articulated in form, with large hip roofs and sweeping encircling verandahs. The siting of these houses is orientated towards the associated mining operations and mine sites and not the road.

Criterion F: Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).

N/A

Criterion G: Strong or special association with a particular community or cultural group for social, cultural, or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).

N/A

Criterion H: Special association with the life or works of a person, or group of persons, of importance in the City of Greater Bendigo's history (associative significance).

N/A

4.6.6 Statement of Significance

What is significant?

The substantial 19th century houses associated with the more prosperous miners or mine owners and speculators on mining Residency Areas, are significant.

Mature exotic trees contribute to the setting of the place at 12 Mackenzie Street West.

Original nineteenth century attached, or detached outbuildings may contribute to the historical significance of the place.

Post-war alterations and additions are not significant.

How is it Significant?
The collection of quartz reefer and mine speculators houses have historic and aesthetic significance and representative heritage value to the City of Bendigo. (Criteria A, D and E).

Why is it Significant?
The houses built by aspiring mine speculators and quartz reefers houses have historic significance as they are associated with the first mining tenement leases. It is a characteristic of the greater Bendigo area that many of these reefers and investors built their homes near their mining tenements and mines. They took advantage of the Mines Act 1865 to convert their Miner's Rights into freehold properties. Their homes were usually built of brick or stone and are spread across the quartz mining district. The mine owners' or speculators' houses on former mines lands in the Bendigo area are historically significant as a record of the many mine owners or speculators that contributed to the wealth and reputation of Bendigo as the leading deep quartz mining area in Australia during the 19th century. (Criterion A)

The mine owners' or speculators' houses on former mines lands in the Bendigo area are an excellent representative example of one of the many different types of miners' houses. The mine owners' or speculators' houses are representative of a particular mining structure in the Bendigo goldfields. They demonstrate a way of life, where design, fabric and decorative embellishments reflected the evolving status of the owners. (Criterion D)

They have aesthetic significance as they illustrate the rich diversity of housing types of the Victorian 19th century goldfields. They have high aesthetically significance as a special type of housing that can be found on former mine land that is associated with the early conversion to freehold title under the 1865 Mines Act. Examples of these 19th century houses can date from the late 1850s to the 1900. They are marked by their difference from other miners' houses with regard to scale, grander, and architect designs. Other homes are associated with wealthy early speculators who were often the original mining leases of mining tenements. Later they became successful mine owners, who purchased and built on their original mining leases. The mining tenements are usually small scale and located on the outskirts of Bendigo.

They have high aesthetic significance as early examples of miners' houses often designed in the Colonial Regency architectural style or later Victorian Boom style. Early quartz reefers' houses are usually small in scale, brick or stone construction, often well-articulated in form, with large hip roofs and sweeping encircling verandahs. The siting of these houses is orientated towards the associated mining operations and mine sites and not the road. Later houses may be built in polychrome brick, with Italianate or Victorian Boom style elements. (Criterion E)



4.6.7 Gradings and Recommendations

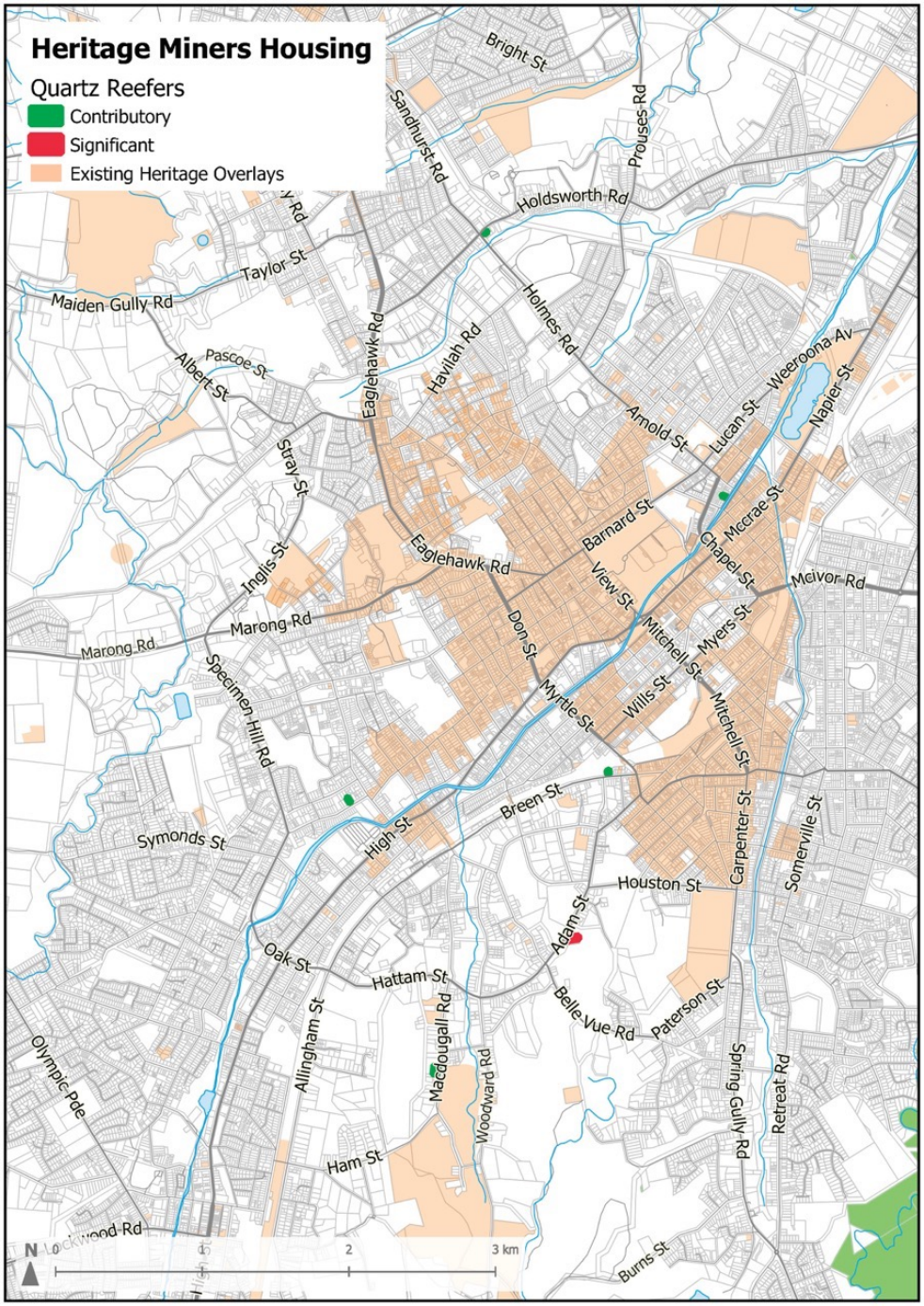
Recommended for inclusion in the Schedule to the Heritage Overlay of the Greater Bendigo Planning Scheme as a serial listing.

Number	Street	Suburb	Grading
83	Adam St	Quarry Hill	Significant
64	Breen St	Quarry Hill	Contributory
245	Eaglehawk Road	Long Gully	Contributory
100	Holmes Rd	North Bendigo	Contributory
15	Joseph St	Bendigo	Contributory
118	Macdougall Rd	Golden Gully	Contributory
12	Mackenzie St West	Golden Square	Contributory

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Greater Bendigo Planning Scheme:

External Paint Colours Is a permit required to paint an already painted surface?	NO
Internal Alteration Controls Is a permit required for internal alterations?	NO
Tree Controls Is a permit required to remove a tree?	YES – Mature exotics at 12 Mackenzie Street W.
Victorian Heritage Register Is the place included on the Victorian Heritage Register?	NO
Outbuildings and fences exemptions Are there outbuildings and fences which are not exempt from notice and review?	NO
Prohibited uses may be permitted Can a permit be granted to use the place for a use which would otherwise be prohibited?	NO
Aboriginal Heritage Place Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?	NO

4.6.8 Map


Heritage Miners Housing
Quartz Reefers
Contributory
Significant
Existing Heritage Overlays
Bright St
Sandhurst Rd
Prouses Rd
Holdsworth Rd
Taylor St
Maiden Gully Rd
Holmes Rd
Havilah Rd
Eaglehawk Rd
Pascoe St
Albert St
Arnold St
Lucan St
Weerooona Av
Napier St
Stray St
Barnard St
Mccrae St
Chapel St
Mcivor Rd
Inglis St
View St
Mitchell St
Myers St
Marong Rd
Don St
Specimen Hill Rd
Myrtle St
Wills St
Breen St
High St
Symonds St
Houston St
Carpenter St
Somerville St
Adam St
Oak St
Hattam St
Belle Vue Rd
Paterson St
Olympic Pde
Allingham St
Macdougall Rd
Woodward Rd
Spring Gully Rd
Retreat Rd
Ham St
Burns St
N
0
1
2
3 km



4.6.9 References

- *Eaglehawk and Bendigo Heritage Study, 1993,* Graeme Butler & Assoc.
- *Former Shire of Marong Heritage Studies, 1994 and 1999,* Andrew Ward & Assoc; and reviewed by the *Heritage Policy Citations Review, 2011,* Lovell Chen
- *Former Shires of McIvor and Strathfieldsaye, Heathcote-Strathfieldsaye Heritage Study: Stage 1, 2002,* Earthtech
- *Former Shires of McIvor and Strathfieldsaye Heritage Study: Stage 2, 2010,* Context Pty Ltd.
- *Ironbark Heritage Study, 2011,* Mandy Jean
- *Greater Bendigo Thematic Environmental History, Overview Report and Aboriginal History, 2013,* Lovell Chen
- *White Hills and East Bendigo Heritage Study Stage 1, Bendigo Hospital Area, 2014,* Lovell Chen
- *White Hills and East Bendigo Heritage Study Stage 2, Ascot, Bendigo, East and North Bendigo Epsom and White Hills, 2016, 2 vols,* Context Pty Ltd
- *The Miners' Cottage Gap Study', 2017/18,* Minerva Heritage
- *Golden Square Heritage Study Stage 1 Chronological and Thematic History, 2019,* Dr. Robyn Ballinger
- *City of Greater Bendigo Heritage Gap Analysis, 2019* Landmark Heritage Pty Ltd with David Helms
- *Evolution of Housing on the Bendigo Goldfields: A Case for Serial Listing, 2020,* Amanda Jean and Charles Fahey

Appendix A Summary of Contributory and Significant Graded Properties

Planning and Environment Act 1987

GREATER BENDIGO PLANNING SCHEME

AMENDMENT C275gben

EXPLANATORY REPORT

Who is the planning authority?

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

Land affected by the amendment

The proposed amendment affects multiple properties across the suburbs of Bendigo, Flora Hill, Golden Gully, Golden Square, Ironbark, Long Gully, North Bendigo, Quarry Hill and West Bendigo.

More specifically, the proposed amendment applies to the following land affected by overlay mapping and ordinance changes:

Serial Listings

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

Please refer to Attachment 1 for details of all affected properties.

What the amendment does

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

More specifically, the amendment proposes to:

Overlay Maps – Heritage Overlay

Serial Listings

- Apply the Heritage Overlay (HO1000) to the Early Miners' Cottages, as shown on Planning Scheme Map Nos. 18HO, 19HO and 23HO.
- Apply the Heritage Overlay (HO1001) to the Quartz Gold Boom Miners' Houses, as shown on Planning Scheme Map Nos. 18HO, 22HO and 23HO.
- Apply the Heritage Overlay (H1002) to the Workers and Mine Speculators' Houses, as shown on Planning Scheme Map Nos. 18HO, 22HO and 23HO.
- Apply the Heritage Overlay (HO1003) to the Quartz Reefers' Houses, as shown on Planning Scheme Map Nos. 18HO, 19HO, 22HO and 23HO.

Long Gully

- Removes the Heritage Overlay (HO547) from 15 Stone Street, Long Gully, as shown on Planning Scheme Map 18HO.
- Removes the Heritage Overlay (HO546) from 89 Upper California Gully Road, Long Gully, as shown on Planning Scheme Map 18HO.

Overlay Maps – Neighbourhood Character Overlay

- Remove the Neighbourhood Character Overlay from 82 properties, as shown on Planning Scheme Map Nos. 18NCO, 22NCO and 23NCO.

Ordinances

- Amend the Schedule to Clause 43.01 (Heritage Overlay) to apply the Heritage Overlay to four new places (four serial listings comprising a total of 157 properties) and remove the existing HO547.
- Amend the Schedule to Clause 72.04 (Documents Incorporated in this Planning Scheme) to insert four new Statements of significance listed below as incorporated documents from the *Victorian Miners' Housing Serial Listings – Stage 2 Study* (2021):
    1. Statement of significance: Early Miners' Cottages, August 2022
    2. Statement of significance: Quartz Gold Boom Miners' Houses, August 2022
    3. Statement of significance: Workers and Mine Speculators' Houses, August 2022
    4. Statement of significance: Quartz Reefers' Houses, August 2022
- Amend the Schedule to Clause 72.08 (Background Documents) to insert the *Victorian Miners' Housing Serial Listings – Stage 2 Study* (2021) as a background document.

Strategic assessment of the amendment

Why is the amendment required?

The proposed amendment is required to implement the recommendations of the *Victorian Miners' Housing Serial Listings – Stage 2 Study* (2021) to protect miners' housing across the municipality.

The City first engaged Amanda Jean to undertake the *Ironbark Heritage Study* (2010). The 2010 Study identified four heritage precincts and one serial listing comprising 91 miners' cottages across parts of Ironbark, Long Gully and West Bendigo. The Heritage Overlay was applied to these places through Amendment C129gben, which was gazetted on 16 August 2012. The serial listing for the miners' cottages was given HO999.

The City engaged Minerva to undertake the *Miners Cottages Gap Study* (2017), a windscreen survey of the Bendigo area to identify miners' style cottages not situated in a heritage precinct or protected by HO999. The 2017 Study identified a total of 574 potential places.

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

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

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

The City engaged Trethowan Architecture to undertake the *Victorian Miners' Housing Serial Listings – Stage 2 Study* (2021). The Stage 2 heritage study assessed the 229 places identified in the previous study using the HERCON criteria, as recommended in DELWP's Planning Practice Note 1. The Study identified 158 properties to be of local heritage significance. The Study recommended that:

- HO999 be amended to included 59 new properties associated with early miners' cottages
- A Quartz Gold Boom Miners' Houses serial listing be created comprising 42 properties
- A Workers and Mine Speculators' Houses serial listing be created comprising 50
- Quarter A Quarter Reefers' Houses serial listing be created comprising seven properties

Council's Heritage Advisor identified that amending HO999 would require significant resources to draft a Statement of Significance (as is now required under VC148, gazetted 31 July 2018) that would cover the existing properties covered by HO999 and incorporate the new properties. As such, they recommended that a new serial listing be created for Early Miners' Cottages. Council's Heritage Advisor also identified one property originally assessed as part of the Workers and Mine Speculators' serial listing not to have been original to Bendigo and subsequently recommended its removal from protection.

It is on this basis that the Heritage Overlay is proposed to be applied, in this Amendment C275gben, to four new serial listings comprising a total of 157 properties.

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

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

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

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

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

The objectives are implemented by applying the Heritage Overlay to four new places (four serial listings comprising a total of 157 properties) identified in the *Victorian Miners' Housing Serial Listings – Stage 2 Study* (2021). The heritage values associated with each place are outlined in the Statements of significance Incorporated Documents. By updating and strengthening the heritage provisions in the planning scheme, the amendment conserves these heritage places for present and future Victorians.

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

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

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

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

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

Does the amendment address relevant bushfire risk?

Given the nature of the amendment and the location of affected properties within the municipality's urban fabric, the amendment is not expected to result in any increase to the risk to life, property, community infrastructure or the natural environment from bushfire.

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

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

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

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

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

Clause 11.01-1S (Settlement), which has the objective of facilitating the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements, in accordance with their relevant regional growth plan. The *Loddon Mallee South Regional Growth Plan* (2014) recognises 'heritage assets generate social benefits, such as a sense of identity, direct user benefits through tourism and the benefits stemming from the intrinsic value of preserving these assets for future generations to appreciate and enjoy.'

Clause 15.03-1S Heritage conservation, which has the objective of ensuring the conservation of places of heritage significance and includes the strategy: Identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme.

Clause 15.03-1L Post contact heritage conservation – Greater Bendigo, which has a general strategy to ensure integration of new development by encouraging design that respects the heritage place through its setting, location, bulk, form, materials and appearance.

The proposed amendment supports the above clauses by protecting four new places (four serial listings comprising a total of 157 properties) identified and assessed in a heritage study to be of local heritage significance. The Statements of significance Incorporated Documents provide guidance on the heritage significance of the places to ensure that new development respects identified heritage elements and values.

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

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

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

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

The clause is supported by the application of the Heritage Overlay to protect the local heritage significance of four new places (four serial listings comprising a total of 157 properties).

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

The Heritage Overlay is proposed for properties identified and assessed in a heritage study to be of local heritage significance according to the recognised heritage criteria, consistent with *Planning Practice Note 1: Applying the Heritage Overlay.*

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

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

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

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

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

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

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

Resource and administrative costs

The proposed amendment will result in the Heritage Overlay being applied to 155 new properties (2 properties are changing Heritage Overlays). Importantly, 82 of these properties are already covered by Neighbourhood Character Overlay, which is proposed to be removed. Only 73 properties are having a new overlay applied. There may be a slight increase in the number of permit applications resulting from this amendment. However, the City of Greater Bendigo has the capacity to accommodate any increases.

Where you may inspect this amendment

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

The amendment is available for public inspection, free of charge, during office hours at the following places (subject to COVID19 regulation):

- City of Greater Bendigo,15 Hopetoun Street, Bendigo

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

Submissions

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

A submission must be sent to:

City of Greater Bendigo, Amendment C275

- By mail: PO Box 733, Bendigo, 3552; or
- In person: 15 Hopetoun Street, Bendigo; or
- By email: psamendments@bendigo.vic.gov.au

Panel hearing dates

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

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

Attachment 1 – Affected Properties and Mapping References

HO Number	Description of Place	Property Addresses	Mapping Reference
HO1000	Early Miners' Cottages	15 Adelaide Gully Rd, Golden Gully 2 Allingham St, Golden Square 83 Allingham St, Golden Square 55 Arnold St, Bendigo 382 Barnard St, Ironbark 68 Bennett St, Long Gully 78 Bennett St, Long Gully 54 Breen St, Quarry Hill 6 Broom St, Bendigo 2 Burn St, Golden Square 10 Cunneen St, Long Gully 1 Daly St, Long Gully 5 Dean St, Long Gully 15 Gibson St, North Bendigo 19 Grant St, Long Gully 12 Gundry St, Long Gully 614 Hargreaves St, Golden Square 615 Hargreaves St, Golden Square 5 Havilah Rd, Long Gully 27 Holdsworth Rd, Long Gully 71 Jackson St, Long Gully 19 Joseph St, Bendigo 140 King St, Bendigo 180 King St, Bendigo 196 King St, Bendigo 255 King St, Bendigo 261 King St, Bendigo 266 King St, Bendigo 269 King St, Bendigo 12A Kirby St, Golden Square 10 MacDougall Rd, Golden Square 23 MacDougall Rd, Golden Square 26 MacDougall Rd, Golden Square 35A MacDougall Rd, Golden Square 36 MacDougall Rd, Golden Square 48 Mackenzie St West, Golden Square 136 Mackenzie St West, Golden Square	Greater Bendigo C275gben 001hoMap18 Exhibition Greater Bendigo C275gben 002hoMap18 Exhibition Greater Bendigo C275gben 004hoMap19 Exhibition Greater Bendigo C275gben 005hoMaps18_19_22_23 Exhibition Greater Bendigo C275gben 006hoMaps18_22 Exhibition Greater Bendigo C275gben 007hoMaps22_23 Exhibition Greater Bendigo C275gben 008hoMap22 Exhibition Greater Bendigo C275gben 009hoMap22 Exhibition Greater Bendigo C275gben 010hoMap22 Exhibition Greater Bendigo C275gben 012hoMap22 Exhibition

		193 Mackenzie St West, Golden Square 63 Nettle St, Ironbark 1A Pascoe St, Long Gully 3 Pascoe St, Long Gully 11 Philpot St, Long Gully 3 Pitt St, Bendigo 266 Queen St, Bendigo 8 Rose St, Golden Square 4 Sheridan St, Long Gully 49 Specimen Hill Rd, Golden Square 76 Specimen Hill Rd, Golden Square 15 Stone St, Long Gully 15 Thistle St, Golden Square 141 Thistle St, Golden Square 89 Upper California Gully Rd, Long Gully 90 Upper California Gully Rd, Long Gully 99 Upper California Gully Rd, Long Gully 97 Upper California Gully Rd, Long Gully 9 Wade Lane, Golden Square 31 Wade Lane, Golden Square 2 William St, Long Gully 270 Woodward, Rd, Golden Square	
HO1001	Quartz Gold Boom Miners' Houses	1 Abel St, Golden Square 3 Allingham St, Golden Square 8 Allingham St, Golden Square 69 Allingham St, Golden Square 64 Bennett St, Long Gully 6 Cunneen St, Long Gully 2 Daly St, Long Gully 4 Daniel St, Long Gully 14B Daniel St, Long Gully 247 Eaglehawk Rd, Long Gully 255 Eaglehawk Rd, Long Gully 263 Eaglehawk Rd, Long Gully 9 Grant St, Long Gully 14 Gundry St, Long Gully 31 Holdsworth Rd, Long Gully 2 Hollow St, Golden Square	Greater Bendigo C275gben 001hoMap18 Exhibition Greater Bendigo C275gben 002hoMap18 Exhibition Greater Bendigo C275gben 003hoMap18 Exhibition Greater Bendigo C275gben 007hoMaps22_23 Exhibition Greater Bendigo C275gben 008hoMap22 Exhibition Greater Bendigo C275gben 009hoMap22 Exhibition

		15 Jackson St, Long Gully 189 King St, Bendigo 200 King St, Bendigo 8 Laurel St, Golden Square 16 MacDougall Rd, Golden Square 20 MacDougall Rd, Golden Square 25 MacDougall Rd, Golden Square 41 MacDougall Rd, Golden Square 45 MacDougall Rd, Golden Square 14 Mackenzie St West, Golden Square 16 Mackenzie St West, Golden Square 44 Mackenzie St West, Golden Square 64 Mackenzie St West, Golden Square 65 Mackenzie St West, Golden Square 67 Mackenzie St West, Golden Square 30 Maple St, Golden Square 26 Oak St, Golden Square 36 Sparrowhawk Rd, Long Gully 94 Sparrowhawk Rd, West Bendigo 4 Thistle St, Bendigo 95 Upper California Gully Rd, Long Gully 6 Walker St, Long Gully 7 Walker St, Long Gully 12 Walker St, Long Gully 20 Wallan St, Long Gully 344 Woodward Rd, Golden Square	Greater Bendigo C275gben 010hoMap22 Exhibition
HO1002	Workers and Mine Speculators' Houses	6 Allingham St, Golden Square 390 Barnard, St, Ironbark 67 Bennett St, Long Gully 72 Bennett St, Long Gully 75 Booth St, Golden Square 90 Booth St, Golden Square 95 Booth St, Golden Square 46 Breen St, Quarry Hill 56 Breen St, Quarry Hill 106 Chum St, Golden Square	Greater Bendigo C275gben 001hoMap18 Exhibition Greater Bendigo C275gben 002hoMap18 Exhibition Greater Bendigo C275gben 005hoMaps18_19_22_23 Exhibition Greater Bendigo C275gben 006hoMaps18_22 Exhibition

		22 Davey Cl, Flora Hill 205 Eaglehawk Rd, Long Gully 208 Eaglehawk Rd, Long Gully 267 Eaglehawk Rd, Long Gully 5 Grant St, Long Gully 15 Holdsworth Rd, Long Gully 57 Jackson St, Long Gully 59 Jackson St, Long Gully 63 Jackson St, Long Gully 67 Jackson St, Long Gully 144 King St, Bendigo 145 King St, Bendigo 176 King St, Bendigo 185 King St, Bendigo 187 King St, Bendigo 192 King St, Bendigo 194 King St, Bendigo 194A King St, Bendigo 207 King St, Bendigo 219 King St, Bendigo 222 King St, Bendigo 64 Lily St, Bendigo 70 Lily St, Bendigo 4 MacDougall Rd, Golden Square 5 MacDougall Rd, Golden Square 15 MacDougall Rd, Golden Square 21 MacDougall Rd, Golden Square 22 MacDougall Rd, Golden Square 29 MacDougall Rd, Golden Square 34 MacDougall Rd, Golden Square 14 Maple St, Golden Square 20 Maple St, Golden Square 58 Old High St, Golden Square 62 Old High St, Golden Square 66 Old High St, Golden Square 40 Sparrowhawk Rd, Long Gully 79 Upper California Gully Rd, Long Gully 17 Wade Lane, Golden Square 26 Wallan St, Long Gully	Greater Bendigo C275gben 007hoMaps22_23 Exhibition Greater Bendigo C275gben 008hoMap22 Exhibition Greater Bendigo C275gben 009hoMap22 Exhibition Greater Bendigo C275gben 013hoMap23 Exhibition

HO1003	Quartz Reefers' Houses	83 Adam St, Quarry Hill 64 Breen St, Quarry Hill 245 Eaglehawk Rd, Long Gully 100 Holmes Rd, North Bendigo 15 Joseph St, Bendigo 118 MacDougall Rd, Golden Gully 12 Mackenzie St West, Golden Square	Greater Bendigo C275gben 001hoMap18 Exhibition Greater Bendigo C275gben 004hoMap19 Exhibition Greater Bendigo C275gben 007hoMaps22_23 Exhibition Greater Bendigo C275gben 009hoMap22 Exhibition Greater Bendigo C275gben 011hoMap23 Exhibition Greater Bendigo C275gben 012hoMap22 Exhibition

Planning and Environment Act 1987

GREATER BENDIGO PLANNING SCHEME

AMENDMENT C275gben

INSTRUCTION SHEET

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

The Greater Bendigo Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of 18 attached maps sheets.

Overlay Maps

1. Amend Planning Scheme Map Nos 18HO, 19HO, 22HO, 23HO, 18NCO, 22NCO and 23NCO in the manner shown on the 18 attached maps marked “Greater Bendigo C275gben”.

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

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

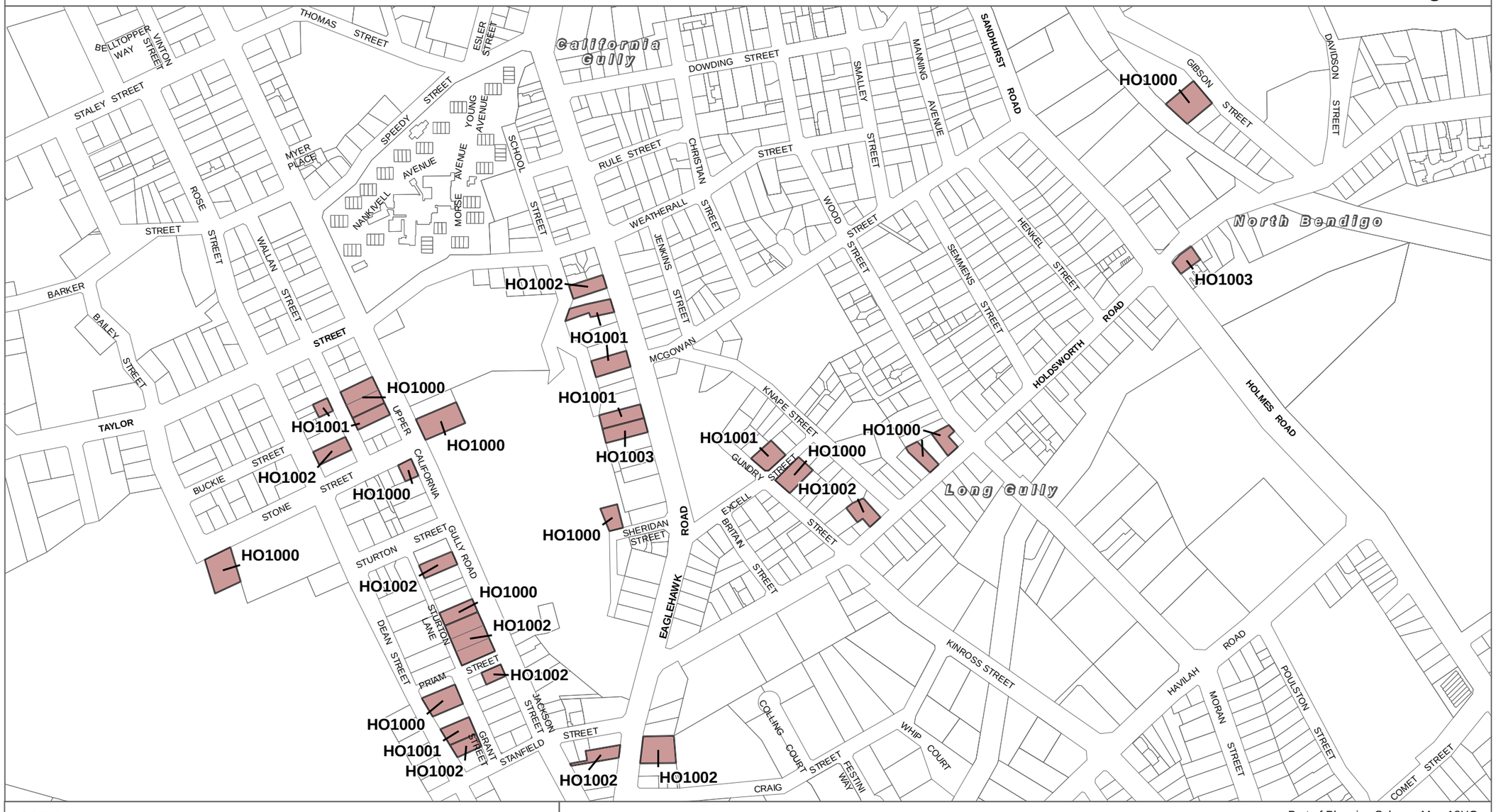
3. In **Operational Provisions** – Clause 72.04, replace the Schedule with a new Schedule in the form of the attached document.

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

End of document

GREATER BENDIGO PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C275gben



LEGEND

- HO - Heritage Overlay
- Local Government Area

Disclaimer
This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

© The State of Victoria Department of Environment, Land, Water and Planning 2022

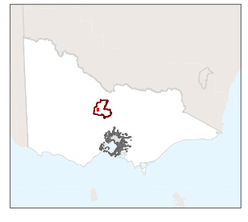
NORTH

Planning Group
Print Date: 7/14/2022
Amendment Version: 1

0 175 350
Metres

VICTORIA State Government | Environment, Land, Water and Planning

Part of Planning Scheme Map 18HO



001

GREATER BENDIGO PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C275gben



LEGEND

HO - Heritage Overlay

Local Government Area

Disclaimer
This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

© The State of Victoria Department of Environment, Land, Water and Planning 2022

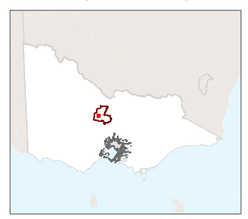
NORTH

Planning Group
Print Date: 7/14/2022
Amendment Version: 1

0 130 260
Metres

VICTORIA State Government | Environment, Land, Water and Planning

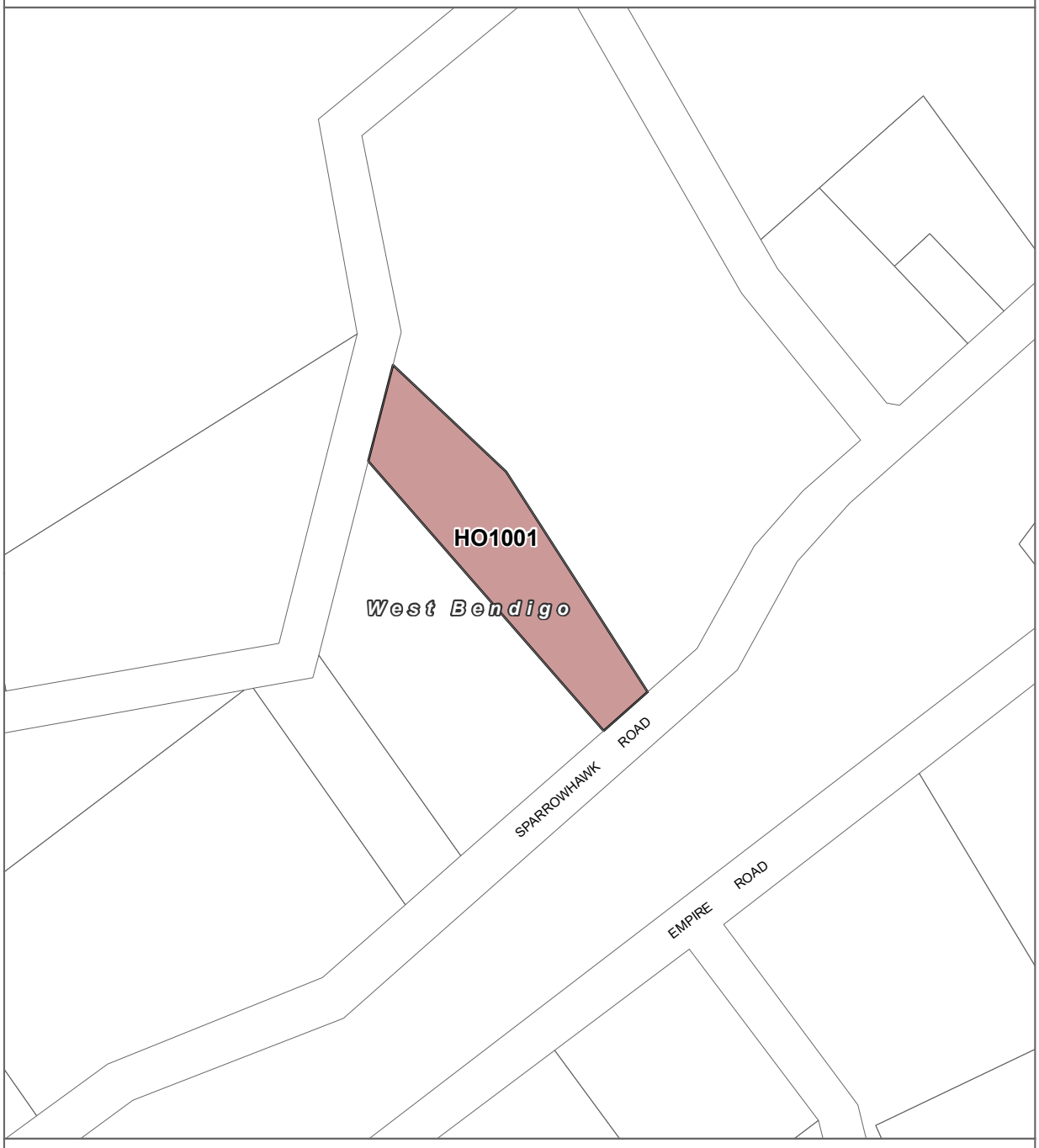
Part of Planning Scheme Map 18HO



002

GREATER BENDIGO PLANNING SCHEME - LOCAL PROVISION

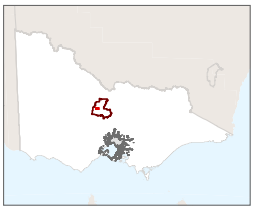
AMENDMENT C275gben



LEGEND

HO - Heritage Overlay

Local Government Area



Part of Planning Scheme Map 18HO

Disclaimer
This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

© The State of Victoria Department of Environment, Land, Water and Planning 2022

Planning Group
Print Date: 7/14/2022
Amendment Version: 1

NORTH

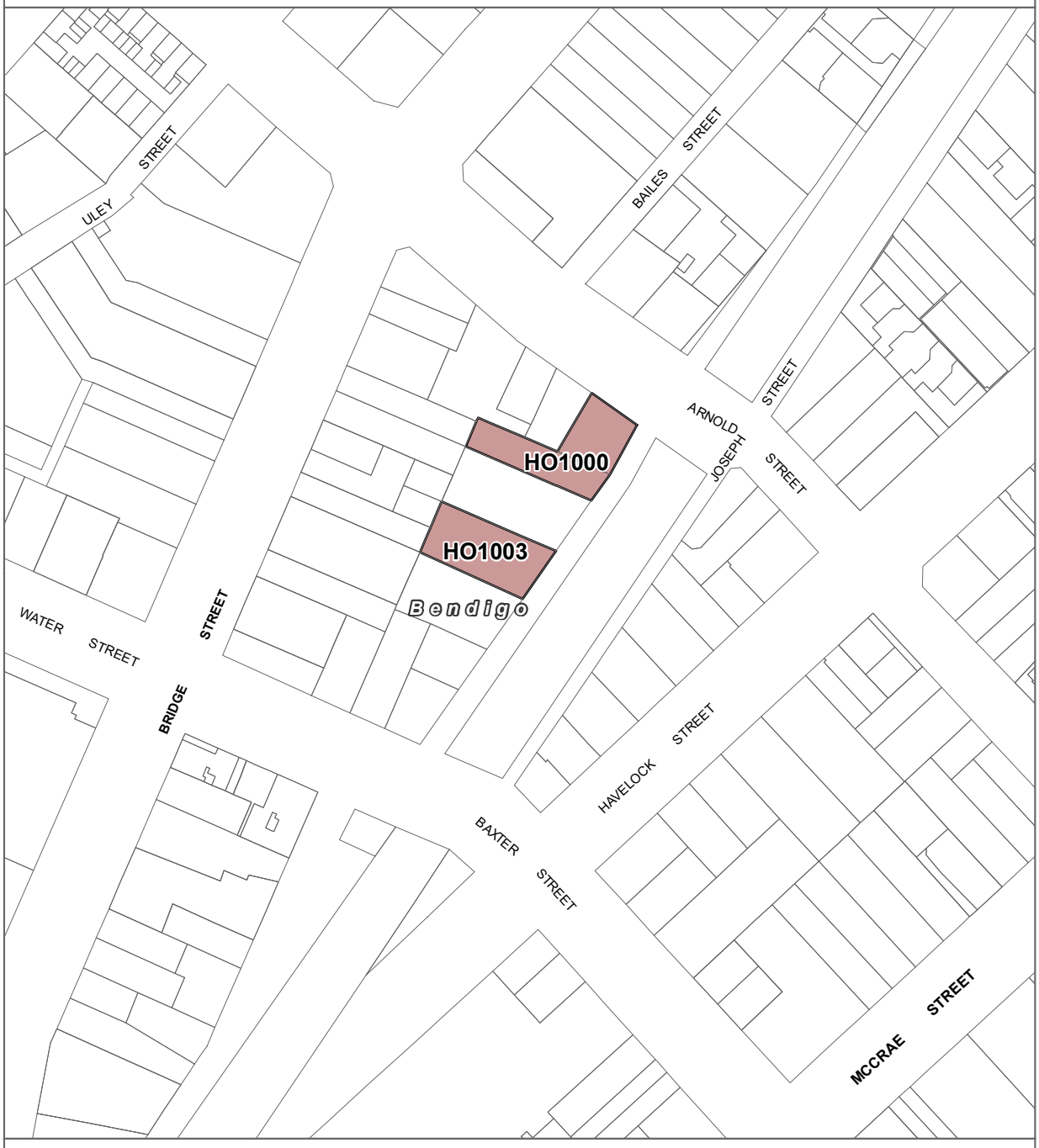
0 60 120
Metres

VICTORIA State Government | Environment, Land, Water and Planning

003

GREATER BENDIGO PLANNING SCHEME - LOCAL PROVISION

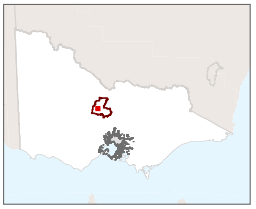
AMENDMENT C275gben



LEGEND

HO - Heritage Overlay

Local Government Area



Part of Planning Scheme Map 19HO

Disclaimer
This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

© The State of Victoria Department of Environment, Land, Water and Planning 2022

Planning Group
Print Date: 7/14/2022
Amendment Version: 1

NORTH

0 40 80
Metres

VICTORIA State Government | Environment, Land, Water and Planning

004

GREATER BENDIGO PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C275gben



LEGEND

HO - Heritage Overlay

Local Government Area

Part of Planning Scheme Maps 18HO, 19HO, 22HO & 23HO

Disclaimer
This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

© The State of Victoria Department of Environment, Land, Water and Planning 2022

Planning Group
Print Date: 7/14/2022
Amendment Version: 1

NORTH

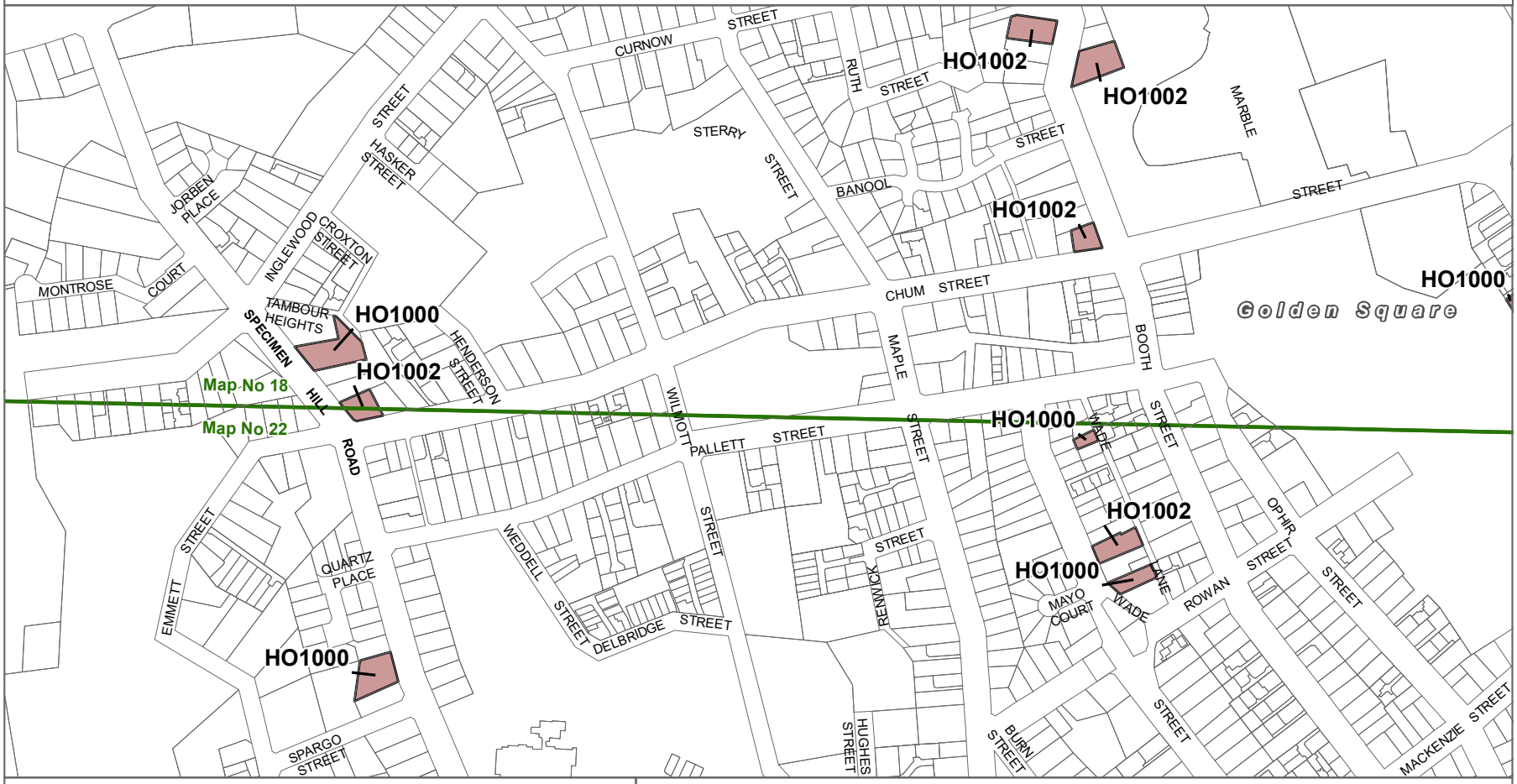
0 130 260
Metres

VICTORIA State Government | Environment, Land, Water and Planning

005

GREATER BENDIGO PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C275gben



LEGEND

HO - Heritage Overlay

Local Government Area

Disclaimer
This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

© The State of Victoria Department of Environment, Land, Water and Planning 2022

Planning Group

Print Date: 7/14/2022

Amendment Version: 1

NORTH

0 140 280

Metres

VICTORIA State Government | Environment, Land, Water and Planning

Part of Planning Scheme Maps 18HO & 22HO

006

GREATER BENDIGO PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C275gben



LEGEND

- HO - Heritage Overlay
- Local Government Area

Disclaimer
This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

© The State of Victoria Department of Environment, Land, Water and Planning 2022

NORTH

Planning Group
Print Date: 7/14/2022
Amendment Version: 1

0 120 240
Metres

Part of Planning Scheme Maps 22HO & 23HO

007

GREATER BENDIGO PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C275gben



LEGEND

HO - Heritage Overlay

Local Government Area



Part of Planning Scheme Map 22HO

Disclaimer
This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

© The State of Victoria Department of Environment, Land, Water and Planning 2022

Planning Group
Print Date: 7/14/2022
Amendment Version: 1

NORTH

0 100 200
Metres

VICTORIA State Government | Environment, Land, Water and Planning

008

GREATER BENDIGO PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C275gben



LEGEND

HO - Heritage Overlay

Local Government Area

Disclaimer
This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

© The State of Victoria Department of Environment, Land, Water and Planning 2022

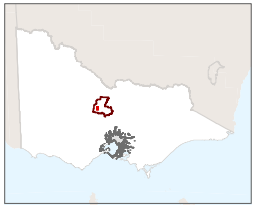
Planning Group
Print Date: 7/14/2022
Amendment Version: 1

NORTH

0 110 220
Metres

VICTORIA State Government | Environment, Land, Water and Planning

Part of Planning Scheme Map 22HO



009

GREATER BENDIGO PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C275gben



LEGEND

- HO - Heritage Overlay
- Local Government Area

Disclaimer
This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

© The State of Victoria Department of Environment, Land, Water and Planning 2022

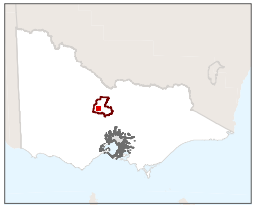
Planning Group
Print Date: 7/14/2022
Amendment Version: 1

NORTH

0 150 300
Metres

VICTORIA State Government | Environment, Land, Water and Planning

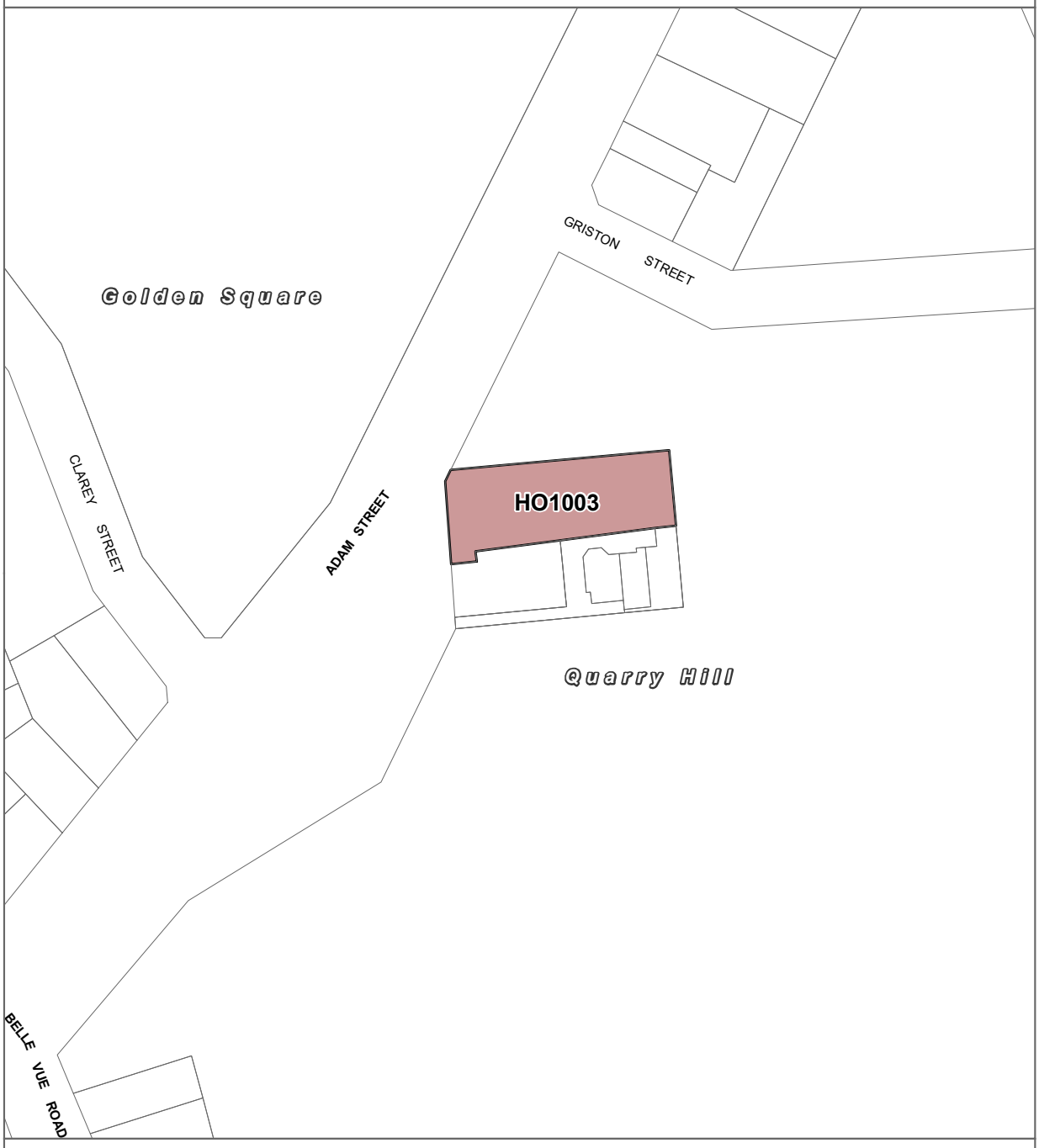
Part of Planning Scheme Map 22HO



010

GREATER BENDIGO PLANNING SCHEME - LOCAL PROVISION

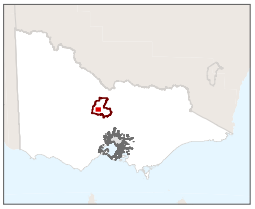
AMENDMENT C275gben



LEGEND

HO - Heritage Overlay

Local Government Area



Part of Planning Scheme Map 23HO

Disclaimer
This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

© The State of Victoria Department of Environment, Land, Water and Planning 2022

Planning Group
Print Date: 7/14/2022
Amendment Version: 1

NORTH

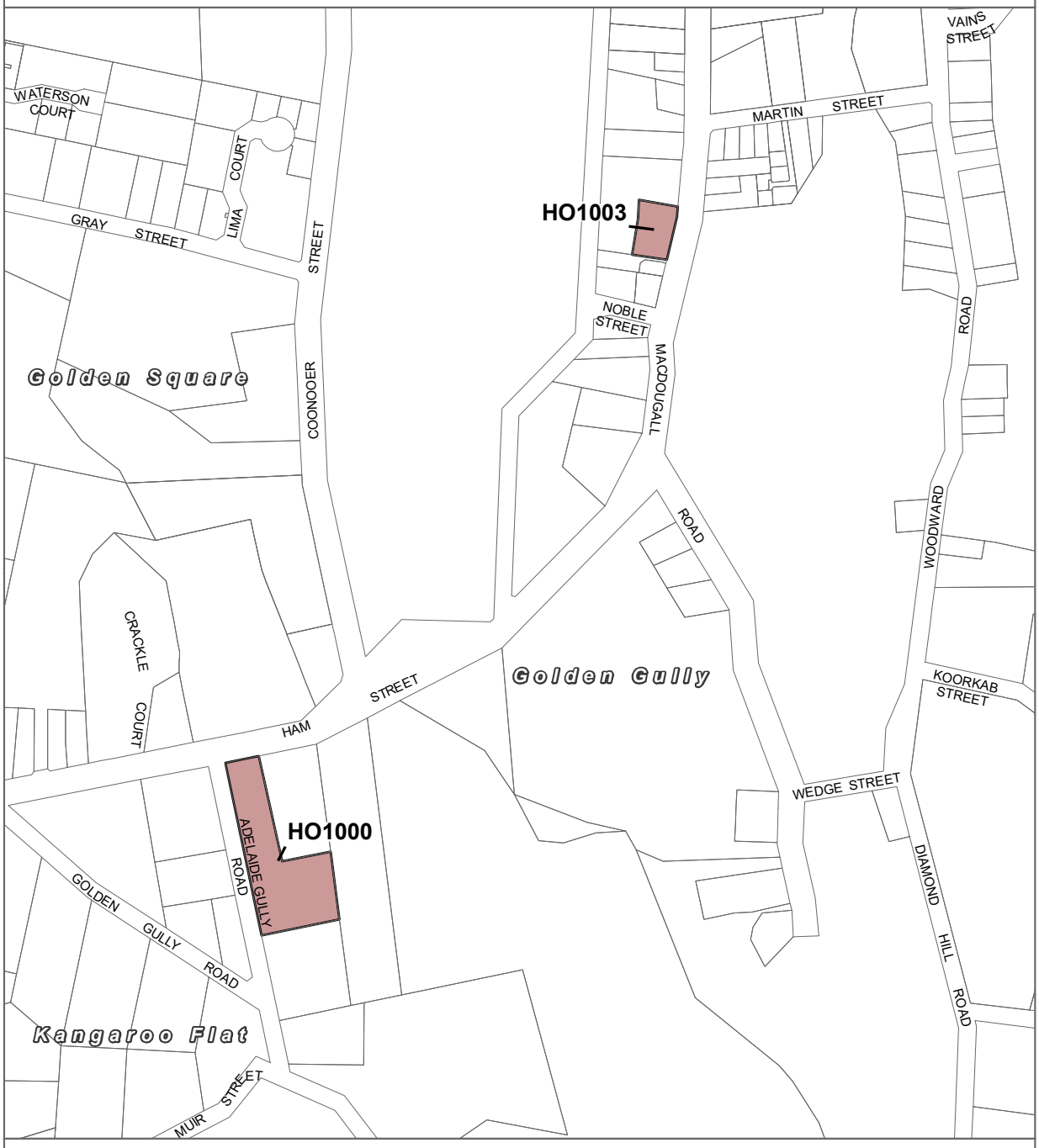
0 40 80
Metres

VICTORIA State Government | Environment, Land, Water and Planning

011

GREATER BENDIGO PLANNING SCHEME - LOCAL PROVISION

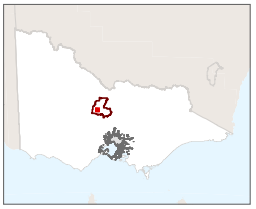
AMENDMENT C275gben



LEGEND

HO - Heritage Overlay

Local Government Area



Part of Planning Scheme Map 22HO

Disclaimer
This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

© The State of Victoria Department of Environment, Land, Water and Planning 2022

Planning Group
Print Date: 7/14/2022
Amendment Version: 1

NORTH

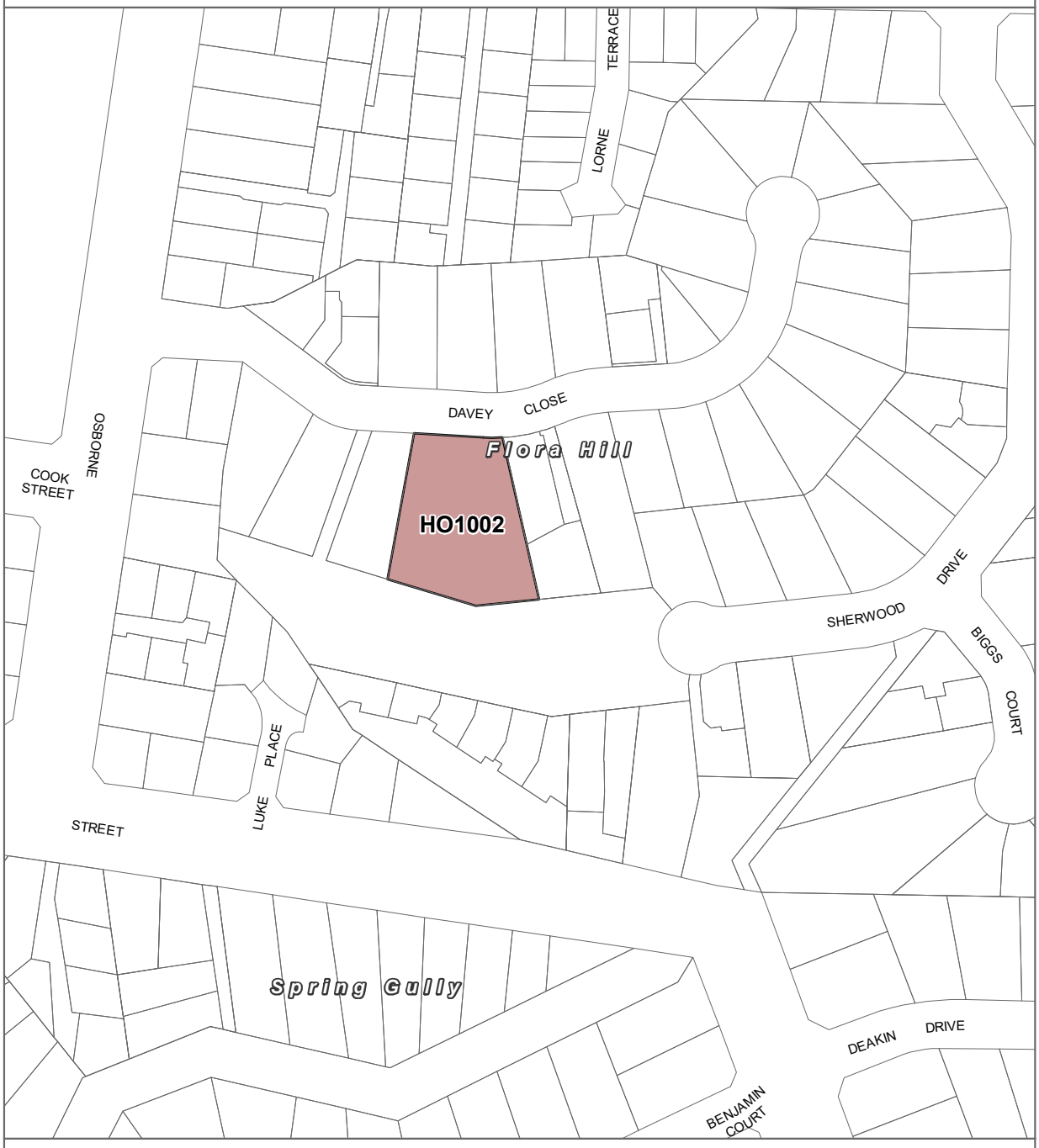
0 150 300
Metres

VICTORIA State Government
Environment, Land, Water and Planning

012

GREATER BENDIGO PLANNING SCHEME - LOCAL PROVISION

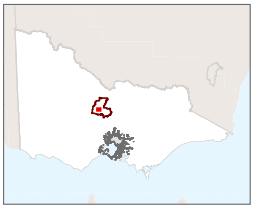
AMENDMENT C275gben



LEGEND

HO - Heritage Overlay

Local Government Area



Part of Planning Scheme Map 23HO

Disclaimer
This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

© The State of Victoria Department of Environment, Land, Water and Planning 2022

Planning Group
Print Date: 7/14/2022
Amendment Version: 1

NORTH

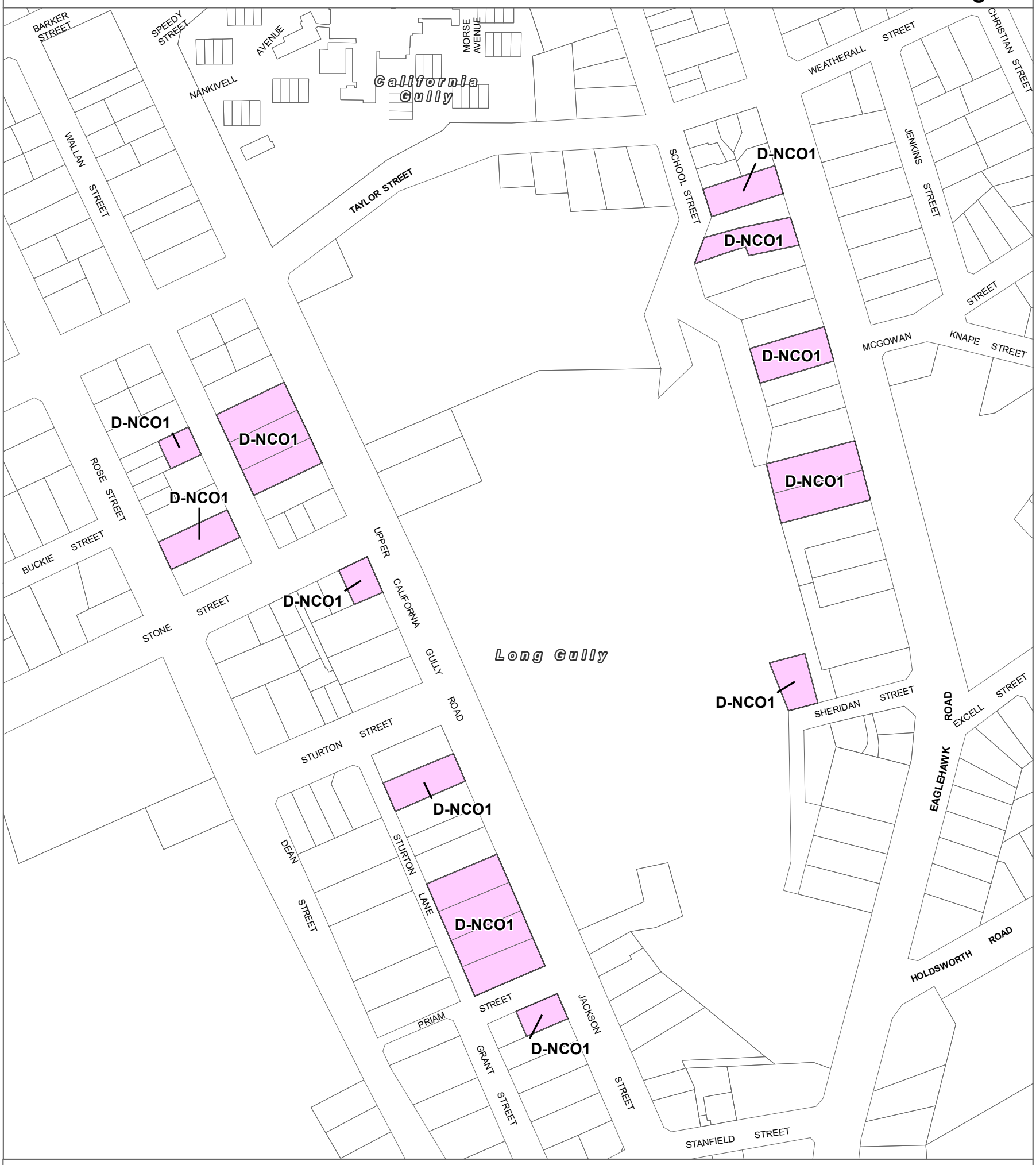
0 40 80
Metres

VICTORIA State Government | Environment, Land, Water and Planning

013

GREATER BENDIGO PLANNING SCHEME - LOCAL PROVISION

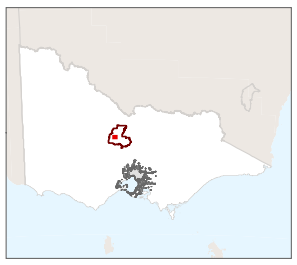
AMENDMENT C275gben



LEGEND

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

Local Government Area



Part of Planning Scheme Map 18NCO

Disclaimer
This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

© The State of Victoria Department of Environment, Land, Water and Planning 2022

Planning Group
Print Date: 7/14/2022
Amendment Version: 1

NORTH

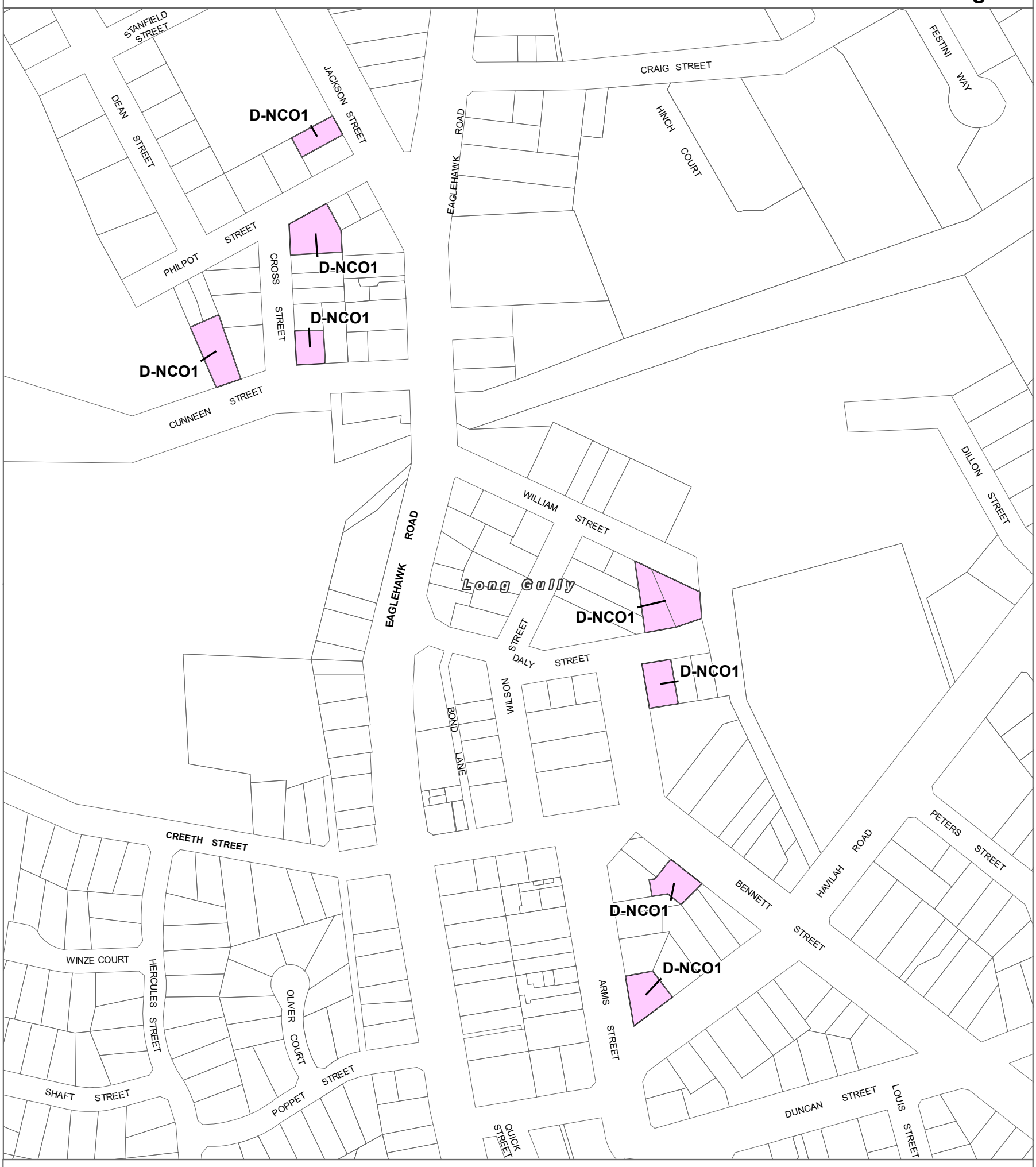
0 80 160
Metres

VICTORIA State Government | Environment, Land, Water and Planning

014

GREATER BENDIGO PLANNING SCHEME - LOCAL PROVISION

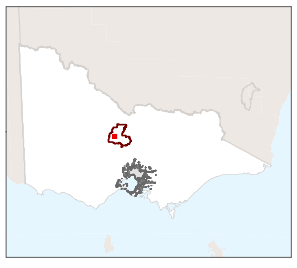
AMENDMENT C275gben



LEGEND

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

Local Government Area



Part of Planning Scheme Map 18NCO

Disclaimer
This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

© The State of Victoria Department of Environment, Land, Water and Planning 2022

Planning Group
Print Date: 7/14/2022
Amendment Version: 1

NORTH

0 80 160
Metres

VICTORIA State Government | Environment, Land, Water and Planning

015

GREATER BENDIGO PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C275gben



LEGEND

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

Disclaimer
This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

© The State of Victoria Department of Environment, Land, Water and Planning 2022

Part of Planning Scheme Maps 18NCO, 22NCO & 23NCO

NORTH

0 130 260
Metres

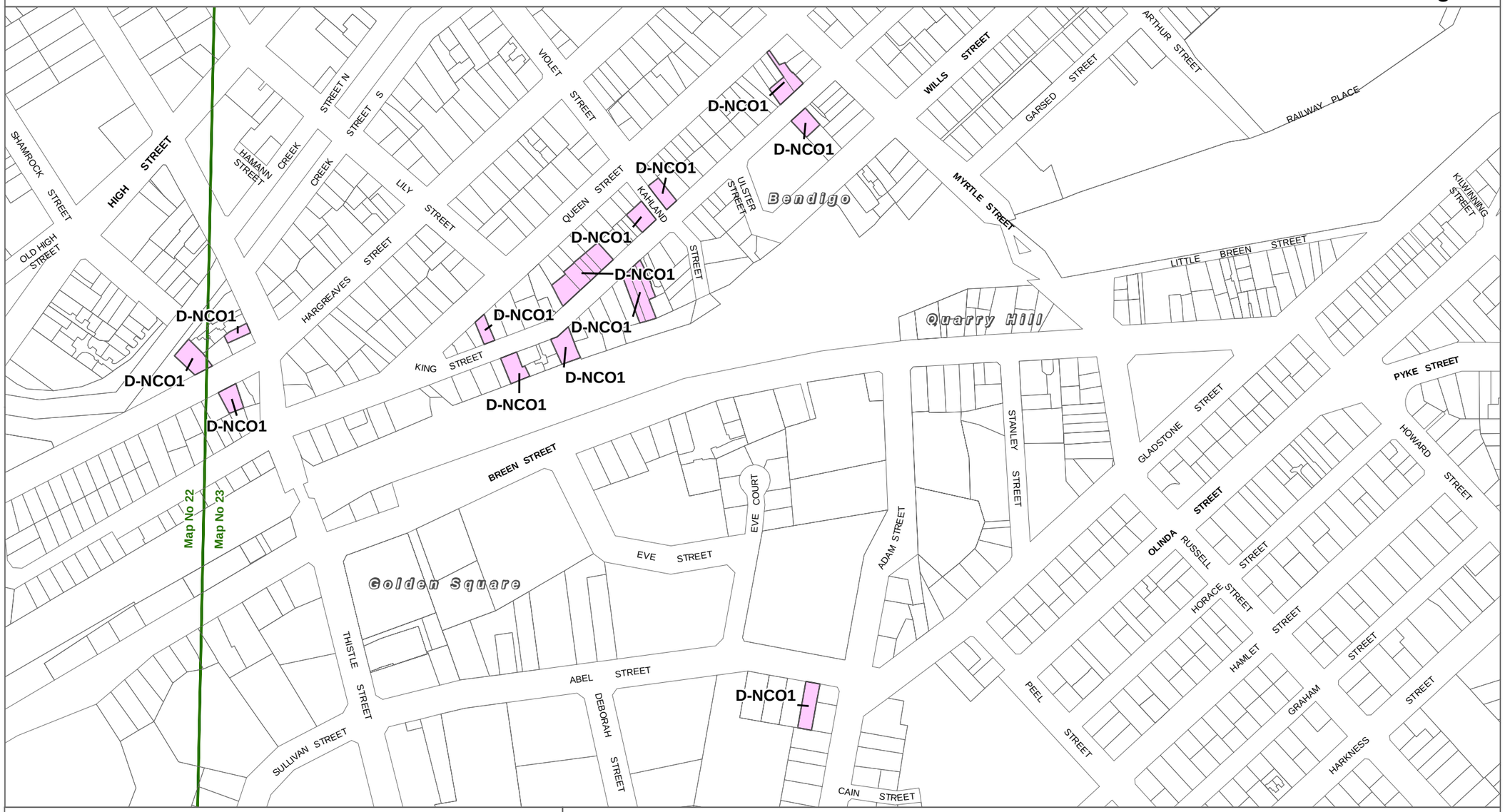
Planning Group
Print Date: 7/14/2022
Amendment Version: 1

VICTORIA State Government | Environment, Land, Water and Planning

016

GREATER BENDIGO PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C275gben



LEGEND

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

Local Government Area

Disclaimer
This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

© The State of Victoria Department of Environment, Land, Water and Planning 2022

NORTH

Planning Group
Print Date: 7/14/2022
Amendment Version: 1

0 130 260
Metres

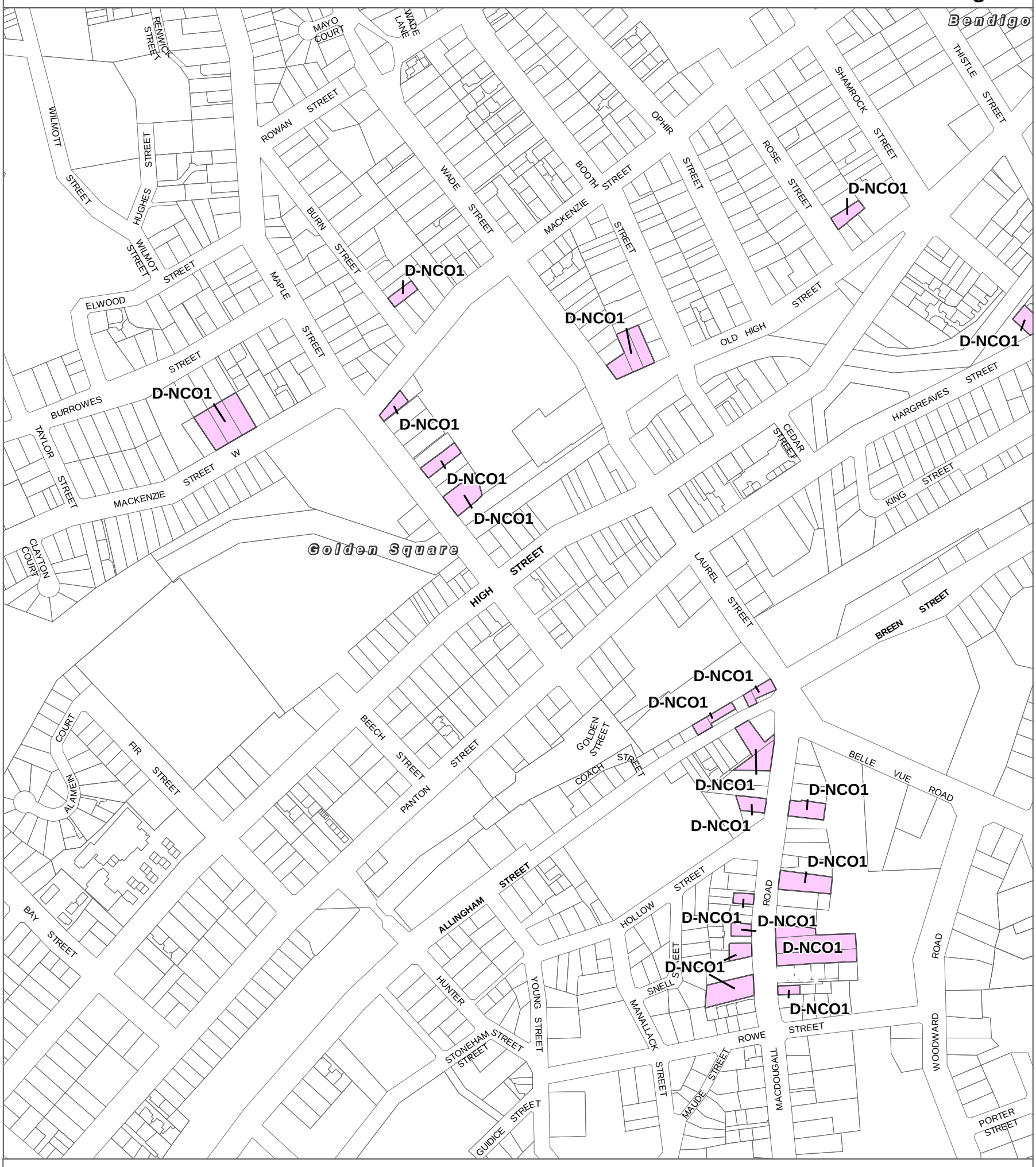
VICTORIA State Government | Environment, Land, Water and Planning

Part of Planning Scheme Maps 22NCO & 23NCO

017

GREATER BENDIGO PLANNING SCHEME - LOCAL PROVISION

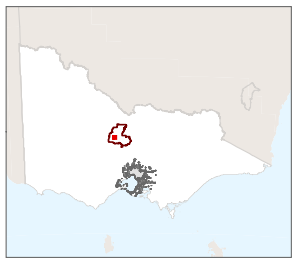
AMENDMENT C275gben



LEGEND

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

Local Government Area



Part of Planning Scheme Map 22NCO

Disclaimer
This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

© The State of Victoria Department of Environment, Land, Water and Planning 2022

Planning Group
Print Date: 7/14/2022
Amendment Version: 1

NORTH

0 150 300
Metres

VICTORIA State Government | Environment, Land, Water and Planning

018

STATEMENT OF SIGNIFICANCE: EARLY MINERS' COTTAGES, AUGUST 2022

Heritage Place: Early Miners' Cottages – Bendigo, Golden Gully, Golden Square, Ironbark, Long Gully, North Bendigo and Quarry Hill	**PS ref no:** HO1000



Figure 1 – Typical Early Miners' Cottage

What is significant?

The Early Miners' Cottages, comprising a collection of small, domestic miners' cottages, is significant.

The following properties are significant:

Address	Grading	Additional Controls
15 Adelaide Gully Rd, Golden Gully	Contributory	
2 Allingham St, Golden Square	Contributory	
83 Allingham St, Golden Square	Contributory	
55 Arnold St, Bendigo	Contributory	
382 Barnard St, Ironbark	Contributory	
68 Bennett St, Long Gully	Contributory	
78 Bennett St, Long Gully	Contributory	
54 Breen St, Quarry Hill	Contributory	
6 Broom St, Bendigo	Contributory	
2 Burn St, Golden Square	Contributory	
10 Cunneen St, Long Gully	Contributory	
1 Daly St, Long Gully	Individual	

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

5 Dean St, Long Gully	Contributory	
15 Gibson St, North Bendigo	Contributory	
19 Grant St, Long Gully	Contributory	Tree control: mature conifer
12 Gundry St, Long Gully	Contributory	
614 Hargreaves St, Golden Square	Contributory	Tree control: mature peppercorn
615 Hargreaves St, Golden Square	Contributory	
5 Havilah Rd, Long Gully	Contributory	
27 Holdsworth Rd, Long Gully	Contributory	
71 Jackson St, Long Gully	Contributory	
19 Joseph St, Bendigo	Contributory	
140 King St, Bendigo	Contributory	Tree control: mature conifer
180 King St, Bendigo	Contributory	
196 King St, Bendigo	Contributory	
255 King St, Bendigo	Contributory	
261 King St, Bendigo	Contributory	
266 King St, Bendigo	Contributory	
269 King St, Bendigo	Contributory	
12A Kirby St, Golden Square	Contributory	
10 MacDougall Rd, Golden Square	Contributory	
23 MacDougall Rd, Golden Square	Contributory	
26 MacDougall Rd, Golden Square	Contributory	
35A MacDougall Rd, Golden Square	Contributory	
36 MacDougall Rd, Golden Square	Contributory	
48 Mackenzie St West, Golden Square	Contributory	
136 Mackenzie St West, Golden Square	Contributory	
193 Mackenzie St West, Golden Square	Contributory	
63 Nettle St, Ironbark	Contributory	
1A Pascoe St, Long Gully	Contributory	
3 Pascoe St, Long Gully	Contributory	
11 Philpot St, Long Gully	Contributory	
3 Pitt St, Bendigo	Contributory	
266 Queen St, Bendigo	Contributory	
8 Rose St, Golden Square	Contributory	
4 Sheridan St, Long Gully	Contributory	
49 Specimen Hill Rd, Golden Square	Contributory	
76 Specimen Hill Rd, Golden Square	Contributory	
15 Stone St, Long Gully	Contributory	
15 Thistle St, Golden Square	Contributory	
141 Thistle St, Golden Square	Contributory	
89 Upper California Gully Rd, Long Gully	Contributory	
90 Upper California Gully Rd, Long Gully	Contributory	
99 Upper California Gully Rd, Long Gully	Contributory	
97 Upper California Gully Rd, Long Gully	Contributory	
9 Wade Lane, Golden Square	Contributory	
31 Wade Lane, Golden Square	Contributory	
2 William St, Long Gully	Contributory	
270 Woodward Rd, Golden Square	Contributory	

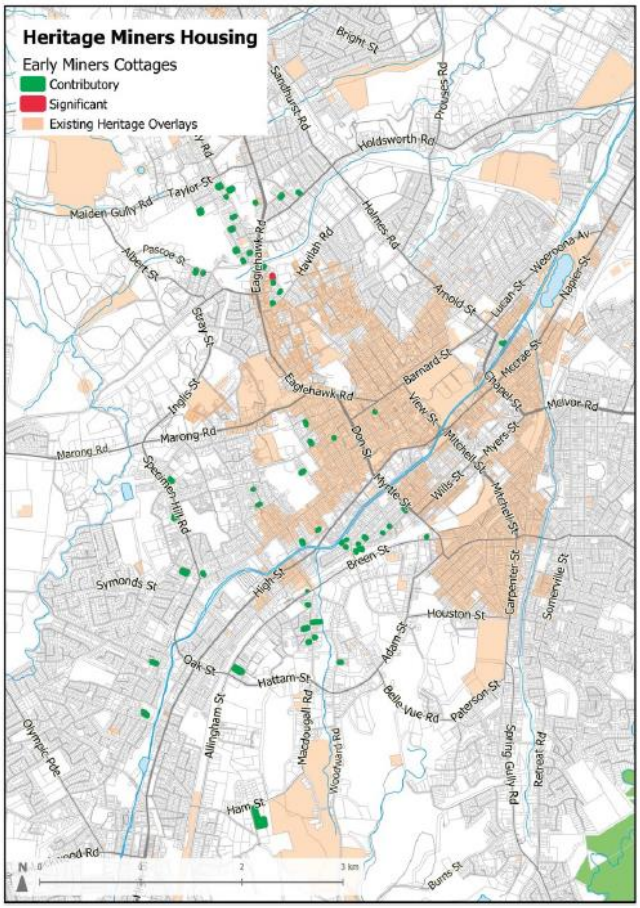


Figure 2 – Location of Early Miners' Cottages

How is it significant?

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

Why is it significant?

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

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

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

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

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

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

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

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

The collection of early miners' cottages displays a level of intactness and authenticity in terms of their architectural character, form and scale that demonstrates the principle characteristics of cottages, built by unemployed miners and sustenance workers, during the depression years of 1890s and 1930s. The miners' cottages of the former mining areas have aesthetic significance as they illustrate the rich diversity of a working-class miners' cottages, a key feature of the Victorian 19th century goldfields. The size, shape and design of miners' cottages provide a historical and architectural record of a vernacular class of buildings. (Criterion E)

Primary Source

Citation for Miners' Cottages from the *Victorian Miners' Housing Serial Listings – Stage 2 Study, 2021* by Trethowan Architecture.

STATEMENT OF SIGNIFICANCE: QUARTZ GOLD BOOM MINERS' HOUSES, AUGUST 2022

Heritage Place: Quartz Gold Boom Miners' Houses – Bendigo, Golden Square, Long Gully and West Bendigo	**PS ref no:** HO1001



Figure 2 – Typical Quartz Gold Boom Miners' House

What is significant?

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

The following properties are significant:

Address	Grading	Additional Controls
1 Abel St, Golden Square	Contributory	
3 Allingham St, Golden Square	Contributory	
8 Allingham St, Golden Square	Contributory	
69 Allingham St, Golden Square	Contributory	
64 Bennett St, Long Gully	Contributory	
6 Cunneen St, Long Gully	Contributory	
2 Daly St, Long Gully	Contributory	

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

4 Daniel St, Long Gully	Contributory	
14B Daniel St, Long Gully	Contributory	
247 Eaglehawk Rd, Long Gully	Contributory	
255 Eaglehawk Rd, Long Gully	Contributory	
263 Eaglehawk Rd, Long Gully	Contributory	
9 Grant St, Long Gully	Contributory	Tree controls: mature peppercorns
14 Gundry St, Long Gully	Contributory	
31 Holdsworth Rd, Long Gully	Contributory	
2 Hollow St, Golden Square	Contributory	
15 Jackson St, Long Gully	Contributory	
189 King St, Bendigo	Contributory	
200 King St, Bendigo	Contributory	
8 Laurel St, Golden Square	Contributory	
16 MacDougall Rd, Golden Square	Contributory	
20 MacDougall Rd, Golden Square	Contributory	
25 MacDougall Rd, Golden Square	Contributory	
41 MacDougall Rd, Golden Square	Contributory	
45 MacDougall Rd, Golden Square	Contributory	
14 Mackenzie St West, Golden Square	Contributory	
16 Mackenzie St West, Golden Square	Contributory	
44 Mackenzie St West, Golden Square	Contributory	
64 Mackenzie St West, Golden Square	Contributory	
65 Mackenzie St West, Golden Square	Contributory	
67 Mackenzie St West, Golden Square	Contributory	
30 Maple St, Golden Square	Contributory	
26 Oak St, Golden Square	Contributory	Tree controls: mature peppercorns
36 Sparrowhawk Rd, Long Gully	Contributory	
94 Sparrowhawk Rd, West Bendigo	Contributory	
4 Thistle St, Bendigo	Contributory	
95 Upper California Gully Rd, Long Gully	Contributory	
6 Walker St, Long Gully	Contributory	
7 Walker St, Long Gully	Contributory	
12 Walker St, Long Gully	Contributory	
20 Wallan St, Long Gully	Contributory	
344 Woodward Rd, Golden Square	Contributory	

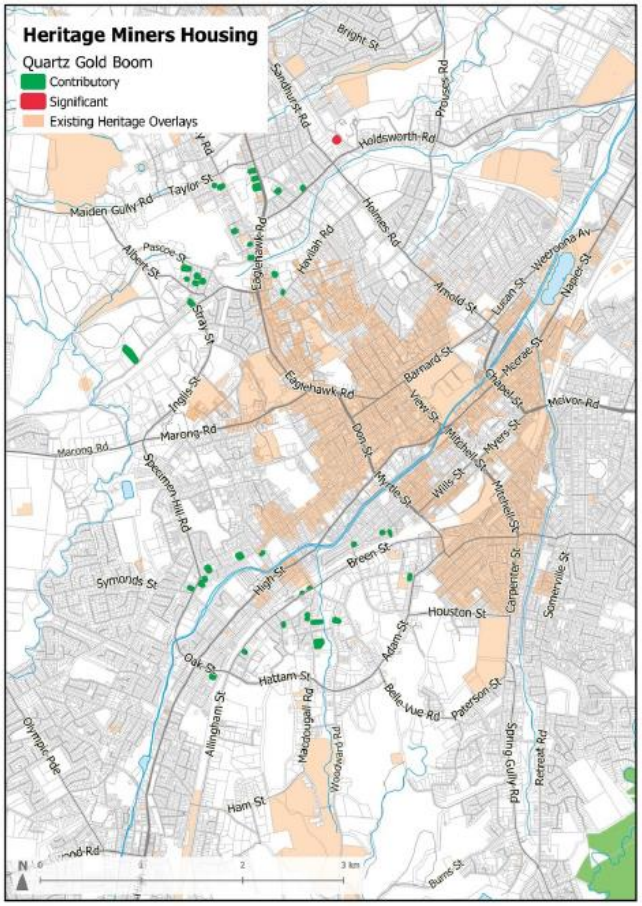


Figure 23 – Location of Quartz Gold Boom Miners' Houses

Original nineteenth-century attached or detached outbuildings may also contribute to the place's historical significance.

Alterations and additions made after 1901 are not significant.

How is it significant?

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

Why is it significant?

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

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

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

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

Primary Source

Citation for Quartz Gold Boom Miners' Houses from the *Victorian Miners' Housing Serial Listings – Stage 2 Study, 2021* by Trethowan Architecture.

STATEMENT OF SIGNIFICANCE: WORKERS AND MINE SPECULATORS' HOUSES, AUGUST 2022

Heritage Place: Workers and Mine Speculators' Houses Serial Listing – Bendigo, Flora Hill, Golden Gully, Golden Square, Ironbark, Long Gully and Quarry Hill	**PS ref no:** HO1002



Figure 4 – Typical Workers and Mine Speculators' House

What is significant?

The Workers and Mine Speculators' Houses, comprising a collection of houses associated with the expansion of Residential Areas under the Mines Acts 1890, 1897 and 1910, is significant.

The following properties are significant:

Address	Grading	Additional Controls
6 Allingham St, Golden Square	Contributory	
390 Barnard St, Ironbark	Contributory	
67 Bennett St, Long Gully	Contributory	
72 Bennett St, Long Gully	Contributory	
75 Booth St, Golden Square	Contributory	
90 Booth St, Golden Square	Contributory	
95 Booth St, Golden Square	Contributory	
46 Breen St, Quarry Hill	Contributory	
56 Breen St, Quarry Hill	Contributory	
106 Chum St, Golden Square	Contributory	
22 Davey Cl, Flora Hill	Contributory	

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

205 Eaglehawk Rd, Long Gully	Contributory	
208 Eaglehawk Rd, Long Gully	Contributory	
267 Eaglehawk Rd, Long Gully	Contributory	
5 Grant St, Long Gully	Contributory	
15 Holdsworth Rd, Long Gully	Contributory	
57 Jackson St, Long Gully	Contributory	
59 Jackson St, Long Gully	Contributory	
63 Jackson St, Long Gully	Contributory	
67 Jackson St, Long Gully	Contributory	
144 King St, Bendigo	Contributory	
145 King St, Bendigo	Contributory	
176 King St, Bendigo	Contributory	
185 King St, Bendigo	Contributory	
187 King St, Bendigo	Contributory	
192 King St, Bendigo	Contributory	
194 King St, Bendigo	Contributory	
194A King St, Bendigo	Contributory	
207 King St, Bendigo	Contributory	
219 King St, Bendigo	Contributory	
222 King St, Bendigo	Contributory	
64 Lily St, Bendigo	Contributory	
70 Lily St, Bendigo	Contributory	
4 MacDougall Rd, Golden Square	Contributory	
5 MacDougall Rd, Golden Square	Contributory	
15 MacDougall Rd, Golden Square	Contributory	
21 MacDougall Rd, Golden Square	Contributory	
22 MacDougall Rd, Golden Square	Contributory	
29 MacDougall Rd, Golden Square	Contributory	
34 MacDougall Rd, Golden Square	Contributory	
14 Maple St, Golden Square	Contributory	
20 Maple St, Golden Square	Contributory	
58 Old High St, Golden Square	Contributory	
62 Old High St, Golden Square	Contributory	
66 Old High St, Golden Square	Contributory	
40 Sparrowhawk Rd, Long Gully	Contributory	
79 Upper California Gully Rd, Long Gully	Contributory	
17 Wade Lane, Golden Square	Contributory	
26 Wallan St, Long Gully	Contributory	

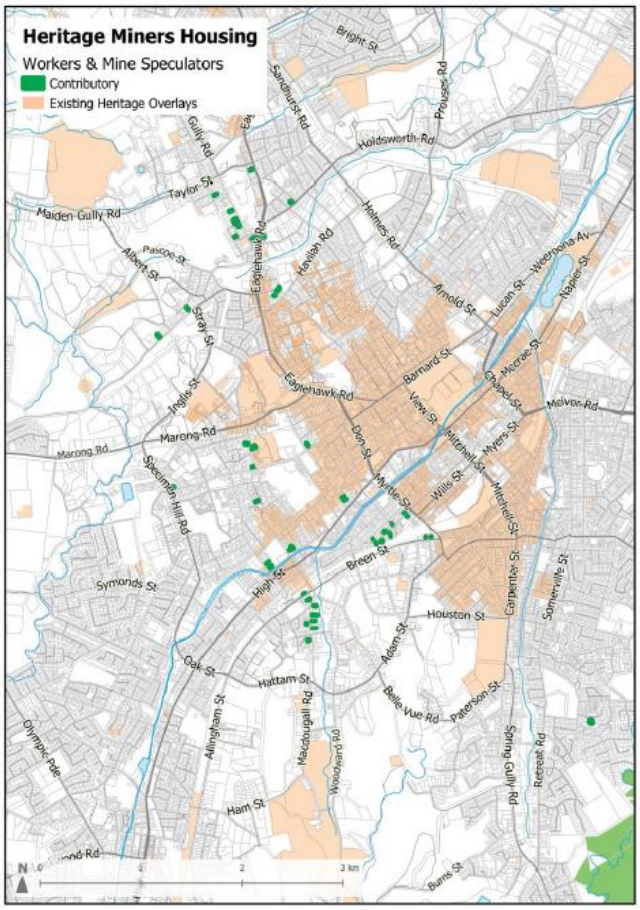


Figure 2 – Location of Workers and Mine Speculators' Houses

Original nineteenth-century attached or detached outbuildings may also contribute to the place's historical significance.

Post-war alterations and additions are not significant.

How is it significant?

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

Why is it significant?

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

In particular, the collection of workers and mine speculators' houses has historic significance associated with the Mines Act 1890, 1897 and the 1910, which ensured the availability of

cheap housing for workers. It also provided full security of land occupation, resulting in increased investment in larger, more opulent house construction and the gradual conversion of many of the former mining lands to freehold title. (Criterion A)

The collection of workers and mine speculators' houses, located on the former goldfields commons, auriferous or mining lands in the Greater Bendigo area, has representative significance, as they provide a remarkable record of the development of mass social housing on a large scale during the 19th century. The Mines Acts 1890, 1897 and 1910 introduced a complexity to the Residential Areas that resulted in different attributes to the houses. The diversification of the mining policy with regard to disposal of wasteland and abandoned mining lands, permitted new opportunities for the private individual in areas of Bendigo that enabled a transition to working class and middleclass suburbs, and also created a rare mix of housing types. (Criterion D)

The collection of workers and mine speculators' houses has aesthetic significance associated with the rich diversity of working-class miners' housing, a key feature of the Victorian 19th century goldfields. While many of the period continued the tradition of the square hipped roof cottage, they were often larger and assumed greater elaborate detailing and/or L-shaped plans with projecting gables, decorative gable ends, chimneys, doors or windows. (Criterion E)

Primary Source

Citation for Workers and Mine Speculators' Houses from the *Victorian Miners' Housing Serial Listings – Stage 2 Study, 2021* by Trethowan Architecture.

STATEMENT OF SIGNIFICANCE: QUARTZ REEFERS' HOUSES, AUGUST 2022

Heritage Place: Quartz Reefers' Houses – Bendigo, Golden Gully, Golden Square, Long Gully, North Bendigo and Quarry Hill	**PS ref no:** HO1003



Figure 5 – Typical Quartz Reefers' House

What is significant?

The Quartz Reefers' Houses, comprising a collection of substantial houses associated with the more prosperous miners, mine owners and mine speculators in Residential Areas, is significant.

The following properties are significant:

Address	Grading	Additional Controls
83 Adam St, Quarry Hill	Significant	
64 Breen St, Quarry Hill	Contributory	
245 Eaglehawk Rd, Long Gully	Contributory	
100 Holmes Rd, North Bendigo	Contributory	
15 Joseph St, Bendigo	Contributory	
118 MacDougall Rd, Golden Gully	Contributory	
12 Mackenzie St West, Golden Square	Contributory	Tree controls: mature exotics

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

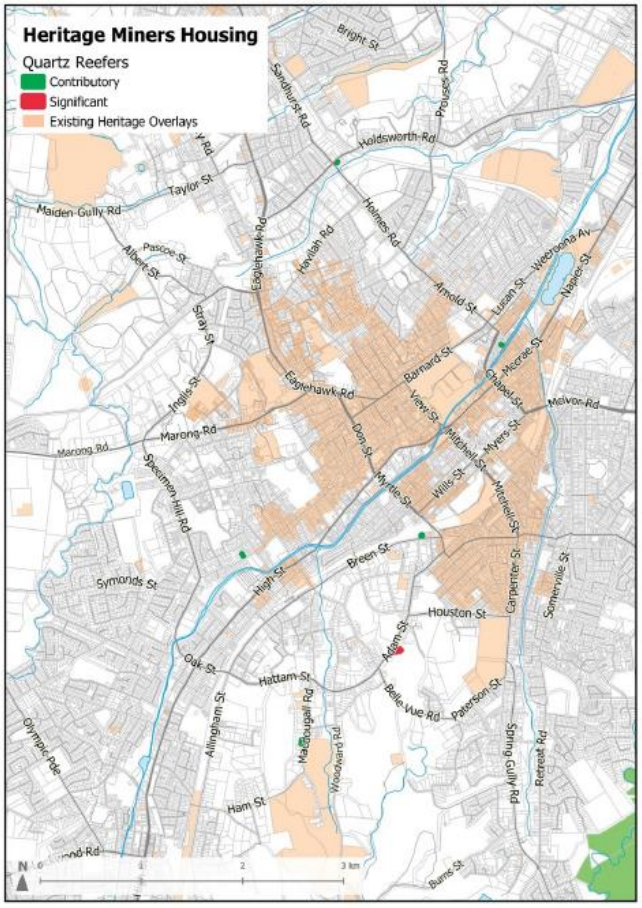


Figure 26 – Location of Quartz Reefers' Houses

Original nineteenth-century attached or detached outbuildings may also contribute to the place's historical significance.

Post-war alterations and additions are not significant.

How is it significant?

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

Why is it significant?

The collection of quartz reefers' houses, built by aspiring mine speculators and quartz reefers, have historic significance, as they are associated with the first mining tenement leases. It is a characteristic of the Greater Bendigo area that many of these reefers and investors built their homes near their mining tenements and mines. They took advantage of the Mines Act 1865 to convert their Miner's Rights into freehold properties. Their homes were usually built of brick or stone and are spread across the quartz mining district. The houses on former mines lands in the Bendigo area are historically significant as a record of the many mine owners or

speculators that contributed to the wealth and reputation of Bendigo as the leading deep quartz mining area in Australia during the 19th century. (Criterion A)

The collection of quartz reefers' houses on former mines lands in the Bendigo area are an excellent representative example of one of the many different types of miners' houses. The Quartz Reefers' House are representative of a particular mining structure in the Bendigo goldfields. They demonstrate a way of life, where design, fabric and decorative embellishments reflected the evolving status of the owners. (Criterion D)

The collection of quartz reefers' houses has aesthetic significance, as they illustrate the rich diversity of housing types of the Victorian 19th century goldfields. They have high aesthetically significance as a special type of housing that can be found on former mine land that is associated with the early conversion to freehold title under the 1865 Mines Act. Examples of these 19th century houses can date from the late 1850s to the 1900. They are marked by their difference from other miners' houses regarding scale, grander and architect designs. Other homes are associated with wealthy early speculators who were often the original mining leases of mining tenements. Later they became successful mine owners, who purchased and built on their original mining leases. The mining tenements are usually small scale and located on the outskirts of Bendigo.

The collection of quartz reefers' houses has high aesthetic significance as early examples of miners' houses often designed in the Colonial Regency architectural style or later Victorian Boom style. Early quartz reefers' houses are usually small in scale, brick or stone construction, often well-articulated in form, with large hip roofs and sweeping encircling verandahs. The siting of these houses is orientated towards the associated mining operations and mine sites and not the road. Later houses may be built in polychrome brick, with Italianate or Victorian Boom style elements. (Criterion E)

Primary Source

Citation for Quartz Reefers' Houses from the *Victorian Miners' Housing Serial Listings – Stage 2 Study, 2021* by Trethowan Architecture.

20.2. Applying a Heritage Overlay to 55 Condon Street, Kennington - Consideration of the Panel Report and Adoption of the Amendment

Author:	Frank Casimir, Strategic Planner
Responsible Director:	Steve Hamilton, Director Strategy and Growth

Purpose

This reports seeks adoption of Amendment C271gben as exhibited, with minor changes consistent with the Panel recommendations.

The Amendment proposes to apply a Heritage Overlay to part of 55 Condon Street, Kennington by amending the planning scheme map and the schedule to the Heritage Overlay.

Recommended Motion

That Council:

1. Adopt Planning Scheme Amendment C271gben to the Greater Bendigo Planning Scheme with minor changes; and
2. Forward the adopted amendment to the Minister for Planning for approval.

Executive Summary

The City initially commissioned *History Making Pty Ltd* to undertake a review of the potential heritage significance of 55 Condon Street, Kennington. The initial review recommended heritage controls to the Former East Bendigo Observatory building, 'La Rocca' residence and three clusters of trees. The initial assessment was conducted via desktop analysis as *History Making Pty Ltd* and City officers were unable to gain access the property at the time. A further summary of the history of this amendment is provided in the background section of this report.

Seven submissions were received during and following the exhibition period to Amendment C271gben (two opposing, two generally in support but with reservations and three in support). The main issues were the inclusion in the Heritage Overlay of the 'La Rocca' residence and the clusters of trees, and the extent of the heritage curtilage. There were no submissions that disputed the heritage significance of the Former East Bendigo Observatory building.

Following exhibition and in response to the submissions received, the City commissioned *Plan Heritage* to undertake a peer review of the citation and Statement of Significance prepared by *History Making Pty Ltd*. Unlike *History Making Pty Ltd*, *Plan Heritage* were

able to gain access to 55 Condon Street to undertake a site inspection. While *Plan Heritage* supported the inclusion of the 'La Rocca' residence as well as the Former East Bendigo Observatory building, the peer review no longer supported the application of tree controls within the Heritage Overlay. City officers supported the changes proposed by *Plan Heritage* and this was the version of amendment documents that were presented to Council after exhibition.

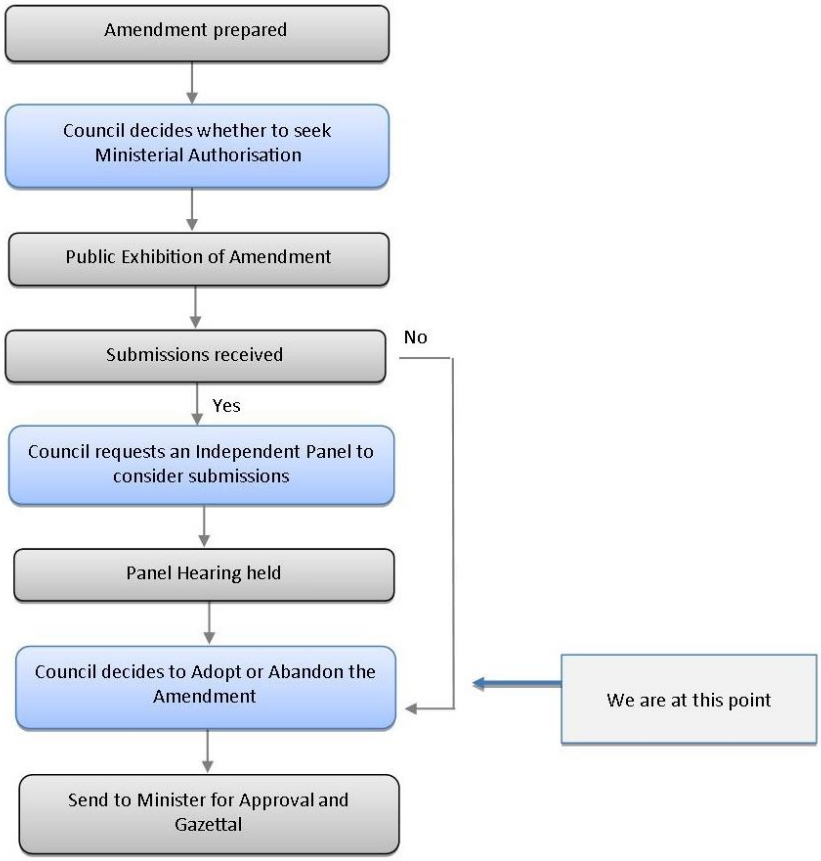
Due to the inability to resolve all submissions, Council at its meeting of 20 April 2022, resolved to request the Minister for Planning to appoint an Independent Panel to consider submissions received in response to Amendment C271gben

The Panel Hearing was subsequently held virtually on Tuesday 21 June and Wednesday 22 June. All submitters had the opportunity to attend and present at this Panel Hearing.

The Panel generally supported Amendment C271gben and most notably, supported the inclusion of the 'La Rocca' residence due to its relationship to the Former East Bendigo Observatory building. The Panel did recommend some minor changes to the amendment documents and Statement of Significance prior to adoption, as outlined in further detail later in this report. A copy of the Panel Report is included in Attachment 1.

Background

The key steps in the Amendment process are summarised below:



The potential heritage significance of 55 Condon Street, Kennington was first raised when the property was listed for sale in 2019. The property had not been studied previously for its heritage significance as no comprehensive study has been undertaken for the area, which is in the urban area of the former Shire of Strathfieldsaye. City officers were made aware that this site potentially had heritage significance by interested parties due to the presence of the red brick observatory building on the site. The red brick building was later confirmed to be the former East Bendigo Observatory which was designed and built by prominent local architect and amateur astronomer John Beebe in 1900.

At the time City officers were made aware of the presence of this building on the site, they were unable to visually assess its condition because of the property owner's reluctance to grant access to the property to City officers or its consultants.

Despite not having access to the property, City officers engaged heritage consultants *History Making Pty. Ltd*, to determine its level of heritage significance. The citation assessed that the Former East Observatory building met the criteria for local significance and was potentially of State heritage significance being a rare surviving example of a private observatory that had served a public function. The dwelling (the 'La Rocca' residence), located on the site was also assessed to be of heritage significance due to its relationship to the Observatory, as were three clusters of trees.

Following the public exhibition and the review of the seven submissions, the City engaged *Plan Heritage* in March 2022 to review the exhibited Amendment documents including the citation prepared by *History Making Pty Ltd*. Apart from the several changes to the citation to improve clarity of what is significant on the site, the peer review generally supported the findings contained in the citation prepared by *History Making Pty Ltd.*

Among the Amendment documents that *Plan Heritage* recommended changes to, was the Statement of Significance for the site. This document, which will ultimately form part of the planning scheme, provides clarity on what is significant on the site. It states that the former East Bendigo Observatory building (c. 1900) at 55 Condon Street, Kennington is significant, and the 'La Rocca' residence also contributes to this significance. It also states that the former East Bendigo Observatory site is of historic, aesthetic, scientific and associative significance to the City of Greater Bendigo.

The Statement of Significance identifies the trees surrounding the Observatory, the post 1920 additions to the Observatory and all outbuildings on the site as not contributory to the heritage significance of the place.

The citation and the Statement of Significance were among the documents which were considered at the Panel hearing. *Plan Heritage* presented at the Panel hearing in support of its peer review and was given the opportunity to answer questions from the Panel chair and other parties on the report and Statement of Significance.

Previous Council decision dates:

17 May 2021 Council resolved to:

1. Request the Minister for Planning to authorise Council to prepare Amendment C271 to the Greater Bendigo Planning Scheme.
2. When authorised by the Minister, exhibit Amendment C271 to the Greater Bendigo Planning Scheme giving notification as required for the minimum statutory exhibition period of one month.
3. Support the Director of Strategy and Growth requesting the Minister for Planning, under delegation, to apply an interim heritage overlay to the site if a report and consent application to demolish under the Building Act 1993 is received for the site.

20 April 2022 Council resolved to request the Minister for Planning to appoint an Independent Panel to consider submissions.

Report

The attached Explanatory Report (see attachment 2) details the purpose and effect of the Amendment and provides the strategic justification for the Amendment. Key issues identified in the Explanatory Report are discussed below.

Land Affected by the Amendment



Figure 1: The land affected by the Amendment

The land affected by the Amendment is located at 55 Condon Street, Kennington. It has a frontage to Condon Street of approximately 16 metres, a depth of approximately 200 metres and a total area of approximately 8,440 square metres. The land contains a weatherboard dwelling known as 'La Rocca' located near the centre of the site and the former East Bendigo Observatory building is located towards the rear. It also contains two outbuildings which are associated with the dwelling.

The land falls from the rear to the front. It is heavily vegetated including multiple large Sugar Gums and Red Ironbark trees and exotic species.

What the Amendment Does

The amendment proposes to:

- Apply the Heritage Overlay (HO937) to part of the land at 55 Condon Street, Kennington (as shown in the heritage curtilage boundary in figure 1) as shown on Planning Scheme Map No. 23HO.
- Amend the Schedule to Clause 43.01 (Heritage Overlay) to insert a new heritage place (HO937 – *Part of 55 Condon Street Kennington, former East Bendigo Observatory site*) for part of the land at 55 Condon Street, Kennington and include references to the "*Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, January 2018*" and the "*Statement of Significance: Part of 55 Condon Street, Kennington*, July 2022."
- Amend the Schedule to Clause 72.04 (Documents Incorporated in this Planning Scheme) to insert a new incorporated document titled "*Statement of Significance: Part of 55 Condon Street, Kennington, July 2022*."

Exhibition

Amendment C271gben was exhibited from 18 November to 20 December 2021.

Seven (7) submissions were received to the Amendment (including three late submissions).

There were two (2) opposing submissions (both received after the exhibition period), three (3) supporting submissions (one of which was received after the exhibition period) and two (2) supporting submissions with reservations.

The key themes raised by the submitters included:

- The dwelling or the 'La Rocca' residence lacks heritage significance and has significantly been altered and damaged.
- The Heritage Overlay should not be extended to the 'La Rocca' residence and trees.
- The proposed Heritage Overlay should extend to the whole site.

It is noted there were no opposing submissions to the inclusion of the Former East Bendigo Observatory building.

As previously discussed, the City commissioned *Plan Heritage* to undertake a peer review of the citation and Statement of Significance for the property following exhibition. The peer review no longer recommended any tree controls. The peer review and revised amendment documents were reported to Council on 20 April 2022, where it was recommended that submissions be referred to a Panel.

The Panel Hearing

The Minister for Planning appointed the Independent Panel to consider the Amendment. The Hearing was held on Tuesday 21 and Wednesday 22 June 2022 via video conference. The Panel considered all written and oral submissions and materials presented to it in connection with the Amendment. This included two expert witness statements, one on behalf of one of the opposing submitters by *Anita Brady Heritage*, and one on behalf of Council by *Plan Heritage*.

The Panel Report and Recommendations

The Panel report was publicly released on 22 July 2022. The Panel Report is available on the City's and the Department of Environment, Land, Water and Planning's websites.

A summary of the key issues raised and the Panel comments to each of these issues is provided in Table 1. Further detail is available in the Panel Report in Attachment 1.

Table 1 – Summary of Issues raised at the Panel Hearing for Amendment C271gben

Issues Raised in Submissions	Officer Comment	Panel Comment
The dwelling (the 'La Rocca' residence) lacks heritage significance, is significantly altered and damaged.	One of the peer review's findings of the Statement of Significance is that the 19th century fabric of the 'La Rocca' residence is one of the elements that contributes to the significance of this heritage place.	The 'La Rocca' residence contributes to the importance of the former East Bendigo Observatory building and provides an important setting and context for the understanding of the former observatory. The condition of a building is not relevant when considering the overarching question of whether a building has heritage significance.

Issues Raised in Submissions	Officer Comment	Panel Comment
The (three clusters of) trees to be retained don't warrant protection and should not be included in the Heritage Overlay.	It was a recommendation of the peer review that the Statement of Significance for the Heritage Overlay and the Schedule to the Heritage Overlay be amended to remove the clusters of trees.	The three clusters of trees identified in the Statement of Significance are not of heritage significance.
It is agreed the observatory (the Former East Bendigo Observatory building) is noteworthy and could be protected.	Agree.	The Panel accepts that the former East Bendigo Observatory building is of local heritage significance and agrees with the heritage criteria expressed in the revised Statement of Significance (circulated at the Panel hearing).
The proposed Amendment is without planning merit on heritage grounds in respect to the 'La Rocca' residence and trees and the heritage protection should not be extended to them.	The peer review indicated that the three clusters of trees do not have heritage significance, however, the 'La Rocca' residence was assessed to have local heritage significance.	The Panel agreed that the three clusters of trees have no heritage significance. The Panel considers that the 'La Rocca' residence satisfies the criteria for historical significance.
The Amendment should not proceed or be allowed in part only in respect to the Observatory.	As detailed in the amended Statement of Significance for this Heritage Overlay following the peer review, the former East Bendigo Observatory building and the 'La Rocca'' residence together contribute to the significance of this heritage place.	The Amendment is well founded and strategically justified, and the Amendment should proceed subject to addressing minor matters (discussed later).
All parties need to consult with one another to gain a satisfactory planning outcome on how the site can be sustainably developed into the future so not to adversely affect its heritage significance. To [their] knowledge this has not happened.	The Amendment was publicly exhibited to give interested parties the opportunity to lodge their submissions. The City has met all statutory requirements for notice and processes under the *Planning and Environment Act*, 1987. Following	The Panel stated in its report that it has considered all submissions and materials in reaching its conclusions regardless of whether they are specifically mentioned in its report. The Panel made no specific comments regarding this

Issues Raised in Submissions	Officer Comment	Panel Comment
	exhibition of the Amendment, City officers and *Plan Heritage* have been able to undertake a site inspection of 55 Condon Street, Kennington.	issue in its report.

The Panel supported Amendment C271gben and recommends that it be adopted as exhibited subject to changes to the following:

- The Statement of Significance for the Heritage Overlay be amended to clarify what is significant on the site.
- The Heritage Overlay Map be amended to ensure its accuracy.
- The Schedule to Clause 43.01 be amended to accord with the requested changes to the Statement of Significance.
- The Schedule to Clause 72.04 be amended to accord with the requested changes to the Statement of Significance.

In its report, the Panel stated:

"The Panel considered all written submissions made in response to the exhibition of the Amendment, observations from the site, and submissions, evidence and other material presented to it during the Hearing. All submissions and materials have been considered by the Panel in reaching its conclusions, regardless of whether they are specifically mentioned in the report and the following conclusions were reached:

- *The former East Bendigo Observatory building is of local heritage significance.*
- *The revised Statement of Significance clarifies which elements of the building have heritage significance.*
- *Internal alteration controls should apply to the former East Bendigo Observatory building.*
- *The three clusters of trees identified in the exhibited Statement of Significance are not of heritage significance.*
- *The Statement of Significance should be modified to delete reference to the trees having heritage significance.*
- *The Schedule to Clause 43.01 should be modified to delete the application of tree controls to HO937.*
- *The residence 'La Rocca' is of historical significance, demonstrates rarity and is of associative significance (Criteria A, B and H).*
- *The residence 'La Rocca' is not of aesthetic significance (Criterion E).*
- *The revised Statement of Significance appropriately clarifies the heritage significance with respect to the residence 'La Rocca'.*
- *The heritage curtilage should be setback 10 metres from the front (southern side) of the residence 'La Rocca'.*

- *The aerial photograph in the exhibited Statement of Significance should be modified to improve the clarity and intent of the image.*
- *The heritage curtilage shown on the Heritage Overlay Map should be modified to ensure that it is consistent with the resolved version of the heritage curtilage in the Statement of Significance.*
- *The Schedule to Clause 43.01 should be amended for HO937 to:*
  - modify the name of the heritage place.
  - modify the name of the Statement of Significance.
  - modify the response to the heading 'Outbuildings or fences not exempt under Clause 43.01-4' from "Yes (East Bendigo Observatory)" to "No".
- *The date in the name of the document in the Schedule to Clause 72.04 should be modified to refer to July 2022."*

Table 2 lists the Panel's recommendations and provides a brief comment in response. The Officer recommendation is to support all of the Panel recommendations.

It is noteworthy that none of these recommendations change the original intent of the Amendment or any of the recommendations contained in *Plan Heritage* peer review report.

Table 2 – Summary of Panel Recommendations and an officer response

	Panel Recommendation	Officer Recommendation
1.	a. Amend the Statement of Significance for HO937 to: 1. Clarify which elements of the former East Bendigo Observatory have heritage significance. 2. Delete reference to the residence 'La Rocca' having aesthetic significance and make drafting changes to clarify the historical significance of the place. 3. Delete reference to the three clusters of trees as elements of heritage significance. 4. Modify the name of the Statement of Significance to "Statement of Significance: Part of 55 Condon Street, Kennington, July 2022". 5. Modify the name of the heritage place to "Part 55 Condon Street, Kennington, former East Bendigo Observatory site" 6. Modify the second sentence in the second paragraph under the heading 'Why is it significant?' to state "The East Bendigo Observatory was the focus of astronomical, magnetic and meteorological scientific investigation in late nineteenth and early twentieth century Bendigo …"	Accept the Panel recommendation with no changes. The amended Statement of Significance which incorporates all these recommendations is included in Attachment 3 to this report.

	Panel Recommendation	Officer Recommendation
	7. Delete the date in the 'Primary Source' document "(Updated November 2021)" and replace it with "(Updated April 2021)" 8. Include an additional 'Primary Source' document titled "Peer Review 'La Rocca' Residence and East Bendigo Observatory Heritage Citation, 55 Condon Street, Kennington, prepared by Plan Heritage Pty Ltd, 12 March 2021".	
2.	Amend the aerial photograph in the exhibited Statement of Significance to: a. Correct the location of the lot boundary and the east, west and north boundaries of the heritage curtilage to match the lot boundary. b. Delete the three circles indicating the location of the clusters of trees. c. Show the southern boundary of the heritage curtilage setback 10 metres from the front of the residence 'La Rocca' and ensure that this boundary is perpendicular to the east and west property boundaries. d. Annotate the lot boundary, heritage curtilage, observatory building, the residence 'La Rocca' and the 10-metres setback from the front of the residence 'La Rocca' to show each of these elements.	Accept the Panel recommendation with no changes. The aerial photograph showing the heritage curtilage has been amended accordingly as shown at Attachment 4.
3.	Amend the Heritage Overlay Map (23HO) to ensure that it accurately matches the southern heritage curtilage boundary as shown on the aerial photograph in the resolved version of the Statement of Significance.	Accept the Panel recommendation with no changes.
4.	Amend the Schedule to Clause 43.01 to: a. Modify the name of the heritage place to "Part 55 Condon Street, Kennington, former East Bendigo Observatory site". b. Modify the name of the Statement of Significance to "Statement of Significance: Part 55 Condon Street, Kennington, July 2022". c. Replace the word "Yes" with the word "No" under the heading 'Tree controls apply?' d. Relete the text "Yes (East Bendigo Observatory)" under the heading 'Outbuildings or fences not exempt under Clause 43.01-4' and replace with the word "No".	Accept the Panel recommendation with no changes. The Schedule has been amended accordingly as shown at Attachment 5.
5.	Amend the name of the document in the Schedule to Clause 72.04 to "Statement of Significance: Part of 55 Condon Street,	Accept the Panel recommendation with no changes.

	Panel Recommendation	Officer Recommendation
	Kennington, July 2022".	The Schedule has been accordingly as shown at Attachment 6.

Priority/Importance

The adoption of Amendment C271gben is a high priority to ensure the ongoing protection of the identified heritage assets, particularly given the recent sale of the property.

Options Considered

Council has the options of*:*

- Adopting the Amendment in accordance with the Panel's recommendations as outlined earlier in this report and sending to the Minister for Planning for approval.
- Adopting the Amendment contrary to the Panel's recommendations with supporting justification and sending the Amendment to the Minister for Planning for approval.
- Abandoning the Amendment under the *Planning and Environment Act 1987*.

Communications/Engagement

Exhibition Procedures

The Amendment was exhibited for one month from 18 November to 20 December 2021. Notices were provided in the following manner:

- Individual notices were sent to the affected landowner and to the adjoining landowners and occupiers.
- Notice was sent to the real estate agent selling the affected land on 26 November 2021.
- Notices were sent to prescribed Ministers under Section 19(1)(c) of the *Planning and Environment Act,* 1987.
- Notices were sent to all authorities materially affected under Section 19(1)(a) of the Act.
- Public notice of the Amendment was placed in the Bendigo Advertiser on 17 November 2021 and 20 November 2021.
- Publication of the notice of the Amendment was placed in the Government Gazette on 18 November 2021.
- Access to the amendment documents was provided on-line on the City's website and on the Department of Environment, Land, Water and Planning at www.planning.vic.gov.au/public-inspection

Conclusion

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

Financial Sustainability
Officer time will be required to prepare and submit the Amendment documentation for approval.

The City is responsible for payment of statutory fees and costs incurred in the processing of the Amendment.

Policy Context
Primary Council Plan Reference

City of Greater Bendigo Council Plan *Mir wimbul* 2021-2025
{Outcome 6 - A vibrant, creative community custom-field-council-plan-primary}

Secondary Council Plan Reference(s)

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

Other Reference(s)

The observatory and house at 55 Condon Street, Kennington were identified in the Bendigo Heritage Gap Analysis prepared in 2019.

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

Attachments
1. Greater Bendigo C 271 gben Panel Report [**20.2.1** - 58 pages]
2. Greater Bendigo C271gben Explanatory Report Adoption [**20.2.2** - 5 pages]
3. Revised Statement of Significance C271 [**20.2.3** - 4 pages]
4. Aerial Photo Showing Heritage Curtilage [**20.2.4**]
5. Updated Schedule to Clause 43.01 Heritage OverlayOR ADOPTION [**20.2.5** - 191 pages]
6. Schedule to Clause 72.04 Documents Incorporated in this Planning Scheme for Adoption [**20.2.6** - 4 pages]

Planning Panels Victoria

Greater Bendigo Planning Scheme Amendment C271gben
Heritage Overlay – 55 Condon Street, Kennington

Panel Report

Planning and Environment Act 1987

8 July 2022

VICTORIA State Government

How will this report be used?

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

The planning authority must consider this report before deciding whether or not to adopt the Amendment.
[section 27(1) of the *Planning and Environment Act 1987* (the PE Act)]

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

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

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

Planning and Environment Act 1987

Panel Report pursuant to section 25 of the PE Act

Greater Bendigo Planning Scheme Amendment C271gben

Heritage Overlay – 55 Condon Street, Kennington

8 July 2022

John Roney, Chair

Planning
Panels
Victoria

Contents

Page

1 Introduction 1

1.1 The Amendment 1
1.2 Background 4
1.3 Procedural issues 5
1.4 Summary of issues raised in submissions 6
1.5 The Panel's approach 7
1.6 Limitations 7

2 Planning context 9

2.1 Planning and Environment Act 1987 9
2.2 Planning Policy Framework 9
2.3 Municipal Planning Strategy 9
2.4 Loddon Mallee Regional Growth Plan 10
2.5 Heritage reports 10
2.6 Planning scheme provisions 14
2.7 Ministerial Directions and Planning Practice Notes 14
2.8 Discussion and conclusion 15

3 Heritage significance of 55 Condon Street 16

3.1 Revised Statement of Significance 16
3.2 The former East Bendigo Observatory 19
3.3 Trees 22
3.4 Residence 'La Rocca' 25

4 Heritage Overlay boundary 32

4.1 The issue 32
4.2 Planning Practice Note 1 – Applying the Heritage Overlay 32
4.3 What is proposed? 32
4.4 Evidence and submissions 34
4.5 Discussion 35
4.6 Conclusions and recommendations 35

5 Drafting issues 37

5.1 Introduction 37
5.2 Statement of significance 37
5.3 Schedule to Clause 43.01 38
5.4 Schedule to Clause 72.04 39

Appendix A Document list

Appendix B Panel preferred version of the Statement of Significance

Appendix C Panel preferred version of the Schedule to Clause 43.01 (Heritage Overlay)

Planning Panels Victoria

List of Figures

Page

Figure 1: Proposed Heritage Overlay for part of 55 Condon Street, Kennington 1

Figure 2: Subject land: 55 Condon Street, Kennington 4

Figure 3: Heritage Overlay proposed in Heritage Citation 12

Figure 4: John Beebe, probably taken in his study in Queensland 18

Figure 5: Observatory building, west side 19

Figure 6: Observatory building, north side 20

Figure 7: Observatory dome showing steel straps used in opening and closing the dome 20

Figure 8: Interior of observatory showing the main dome, concrete telescope platform at centre and dome operating mechanism at top right 21

Figure 9: Interior of observatory showing dome operating mechanism 21

Figure 10: Observatory building (centre) on its elevated site and treed setting (mostly Red Ironbarks), viewed from the south 24

Figure 11: Residence 'La Rocca' from the front (south) elevation 25

Figure 12: Former east Bendigo Observatory (foreground right) and residence 'La Rocca' (background left) 28

Figure 13: Original verandah post detail 29

Figure 14: Original double hung sash windows and original window hoods 29

Figure 15: Original leadlight above front door 30

Figure 16: Original biochromatic chimney detail 30

Figure 17: Council preferred location of heritage curtilage 33

Planning
Panels
Victoria

Glossary and abbreviations

Amendment	Greater Bendigo Planning Scheme Amendment C271gben
Council	Greater Bendigo City Council
GRZ	General Residential Zone
Heritage Citation	*'La Rocca' Residence and East Bendigo Observatory Heritage Citation,* History Making Pty Ltd, 28 July 2019 updated by the City of Greater Bendigo April 2021
HO937	Heritage Overlay number 937
National Trust	National Trust of Australia (Victoria) Bendigo and Region Branch
PE Act	*Planning and Environment Act 1987*
Peer Review	*Peer Review 'La Rocca' Residence and East Bendigo Observatory Heritage Citation, 55 Condon Street,* Plan Heritage, 12 March 2021
PPN01	Planning Practice Note 1 – Applying the Heritage Overlay
Strath CCC	Strath CCC Pty Ltd

Overview

Amendment summary	
The Amendment	Greater Bendigo Planning Scheme Amendment C271gben
Common name	Heritage Overlay – 55 Condon Street, Kennington
Brief description	Amendment C271gben proposes to apply the Heritage Overlay (HO937) to part of the land at 55 Condon Street, Kennington and make associated changes to the Schedule to Clause 43.01 (Heritage Overlay) and the Schedule to Clause 72.04 (Documents incorporated in this Planning Scheme)
Subject land	55 Condon Street, Kennington
Planning Authority	Greater Bendigo City Council
Authorisation	7 June 2021
Exhibition	18 November to 20 December 2021
Submissions	Number of Submissions: 7 Fully supported: 3 Opposed: 2 ▪ Mr S Ottrey ▪ Strath CCC Pty Ltd and Triple Towers Pty Ltd ▪ National Trust of Australia (Victoria), Bendigo and Region Branch ▪ Mr G House ▪ Department of Environment, Land, Water and Planning – Loddon Mallee Region, Planning and Approvals ▪ Ms P Willmott ▪ Ms E Conway
Panel process	
The Panel	John Roney
Directions Hearing	Video conference Directions Hearing 19 May 2022
Panel Hearing	Video conference Hearing 21 and 22 June 2022
Site inspection	Unaccompanied, 16 June 2022
Parties to the Hearing	▪ Greater Bendigo City Council represented by Ms Bridget Maplestone of Greater Bendigo Council, who called expert evidence on heritage from Ms Annabel Neylon of Plan Heritage Pty Ltd. ▪ National Trust of Australia (Victoria), Bendigo and Region Branch represented by Mr Peter Cox OAM. ▪ Strath CCC Pty Ltd represented by Mr John Cicero of Best Hooper, who called expert evidence on: - heritage from Ms Anita Brady of Anita Brady Heritage Pty Ltd - arboriculture from Mr Michael Rogers of John Patrick Landscape Architects Pty Ltd (Mr Rogers provided a written evidence statement but it was not contested. With the agreement of all parties he did not attend the Hearing).
Citation	Greater Bendigo Planning Scheme PSA C271gben [2022] PPV
Date of this report	8 July 2022

Planning Panels Victoria

Executive summary

Greater Bendigo Planning Scheme Amendment C271gben (the Amendment) seeks to apply the Heritage Overlay (HO937) to part of the land at 55 Condon Street, Kennington and make associated changes to the Schedule to Clause 43.01 (Heritage Overlay) and the Schedule to Clause 72.04 (Documents incorporated in this Planning Scheme).

In July 2019, History Making Pty Ltd prepared a heritage assessment for the property – the *'La Rocca' Residence and East Bendigo Observatory Heritage Citation, History Making Pty Ltd, 28 July 2019 updated by the City of Greater Bendigo April 2021* (Heritage Citation).

The Heritage Citation confirmed the heritage significance of the former East Bendigo Observatory and the residence 'La Rocca' and recommended they be included within a Heritage Overlay. It also recommended that internal alteration controls should be applied to the former observatory building and that three clusters of trees should have heritage controls.

The Heritage Citation formed the strategic justification for the exhibited Amendment.

Following exhibition of the Amendment and the review of submissions, Council commissioned Plan Heritage Pty Ltd to complete a peer review of the Heritage Citation – the *Peer Review 'La Rocca' Residence and East Bendigo Observatory Heritage Citation, 55 Condon Street, Plan Heritage, 12 March 2021* (Peer Review).

The Peer Review generally supported the Heritage Citation, however recommended a number of changes to the Statement of Significance to improve the clarity and intent of the document. It also recommended the removal of the tree controls.

On 20 April 2022, Council resolved to endorse the findings and recommendations of the Peer Review as the basis for its submissions to the Panel. This resulted in a revised Statement of Significance for the site.

Submissions generally supported the inclusion of the former East Bendigo Observatory within HO937 and the deletion of the three clusters of trees initially identified as having heritage significance.

The main point of dispute was the heritage significance of the residence 'La Rocca' and whether it should be included in the Heritage Overlay.

The key issues discussed in the report include:

- the heritage significance of 55 Condon Street with respect to:
  - the former East Bendigo Observatory
  - the trees on the site
  - the residence 'La Rocca'
- the Heritage Overlay boundary
- drafting issues.

The former East Bendigo Observatory

The Panel concludes the former East Bendigo Observatory is of local heritage significance and demonstrates:

- historical significance (Criterion A)
- rarity (Criterion B)
- representativeness (Criteria D)

- aesthetic significance (Criteria E)
- technical significance (Criteria F)
- associative significance (Criteria H).

Parts of the Statement of Significance should be modified to clarify the elements of the former observatory that are of heritage significance.

The Panel agrees it is appropriate to apply internal alteration controls to the former observatory building.

Trees

The three clusters of trees identified in the exhibited Statement of Significance are not of heritage significance.

The residence 'La Rocca'

The Panel considers the residence 'La Rocca' is part of a heritage 'complex'. In this context, the residence should be assessed as part an overall 'site', rather than as an individual heritage place.

It is acknowledged that the residence 'La Rocca' has been modified over time, however there is sufficient fabric in place to assist in understanding and appreciating the dwelling. Although the mid twentieth century alterations and additions to the residence diminish the significance of the place, the remaining fabric enables the building to be understood as a transitional late Victorian or early Edwardian residence.

The Panel considers the residence 'La Rocca' does not meet the threshold for aesthetic significance (Criterion E). The heritage significance of the residence is, however, justified on other criteria.

The residence 'La Rocca' is a unique building. It is the only known surviving residence in association with a (former) private observatory. The residence 'La Rocca' contributes to the importance of the former East Bendigo Observatory building and provides an important setting and context for the observatory. The understanding and appreciation of the observatory would be diminished without the residence 'La Rocca'.

The Panel considers the residence 'La Rocca' satisfies the criteria for historical significance (Criterion A), rarity (Criterion B) and associative significance (Criterion H).

Heritage Overlay boundary

The heritage curtilage should be setback 10 metres from the front (southern side) of the residence 'La Rocca'.

The aerial photograph in the exhibited Statement of Significance should be modified to improve the clarity and intent of the image.

The heritage curtilage shown on the Heritage Overlay Map should be modified to ensure that it is consistent with the resolved version of the heritage curtilage in the Statement of Significance.

Drafting issues

A number of consequential drafting changes are required to the Statement of Significance, the Heritage Overlay Map, the Schedule to Clause 43.01 and the Schedule to Clause 72.04 to ensure consistency with the conclusions of this report.

Recommendations

Based on the reasons set out in this Report, the Panel recommends that Greater Bendigo Planning Scheme Amendment C271gben be adopted as exhibited subject to the following:

Statement of Significance

1. **Amend the Statement of Significance for HO937, as shown in Appendix B, to:**
    a. **clarify which elements of the former East Bendigo Observatory have heritage significance**
    b. **delete reference to the residence 'La Rocca' having aesthetic significance and make drafting changes to clarify the historical significance of the place**
    c. **delete reference to the three clusters of trees as elements of heritage significance**
    d. **modify the name of the Statement of Significance to "Statement of Significance: Part of 55 Condon Street, Kennington, July 2022"**
    e. **modify the name of the heritage place to "Part 55 Condon Street, Kennington, former East Bendigo Observatory site"**
    f. **modify the second sentence in the second paragraph under the heading 'Why is it significant?' to state "The East Bendigo Observatory was the focus of astronomical, magnetic and meteorological scientific investigation in late nineteenth and early twentieth century Bendigo …"**
    g. **delete the date in the 'Primary Source' document "(Updated November 2021)" and replace it with "(Updated April 2021)"**
    h. **include an additional 'Primary Source' document titled "*Peer Review 'La Rocca' Residence and East Bendigo Observatory Heritage Citation, 55 Condon Street, Kennington*, prepared by Plan Heritage Pty Ltd, 12 March 2021".**
2. **Amend the aerial photograph in the exhibited Statement of Significance to:**
    a. **correct the location of the lot boundary and the east, west and north boundaries of the heritage curtilage to match the lot boundary**
    b. **delete the three circles indicating the location of the clusters of trees**
    c. **show the southern boundary of the heritage curtilage setback 10 metres from the front of the residence 'La Rocca' and ensure that this boundary is perpendicular to the east and west property boundaries**
    d. **annotate the lot boundary, heritage curtilage, observatory building, the residence 'La Rocca' and the 10-metres setback from the front of the residence 'La Rocca' to show each of these elements.**

Heritage Overlay Map

3. **Amend the Heritage Overlay Map (23HO) to ensure that it accurately matches the southern heritage curtilage boundary as shown on the aerial photograph in the resolved version of the Statement of Significance.**

Schedule to Clause 43.01 (Heritage Overlay)

4. **Amend the Schedule to Clause 43.01, as shown in Appendix C, to:**
    a. **modify the name of the heritage place to "Part 55 Condon Street, Kennington, former East Bendigo Observatory site"**

b. modify the name of the Statement of Significance to "Statement of Significance: Part 55 Condon Street, Kennington, July 2022"
c. replace the word "Yes" with the word "No" under the heading 'Tree controls apply?'
d. delete the text "Yes (East Bendigo Observatory)" under the heading 'Outbuildings or fences not exempt under Clause 43.01-4' and replace with the word "No".

Schedule to Clause 72.04 (Documents incorporated in this Planning Scheme)

5. Amend the name of the document in the Schedule to Clause 72.04 to "Statement of Significance: Part of 55 Condon Street, Kennington, July 2022".

1 Introduction

1.1 The Amendment

(i) Amendment description

The purpose of Amendment C271gben to the Greater Bendigo Planning Scheme (the Amendment) is to apply the Heritage Overlay (HO937) to part of the land at 55 Condon Street, Kennington.

Specifically, the exhibited Amendment proposes to:

- apply the Heritage Overlay (HO937) to part of the land at 55 Condon Street, Kennington
- amend the Schedule to Clause 43.01 (Heritage Overlay) to insert a new heritage place (HO937 – La Rocca Residence and East Bendigo Observatory) and references to the *Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, January 2018* and the *Statement of Significance: 55 Condon Street, Kennington, November 2021*
- amend the Schedule to Clause 72.04 (Documents Incorporated in this Planning Scheme) to insert a new incorporated document titled *Statement of Significance: 55 Condon Street, Kennington, November 2021.*

Figure 1: Proposed Heritage Overlay for part of 55 Condon Street, Kennington



Source: Exhibited Amendment

As exhibited, the proposed Statement of Significance states:

Statement of Significance: Part of 55 Condon Street, Kennington, November 2021

Heritage Place: Part of 55 Condon Street Kennington (La Rocca residence and East Bendigo Observatory)

PS ref no: HO937

What is significant?

The La Rocca residence, East Bendigo Observatory and the clusters of Red Ironbark (northern part of property), and Sugar Gums (to the south of residence) identified as being in excess of 100 years old at 55 Condon Street, Kennington, are of heritage significance.

Internal elements of the East Bendigo Observatory that contribute to the significance of the place include the roof mechanism, the equipment platform that remains within the central chamber and the timber cabinetry in the adjacent wing.

The proposed curtilage takes in the residence, observatory and notable clusters of trees, as shown below. The curtilage allows a setback of 10 metres from the front of the residence.



How is it significant?

The "La Rocca" residence and former East Bendigo Observatory and grounds are of historic and aesthetic significance to the City of Greater Bendigo.

The former East Bendigo Observatory is of historic, technical and aesthetic significance to the State of Victoria.

Why is it significant?

The East Bendigo Observatory at part of 55 Condon Street, Kennington, designed by architect John Beebe and constructed in 1900, is of historic significance as an early private observatory built in Bendigo, and is important for its role in recording official meteorological readings for Bendigo from 1908 until 1914. The building is a rare and relatively intact early

twentieth century example of a small, privately built and owned observatory. The observatory is also indicative of the interest in the sciences, specifically astronomy, which gathered popularity in the late nineteenth and early twentieth centuries in Victoria. It is unusual because of its location on the same site as a residence, La Rocca, also designed by John Beebe, where the Beebe family lived from 1900 to circa 1919. The observatory retains the original mechanism to open the domed roof, timber cabinetry and equipment platform inside. (Criterion A and Criterion B)

The East Bendigo Observatory at part of 55 Condon Street, Kennington, built to house a 4.5-inch refracting telescope, is of technical significance as it reflects advances in Australian science and astronomy, as are the roof mechanism and equipment platform that remain within the central chamber and the timber cabinetry in the adjacent wing. The East Bendigo Observatory was the focus of astronomical, magnetic and meteorological scientific investigation in nineteenth century Bendigo, and was instrumental in providing Bendigo with accurate meteorological statistics in the period 1908-1914. The building evidences the city's early endeavours into scientific research. (Criterion F).

The East Bendigo Observatory at part of 55 Condon Street, Kennington, is of research potential because it demonstrates changing trends in the design of astronomical and support structures. Purpose built for the site, it is also representative as an example of a particular building typology. (Criterion C and Criterion D)

The East Bendigo Observatory and La Rocca residence at part of 55 Condon Street, Kennington, are of aesthetic significance. The observatory follows the nineteenth century international professional observatory designs popular in Britain, Europe and the USA, which featured an elevated central dome room, and adjacent wings, one of which housed a transit telescope. The observatory has significance for the integrity of the original fabric, including internal fittings and clusters of eucalypts that provide insight into the original setting. The La Rocca residence, also designed by Beebe, is characteristic of Victorian residences in the area. (Criterion E)

The East Bendigo Observatory and La Rocca residence at part of 55 Condon Street, Kennington, are significant for their association with Bendigo architect and talented amateur astronomer, John Beebe (1866-1936). Beebe trained as an architect at Bendigo School of Mines, graduating in 1900. In 1901, Beebe formed a partnership with W C Vahland's architect son, Harry, which lasted only until 1902 when Harry Vahland died at the age of 42 years. William Vahland senior returned from retirement and re-joined the firm. Subsequently the Vahland and Beebe partnership designed a number of buildings in Bendigo, as well as additions to the Lorne Hotel (1908) and a new Marong Shire Hall (1908).

Beebe's portfolio of work as a sole practitioner in Bendigo from 1909 to 1916 included a number of buildings in Bendigo and in northern Victoria that comprised hotels, shops, warehouses, factory buildings and residences. The final main phase of remodelling the Bendigo Town Hall was undertaken by Beebe in 1913-15, in association with J G Austen and E J Keogh. Beebe also designed the new infectious diseases wards at the Bendigo Hospital in 1915-16 (demolished) and the Tomlins Simmie & Co electric flourmills in East Bendigo (1912).

After moving to Queensland in 1916, Beebe was responsible for the design of a number of projects in that state, with perhaps the best well-known being the bridge portals on the Hornibrook Highway (1935). In addition, Beebe designed an observatory built at St Leo's College in Brisbane in 1919.

As an amateur astronomer, from his East Bendigo Observatory, in 1910 Beebe located Comet P/Halley at least one night earlier than the Melbourne Observatory, and in 1912 obtained positional observations of Comet Gale, which were published in the Journal of the British Astronomical Association in 1913. Beebe was made a Fellow of the Royal Astronomical Society in March 1917. In 1921-22, Beebe was employed by the Queensland Lands Department to co- ordinate the site survey for a suitable observational site for the forthcoming solar eclipse. He also served as president of the Astronomical Society of Queensland in 1936 and was co-editor of the Society's bulletin from 1933. (Criterion H)

Primary Source

Citation for 'La Rocca' residence and East Bendigo Observatory, 55 Condon Street Kennington, prepared by Dr Robyn Ballinger, History Making Pty Ltd, 29 July 2019 (Updated November 2021)

(ii) The subject land

The subject land at 55 Condon Street, Kennington has a frontage to Condon Street of approximately 16 metres, a depth of approximately 200 metres and a total site area of approximately 8,440 square metres (Figure 4). The land includes:

- a weatherboard dwelling known as 'La Rocca' located near the centre of the site
- a former observatory building towards the rear of the site
- extensive vegetation, including multiple large Sugar Gums and Red Ironbark trees
- numerous small outbuildings located around the dwelling
- a substantial rise in elevation from front to back – with the observatory located at the highest point.

Figure 2: Subject land: 55 Condon Street, Kennington



Source: Council Part A Submission, Appendix 6

1.2 Background

Prior to the initiation of the Amendment, 55 Condon Street, Kennington had not been studied for its heritage significance. No comprehensive heritage study had been undertaken for this part of the municipality.

55 Condon Street, Kennington was listed for sale by the previous owner in mid 2019. When the property was listed for sale, interested parties alerted Council officers to its potential heritage

significance principally because of the presence of the red brick observatory building (the former East Bendigo Observatory) on the site.

In July 2019, Council commissioned History Making Pty Ltd to prepare a heritage assessment for the property. This resulted in a report dated 28 July 2019 which was later amended by Council in April 2021 – the *'La Rocca' Residence and East Bendigo Observatory Heritage Citation, History Making Pty Ltd, 28 July 2019 updated by the City of Greater Bendigo April 2021* (Heritage Citation).

The Heritage Citation was not informed by a site inspection because the then owners did not agree to provide access to the site.

The Heritage Citation confirmed the heritage significance of both the 'La Rocca' residence and the former East Bendigo Observatory building to the City of Greater Bendigo. It noted that established trees were scattered throughout the site "*and some are likely to pre-date the construction of the house"*. It recommended that tree controls should be applied to the property.

The Heritage Citation included a Statement of Significance that formed the strategic justification for the exhibited Amendment. The exhibited Statement of Significance was similar but not identical to the wording of the Statement of Significance in the Heritage Citation.

Following exhibition of the Amendment and the review of submissions, Council commissioned Plan Heritage Pty Ltd to complete a peer review of the Heritage Citation – the *Peer Review 'La Rocca' Residence and East Bendigo Observatory Heritage Citation, 55 Condon Street, Plan Heritage, 12 March 2021* (Peer Review).

The Peer Review included a detailed review of the Heritage Citation, the exhibited Amendment, submissions to the exhibited Amendment and a site inspection. It generally supported the Heritage Citation, however recommended a number of changes to the Statement of Significance to improve the clarity and intent of the document. It also recommended the removal of the tree controls and outbuilding and fence controls.

On 20 April 2022, Council resolved to endorse the findings and recommendations of the Peer Review as the basis for the Council submissions to the Panel. The author of the Peer Review (Annabel Neylon) was called by Council to give evidence at the Hearing.

1.3 Procedural issues

At the Directions Hearing, Council and Strath CCC Pty Ltd (Strath CCC) advised that it intended to call expert witnesses in heritage. Directions were issued with respect to the preparation and distribution of evidence.

Subsequent to the Directions Hearing, on 7 June 2022 Strath CCC sought leave to call an additional expert witness – Ms Kylie May, an arborist.

The request did not provide any reasons why the calling of Ms May was not flagged prior to or at the Directions Hearing. It noted that the additional expert witness statement would be prepared and distributed in accordance with the Directions. The request said no change to the timetable would be required as the additional evidence would be given within the time allocated for Strath CCC in the Hearing timetable.

On 8 June, the Panel advised all parties of this request and provided an opportunity for parties to provide comments by before making a ruling on the request.

On 8 June Strath CCC then advised the Panel that Ms May was not available and proposed to call Mr Michael Rogers instead.

No comments were received by the Panel with respect to the request from Strath CCC.

On 9 June the Panel advised all parties that it agreed to accept additional evidence from Mr Rogers subject to the evidence being completed and circulated in accordance with the Panel's original Directions and there would be no changes to the Hearing timetable.

On the day evidence was due to be circulated, Strath CCC sought leave to submit the evidence of Mr Rogers after the due time. The Panel reluctantly agreed to this request and the evidence was submitted in accordance with the modified timeframe.

At the commencement of the Hearing, Strath CCC advised that if no parties or the Panel had any questions for Mr Rogers, it would be unnecessary to call him. As this was the case, Mr Rogers was not called to give his evidence.

1.4 Summary of issues raised in submissions

There were seven submissions received. Three submissions supported the Amendment, including:

- the Department of Environment, Land, Water and Planning (Loddon Mallee, Planning and Approvals)
- two submissions from local residents.

Two submissions generally supported the Amendment but had some issues of concern:

- the National Trust of Australia (Victoria) Bendigo and Region Branch (National Trust) said:
  - the buildings including the 'La Rocca' residence and the former East Bendigo Observatory were of heritage significance
  - the vegetation contains trees that are in excess of 100 years old
  - it had not been able to access the site in order to fully understand the heritage significance of the place
  - all parties needed to cooperate to ensure the elements of heritage significance are protected
- a local resident said that the Heritage Overlay should extend over all of the site and that if this did not occur then photographs should be taken to properly document the site.

The former and current owner of the site objected to the Amendment and stated:

- the residence 'La Rocca' lacks heritage significance and is a poor example of its kind and does not satisfy the asserted heritage criteria
- the dwelling has been substantially altered and damaged
- the three clusters of trees do not warrant heritage protection
- the Amendment should not proceed or be allowed in part only in respect to the former observatory.

The former owner provided an arborist report accompanying its submission and a heritage report prepared by Minerva Heritage (October 2021).

Strath CCC provided a heritage report from Anita Brady Heritage (February 2022) accompanying its submission.

1.5 The Panel's approach

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

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

This Report deals with the issues under the following headings:

- Planning context
- Heritage significance of 55 Condon Street
- Heritage Overlay boundary
- Drafting issues.

1.6 Limitations

(i) Heritage Citation

Council submitted that the proposed Statement of Significance was derived from a detailed Heritage Citation prepared by History Making Pty Ltd.

The Amendment does not propose to include the Heritage Citation as a background document in the Planning Scheme. The relevant and important parts of the citation have been included in the Statement of Significance. The Heritage Citation has been supplemented by the findings and recommendations of the Peer Review.

The Statement of Significance is proposed to be included within the Planning Scheme as an Incorporated Document. The Panel acknowledges and supports this approach.

The Panel makes no specific comment on the content of the Heritage Citation and makes no recommendations regarding any changes to it. The Panel's comments are confined to the Statement of Significance and the associated matters to be included within the Planning Scheme.

It is a matter for Council to determine whether the Heritage Citation should be amended having regard to the recommendations of the Peer Review and the Panel with respect to the Statement of Significance. Further comments regarding the 'Primary source' documents listed at the end of the Statement of Significance are included in Chapter 5.2.

(ii) Building condition

A submission to the exhibited Amendment stated that the residence 'La Rocca' was in poor condition and had been partially damaged by a recent storm. This issue was not pursued in any detail by Strath CCC at the Hearing.

The Panel notes that in accordance with long held planning principles, the condition of a building is not relevant when considering the overarching question of whether a building has heritage

significance. Even if building condition and structural issues were of relevance to the current strategic process, no evidence was tabled to suggest that the building is not structurally sound.

That is not to say that the condition of a building is irrelevant in the planning system. Such factors are highly relevant at the planning permit stage. However, to consider such matters at this stage of the Amendment process would undermine the longer term consideration of heritage protection.

The identification and protection of heritage places at the amendment stage enables the structural integrity or condition of buildings to be properly assessed against identified heritage values at the planning permit application stage. This provides for the most appropriate balancing of competing priorities (in cases where a redevelopment proposal might undermine the heritage significance of a place).

The Heritage Overlay enables an application to be made for a permit to demolish, construct a new building or alter an existing building. It envisages future development, while providing the ability to assess proposals in response to existing heritage fabric.

(iii) Future development

The Panel was advised that Strath CCC has lodged a planning permit application for the development of the land. No specific details were provided at the Hearing. Consistent with the comments above, the future development of the site is not a fundamental consideration for the Panel as part of the assessment of the heritage significance of the place.

2 Planning context

2.1 Planning and Environment Act 1987

The following State policy objectives set out in section 4 of the PE Act are relevant to the Amendment:

> (d) to conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historic interest or otherwise of special cultural value; and
>
> (g) to balance the present and future interests of all Victorians.

Council submitted the Amendment implements these objectives by protecting a heritage place for present and future generations.

2.2 Planning Policy Framework

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

Clause 11.03-6S (Regional and local places)

Clause 11.03-6S (Regional and local places) includes an objective to "*facilitate integrated place-based planning*".

This objective is supported by strategies including:

> Integrate relevant planning considerations to provide specific direction for the planning of sites, places, neighbourhoods and towns.
>
> Consider the distinctive characteristics and needs of regional and local places in planning for future land use and development.

Council submitted the Amendment is consistent with this clause because protecting a heritage place will contribute to the distinctive character of Greater Bendigo.

Clause 15.03-1S (Heritage conservation)

Clause 15.03-1S of the Planning Scheme includes the objective to ensure "*the conservation of places of heritage significance"* and a range of strategies including:

> Identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme.
>
> Provide for the conservation and enhancement of those places which are of, aesthetic, archaeological, architectural, cultural, scientific, or social significance.
>
> Encourage appropriate development that respects places with identified heritage values.
>
> Retain those elements that contribute to the importance of the heritage place.
>
> Encourage the conservation and restoration of contributory elements of a heritage place.
>
> Ensure an appropriate setting and context for heritage places is maintained or enhanced.

Council submitted the Amendment supports this clause by identifying, assessing and documenting the heritage significance of 55 Condon Street to provide for its protection in the Planning Scheme.

2.3 Municipal Planning Strategy

Clause 02.03-5 (Built environment and heritage)

Under the heading 'Heritage', Clause 02.03-5 states:

> Greater Bendigo is set apart due to its extensive Victorian and Edwardian era heritage places - a legacy of its wealthy gold mining history. The municipality has many buildings, structures, archaeological sites, gardens and vegetation with international, state and local heritage significance, reflecting the major role Bendigo played in one of the biggest gold rushes and migrations in the world.
>
> Further work is required to fully identify and protect some places of post contact heritage significance.
>
> …

The strategic directions for heritage are:

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

Council submitted the Amendment is consistent with the Municipal Planning Strategy because it proposes to protect an identified place of cultural heritage significance.

2.4 Loddon Mallee Regional Growth Plan

The *Loddon Mallee Regional Growth Plan, May 2014* provides broad direction for land use and development across the Loddon Mallee region, as well as more detailed planning frameworks for the key regional centre of Bendigo.

Council submitted that a key principle of the *Loddon Mallee Regional Growth Plan* is to protect and enhance the natural and built environment with settlement growth and development to be sympathetic to environmental and heritage assets.

2.5 Heritage reports

(i) 'La Rocca' Residence and East Bendigo Observatory Heritage Citation

The Heritage Citation prepared by History Making Pty Ltd (dated 28 July 2019 and updated by the City of Greater Bendigo April 2021) formed the strategic basis for the exhibited Amendment. It was based on desktop research and aerial photographs because the then owners of the site did not provide access allow History Making or Council to complete a site inspection.

The Heritage Citation included matters associated with:

- the contextual history of the site
- site history and development
- the association with John Beebe as the architect of the former East Bendigo Observatory and 'La Rocca' residence, the original occupier of 'La Rocca' and as an astronomer
- description of the property and integrity with respect to the residence 'La Rocca', trees on the site and the former observatory
- comparative analysis
- assessment against the Hercon criteria
- a Statement of Significance

- recommended controls in the Schedule to Clause 43.01 (Heritage Overlay)
- an extensive list of references.

The Heritage Citation concluded:

> The La Rocca residence and East Bendigo Observatory at 55 Condon Street, Kennington, are of heritage significance.
>
> The observatory was designed by Bendigo architect and amateur astronomer John Beebe on the same site as the Beebe family residence, 'La Rocca', also designed by Beebe. Both buildings were constructed in 1900. Clusters of Eucalyptus tricarpa (Red Ironbark) to the north of the property and Eucalyptus cladocalyx (Sugar Gum) to the south of the residence are likely early plantings or regrowth forest and contribute to the setting of both the house and the observatory.
>
> After the suitability of the site of Bendigo's government observatory was questioned in 1908, from March 1908 Beebe's private observatory took on the role of the official observatory in Bendigo. In addition to meteorological readings, Beebe's observatory, officially known as the East Bendigo Observatory, recorded the passing of comets, the transit of Venus and Aurora Australis, all of which were published in both Bendigo and Melbourne newspapers. In 1907, Beebe offered the use of his observatory to the students of the Bendigo School of Mines. In 1910, Beebe located Comet P/Halley at least one night earlier than the Melbourne Observatory, and in 1912 obtained positional observations of Comet Gale. Beebe's expertise was recognised when he was made a Fellow of the Royal Astronomical Society, based in London, in March 1917.
>
> The observatory was moved in 1914 from Beebe's building to the Supreme Court yard near the Bendigo Gaol. Beebe departed Bendigo in 1916 for Brisbane, where he continued his work as an architect and his interest in astronomy. The property remained in the ownership of John Beebe until 1919.[1]

It said the 'La Rocca' residence and the former East Bendigo Observatory were of local heritage significance and:

- the residence 'La Rocca' and former East Bendigo Observatory satisfy criteria regarding historical significance, rarity, aesthetic significance and associative significance (Criteria A, B, E and H)
- the former East Bendigo Observatory also satisfies criteria regarding research potential, representativeness and technical significance (Criteria C, D and F).

The Heritage Citation stated that the former East Bendigo Observatory is also of historic, technical and aesthetic significance to the State of Victoria.

It recommended:

- the proposed curtilage include the residence, observatory and three clusters of trees and should be setback approximately 10 metres from the front of the residence
- internal controls should be applied to the observatory
- tree controls should be applied to the two identified clusters of *Eucalyptus tricarpa* (Red Ironbark) to the north of the property and the cluster of *Eucalyptus cladocalyx* (Sugar Gum) to the south of the residence
- the observatory should be identified in the Schedule to Clause 43.01 as an "outbuilding or fence not exempt under Clause 43.01-4".

Figure 3 shows the proposed Heritage Overlay curtilage as expressed in the Heritage Citation. The yellow line is said to be the 'full property boundary', the red line is the 'proposed curtilage' and the green circles are the 'significant tree clusters'.

[1] Heritage Citation, page 19

It was acknowledged by the expert witnesses and Council that the coloured lines do not align with the stated features. The yellow lines do not match the actual title boundary and should be located further to the north east. This has a corresponding impact on the location of the proposed curtilage and the cluster of trees.

This image was used in the explanatory report accompanying the exhibited Amendment and in the exhibited Statement of Significance and caused some confusion in the Hearing.

Figure 3: Heritage Overlay proposed in Heritage Citation



Source: Heritage Citation

(ii) Peer Review 'La Rocca' Residence and East Bendigo Observatory Heritage Citation

The Peer Review was completed by Plan Heritage Pty Ltd (March 2022) and included:

- a review of the Heritage Citation
- a review of a report prepared by Minerva Heritage titled 'La Rocca' Residence and former East Bendigo Observatory, 55 Condon Street, Bendigo – Heritage Assessment, October 2021 for Roxine Ottrey (Part of submission 1)
- review of a report prepared by Anita Brady Heritage titled *City of Greater Bendigo Amendment C271: Proposed Heritage Overlay HO937, 55 Condon Street, Kennington, February 2022* prepared for Best Hooper on behalf of Ahdy Elghitany (Part of Submission 2)

- review of the Statement of Significance and Heritage Overlay boundary
- relevant place citations and Statements of Significance for comparable examples within the Heritage Overlay and Victorian Heritage Register
- consideration of Victorian Planning Practice Note 1 - Applying the Heritage Overlay, August 2018 (PPN01)
- desktop research
- a site inspection.

The Peer Review concluded:

- the Heritage Citation was prepared with regard to PPN01
- there should be changes to the citation to improve the clarity and detail provided in the physical description (originally prepared without access to the site), the place history – particularly noting alterations and changes to the site in the latter twentieth century and to the comparative analysis sections
- the trees are not of heritage significance
- references to the observatory as being of State heritage significance should be removed because the Amendment deals with local heritage significance and any assessment of State significance should be made by Heritage Victoria.
- the proposed Heritage Overlay polygon as exhibited was appropriate, but noted a case could be made for an extended polygon which applied to the whole of the lot "*to better manage development and provide a simplified and easily understood polygon in line with PPN01"*[2]
- the Schedule to Clause 43.01 as exhibited required changes to remove tree controls and outbuilding and fence controls, but the internal controls proposed for the Observatory were supported.

The Peer Review referenced the Statement of Significance in the Heritage Citation rather than the version associated with the exhibited Amendment. Although the two versions are similar, they are not the same.

The review of the Statement of Significance recommended some minor changes to the arrangement and set out of 'What is Significant' and 'How is it Significant' and recommended a simplified approach which sets out what, how and why the place is significant at the local level.

The Peer Review found that:

> … the East Bendigo Observatory meets the threshold for historical, aesthetic, scientific/technical and associative significance with additional threshold indicators of both rarity (as a class of place) and representativeness (as a design which embodies the typical characteristics of a class of place) at the local level. The La Rocca residence is considered to be an uncommon example of a residence for a private Observatory, however, due to its lack of integrity and intactness to its c.1900 design it is not considered to meet the threshold for local significance.[3]

The Peer Review stated that:

> Elements which contribute to the significance of the place are:
>
> - the c.1900 Observatory building
> - the residence 'La Rocca' to the extent of its 19th Century fabric

[2] Peer Review, page 24
[3] Peer Review, page 19

- its location at the apex of the hill and separation from surrounding development.

Elements which are not considered significant are:

- post 1920 additions to the Observatory
- trees (planted and self seeded) surrounding the Observatory
- all outbuildings, animal enclosures, modern structures and fences.[4]

2.6 Planning scheme provisions

A common zone and overlay purpose is to implement the Municipal Planning Strategy and the Planning Policy Framework.

(i) Zones

The land is in the General Residential Zone. The purposes of the Zone are:

> To encourage development that respects the neighbourhood character of the area.
>
> To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.
>
> To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

(ii) Overlays

The land is not subject to any Overlay controls.

The purposes of the proposed Heritage Overlay are:

> To conserve and enhance heritage places of natural or cultural significance.
>
> To conserve and enhance those elements which contribute to the significance of heritage places.
>
> To ensure that development does not adversely affect the significance of heritage places.
>
> To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.

2.7 Ministerial Directions and Practice Notes

Ministerial Directions

Council submitted the Amendment is consistent with the Form and Content of Planning Scheme Ministerial Direction under section 7(5) of the PE Act.

It submitted the Amendment is consistent with Ministerial Direction 11 - Strategic Assessment Guidelines by:

- supporting the Planning Policy Framework and the Municipal Planning Strategy making proper use of the Victorian Planning Provisions through the use of the Heritage Overlay to protect areas of local heritage significance
- applying the Heritage Overlay consistent with PPN01.

Planning Practice Notes

Planning Practice Note 1 - Applying the Heritage Overlay (PPN01) provides guidance about using the Heritage Overlay. It states that the Heritage Overlay should be applied to, among other places:

[4] Peer Review, page 20

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

PPN01 specifies that documentation for each heritage place needs to include a statement of significance that clearly establishes the importance of the place and addresses the heritage criteria. It recognises the following model criteria (the Hercon criteria) that have been adopted for assessing the value of a heritage place:

Criterion A:	Importance to the course or pattern of our cultural or natural history (historical significance).
Criterion B:	Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).
Criterion C:	Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).
Criterion D:	Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).
Criterion E:	Importance in exhibiting particular aesthetic characteristics (aesthetic significance).
Criterion F:	Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).
Criterion G:	Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).
Criterion H:	Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

2.8 Discussion and conclusion

For the reasons set out in the following chapters, the Panel concludes that the Amendment is supported by, and implements, the relevant sections of the Planning Policy Framework, and is consistent with the relevant Ministerial Directions and Practice Notes. The Amendment is well founded and strategically justified, and the Amendment should proceed subject to addressing the more specific issues raised in submissions as discussed in the following chapters.

3 Heritage significance of 55 Condon Street

3.1 Revised Statement of Significance

(i) What changes to the Statement of Significance are proposed by Council?

The text of the exhibited Statement of Significance is provided in Chapter 1.1.

Council circulated a revised version of the Statement of Significance prior to the Hearing.[5] This version was based on the recommendations in the Peer Review and the version prepared by Ms Neylon in her expert witness statement. Council supported the revised Statement of Significance and submitted that it reflected the further research and review completed since the exhibition of the Amendment in response to submissions.

The Council preferred changes to the exhibited Statement of Significance text are shown below. Proposed new text is shown in blue underlined and proposed deleted text is shown ~~red strikethrough~~. There was no change proposed to the aerial photograph.

> **Statement of Significance:** **Former East Bendigo Observatory site, June 2022** ~~**Part of 55 Condon Street, Kennington, November 2021**~~
>
> **Heritage Place:** Part of 55 Condon Street Kennington ~~(La Rocca residence and East Bendigo Observatory)~~
>
> **PS ref no:** HO937
>
> **What is significant?**
>
> The former ~~La Rocca residence,~~ East Bendigo Observatory site (c.1900) at 55 Condon Street, Kennington is significant. ~~and the clusters of Red Ironbark (northern part of property), and Sugar Gums (to the south of residence identified as being in excess of 100 years old at 55 Condon Street, Kennington, are of heritage significance.~~
>
> Elements which contribute to the significance of the place are:
>
> - the c.1900 Observatory building exterior
> - the c.1900 Observatory interior, including the roof mechanism, the equipment platform that remains within the central chamber and the timber cabinetry in the adjacent wing.
> - the residence 'La Rocca' to the extent of its c.1900 fabric
> - the location at the apex of the hill and its separation from surrounding development.
>
> Elements which are not considered significant are:
>
> - Post 1920 additions to the Observatory
> - Trees (planted and self-seeded) surrounding the Observatory
> - All outbuildings, animal enclosures, modern structures, and fences.
>
> ~~Internal elements of the East Bendigo Observatory that contribute to the significance of the place include the roof mechanism, the equipment platform that remains within the central chamber and the timber cabinetry in the adjacent wing.~~
>
> ~~The proposed curtilage takes in the residence, observatory and notable clusters of trees, as shown below. The curtilage allows a setback of 10 metres from the front of the residence.~~
>
> **How is it significant?**
>
> The ~~"La Rocca" residence and~~ former East Bendigo Observatory site is ~~and grounds are~~ of historic, ~~and~~ aesthetic, scientific and associative significance to the City of Greater Bendigo.
>
> ~~The former East Bendigo Observatory is of historic, technical and aesthetic significance to the State of Victoria.~~

[5] Document 9

Why is it significant?

The Former East Bendigo Observatory site (comprising the former observatory and associated residence) at ~~part of~~ 55 Condon Street, Kennington, designed by architect John Beebe and constructed in 1900, is of historic significance as an early private observatory complex built in Bendigo. The observatory~~, and~~ is historically important for its role in recording official meteorological readings for Bendigo from 1908 until 1914. The building is a rare and relatively intact early twentieth century example of a small, privately built and owned observatory with its associated residence 'La Rocca'. The former observatory is also of historic significance as it is indicative of the interest in the sciences, specifically astronomy, which gathered popularity in the late nineteenth and early twentieth centuries in Victoria. It is unusual because of its location on the same site as a residence, La Rocca, also designed by John Beebe c.1900 (but significantly altered after a fire in 1958), where the Beebe family lived from 1900 to circa 1919. The observatory retains the original mechanism to open the domed roof, timber cabinetry and equipment platform inside. (Criterion A and Criterion B)

The former ~~East Bendigo~~ observatory building ~~at part of 55 Condon Street, Kennington~~, built to house a 4.5- inch refracting telescope, is of technical significance as it reflects advances in Australian science and astronomy, as are the roof mechanism and equipment platform that remain within the central chamber and the timber cabinetry in the adjacent wing. The East Bendigo Observatory was the focus of astronomical, magnetic and meteorological scientific investigation in nineteenth century Bendigo, and was instrumental in providing Bendigo with accurate meteorological statistics in the period 1908-1914. The building evidences the city's early endeavours into scientific research. (Criterion F).

The former observatory building, ~~East Bendigo Observatory at part of 55 Condon Street, Kennington, is of research potential because it demonstrates changing trends in the design of astronomical and support structures. Purpose built for the site, it is also representative as an example of a particular building typology.~~ purpose built for the site and designed by Beebe is representative of the professional Observatory building typology, popular in England, Europe and the USA in the later nineteenth and early twentieth century. The typical characteristics of this type of Observatory included an elevated central dome, flanked by adjacent wings, one of which housed a transit telescope and also featured a retractable domed roof (~~Criterion C and~~ Criterion D)

The former observatory is ~~East Bendigo Observatory and La Rocca residence at part of 55 Condon Street, Kennington, are~~ of aesthetic significance as an externally intact example of a professional Observatory design which demonstrates the key forms of the building type and retains a high degree of integrity. The observatory follows the nineteenth century international professional observatory designs popular in Britain, Europe and the USA, which featured an elevated central dome room, and adjacent wings, one of which housed a transit telescope. The former observatory has significance for the integrity of the original fabric, including internal fittings although the instruments have been removed. The location and setting of the observatory at the apex of one of the highest hilltops in Bendigo is also of aesthetic significance, providing a striking built form from the lower approaches of the hillside. At the time of the Observatory's operation, the hilltop would have been cleared of vegetation to allow for the astronomical equipment to access the full transit of the night sky and its elements. ~~and clusters of eucalypts that provide insight into the original setting. The La Rocca residence, also designed by Beebe, is characteristic of Victorian residences in the area.~~ (Criterion E)

The former East Bendigo Observatory and La Rocca residence at part of 55 Condon Street, Kennington, are significant for their association with Bendigo architect and talented amateur astronomer, John Beebe (1866-1936). Beebe trained as an architect at Bendigo School of Mines, graduating in 1900. In 1901, Beebe formed a partnership with W C Vahland's architect son, Harry, which lasted only until 1902 when Harry Vahland died at the age of 42 years. William Vahland senior returned from retirement and re-joined the firm. Subsequently the Vahland and Beebe partnership designed a number of buildings in Bendigo, as well as additions to the Lorne Hotel (1908) and a new Marong Shire Hall (1908).

Beebe's portfolio of work as a sole practitioner in Bendigo from 1909 to 1916 included a number of buildings in Bendigo and in northern Victoria that comprised hotels, shops, warehouses, factory buildings and residences. The final main phase of remodelling the Bendigo Town Hall was undertaken by Beebe in 1913-15, in association with J G Austen

> and E J Keogh. Beebe also designed the new infectious diseases wards at the Bendigo Hospital in 1915-16 (demolished) and the Tomlins Simmie & Co electric flourmills in East Bendigo (1912).
>
> After moving to Queensland in 1916, Beebe was responsible for the design of a number of projects in that state, with perhaps the best well-known being the bridge portals on the Hornibrook Highway (1935). In addition, Beebe designed an observatory built at St Leo's College in Brisbane in 1919.
>
> As an amateur astronomer, from his East Bendigo Observatory, in 1910 Beebe located Comet P/Halley at least one night earlier than the Melbourne Observatory, and in 1912 obtained positional observations of Comet Gale, which were published in the Journal of the British Astronomical Association in 1913. Beebe was made a Fellow of the Royal Astronomical Society in March 1917. In 1921-22, Beebe was employed by the Queensland Lands Department to co- ordinate the site survey for a suitable observational site for the forthcoming solar eclipse. He also served as president of the Astronomical Society of Queensland in 1936 and was co-editor of the Society's bulletin from 1933. (Criterion H)
>
> **Primary Source**
>
> Citation for 'La Rocca' residence and East Bendigo Observatory, 55 Condon Street Kennington, prepared by Dr Robyn Ballinger, History Making Pty Ltd, 29 July 2019 (Updated ~~November 2021~~ June 2022)

Parties at the Hearing responded to the revised Statement of Significance.

The Panel has considered the exhibited and revised version of the Statement of Significance. Recommendations regarding changes to the Statement of Significance contained in Appendix B of this report are based on the revised version of the Statement of Significance.

(ii) The issues

The key issues are:

- whether the former observatory is of heritage significance
- whether any of the trees on the site are of heritage significance
- whether the residence 'La Rocca' is of heritage significance.

Each of these matters is discussed below.

Further drafting changes to the Statement of Significance are dealt with in Chapter 5.

Figure 4: John Beebe, probably taken in his study in Queensland



Source: Heritage Citation, page 6

3.2 The former East Bendigo Observatory

(i) Evidence and submissions

Council submitted the Peer Review process confirmed the former East Bendigo Observatory is of local heritage significance. It agreed that whether it is of State significance is a matter for others to determine as part of a separate process.

Ms Neylon and Ms Brady gave expert heritage evidence and agreed that the former East Bendigo Observatory building was of heritage significance and they supported the application of internal alteration controls in the Schedule to Clause 43.01.

Strath CCC did not dispute the views of Ms Neylon or Ms Brady with respect to the heritage significance of the former observatory or the application of internal alteration controls.

No party disputed the revised Statement of Significance presented by Council with respect to the former observatory building.

Figure 5: Observatory building, west side



Source: Document 12, Brady evidence statement, page 25

Figure 6: Observatory building, north side



Source: Document 12, Brady evidence statement, page 24

Figure 7: Observatory dome showing steel straps used in opening and closing the dome



Source: Document 17, National Trust of Australia (Victoria) submission, page 2

Figure 8: Interior of observatory showing the main dome, concrete telescope platform at centre and dome operating mechanism at top right



Source: Document 12, Brady evidence statement, page 26

Figure 9: Interior of observatory showing dome operating mechanism



Source: Document 17, National Trust of Australia (Victoria) submission, page 2

(ii) Discussion

There was widespread agreement from parties, including Strath CCC, that the former observatory is a unique building that warrants heritage protection. The Panel accepts that the former East Bendigo Observatory is of local heritage significance and agrees with the heritage criteria expressed in the revised Statement of Significance.

The detailed heritage assessment for the observatory clearly demonstrates that it is of:

- historical significance (Criterion A)
- rarity (Criterion B)
- representativeness (Criteria D)
- aesthetic significance (Criteria E)
- technical significance (Criteria F)
- associative significance (Criteria H).

The revised Statement of Significance appropriately clarifies a number of matters with respect to the former observatory building and these modifications are supported. The revised Statement of Significance identifies that the post-1920 additions to the observatory are elements that are not of heritage significance. This is appropriate and helps to clarify the relevant heritage fabric.

The Panel agrees it is appropriate to apply internal alteration controls to the former observatory building. It acknowledges that internal alteration controls are not commonly applied, however it

considers the circumstances clearly warrant these controls in this instance. The interior features of heritage significance are clearly expressed in the revised Statement of Significance.

(iii) Conclusions and recommendations

The Panel concludes:

- The former East Bendigo Observatory building is of local heritage significance.
- The revised Statement of Significance clarifies which elements of the building have heritage significance.
- Internal alteration controls should apply to the former East Bendigo Observatory building.

The Panel recommends:

> **Amend the Statement of Significance for HO937 to clarify which elements of the former East Bendigo Observatory building have heritage significance, as shown in Appendix B.**

3.3 Trees

(i) Evidence and submissions

The Heritage Citation states:

> The site is heavily treed … including some native eucalypts that appear to pre-date the house … The trees, most notably clusters of Eucalyptus cladocalyx (Sugar Gum) to the south of the house and Eucalyptus tricarpa (Red Ironbark) at the northern end of the property appear to be either early plantings or regrowth forest. They contribute to the setting of both the house and the observatory.[6]

Under the heading "What is significant?", the exhibited Statement of Significance states:

> The La Rocca residence, East Bendigo Observatory and the clusters of Red Ironbark (northern part of property), and Sugar Gums (to the south of residence) identified as being in excess of 100 years old at 55 Condon Street, Kennington, are of heritage significance.
>
> …
>
> The proposed curtilage takes in the residence, observatory and notable clusters of trees …

An image shows three clusters of trees in the northern part of the site (refer Figure 3 in Chapter 2.5).

Under the heading "How is it significant?", the exhibited Statement of Significance does not specifically refer to the trees, although states:

> The 'La Rocca' residence and former East Bendigo Observatory and grounds are of historic and aesthetic significance to the City of Greater Bendigo.

Under the heading "Why is it significant?", the exhibited Statement of Significance refers to the trees within the context of the analysis of Criterion E (aesthetic significance):

> The observatory has significance for the integrity of the original fabric, including internal fittings and clusters of eucalypts that provide insight into the original setting.

Submissions from the former and current owners of the property objected to the reference to the trees within the Statement of Significance. They said the trees were not of heritage significance and provided a report from Axiom Tree Management Pty Ltd (*Preliminary Arborist Report, July*

[6] Heritage Citation, page 13

2021) that assessed 76 trees on the site, including the trees identified in the Statement of Significance. In summary, the report concluded:

- most of the trees on the site are self-sown *Eucalyptus tricarpa* (Red Ironbark) and planted *Eucalyptus cladocalyx* (Sugar Gum)
- most of the large trees are *Eucalyptus tricarpa* which are indigenous and widespread throughout the local area, especially on elevated locations
- the *Eucalyptus tricarpa* do not appear planted or contain historical significance
- *Eucalyptus cladocalyx* is not native to Victoria and has been commonly planted throughout Victoria over the last century and windrow plantings such as these are common and widespread
- the *Eucalyptus cladocalyx* have been lopped in the past which has resulted in them containing significant defects prone to failure.

The Peer Review noted that PPN01 limits the inclusion of tree controls within the Heritage Overlay and states:

> This control is designed to protect trees that are of intrinsic significance (such as trees that are included on the National Trust Heritage Register), or trees that contribute to the significance of a heritage place (for example, trees that contribute to the significance of a garden or area). The control is not meant to protect trees for their amenity value.

The Peer Review said the Heritage Citation and Statement of Significance failed to properly justify the inclusion of the trees within the Heritage Overlay controls. Although the trees had some amenity value, they were not of heritage significance. Ms Neylon further noted that:

> … from my work on the Conservation Management Plan for the Royal Melbourne Observatory, … all land around an Observatory was maintained as a cleared space to allow clear and unimpeded views to the night sky to record the transit of various planets, observations of phenomena such as comet activity and other observational work. The trees around the Observatory therefore would not represent an appropriate or significant context and setting from an historically accurate perspective, while they may provide an appreciable setting to the building today. Their removal would be considered a positive outcome for interpretation and understanding [of] the Observatory building and its use.[7]

Council agreed with the assessment in the Peer Review and proposed to delete the trees from the relevant controls. The revised Statement of Significance and the Schedule to Clause 43.01 were amended accordingly.

Ms Neylon and Ms Brady gave evidence that supported this approach. Ms Neylon noted:

> No evidence was provided in the Statement of Significance or citation to demonstrate how or why these trees contributed to the setting of the observatory or 'La Rocca' as claimed in the Statement of Significance, nor is any comparative analysis regarding other examples provided.
>
> The Peer Review found that the trees are of no significance to the heritage place. The Red Ironbark were all regenerated trees which had self-seeded. The Sugar Gum remaining was not found to be exceptional, nor was it found to contribute to the setting of the residence.[8]

[7] Peer Review, page 25

[8] Document 14, Neylon evidence statement, paragraphs 94 and 95

Figure 10: Observatory building (centre) on its elevated site and treed setting (mostly Red Ironbarks), viewed from the south



Source: Document 12, Brady evidence statement, page 23

Ms Brady said:

> … the Red Ironbark trees in the northern part of the property, in a general sense, contribute to the current setting of the observatory on its elevated site. Individual trees are also not necessarily significant in heritage terms, but as a group or collection they enhance this setting. The trees are, however, not of heritage value or significance because of their association with the establishment and function of the observatory.[9]

The evidence statement of Mr Rogers confirmed the conclusions in the report prepared by Axiom Tree Management Pty Ltd.

The National Trust supported the revised Statement of Significance.

(ii) Discussion

The Panel agrees with the Council and the expert witnesses that the trees on the site are not of heritage significance and they should not be referenced in the Statement of Significance. It follows that the Schedule to Clause 43.01 should be modified to delete reference to the application of tree controls to HO937.

(iii) Conclusions and recommendations

The Panel concludes:

- The three clusters of trees identified in the exhibited Statement of Significance are not of heritage significance.
- The Statement of Significance should be modified to delete reference to the trees having heritage significance.

[9] Document 12, Brady evidence statement, paragraph 76

- The Schedule to Clause 43.01 should be modified to delete the application of tree controls to HO937.

The Panel recommends:

Amend the Statement of Significance for HO937 to delete reference to the three clusters of trees as elements of heritage significance, as shown in Appendix B.

Amend the Schedule to Clause 43.01 to replace the word 'Yes' with the word 'No' under the heading 'Tree controls apply?' for HO937, as shown in Appendix C.

3.4 Residence 'La Rocca'

(i) Evidence and submissions

Council submitted that the heritage significance of the place should be seen within a complex consisting of the former East Bendigo Observatory and its associated residence. It said the Amendment did not propose that an individual Heritage Overlay be applied to the residence 'La Rocca' alone and the heritage assessment of the residence should be seen within this context. Council submitted the residence 'La Rocca' is a contributory element to this heritage place.

Council submitted none of the heritage reports, including the evidence statements prepared by the heritage experts, concluded that the residence 'La Rocca' has no heritage significance. It said there is clear evidence that the residence 'La Rocca' is associated with the former East Bendigo Observatory building and as such the residence forms part of complex worthy of protection under the proposed Heritage Overlay.

Council relied on the evidence of Ms Neylon to support its position.

Figure 11: Residence 'La Rocca' from the front (south) elevation



Source: Document 12, Brady statement of evidence, page 21

Ms Neylon agreed the place should be seen as a site consisting of two related heritage elements. For this reason, she recommended the place should be named 'Former East Bendigo Observatory site, Part 55 Condon Street, Kennington'. Ms Neylon said this better describes the site and

provides a context to understand the inter-relationship of the elements which contribute to the overall significance of the place.

Ms Neylon said the description in the Heritage Citation for the residence 'La Rocca' was insufficient to accurately describe the building and its intactness and integrity. She said although the residence was not intact, it was still legible as a transitional late Victorian/early Edwardian residence.

The Peer Review found that the elements of the original c.1900 residence designed by Beebe which survive include:

- basic asymmetrical plan (with additions to the rear)
- the biochromatic brick chimneys (one partially lost through storm damage)
- return verandah (roof, timbers and posts including some Corinthian capitals)
- front steps and curved balustrade
- front door and frame, leadlight transom sash and side windows
- two of the original double hung sash windows and the original window hoods.

The following alterations to the building were noted:

- altered roof form to the projecting wing at the front (at least)
- loss of all original external windows other than two double hung sash windows on west elevation.
- loss of decorative cast iron lace work and brackets, some capitals to verandah columns, verandah decking.
- ogee profile guttering
- skillion addition to the rear.

Ms Neylon said the impact of intactness on heritage significance should be considered on a case by case basis and take account of whether:

- there is sufficient fabric in place to assist in understanding and appreciating the place
- the extant changes and alterations impact on the understanding and appreciation of the particular place
- the level of intactness should be reflected in the Statement of Significance.

Ms Neylon said an inspection of the residence in March 2022 clearly demonstrated that the roof form had been altered at some time in the latter half of the twentieth century, as evidenced by the pitch of the roof, width of eaves and hip roof form of the projecting wing of the façade. Storm damage evident at the time of the site visit had caused damage to a portion of one of the original chimneys on the southern side of the residence, and a portion of the return verandah and roof. She stated:

> Despite the alterations and storm damage, it is my opinion that the building is still able to be understood as a transitional late Victorian/early Edwardian residence including its composition, footprint, chimneys, return verandah, front door, steps and limited decorative detailing including remnant Corinthian capitals, window hoods and decorative leadlight glass features.[10]

PPN01 defines local significance as including "*those places that are important to a particular community or locality"* for a particular criterion or criteria. Ms Neylon said that implied a high degree of relativity when determining where the threshold of significance sits for a given locality:

[10] Document 14, Neylon evidence statement, paragraph 134

> For example, in a suburb where there was extensive 19th-century suburban development, such as central Bendigo the threshold is quite high for a Victorian house to be of local significance. In an outer suburb, such as Kennington, where there was only scattered 19th-century development and even less of it survives, the threshold is correctly set much lower.[11]

Ms Neylon said comparative analysis elevated the importance of the residence 'La Rocca'. She noted the Amendment site is a rare surviving example of a private observatory within Victoria and that 'La Rocca' is the only residence associated with a private observatory known to survive within Victoria from this period.

Ms Neylon said there was insufficient comparative examples or analysis in the Heritage Citation of other residential buildings from the key period of development or other residential buildings designed by Beebe to demonstrate that 'La Rocca' was of aesthetic significance as "*characteristic of Victorian residences in the area"* as claimed in the exhibited Statement of Significance.

Ms Neylon noted that the Minerva Heritage Report stated that the residence 'La Rocca' *"…falls short of the threshold required to qualify for an individual heritage overlay."* In response, she said:

> This statement is not disputed, and it is my opinion that if the Heritage Overlay was proposed to apply only to the residence the place would not meet the threshold for local significance.
>
> However, the exhibited documentation does not propose an individual Heritage Overlay to be applied to the residence alone, it proposes to apply the Heritage Overlay to both the residence and the observatory as a complex.[12]

Ms Neylon concluded:

> It is my opinion that the residence 'La Rocca' does not meet the threshold for local significance against Criteria E as set out in the exhibited Statement of Significance. Rather, it is my opinion that the association between the observatory and the residence, as elements of the same site, designed and utilised by John Beebe for almost 20 years as an observatory and associated residence is historically important, and that the residence La Rocca, contributes to an understanding of the historical significance of the site. It provides evidence of the use of the site as a private observatory by the fact that the residence was constructed nearby within the same period as the observatory and assists in the understanding regarding the purpose, function, and history of former East Bendigo Observatory site.
>
> The historical significance of the place is in its ability to demonstrate an important period in the history of the municipality (and Victoria more broadly) where the rapid advances in scientific technology and research, particularly in astronomy led to major changes in the way in which time and space were understood. This led to an increasing interest, popularity and patronage of public Observatories, the development of astrological societies and the construction of smaller private observatories or observatory towers by amateur astrologers, few of which remain. The close construction period and proximity between Beebe's residence and his private observatory, coupled with its location at the highest point in the district demonstrates that the site was deliberately chosen for its suitability to house both an observatory and a family residence.
>
> There is documentary evidence presented in the Heritage Citation … that the observatory and the residence were both designed and occupied by John Beebe, architect, and amateur astronomer … in 1900. There is further evidence provided to demonstrate that the Beebe family resided at the property until 1919. In this manner, the residence, La Rocca contributes to the associative significance (Criterion H). It contributes to the historical significance of the place as it assists in an understanding of the use and purpose of the observatory as a private (if sophisticated) enterprise which was later utilised as a Municipal observatory during the period 1908-1914, operated by Beebe who continued to live with his family at La Rocca during this period.

[11] Document 14, Neylon evidence statement, paragraph 77

[12] Document 14, Neylon evidence statement, paragraph 136

> The connection between the residence and the observatory is clearly demonstrated, and although the residence 'La Rocca' is altered, there is sufficient fabric remaining to clearly identify the residence as being from the key period of historical significance (1900-1919) in the elements of the original building which survive.[13]

Figure 12: Former east Bendigo Observatory (foreground right) and residence 'La Rocca' (background left)



Source: Document 17, National Trust submission, page 1

In response to questions from Strath CCC, Ms Neylon said:

- the observatory and residence were different building typologies
- it was not necessary for two elements to have the same building typology to be considered within the same heritage complex
- the late Victorian remnants of the residence 'La Rocca' enriches the understanding of the site and the former observatory
- that some aspects of her evidence statement differed from her Peer Review report, however she said this was as a result of further information and more detailed consideration of the issues.

Strath CCC relied on the evidence of Ms Brady, who stated:

> The heritage value of the residence largely if not solely arises out of the historical association with Beebe and the observatory, with the residence helping to demonstrate the origin and use of the observatory as a private undertaking/operation. However … the residence is not agreed to be of aesthetic significance.
>
> …
>
> The changes which have occurred to the house have resulted in it being undistinguished in a physical sense, and very much altered from Beebe's original design. While it was designed by Beebe, it has since had a series of owners and various changes have been made, taking the dwelling a long way from its original appearance. The fact that the house retains some original elements does not elevate it to being of aesthetic significance. As per Criterion E, it is not 'important' in an aesthetic sense or for 'exhibiting particular aesthetic characteristics'. While the residence does help to convey aspects of the history of the site, it is otherwise an unremarkable and ordinary building.[14]

Ms Brady recommended that reference to the aesthetic significance of the residence be removed from the Amendment documentation.

[13] Document 14, Neylon evidence statement, paragraphs 139-142

[14] Document 12, Brady evidence statement, paragraphs 54-55

Ms Brady acknowledged that the residence 'La Rocca' had some heritage significance, however she said the heritage values were diminished by the substantial changes to the dwelling. She said in these circumstances it would be appropriate to 'memorialise' the dwelling through some sort of interpretive feature close to the observatory to provide recognition of the residence 'La Rocca'.

In response to questions from Council, Ms Brady said she did not know of any other examples of a private observatory with an associated residence anywhere else in Victoria.

Strath CCC submitted that on the basis of Ms Brady's evidence the residence 'La Rocca' should not be included within HO937. It said the contribution that the residence 'La Rocca' makes to the heritage significance of the observatory is so minimal that it justifies exclusion from the Heritage Overlay. It submitted:

> … the extensive series of changes made to the residence, including those necessitated by the fire damage in 1958 causing loss of original fabric and detailing, have resulted in a departure from Beebe's original design which diminish any historic association with Beebe and the Observatory. The residence is not as Beebe designed it and it is not as it was when Beebe designed and built the Observatory, straining the association with the Observatory further. Moreover, the residence is in an uninhabitable state of disrepair, rectification of which would further alter what is left of any original fabric.[15]

The National Trust submitted that the residence 'La Rocca', while not intact, can still be seen as a building that was built around 1900. It submitted a number of photographs of various parts of the dwelling that supported this statement.

The National Trust said the residence is a rarity because it is the only private residence in Victoria that has a private observatory.

Figure 13: Original verandah post detail



Source: Document 17, National Trust submission, page 3

Figure 14: Original double hung sash windows and original window hoods



Source: Document 17, National Trust submission, page 4

[15] Document 18, Strath CCC Pty Ltd submission, paragraph 25

Figure 15: Original leadlight above front door



Source: Document 17, National Trust submission, page 3

Figure 16: Original biochromatic chimney detail



Source: Document 17, National Trust submission, page 4

(ii) Discussion

The main point of dispute for the Amendment is the heritage significance of the residence 'La Rocca' and whether it should be included in the Heritage Overlay.

The Panel agrees it is appropriate to consider the residence 'La Rocca' as part of a heritage 'complex'. In this context, the residence should be assessed as part an overall 'site', rather than as an individual heritage place.

It is acknowledged that the residence 'La Rocca' has been modified over time, however the Panel considers there is sufficient fabric in place to understand and appreciate the dwelling. Although the mid twentieth century alterations and additions to the residence diminish the significance of the place, the remaining fabric enables the building to be understood as a transitional late Victorian or early Edwardian residence.

That said, the Panel accepts the evidence from Ms Neylon and Ms Brady that the residence 'La Rocca' does not meet the threshold for aesthetic significance (Criterion E). The heritage significance of the residence is, however, justified on other criteria.

The residence 'La Rocca' is a unique building. It is the only known surviving residence in association with a private (former) observatory. The relationship between the residence and the observatory helps to understand the operation and circumstances of the observatory. The Panel considers this relationship is important in helping to understand the heritage significance of the whole site. The understanding and appreciation of the observatory as a private observatory would be diminished without the inclusion of the residence 'La Rocca'.

That is not to say that the former East Bendigo Observatory building and the residence 'la Rocca' are of equal heritage significance. The observatory is clearly the 'cornerstone' of the whole site. The residence, however, makes an important contribution to the appreciation and understanding of the observatory building.

Clause 15.03-1S (Heritage Conservation) seeks "*to ensure the conservation of heritage places of heritage significance"*. This clause recognises that heritage places may have a variety of elements which contribute to the significance of the place, and includes the following strategies (amongst others) for achieving this objective:

> Retain those elements that contribute to the importance of the heritage place.
> Encourage the conservation and restoration of contributory elements of a heritage place.
> Ensure an appropriate setting and context for heritage places is maintained or enhanced.

The Panel considers the residence 'La Rocca' contributes to the importance of the former East Bendigo Observatory building and provides an important setting and context for the understanding of the former observatory.

Within this context, the Panel considers the residence 'La Rocca' satisfies the criteria for historical significance (Criterion A), rarity (Criterion B) and associative significance (Criterion H).

The Panel accepts the various changes to the exhibited Statement of Significance recommended by Ms Neylon and supported by Council. These changes delete reference to the residence 'La Rocca' having aesthetic significance and include a number of other drafting changes to clarify the significance of the place.

(iii) Conclusions and recommendations

The Panel concludes:

- The residence 'La Rocca' is of historical significance, demonstrates rarity and is of associative significance (Criteria A, B and H).
- The residence 'La Rocca' is not of aesthetic significance (Criterion E).
- The revised Statement of Significance appropriately clarifies the heritage significance with respect to the residence 'La Rocca'.

The Panel recommends:

> **Amend the Statement of Significance for HO937 to delete reference to the residence 'La Rocca' having aesthetic significance and to make drafting changes to clarify its historical significance, as shown in Appendix B.**

4 Heritage Overlay boundary

4.1 The issue

The issue is the appropriate curtilage for HO937.

4.2 Planning Practice Note 1 – Applying the Heritage Overlay

PPN01 provides guidance regarding Heritage Overlay mapping. It states:

> The Heritage Overlay applies to both the listed heritage item and its associated land. It is usually important to include land surrounding a building, structure, tree or feature of importance to ensure that any development, including subdivision, does not adversely affect the setting, context or significance of the heritage item. The land surrounding the heritage item is known as a 'curtilage' and will be shown as a polygon on the Heritage Overlay map. In many cases, particularly in urban areas and townships, the extent of the curtilage will be the whole of the property (for example, a suburban dwelling and its allotment).
>
> However, there will be occasions where the curtilage and the Heritage Overlay polygon should be reduced in size as the land is of no significance. Reducing the curtilage and the polygon will have the potential benefit of lessening the number of planning permits that are required with advantages to both the landowner and the responsible authority. Examples of situations where a reduction in the curtilage and polygon may be appropriate include:
>
> - A homestead on a large farm or pastoral property where it is only the house and/or outbuildings that is important. In most cases with large rural properties, the inclusion of large areas of surrounding farmland is unlikely to have any positive heritage benefits or outcomes.
> - A significant tree on an otherwise unimportant property.
> - A horse trough, fountain or monument in a road reservation.
> - A grandstand or shelter in a large but otherwise unimportant public park.
>
> …
>
> All heritage places must be both scheduled and mapped.
>
> In each case, care should be taken to ensure that there is an accurate correlation between the Heritage Overlay schedule and the Heritage Overlay map.
>
> The need for care is exemplified by the fact that the Heritage Overlay map will be the determining factor in any dispute as to whether a control applies (for example, in cases where there is conflict between the Heritage Overlay map and the property description or address in the Heritage Overlay schedule).

4.3 What is proposed?

The exhibition map showed the proposed extent of HO937 (Figure 1). The exhibited Statement of Significance also included the words:

> The proposed curtilage takes in the residence, observatory and notable clusters of trees, as shown below. The curtilage allows a setback of 10 metres from the front of the residence.

The referenced image was an aerial photograph with a red dashed line apparently indicating the curtilage (although this was not annotated or described in a legend). A copy of the aerial photograph is shown in Figure 3. As noted in Chapter 2.5, the coloured lines on the aerial photograph do not align with the stated features. This makes it very difficult to determine the location of the intended heritage curtilage on the aerial photograph.

The Panel sought clarification from Council with respect to:

- the intended location of the heritage curtilage on the aerial photograph

- whether the intended location on the aerial photograph aligns with the exhibited Heritage Overlay Map.

In response, Council produced a revised aerial photograph in an updated Statement of Significance (Document 19). The aerial photograph showed:

- a red line aligning with the property boundary (not annotated)
- a yellow line showing the heritage curtilage (not annotated)
- the observatory building and 'La Rocca' residence annotated
- the deletion of the three green circles showing the clusters of trees
- an annotation stating the southern boundary of the heritage curtilage was a "*10-metre setback from front of the dwelling"*.

Figure 17: Council preferred location of heritage curtilage



Source: Document 19

The revised Statement of Significance does not include the exhibited text above the aerial photograph describing the curtilage. The text was replaced by the annotations on the aerial photograph.

4.4 Evidence and submissions

Council submitted it was appropriate to apply the Heritage Overlay to that part of the site that is of heritage significance. It said this was in accordance with the guidance provided in PPN01.

Council confirmed in its closing submission that its preference was for the southern boundary of the heritage curtilage to be 10 metres from the southern facade of the residence 'La Rocca' to ensure an appropriate setting for the building. It acknowledged that it was open for the Panel to consider a lesser setback.

The Panel noted to Council that the southern boundary of the heritage curtilage in Document 19 was not perpendicular to the side property boundaries and does not match the boundary on the Heritage Overlay Map.

Council agreed that the southern boundary of the heritage curtilage should be perpendicular to the side property boundaries and that it should match the Heritage Overlay Map. It said all images should be drawn showing a 10-metre setback from the front of the residence 'La Rocca'.

Ms Neylon gave evidence that the heritage curtilage should include all of the relevant heritage fabric to be protected. This included the residence 'La Rocca'. She noted that the errors in the exhibited mapping made it difficult to be clear about the location of the southern boundary of the heritage curtilage, however she was generally satisfied with a setback of 10 metres from the front of the residence 'La Rocca'.

Consistent with her evidence that the residence 'La Rocca' should not be included in the Heritage Overlay, Ms Brady stated that the heritage curtilage "*could effectively be drawn in line with the fence that borders the rear yard of the dwelling"*, although she acknowledged that the fence was not a straight line. Ms Brady said a distance of approximately 10 to 12 metres from the north side of the house (or approximately 15 to 17 metres from the south side of the observatory building) would be appropriate.

Ms Brady said that if the residence 'La Rocca' was included in the Heritage Overlay then she considered the southern heritage curtilage boundary should be setback 6 to 8 metres from the south side of the residence. She said a 10-metre setback was unnecessary where the building was not of aesthetic significance.

Strath CCC agreed with Ms Brady. It said the southern setback:

- is not a public or street interface and does not require an "*overly generous*" setback of 10 metres
- could be 6 to 8 metres even if it was a public or street interface
- does not need to provide for a 'setting' as this is not relevant in this instance.

Strath CCC submitted that if the residence 'La Rocca' is included in the Heritage Overlay then a setback of 6 metres is "*more than generous*".

The National Trust submitted that although it supported the application of the Heritage Overlay over the former observatory and the residence 'La Rocca', it did not have a view about the location of the curtilage at the front of the dwelling.

One submission said that HO937 should be applied to the whole of 55 Condon Street because they could remember formal gardens to the front of the property including lawns, a large fountain, curved driveways, low height stone walls and landscaping extending all the way to Condon Street.

In response to this submission, Ms Neylon said there was little evidence "*on the ground*" that shows the remains of any formal landscaping in the front of the property.

4.5 Discussion

The inconsistency between the Heritage Overlay Map and the aerial photograph in the Statement of Significance caused significant confusion at the Hearing. Care needs to be taken to ensure that the heritage curtilage in the Statement of Significance is correctly and accurately drawn. The Statement of Significance is an Incorporated Document and it is important that the curtilage is exactly the same as the Heritage Overlay Map to avoid the potential for misunderstanding and confusion.

The Panel has considered the heritage curtilage boundary within the context of its conclusion that the residence 'La Rocca' is of heritage significance and should be included in HO937 (refer Chapter 3.4).

The Panel agrees with Council that the heritage curtilage should be setback 10 metres from the southern façade of the front room of the dwelling. This is an appropriate setback to provide a reasonable setting for the front of the building. The Panel does not consider a setback of 6 or 8 metres is sufficient to provide an appropriate setting in this instance having regard to:

- the slope of the land
- the open and spacious setting the house currently enjoys
- the southern side of the house presents the entrance to the building.

The aerial photograph in the exhibited Statement of Significance should be modified to show:

- the southern boundary of the heritage curtilage drawn 10 metres from the front of the dwelling and perpendicular to the east and west property boundaries
- the lot boundary, heritage curtilage, observatory building, the residence 'La Rocca' and the southern boundary appropriately annotated to show each element.

The Heritage Overlay Map should be drawn so that the southern boundary of the heritage curtilage matches the same boundary in the Statement of Significance.

4.6 Conclusions and recommendations

The Panel concludes:

- The heritage curtilage should be setback 10 metres from the front (southern side) of the residence 'La Rocca'.
- The aerial photograph in the exhibited Statement of Significance should be modified to improve the clarity and intent of the image.
- The heritage curtilage shown on the Heritage Overlay Map should be modified to ensure that it is consistent with the resolved version of the heritage curtilage in the Statement of Significance.

The Panel recommends:

Amend the aerial photograph in the exhibited Statement of Significance for HO937 to:

a) correct the location of the lot boundary and the east, west and north boundaries of the heritage curtilage to match the actual lot boundary

b) delete the three circles indicating the location of the clusters of trees

c) show the southern boundary of the heritage curtilage setback 10 metres from the front of the residence 'La Rocca' and ensure that this boundary is perpendicular to the east and west property boundaries

d) annotate the lot boundary, heritage curtilage, observatory building, the residence 'La Rocca' and the 10-metre setback from the front of the residence 'La Rocca' to show each of these elements.

Amend the Heritage Overlay Map (23HO) to ensure that it accurately matches the southern heritage curtilage boundary as shown on the aerial photograph in the resolved version of the Statement of Significance.

5 Drafting issues

5.1 Introduction

In addition to the changes to documents recommended in preceding chapters, a number of largely administrative or drafting changes are recommended to several documents. These include changes to:

- the Statement of Significance
- the Schedule to Clause 43.01 (Heritage Overlay)
- the Schedule to Clause 72.04 (Documents Incorporated in this Planning Scheme).

5.2 Statement of Significance

(i) Discussion

Chapter 3.1 describes the extensive changes to the Statement of Significance proposed by Council. The Panel accepts these proposed changes and has used this version as its 'base' for the Panel preferred version of the Statement of Significance in Appendix B. This includes several addition changes as following.

- The name of the Statement of significance should be modified to 'Statement of Significance: Part of 55 Condon Street, Kennington, July 2022'.
- The name of the 'Heritage Place' should be modified to 'Part 55 Condon Street, Kennington, Former East Bendigo Observatory site'.

These changes are consistent with the recommendations of Ms Neylon and the structure used in the naming of other heritage places and Statements of Significance in the Schedule to Clause 43.01.

In addition, under the heading 'Why is it significant?', the second sentence of the second paragraph should be modified to state:

> The East Bendigo Observatory was the focus of astronomical, magnetic and meteorological scientific investigation in late nineteenth and early twentieth century Bendigo, and was instrumental in providing Bendigo with accurate meteorological statistics in the period 1908-1914. (Panel additions noted in blue)

Ms Brady initially suggested that the sentence should be modified to refer to only the early twentieth century because the observatory was constructed in 1900. In response to questions from the Panel, she agreed that the year 1900 is the last year of the nineteenth century and accepted the sentence should refer to "*late nineteenth and early twentieth century Bendigo".*

Finally, Council proposed that the reference to the Heritage Citation in the 'Primary Source' should refer to "(Updated June 2022)" instead of "(Updated November 2021)".

The Panel has only been given a copy of the Heritage Citation updated in April 2021. It has not been presented with a version of the Heritage Citation updated in November 2021 or June 2022. Council said there were no such documents. The Panel considers that the reference to the Heritage Citation should refer to "(Updated April 2021)".

Strath CCC submitted the inclusion of this document as a 'Primary source' in the Statement of Significance has the potential to cause confusion in the future because the Heritage Citation is not consistent with the final outcome expressed in the Statement of Significance.

The Panel understands the concerns expressed by Strath CCC and suggests that the Peer Review report should be added as a 'Primary source'. The Heritage Citation and Peer Review both help to tell the story of the evolution of the Statement of Significance. The Panel acknowledges that the Peer Review does not match the final outcome expressed in the Panel preferred version of the Statement of Significance, however it is of assistance in understanding many of the nuanced changes that have occurred as part of the evolution of the heritage assessment of the site.

The Panel is reluctant to recommend the inclusion of a fully updated heritage citation as the 'Primary source' when it has not seen that document.

(ii) Conclusions and recommendations

The Panel concludes:

- The Statement of Significance should be amended to:
  - modify the name of the Statement of Significance
  - modify the name of the heritage place
  - clarify the operational period of the East Bendigo Observatory
  - modify the date of the Heritage Citation referred to in the 'Primary Source'
  - include the Peer Review as an additional 'Primary Source' document.

The Panel recommends:

Amend the Statement of Significance for HO937, as shown in Appendix B, to:

e) modify the name of the Statement of Significance to "Statement of Significance: Part of 55 Condon Street, Kennington, July 2022"

f) modify the name of the heritage place to "Part 55 Condon Street, Kennington, Former East Bendigo Observatory site"

g) modify the second sentence in the second paragraph under the heading 'Why is it significant? to state "The East Bendigo Observatory was the focus of astronomical, magnetic and meteorological scientific investigation in late nineteenth and early twentieth century Bendigo …"

h) delete the date in the 'Primary Source' document "(Updated November 2021)" and replace it with "(Updated April 2021)"

i) include an additional 'Primary Source' document titled "Peer Review 'La Rocca' Residence and East Bendigo Observatory Heritage Citation, 55 Condon Street, Kennington, prepared by Plan Heritage Pty Ltd, 12 March 2021".

5.3 Schedule to Clause 43.01

(i) Discussion

The recommended changes to the tree controls in the Schedule to Clause 43.01 are outlined in Chapter 3.3. The following additional changes should be made to the Schedule to Clause 43.01.

First, under the heading 'Heritage place' the name of the 'Heritage place' and the Statement of Significance should be modified to be consistent with the names recommended in the Statement of Significance document.

Second, under the heading 'Outbuildings or fences not exempt under Clause 43.01-4' the response should be "No". This is consistent with the recommendations in the Peer Review, which noted that the observatory building should not be considered an 'outbuilding' because it is specifically

referred to in the Statement of Significance as a key component of the heritage site. This approach was supported by Council and the Panel accepts it too.

(ii) Conclusions and recommendations

The Panel concludes:

- The Schedule to Clause 43.01 should be amended for HO937 to:
  - modify the name of the heritage place
  - modify the name of the Statement of Significance
  - modify the response to the heading 'Outbuildings or fences not exempt under Clause 43.01-4' from "Yes (East Bendigo Observatory)" to "No".

The Panel recommends:

Amend the entries for HO937 in the Schedule to Clause 43.01 Heritage Overlay, as shown in Appendix C, to:

a) modify the name of the heritage place to "Part 55 Condon Street, Kennington, Former East Bendigo Observatory site"

b) modify the name of the Statement of Significance to "Statement of Significance: Part of 55 Condon Street, Kennington, July 2022"

c) delete the text "Yes (East Bendigo Observatory)" under the heading 'Outbuildings or fences not exempt under Clause 43.01-4' and replace with the word "No".

5.4 Schedule to Clause 72.04

(i) Discussion

The name of the document listed in the Schedule to Clause 72.04 (Documents incorporated in this Planning Scheme) should be modified to be consistent with the name of the Statement of Significance recommended in this report.

(ii) Conclusions and recommendations

The Panel concludes:

- The date in the name of the document in the Schedule to Clause 72.04 should be modified to refer to July 2022.

The Panel recommends:

Amend the name of the document in the Schedule to Clause 72.04 to "Statement of Significance: Part of 55 Condon Street, Kennington, July 2022".

Appendix A Document list

No.	Date	Description	Provided by
1	6/5/22	Letter – from Panel to submitters advising of Directions Hearing	Planning Panels Victoria (PPV)
2	23/5/22	Letter – from Panel to parties regarding Directions, Distribution list and Hearing Timetable (version 1)	"
3	24/5/22	Email (dated 19/5/22) – from Strath CCC Pty Ltd advising Panel of access arrangements for site inspection	Strath CCC Pty Ltd
4	"	Email – from Strath CCC Pty Ltd advising Council and Mr Cox of access arrangements for site inspection	"
5	8/6/22	Email – from PPV to all parties advising of request to submit additional expert evidence (arborist) on behalf of Strath CCC Pty Ltd – including copy of email dated 7 June from Best Hooper on behalf of Strath CCC Pty Ltd	PPV
6	"	Email – from Best Hooper on behalf of Strath CCC Pty Ltd to all parties advising of a change to the name of the proposed additional expert witness	Strath CCC Pty Ltd
7	9/6/22	Email – from PPV to all parties advising of email to the Panel from City of Greater Bendigo sent on 8/6/22 regarding the Statement of Significance	PPV
8	"	Email – from PPV to all parties confirming it agrees to Strath CCC Pty Ltd calling expert evidence from Mr Rogers (arborist)	"
9	"	Email – from Council to PPV responding to Document 7 and including revised Statement of Significance – Clean copy and Tracked Changes	Council
10	10/6/22	Email – from Council to Panel forwarding copy of email from Best Hooper to Council dated 10 June regarding Document 7	"
11	"	Council Part A submission – including Appendices 1 -17	"
12	14/6/22	Ms Brady evidence statement - heritage	Strath CCC Pty Ltd
13	"	Email – from Panel to Best Hooper responding to request for additional time to lodge evidence statement of Mr Rogers	PPV
14	"	Ms Neylon evidence statement - heritage	Council
15	"	Mr Rogers evidence statement - arboriculture	Strath CCC Pty Ltd
16	17/6/22	Council Part B submission – including Appendices 1 - 12	Council
17	20/6/22	Submission – National Trust of Australia (Victoria), Bendigo and Region Branch	Mr Cox
18	21/6/22	Submission – Strath CCC Pty Ltd	Strath CCC Pty Ltd

No.	Date	Description	Provided by
19	"	Revised Statement of Significance – including updated heritage curtilage on aerial photograph and updated 'Primary Source'	Council

Appendix B Panel preferred version of the Statement of Significance

Tracked Added

~~Tracked Deleted~~

The Panel preferred version of the Statement of Significance is based on the revised version of the Statement of Significance submitted by Council in Document 9.

The Panel preferred version of the Statement of Significance does not include changes to the aerial photograph under the heading 'What is significant?' The recommended changes to the aerial photograph are discussed in Chapter 4 and the revised version of the aerial photograph should be inserted into the Statement of Significance where indicated.

Statement of Significance: Part of 55 Condon Street, Kennington, July 2022 ~~Former East Bendigo Observatory site June 2022~~

Heritage Place: Part of 55 Condon Street Kennington, Former East Bendigo Observatory site	**PS ref no:** HO937



La "Rocca" residence



Former East Bendigo Observatory

What is significant?

The, former East Bendigo Observatory site (c.1900) at 55 Condon Street, Kennington is significant.

Elements which contribute to the significance of the place are:

- the c.1900 Observatory building exterior
- the c.1900 Observatory interior, including the roof mechanism, the equipment platform that remains within the central chamber and the timber cabinetry in the adjacent wing.
- the residence 'La Rocca' to the extent of its c.1900 fabric
- the location at the apex of the hill and its separation from surrounding development.

Elements which are not considered significant are:

- Post 1920 additions to the Observatory
- Trees (planted and self-seeded) surrounding the Observatory
- All outbuildings, animal enclosures, modern structures, and fences.

[Updated aerial photograph to be inserted by Council]

How is it significant?

The former East Bendigo Observatory site is of historic, aesthetic, scientific and associative significance to the City of Greater Bendigo.

Why is it significant?

The Former East Bendigo Observatory site (comprising the former observatory and associated residence) at 55 Condon Street, Kennington, designed by architect John Beebe and constructed in 1900, is of historic significance as an early private observatory complex built in Bendigo. The observatory is historically important for its role in recording official meteorological readings for Bendigo from 1908 until 1914. The building is a rare and relatively intact early twentieth century example of a small, privately built and owned observatory with its associated residence 'La Rocca'. The former observatory is also of historic significance as it is indicative of the interest in the sciences, specifically astronomy, which gathered popularity in the late nineteenth and early twentieth centuries in Victoria. It is unusual because of its location on the same site as a residence, La Rocca, also designed by John Beebe c.1900 (but significantly altered after a fire in 1958), where the Beebe family lived from 1900 to circa 1919. The observatory retains the original mechanism to open the domed roof, timber cabinetry and equipment platform inside. (Criterion A and Criterion B)

The former Observatory building, built to house a 4.5-inch refracting telescope, is of technical significance as it reflects advances in Australian science and astronomy, as are the roof mechanism and equipment platform that remain within the central chamber and the timber cabinetry in the adjacent wing. The East Bendigo Observatory was the focus of astronomical, magnetic and meteorological scientific investigation in late nineteenth and early twentieth century Bendigo, and was instrumental in providing Bendigo with accurate

meteorological statistics in the period 1908-1914. The building evidences the city's early endeavours into scientific research. (Criterion F).

The former observatory building, purpose built for the site and designed by Beebe is representative of the professional Observatory building typology, popular in England, Europe and the USA in the later nineteenth and early twentieth century. The typical characteristics of this type of Observatory included an elevated central dome, flanked by adjacent wings, one of which housed a transit telescope and also featured a retractable domed roof (Criterion D)

The former observatory is of aesthetic significance as an externally intact example of a professional Observatory design which demonstrates the key forms of the building type and retains a high degree of integrity The observatory follows the nineteenth century international professional observatory designs popular in Britain, Europe and the USA, which featured an elevated central dome room, and adjacent wings, one of which housed a transit telescope. The former observatory has significance for the integrity of the original fabric, including internal fittings although the instruments have been removed. The location and setting of the observatory at the apex of one of the highest hilltops in Bendigo is also of aesthetic significance, providing a striking built form from the lower approaches of the hillside. At the time of the Observatory's operation, the hilltop would have been cleared of vegetation to allow for the astronomical equipment to access the full transit of the night sky and its elements. (Criterion E)

The former East Bendigo Observatory and La Rocca residence at part of 55 Condon Street, Kennington, are significant for their association with Bendigo architect and talented amateur astronomer, John Beebe (1866-1936). Beebe trained as an architect at Bendigo School of Mines, graduating in 1900. In 1901, Beebe formed a partnership with W C Vahland's architect son, Harry, which lasted only until 1902 when Harry Vahland died at the age of 42 years. William Vahland senior returned from retirement and re-joined the firm. Subsequently the Vahland and Beebe partnership designed a number of buildings in Bendigo, as well as additions to the Lorne Hotel (1908) and a new Marong Shire Hall (1908).

Beebe's portfolio of work as a sole practitioner in Bendigo from 1909 to 1916 included a number of buildings in Bendigo and in northern Victoria that comprised hotels, shops, warehouses, factory buildings and residences. The final main phase of remodelling the Bendigo Town Hall was undertaken by Beebe in 1913-15, in association with J G Austen and E J Keogh. Beebe also designed the new infectious diseases wards at the Bendigo Hospital in 1915-16 (demolished) and the Tomlins Simmie & Co electric flourmills in East Bendigo (1912).

After moving to Queensland in 1916, Beebe was responsible for the design of a number of projects in that state, with perhaps the best well-known being the bridge portals on the Hornibrook Highway (1935). In addition, Beebe designed an observatory built at St Leo's College in Brisbane in 1919.

As an amateur astronomer, from his East Bendigo Observatory, in 1910 Beebe located Comet P/Halley at least one night earlier than the Melbourne Observatory, and in 1912

obtained positional observations of Comet Gale, which were published in the Journal of the British Astronomical Association in 1913. Beebe was made a Fellow of the Royal Astronomical Society in March 1917. In 1921-22, Beebe was employed by the Queensland Lands Department to co-ordinate the site survey for a suitable observational site for the forthcoming solar eclipse. He also served as president of the Astronomical Society of Queensland in 1936 and was co-editor of the Society's bulletin from 1933. (Criterion H)

Primary Source

Citation for *'La Rocca' residence and East Bendigo Observatory, 55 Condon Street Kennington,* prepared by Dr Robyn Ballinger, History Making Pty Ltd, 29 July 2019 (~~Updated June 2022~~ April 2021).

Peer Review 'La Rocca' Residence and East Bendigo Observatory Heritage Citation, 55 Condon Street, Kennington, prepared by Plan Heritage Pty Ltd, 12 March 2021.

Appendix C Panel preferred version of the Schedule to Clause 43.01 (Heritage Overlay)

Tracked Added

~~Tracked Deleted~~

The Panel preferred version of the Schedule to Clause 43.01 is an extract that includes the entries for HO937 only.

SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY

2.0 Heritage places

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

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO937	Part of 55 Condon Street Kennington Former East Bendigo Observatory site **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, January 2018 **Statement of significance:** Statement of Significance: Part of 55 Condon Street Kennington, ~~November 2021~~ July 2022	No	Yes (East Bendigo Observatory)	~~Yes~~ ~~(Clusters of Eucalyptus tricarpa (Red Ironbark) to the north of property and Eucalyptus cladocalyx (Sugar Gum) to the south of residence)~~ No	~~Yes~~ ~~(East Bendigo Observatory)~~ No	No	No	No

Planning and Environment Act 1987

GREATER BENDIGO PLANNING SCHEME

AMENDMENT C271gben

EXPLANATORY REPORT

Who is the planning authority?

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

Land affected by the amendment



Figure 1: An aerial view of the site and of its immediate surrounding

The land affected by the amendment is part of 55 Condon Street, Kennington. The overall site area is 8,440 square metres with an approximate 16-metre frontage to Condon Street. The site is zoned General Residential Zone and is surrounded by that zone and existing dwellings. There are no overlays on the affected land or on the adjoining land.

The site is hard to see from the road due to its narrow entrance and deep block. There are several trees on the land, including native trees. The clusters of Red Ironbark (northern part of property) and Sugar Gums (to the south of residence) identified as being in excess of 100 years old are of heritage significance. These clusters of vegetation are considered to provide insight into the original setting

What the amendment does

The amendment proposes to:

- Apply the Heritage Overlay (HO937) to part of the land at 55 Condon Street, Kennington as shown on Planning Scheme Map No. 23HO.

- Amend the Schedule to Clause 43.01 (Heritage Overlay) to insert a new heritage place (HO937 – "Part of 55 Condon Street Kennington, Former East Bendigo Observatory site")) and references to the "*Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, January 2018*" and the "*Statement of Significance: 55 Condon Street, Kennington, November 2021*."
- Amend the Schedule to Clause 72.04 (Documents Incorporated in this Planning Scheme) to insert a new incorporated document titled "*Statement of Significance: Part of 55 Condon Street, Kennington, July 2022*"

Strategic assessment of the amendment

Why is the amendment required?

The amendment is required to apply a heritage overlay to part of 55 Condon Street, Kennington, to protect the dwelling and observatory on the site, both constructed and designed by the architect John Beebe, and the associated trees. The observatory which was built to house a 4.5-inch reflector transit refracting telescope, is of technical significance. It reflects advances in Australian science and astronomy, as are the roof mechanism and equipment platform that remain within the central chamber and the timber cabinetry in the adjacent wing.

The property had not been previously studied for heritage significance as no comprehensive study has been undertaken for the area which is in the urban area of the former Shire of Strathfieldsaye. City officers were made aware that the site may be of potential heritage significance by interested parties, mostly due to the presence of the red brick observatory on the site, which was built by prominent architect John Beebe. As the buildings of potential heritage significance on the site may be demolished following the sale of the property, this amendment is required to assess the heritage significance of the site including all the buildings it contains.

However, at the time City officers were made aware of the potential heritage significance of the observatory and of the dwelling. they were unable to visually assess the conditions of these two potential heritage assets due of the owner's reluctance to grant access to the property to City officers or to its consultants. Despite this, City officers engaged History Making Pty. Ltd, to prepare a citation for the property which confirmed that the observatory, the dwelling and three clusters of trees on the site are of local heritage significance.

The citation prepared for the site titled '*La Rocca Residence and East Bendigo Observatory Heritage Citation*' by History Making 2019 was subsequently peer reviewed by Plan Heritage, March 2022 following the public exhibition of the amendment and the exhibited statement of significance was also revised by Plan Heritage. City officers and subsequently the Council, supported the findings and recommendations of Plan Heritage peer review and the revised statement of significance.

Following a further assessment of the heritage significance of the site against the HERCON criteria as set out in Planning Practice No. 1: Applying the Heritage Overlay, a revised statement of significance by Plan Heritage was circulated at the Panel hearing. In its report, the Panel submitted that further drafting changes are required to the statement of significance to improve its clarity. The preferred version of the Panel for the statement of significance as to why this site is of heritage significance and that an amendment is required is provided below:

'The Former East Bendigo Observatory site (comprising the former observatory and associated residence) at 55 Condon Street, Kennington, designed by architect John Beebe and constructed in 1900, is of historic significance as an early private observatory complex built in Bendigo. The observatory is historically important for its role in recording official meteorological readings for Bendigo from 1908 until 1914. The building is a rare and relatively intact early twentieth century example of a small, privately built and owned observatory with its associated residence 'La Rocca'. The former observatory is also of historic significance as it is indicative of the interest in the sciences, specifically astronomy, which gathered popularity in the late nineteenth and early twentieth centuries in Victoria. It is unusual because of its location on the same site as a residence, La Rocca, also designed by John Beebe c.1900 (but significantly altered after a fire in 1958), where the Beebe family lived from 1900 to circa 1919. The observatory retains the original mechanism to open the domed roof, timber cabinetry and equipment platform inside. (Criterion A and Criterion B).

The former Observatory building, built to house a 4.5-inch refracting telescope, is of technical significance as it reflects advances in Australian science and astronomy, as are the roof mechanism and equipment platform that remain within the central chamber and the timber cabinetry in the adjacent wing. The East Bendigo Observatory was the focus of astronomical, magnetic and meteorological scientific investigation in late nineteenth and early twentieth century Bendigo and was instrumental in providing Bendigo with accurate meteorological statistics in the period 1908-1914. The building evidences the city's early endeavours into scientific research. (Criterion F).

The former observatory building, purpose built for the site and designed by Beebe is representative of the professional Observatory building typology, popular in England, Europe and the USA in the later nineteenth and early twentieth century. The typical characteristics of this type of Observatory included an elevated central dome, flanked by adjacent wings, one of which housed a transit telescope and also featured a retractable domed roof (Criterion D).

The former observatory is of aesthetic significance as an externally intact example of a professional Observatory design which demonstrates the key forms of the building type and retains a high degree of integrity The observatory follows the nineteenth century international professional observatory designs popular in Britain, Europe and the USA, which featured an elevated central dome room, and adjacent wings, one of which housed a transit telescope. The former observatory has significance for the integrity of the original fabric, including internal fittings although the instruments have been removed. The location and setting of the observatory at the apex of one of the highest hilltops in Bendigo is also of aesthetic significance, providing a striking built form from the lower approaches of the hillside. At the time of the Observatory's operation, the hilltop would have been cleared of vegetation to allow for the astronomical equipment to access the full transit of the night sky and its elements. (Criterion E).'

A full copy of the Panel's preferred version of the statement of significance is in Appendix.1

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

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

> *(d) to conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historic interest or otherwise of special cultural value; and*
>
> *(g) to balance the present and future interests of all Victorians.*

The amendment implements these objectives by protecting buildings and trees of historic value for present and future generations.

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

The amendment will not have any adverse effects on the environment. In fact, it will have a positive impact by encouraging the retention and reuse of a structurally sound and historic buildings and reducing the need to use new materials.

The amendment will have positive social effects through enabling the protection of heritage places, which benefits the community by adding to the understanding of Greater Bendigo's rich cultural history, providing a link to the past and giving a sense of place. The observatory which is located on the same site as the "La Rocca" residence which was also designed by John Beebe who was a local architect and talented amateur astronomer, is significant as an early private observatory built in Bendigo. The observatory is also important for its role in recording official meteorological readings for Bendigo from 1908 until 1914.

The application of the Heritage Overlay may have an economic impact by constraining development of the site. However, as the site is large, it should be able to be partly developed sympathetically. It is recognised that heritage contributes to the economy in that it attracts people, often skilled professionals, to visit, recreate, work and live. Bendigo's rich and diverse heritage landscape, from its small timber cottages to grand public buildings, all contribute to its unique identity and attract people to the City. Once in the heritage overlay the buildings will be eligible for assistance from Council's Heritage Restoration Loan Scheme.

Does the amendment address relevant bushfire risk?

Exhibition

The site is in the middle of urban Bendigo and is not affected by bushfire risk.

The amendment has considered and addressed bushfire risk and is consistent with the relevant strategies of Clause 13.02-1S Bushfire planning. The amendment will not result in the intensification of development as the only change to the existing planning scheme controls is the application of a heritage overlay, which is likely to reduce future intensification of residential development rather than increase it.

The site is also in a low risk location as it is within a fully developed residential area with no Bushfire Management Overlay (BMO) within a 1 kilometre radius. The Bendigo Central Business District is approximately 1.5 kilometres to the north-west of the site and the nearest forest area is more than 2 kilometres away with the intervening land covered by urban development. Therefore, any future development on the site will have a BAL rating less than 12.5.

The amendment is therefore not considered to result in an increase to the risk of life, property, community infrastructure or the natural environment from bushfire, and can meet the requirements of Clause 13.02-1S.

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

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

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

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

The amendment supports and implements the following policiesy of the Planning Policy Framework (PPF):

- Clause 11.01-1R Settlement - Loddon Mallee South - has a strategy to support Bendigo as the regional city and the major population and economic growth hub for the region, offering a range of employment and services. A key principle of the *Loddon Mallee South Regional Growth Plan* (May, 2014) is to protect and enhance our natural and built environment. Settlement growth and development is to occur in sympathy with environmental and heritage assets.
- Clause 15.03-1S Heritage conservation – has the objective "to ensure the conservation of places of heritage significance". Strategies identified to achieve this objective include:
  - Identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme.
  - Provide for the conservation and enhancement of those places that are of aesthetic, archaeological, architectural, cultural, scientific or social significance.

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

The amendment supports and implements the following clause from the Municipal Planning Strategy.

- Clause 02.03-5 (Heritage) lists the strategic directions for heritage in Greater Bendigo. One of the strategic directions is to protect the city's valuable sites, places and features of natural, archaeological, and cultural heritage significance. The amendment is consistent with this strategic direction because the former East Bendigo Observatory building and the 'La Rocca' residence have been assessed against HERCON criteria and were found to be of local heritage significance to Greater Bendigo.

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

The Heritage Overlay is the appropriate tool to protect places with heritage significance and is consistent with Planning Practice Note 1 Applying the Heritage Overlay, 2018 (PPN1). PPN1 states that places should be included in the Heritage Overlay provided the significance of the place can be justified. A statement of significance has been prepared outlining the importance of the place and addressing the heritage criteria outlined in PPN1. The former East Bendigo Observatory site is of

Exhibition

historic, aesthetic, scientific and associative significance to the City of Greater Bendigo. The former East Bendigo Observatory is also potentially of historic, technical and aesthetic significance to the State of Victoria.

Consistent with PPN1, the amendment identifies the internal features of the observatory which are of heritage significance and states why they are significant and how these internal features meet the relevant criteria for the application of the internal controls. The details about the significance of the internal features of the observatory are in the attached statement of significance.

The Schedule to Clause 72.04 (Documents Incorporated in this Planning Scheme) is also the appropriate VPP tool to utilise to incorporate documents into the Planning Scheme.

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

Advice was sought from Heritage Victoria on the proposed amendment, and it was supportive with no changes recommended. The amendment will be referred to Heritage Victoria as part of the public exhibition process.

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

The amendment does not impact on the *Transport Integration Act,* 2010.

Resource and administrative costs

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

This amendment will have minimal impact on council's resource costs as a responsible authority as it is a site specific amendment and some development proposals on this site, e.g. subdivision, would already require a planning permit.

Where you may inspect this amendment

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

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

City of Greater Bendigo, Hopetoun Mill, 15 Hopetoun Street, Bendigo.

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

Exhibition

Statement of Significance: Part of 55 Condon Stret, Kennington July 2022 ~~Former East Bendigo Observatory site June 2022~~

Heritage Place: Part of 55 Condon Street Kennington, Former East Bendigo Observatory site	**PS ref no:** HO937



La “Rocca” residence



Former East Bendigo Observatory

What is significant?

The, former East Bendigo Observatory site (c.1900) at 55 Condon Street, Kennington is significant.

Elements which contribute to the significance of the place are:

- the c.1900 Observatory building exterior
- the c.1900 Observatory interior, including the roof mechanism, the equipment platform that remains within the central chamber and the timber cabinetry in the adjacent wing.
- the residence 'La Rocca' to the extent of its c.1900 fabric
- the location at the apex of the hill and its separation from surrounding development.

Elements which are not considered significant are:

- Post 1920 additions to the Observatory
- Trees (planted and self-seeded) surrounding the Observatory
- All outbuildings, animal enclosures, modern structures, and fences.



An aerial photograph of the site

How is it significant?

The former East Bendigo Observatory site is of historic,aesthetic, scientific and associative significance to the City of Greater Bendigo.

Why is it significant?

The Former East Bendigo Observatory site (comprising the former observatory and associated residence) at 55 Condon Street, Kennington, designed by architect John Beebe and constructed in 1900, is of historic significance as an early private observatory complex built in Bendigo. The observatory is historically important for its role in recording official meteorological readings for Bendigo from 1908 until 1914. The building is a rare and relatively intact early twentieth century example of a small, privately built and owned observatory with its associated residence 'La Rocca'. The former observatory is also of historic significance as it is indicative of the interest in the sciences, specifically astronomy, which gathered popularity in the late nineteenth and early twentieth centuries in Victoria. It is unusual because of its location on the same site as a residence, La Rocca, also designed by John Beebe c.1900 (but significantly altered after a fire in 1958), where the Beebe family lived from 1900 to circa 1919. The observatory retains the original mechanism to open the domed roof, timber cabinetry and equipment platform inside. (Criterion A and Criterion B)

The former Observatory building, built to house a 4.5-inch refracting telescope, is of technical significance as it reflects advances in Australian science and astronomy, as are the roof mechanism and equipment platform that remain within the central chamber and the timber cabinetry in the adjacent wing. The East Bendigo Observatory was the focus of astronomical, magnetic and meteorological scientific investigation in late nineteenth and early twentieth century Bendigo, and was instrumental in providing Bendigo with accurate meteorological statistics in the period 1908-1914. The building evidences the city's early endeavours into scientific research. (Criterion F).

The former observatory building, purpose built for the site and designed by Beebe is representative of the professional Observatory building typology, popular in England, Europe and the USA in the later nineteenth and early twentieth century. The typical characteristics of this type of Observatory included an elevated central dome, flanked by adjacent wings, one of which housed a transit telescope and also featured a retractable domed roof (Criterion D)

The former observatory is of aesthetic significance as an externally intact example of a professional Observatory design which demonstrates the key forms of the building type and retains a high degree of integrity The observatory follows the nineteenth century international professional observatory designs popular in Britain, Europe and the USA, which featured an elevated central dome room, and adjacent wings, one of which housed a transit telescope. The former observatory has significance for the integrity of the original fabric, including internal fittings although the instruments have been removed. The location and setting of the observatory at the apex of one of the highest hilltops in Bendigo is also of aesthetic significance, providing a striking built form from the lower approaches of the hillside. At the time of the Observatory's operation, the hilltop would have been cleared of vegetation to allow for the astronomical equipment to access the full transit of the night sky and its elements. . (Criterion E)

The former East Bendigo Observatory and La Rocca residence at part of 55 Condon Street, Kennington, are significant for their association with Bendigo architect and talented amateur

Adoption

astronomer, John Beebe (1866-1936). Beebe trained as an architect at Bendigo School of Mines, graduating in 1900. In 1901, Beebe formed a partnership with W C Vahland's architect son, Harry, which lasted only until 1902 when Harry Vahland died at the age of 42 years. William Vahland senior returned from retirement and re-joined the firm. Subsequently the Vahland and Beebe partnership designed a number of buildings in Bendigo, as well as additions to the Lorne Hotel (1908) and a new Marong Shire Hall (1908).

Beebe's portfolio of work as a sole practitioner in Bendigo from 1909 to 1916 included a number of buildings in Bendigo and in northern Victoria that comprised hotels, shops, warehouses, factory buildings and residences. The final main phase of remodelling the Bendigo Town Hall was undertaken by Beebe in 1913-15, in association with J G Austen and E J Keogh. Beebe also designed the new infectious diseases wards at the Bendigo Hospital in 1915-16 (demolished) and the Tomlins Simmie & Co electric flourmills in East Bendigo (1912).

After moving to Queensland in 1916, Beebe was responsible for the design of a number of projects in that state, with perhaps the best well-known being the bridge portals on the Hornibrook Highway (1935). In addition, Beebe designed an observatory built at St Leo's College in Brisbane in 1919.

As an amateur astronomer, from his East Bendigo Observatory, in 1910 Beebe located Comet P/Halley at least one night earlier than the Melbourne Observatory, and in 1912 obtained positional observations of Comet Gale, which were published in the Journal of the British Astronomical Association in 1913. Beebe was made a Fellow of the Royal Astronomical Society in March 1917. In 1921-22, Beebe was employed by the Queensland Lands Department to co-ordinate the site survey for a suitable observational site for the forthcoming solar eclipse. He also served as president of the Astronomical Society of Queensland in 1936 and was co-editor of the Society's bulletin from 1933. (Criterion H)

Primary Source

Citation for *'La Rocca' residence and East Bendigo Observatory, 55 Condon Street Kennington,* prepared by Dr Robyn Ballinger, History Making Pty Ltd, 29 July 2019 (April 2021~~Updated November 2021)~~

Peer Review *'La Rocca' Residence and East Bendigo Observatory Heritage Citation, 55 Condon Street, Kennington,* Prepared by Plan Heritage Pty Ltd, 12 March 2022.

Adoption

11/10/2018
C234

SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY

1.0 Application requirements

11/03/2022
C256gben

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

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

2.0 Heritage places

13/05/2022
C261gben

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

2.1 Precincts and Series

13/05/2022
C261gben

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

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

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

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Incorporated plan: Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
HO16	California Gully California Gully Precinct **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO17	Canterbury Gardens, Eaglehawk Canterbury Gardens Precinct **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes	No	No	No	No
HO18	Clarke Street, Eaglehawk Harvey Town Precinct **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO309	Coliban Water Supply System Big Hill and Mandurang South and Sedgwick and Harcourt North	-	-	-	-	Yes Ref No H1021 (and H1787)	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO722	Donnelly's Lane, Costerfield -Redcastle, Nagambie - Heathcote, Reservoir and North Costerfield Heathcote Roads, Costerfield Costerfield Precinct **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO4	Drought Street, Bendigo Drought Street Precinct **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO19	Eaglehawk Precinct, Napier Street, Eaglehawk Eaglehawk Precinct **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	
HO20	Eaglehawk Cemetery, Victoria Street, Eaglehawk Eaglehawk Cemetery Precinct **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO896	Gleeson and Napier Streets, White Hills Gleeson Street Heritage Precinct **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020 **Statement of significance:** Statement of Significance: Precinct: Gleeson Street Heritage Precinct, September 2020	No	No	Yes, Norfolk Island Palm at 358 Napier Street and Palm trees at 365 Napier Street	No	No	No	No
HO5	Hopper Street, Bendigo Hopper Street Precinct **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO27	Ironbark Ironbark Precinct **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO6	King Street, Bendigo King Street Precinct **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO7	Lake Weeroona, Bendigo Lake Weeroona Precinct **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes	No	No	No	No
HO25	Laurel Street, Golden Square Laurel Street Precinct **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO843	Lazarus Street, West Bendigo Lazarus Street/Poorman's Gully Precinct **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes	No	No	No	No
HO28	Long Gully, Eaglehawk Road, Long Gully Long Gully Precinct **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO8	Market Place, Bendigo Market Place Precinct **Incorporated plan:**	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
HO9	Myers Street, Bendigo Myers Street Precinct **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO897	Napier Street, White Hills White Hills Heritage Precinct **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020 **Statement of significance:** Statement of Significance: Precinct: White Hills Heritage Precinct, September 2020	No	No	No	No	No	No	No
HO895	Norfolk Street, North Bendigo Norfolk Street Heritage Precinct **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020 **Statement of significance:** Statement of Significance: Precinct: Norfolk Street Heritage Precinct, September 2020	No	No	Yes, Palm tree at 19 Norfolk Street and Palm tree at 21 Norfolk Street	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO723	Playne, Barrack, Chauncey, Herriot, Jennings, High, Hospital and Wright Streets, Heathcote Heathcote Precinct **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes (Barracks Reserve)	No	No	No	No
HO21	Peg Leg Road, Eaglehawk Peg Leg Precinct **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO30	Quarry Hill Quarry Hill Precinct **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO844	Roeder Street, Ironbark and Long Gully Ironbark Hill/Roeder Street Precinct **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes	No	No	No	No
HO10	Rosalind Park, Pall Mall and View Street, Bendigo Rosalind Park Precinct	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Incorporated plan: Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
HO11	Rowan Street, Bendigo Rowan Street Precinct **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO12	Short Street, Bendigo Short Street Precinct **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO22	Specimen Hill, Eaglehawk Specimen Hill Precinct **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO13	Stevenson Street, Bendigo Stevenson Street Precinct **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO14	Tomlins Street, Bendigo Tomlins Street Heritage Precinct Extension **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020 **Statement of significance:** Statement of Significance: Precinct: Tomlins Street Heritage Precinct Extension, September 2020	No	No	No	No	No	No	No
HO23	Wallace Avenue, Flora Hill Wallace Avenue Precinct **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO32	White Hills Cemetery, Holdsworth Road, White Hills White Hills Cemetery Precinct **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes	No	No	No	No
HO33	White Hills Gardens, Napier Street, White Hills White Hills Gardens Precinct **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes	No	No	No	No
	SERIES							

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO999	Miners' Cottages - Bendigo, Ironbark, Long Gully, North Bendigo and West Bendigo **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No

2.2 Argyle, Ascot, Axe Creek and Axedale

13/05/2022
C261gben

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	ARGYLE							
HO724	11 Argyle Street, Argyle House **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO725	9 Kilmore Road, Argyle House **Incorporated plan:**	No	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
HO726	1 McClellans Crescent, Argyle Wesleyan Church (former) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
	ASCOT							
HO50	Part 96 Myrtle Road, Ascot Palms building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	Yes	No	No	No	No
HO889	1-75 Racecourse Road, Ascot Bendigo Racecourse **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020 **Statement of significance:** Statement of Significance: 1-75 Racecourse Road, Ascot, September 2020	Yes	No	No	No	No	No	No
HO700	5 Strickland Street, Ascot Ascot Park, Former Coach House	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Incorporated plan: Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
HO898	48-56 Taylor Street, Ascot Potters' Arms **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020 **Statement of significance:** Statement of Significance: 48-56 Taylor Street, Ascot, September 2020	No	No	Yes, Moreton Bay Fig	No	No	No	No
HO51	66 Taylor Street, Ascot Ascot Park building and cellar **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020 **Statement of significance:** Statement of Significance: 66 Taylor Street, Ascot, September 2020	Yes	No	No	Yes, cellar	No	No	No
	AXE CREEK							
HO727	5 Axe Creek Road, Axe Creek St Joseph's Catholic Church **Incorporated plan:**	Yes	No	No	No	No	No	No

GREATER BENDIGO PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
HO728	767 Axe Creek Road, Axe Creek House **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes	No	No	No	No
HO729	287 Mannes Lane, Axe Creek Vine Hill Villa **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes	No	No	No	No
HO52	70 Patons Road, Axe Creek (Emu Creek) Former Greiffenhagens Winery and Homestead	-	-	-	-	Yes Ref No H681	Yes	No
HO730	149 Patons Road, Axe Creek Upper Axe Creek North State School No. 1788 **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
	AXEDALE							
HO731	381 Axedale-Kimbolton Road, Axedale House and Canary Island Palm	No	No	Yes (Canary Island Palm)	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Incorporated plan: Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
HO732	358 Browne Lane, Axedale Outbuilding, 'Western Vale' **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	Yes (stone outbuilding)	No	Yes	No
HO733	413 Browne Lane, Axedale Cottage **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	Yes (basalt cottage)	No	Yes	No
HO734	Cemetery Road, Axedale (13C~13\PP2034) Axedale General Cemetery **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO54	10 Drake Street, Axedale St Paul's Anglican Church **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	Yes (weatherboard hall)	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO853	Road Reserve, High Street, Axedale Stone Culverts **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO735	81 High Street, Axedale Axedale Primary School No. 1008 **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO55	80 High Street, Axedale St Andrews Uniting Church **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO736	94 High Street, Axedale Axedale Hall **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO56	105 High Street, Axedale Axedale Tavern (formerly Axedale Hotel) **Incorporated plan:**	Yes	No	No	Yes (two storey outbuilding)	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
HO57	106 High Street, Axedale Raglan Hotel (former) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	Yes (sand-stone walls and bluestone stable)	No	No	No
HO737	44 Ingham Road, Axedale Quarry Hotel (former) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes (mature conifer and palm tree)	Yes (blue-stone dry stone walls and stone ruins)	No	Yes	No
HO53	2050 McIvor Highway, Axedale Axedale Catholic Cemetery **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	Yes (stone wall)	No	No	No
HO58	15 Raglan Place East, Axedale St Mary's Roman Catholic Church **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	Yes (palm trees)	Yes (fencing and gates, bell tower and memorial)	No	No	No
HO738	2270 McIvor Highway, Axedale 'Marydale' farm complex	No	No	Yes (home-stead garden and elm trees)	Yes (corrugated iron farm outbuildings, timber	No	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Incorporated plan: Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020				school house, nineteenth century summer-house, timber driveway gates)			
HO740	75 Mitchell Street, Axedale Shelter **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	Yes (shelter)	No	No	No
HO741	8 Sugarloaf Road, Axedale House **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO742	33 William Street, Axedale Axedale Police Station (former) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	Yes (stable)	No	No	No

2.3 Bendigo Streets A – D

13/05/2022
C261gben

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO59	37 Arnold Street, Bendigo Garden **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes	No	No	No	No
HO60	1 Bancroft Street, Bendigo Medical Clinic **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO61	5 Bancroft Street, Bendigo Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO62	7 Bancroft Street, Bendigo Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO63	11 Bancroft Street, Bendigo	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Barkly Private Nursing Home **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
HO64	16 Bancroft Street, Bendigo Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO65	4 Bannerman Street, Bendigo Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO66	12 Bannerman Street, Bendigo Carlisle building, Later Selb Villa, Leigh Lodge **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	Yes	Yes (Stables)	No	No	No
HO67	5 Barkly Street, Bendigo Canary Island Pine (Pinus canariensis) **Incorporated plan:**	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
HO68	30 Barkly Street, Bendigo Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO69	39 Barkly Street, Bendigo Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO70	49 Barkly Street, Bendigo Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO71	1-3 Barkly Terrace East, Bendigo Building **Incorporated plan**: Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO72	55 Barkly Street, Bendigo	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Wandela building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
HO73	57 Barkly Street, Bendigo Leiwah building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO74	58 Barkly Street, Bendigo Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO75	60 Barkly Street, Bendigo Lansellstowe building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO76	64 Barkly Street, Bendigo Rosemont building **Incorporated plan:**	Yes	No	No	No	No	No	No

GREATER BENDIGO PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
HO77	70 Barkly Street, Bendigo Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO78	72 Barkly Street, Bendigo Sandhurst P.O. (former) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	Yes	No	No	No
HO79	83 Barkly Street, Bendigo Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO80	93 Barkly Street, Bendigo Kisbou Court **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO82	80B Barkly Terrace West, Bendigo	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Strachlauclan building (former) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
HO83	88 Barkly Terrace West, Bendigo Strathloachlan building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO84	94 Barkly Street, Bendigo Hustlers Terrace **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO81	160 Barkly Street, Bendigo Former Convent of Mercy, also known as Catherine McAuley College	-	-	-	-	Yes Ref No H1676	No	No
HO85	100-104 Barnard Street, Bendigo Anne Caudle Centre	-	-	-	-	Yes Ref No H992	Yes	No
HO86	106 Barnard Street, Bendigo Building **Incorporated plan:**	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
HO864 #1	100-104 Barnard Street and part of Mercy Street road reserve, Bendigo Part of the Mercy Street Brick Fence **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO87	140-144 Barnard Street, Bendigo Park Terrace	-	-	-	-	Yes Ref No H1745	No	No
HO899	147 Barnard Street, Bendigo House **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020 **Statement of significance:** Statement of Significance: 147 Barnard Street, Bendigo, September 2020	No	No	No	No	No	No	No
HO89	150 Barnard Street, Bendigo Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO90	152 and 154 Barnard Street, Bendigo Buildings **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO91	166-168 Barnard Street, Bendigo Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO92	176 Barnard Street, Bendigo Sandhurst Grammar School (former) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO93	202 Barnard Street, Bendigo Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO900	3 Bayne Street and 95-97 Bridge Street, Bendigo Former Norfolk Brewery **Incorporated plan:**	No	No	No	Yes	No	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020 **Statement of significance:** Statement of Significance: 3 Bayne Street and 95-97 Bridge Street, Bendigo, September 2020							
HO95	Bendigo Creek, Bendigo Stone Lined Channel **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO96	28 Bramble Street, Bendigo Linetta House **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO97	52 Bramble Street, Bendigo Bramble Cottage and Tarrawatta House **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO98	15 Bridge Street, Bendigo Goldrush Hotel (former) **Incorporated plan:**	Yes	No	No	No	No	No	No

GREATER BENDIGO PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
HO866	37-45 Bridge Street, Bendigo Former Cohn Brothers Ice Works and Brewery **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020 **Statement of significance:** Statement of Significance: 37-45 Bridge Street, Bendigo, September 2020	Yes	Yes	No	Yes (concrete retaining wall)	No	No	No
HO867	49 Bridge Street, Bendigo Bridge Hotel **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020 **Statement of significance:** Statement of Significance: 49 Bridge Street, Bendigo, September 2020	Yes	No	No	No	No	No	No
HO868	67-69 Bridge Street, Bendigo Pair of shops **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020 **Statement of significance:**	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Statement of Significance: 67-69 Bridge Street, Bendigo, September 2020							
HO99	74 Bridge Street, Bendigo Linda House & Garden **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	Yes	No	No	No	No
HO100	123 Bridge Street, Bendigo Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO901	125 Bridge Street, Bendigo House and fence **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020 **Statement of significance:** Statement of Significance: 125 Bridge Street, Bendigo, September 2020	Yes	No	No	Yes, red and clicker brick fence	No	No	No
HO101	30 Brougham Street, Bendigo Stratford building **Incorporated plan:**	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
HO102	54 Brougham Street, Bendigo Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO103	85 Brougham Street, Bendigo Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO104	70 Bull Street, Bendigo Taylor Bros. Corner House **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO228	82-84 Bull Street, Bendigo Commercial Hotel (former) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO105	1 Centreway Arcade, Bendigo	Yes	Yes	No	Yes	No	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
HO106	56 Chapel Street, Bendigo Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO107	87 Charleston Road, Bendigo Tomlins & Simmie Flour Mill **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO108	Charing Cross and 1 High Street, Bendigo Alexandra Fountain	-	-	-	-	Yes Ref No H1338	No	No
HO109	7 Condon Street, Bendigo Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO110	125 Don Street, Bendigo	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Deodar Cedar (Cedrus Deodara) & Bunya Bunya Pine (Araucaria bidwilli) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
HO111	141 Don Street, Bendigo Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO112	151 Don Street, Bendigo The Rock & Garden **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	Yes	No	No	No	No
HO113	189 Don Street, Bendigo Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO114	206 Don Street, Bendigo Deodar Cedar (Cedrus deodara), Trachycarpus sp., Petticoat or Desert Fan Palm (Washington filifera) & 2 Norfolk Island Pines (Araucaria heterophylla)	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Incorporated plan: Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							

Notes: #1 Denotes interim controls apply.

2.4 Bendigo Streets E – L

13/05/2022
C261gben

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO859	52 Edward Street, and 72 Queen Street, Bendigo Webb red brick dwelling and stables (former) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO115	1 Farmer Lane, Bendigo Lamsey's Store **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO116	14 Forest Lane, Bendigo Hybla, 2 Deodar Cedars (Cedrus Deodara) & Silky Oak **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO117	19 Forest Street, Bendigo Jeffeson building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO118	21-27 Forest Street, Bendigo All Saints Uniting Church **Incorporated plan**:	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
HO119	21A Forest Street, Bendigo Church Hall **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO120	35-41 Forest Street, Bendigo St John's Presbyterian **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO121	40 Forest Street, Bendigo Bishops Court House (former) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO122	55 Forest Street, Bendigo Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO720	57-59 Forest Street, Bendigo Chinese Brick Walls	-	-	-	-	Yes Ref No H2197	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO123	57 Forest Street, Bendigo Illira building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO124	59 Forest Street, Bendigo –Catalpa **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes	No	No	No	No
HO125	93 Forest Street, Bendigo –Oak **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes	No	No	No	No
HO126	117 Forest Street, Bendigo Building & Garden **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO127	126 Forest Street, Bendigo Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	Yes	No	No	No

GREATER BENDIGO PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO128	128 Forest Street, Bendigo Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO129	133 Forest Street, Bendigo Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO130	134 Forest Street, Bendigo Building & Garden **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	Yes	No	No	No	No
HO131	159 Forest Street, Bendigo Verona building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO132	169 Forest Street, Bendigo Building & Garden **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO133	173 Forest Street, Bendigo Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO134	177 Forest Street, Bendigo Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO135	180 Forest Street, Bendigo Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO136	184 Forest Street, Bendigo Prunus sp., Viegillai & 2 Liquidambars **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes	No	No	No	No
HO137	113 Forest Street (rear), Bendigo Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No

GREATER BENDIGO PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO138	43-45 Galvin Street, Bendigo East Sandhurst Congregational Church (former) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO139	10-20 Gaol Road, Bendigo Former Bendigo Gaol	-	-	-	-	Yes Ref No H1550	No	No
HO140	40 Gaol Road, Bendigo Old Police Barracks	-	-	-	-	Yes Ref No H545	Yes	No
HO721	40 Gaol Road, Bendigo Bendigo Senior Secondary College	-	-	-	-	Yes Ref No H2229	Yes	No
HO141	10-20 Gaol Road, Bendigo Supreme Court (former)	-	-	-	-	Yes Ref No H1465	Yes	No
HO142	50 Gaol Road, Bendigo Camp Hill Central School No. 1976	-	-	-	-	Yes Ref No H1642	Yes	No
HO917	8-10 Garsed Street, Bendigo Terraced houses **Statement of significance:** Statement of Significance: 8-10 Garsed Street, Bendigo, July 2021	No	No	No	No	No	No	No
HO863	93, 95, Part 123 and 125-131 Garsed Street, Bendigo Crystal Ice / Gillies complex **Incorporated plan:**	Yes	No	No	No	No	No	No

GREATER BENDIGO PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
HO143	264 Hargreaves Street, Bendigo Royal Mail Hotel (former) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO144	75 Hargreaves Street and 4 Lansell Street, Bendigo Bendigo Tram Sheds, Offices and Power Station	-	-	-	-	Yes Ref No H1349	No	No
HO145	118 Hargreaves Street, Bendigo Marist Bros Hall **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO918	159 Hargreaves Street, Bendigo Bendigo Bowl **Statement of significance:** Statement of Significance: 159 Hargreaves Street, Bendigo, July 2021	No	No	No	No	No	No	No
HO919	Part of 165-171 Hargreaves Street, Bendigo Former Hanro (Australia) Knitting Mills **Statement of significance:** Statement of Significance: Part of 165-171 Hargreaves Street, Bendigo, July 2021	No	No	No	No	No	No	No

GREATER BENDIGO PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO146	175-185 Hargreaves Street, Bendigo State Offices **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO182	178-180 Hargreaves Street, Bendigo Specimen Cottage	-	-	-	-	Yes Ref No H1615	Yes	No
HO147	189-193 Hargreaves Street, Bendigo Bendigo Town Hall	-	-	-	-	Yes Ref No H117	Yes	No
HO148	224 Hargreaves Street, Bendigo Metropolitan Hotel **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO149	337 Hargreaves Street, Bendigo State Bank **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO150	404-406 Hargreaves Street, Bendigo Beaurepaire Motor Garage	-	-	-	-	Yes Ref No H1736	Yes	No
HO920	Part of 426 Hargreaves Street, Bendigo Former Federal Coach Factory **Statement of significance:**	No	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Statement of Significance: Part of 426 Hargreaves Street, Bendigo, July 2021							
HO151	449 Hargreaves Street, Bendigo Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO152	2-4 High Street, Bendigo TJ Connelly Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO153	41 High Street, Bendigo City Family Hotel **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO154	57-59 High Street, Bendigo Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO155	87 High Street, Bendigo YMCA (former) **Incorporated plan:**	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
HO156	118 High Street, Bendigo Golden Gate Hotel **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO157	35A Honeysuckle Street, Bendigo Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO158	25 Hopper Street, Bendigo Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO159	29-31 Hopper Street, Bendigo Netherby building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO160	4-10 Howard Place, Bendigo Building **Incorporated plan:**	Yes	No	No	No	No	No	No

GREATER BENDIGO PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
HO718	5 Kahland Street, Bendigo Former Kahland Winery & Cellars	-	-	-	-	Yes Ref No H2087	Yes	No
HO161	3 Langston Street, Bendigo Horonda building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO162	12-14 Langston Street, Bendigo Cossackdale building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO164	120 Lily Street, Bendigo Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO165	138-142 Lily Street, Bendigo West End House **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions September 2020	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO845	62 Lucan Street, Bendigo Bendigo Hospital Buildings Modesty House Mortuary Lansell Laboratory Building Old Library Yarrington House **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020 **Statement of significance:** Statement of Significance: 62 Lucan Street, Bendigo, September 2020	Yes	No	No	No	No	Yes	No
HO846	62 Lucan Street, Bendigo Bendigo Hospital Landscape Front Fence Landscape fronting Lucan Street Central Driveway and Oak Trees Fountain Boundary Walls **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020 **Statement of significance:** Statement of Significance: 62 Lucan Street, Bendigo, September 2020	Yes	No	Yes	Yes	No	Yes	No
HO902	89-91 Lucan Street, Bendigo House and shop **Incorporated plan:**	No	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020 **Statement of significance:** Statement of Significance: 89-91 Lucan Street, Bendigo, September 2020							
HO903	105 Lucan Street, Bendigo Shop **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020 **Statement of significance:** Statement of Significance: 105 Lucan Street, Bendigo, September 2020	No	No	No	No	No	No	No
HO699	150 Lyttleton Terrace, Bendigo Former Cheshire Arms Hotel **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO921	156-158 Lyttleton Terrace, Bendigo Former Red Wheel Coach Factory and showroom **Statement of significance:** Statement of Significance: 156-158 Lyttleton Terrace, Bendigo, July 2021	No	No	No	No	No	No	No
HO922	259-265 Lyttleton Terrace, Bendigo Former Edinburgh Tannery shop and warehouse	No	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Statement of significance: Statement of Significance: 259-265 Lyttleton Terrace, Bendigo, July 2021							
HO923	314 Lyttleton Terrace, Bendigo Former William Holmes Printery **Statement of significance:** Statement of Significance: 314 Lyttleton Terrace, Bendigo, July 2021	No	No	No	No	No	No	No
HO924	322-326 Lyttleton Terrace, Bendigo Former Glasgow Bakery and residence **Statement of significance:** Statement of Significance: 322-326 Lyttleton Terrace, Bendigo, July 2021	No	No	No	No	No	No	No

2.5 Bendigo Streets M – Q

13/05/2022
C261gben

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO167	14 Mackenzie Street, Bendigo All Saints Old Cathedral	Yes	Yes	Yes	Yes	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Incorporated plan: Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
HO168	31 Mackenzie Street, Bendigo Osbourne House **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO169	35-41 Mackenzie Street, Bendigo Fernville Terrace **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO170	38 Mackenzie Street, Bendigo Euroma building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO171	46 Mackenzie Street, Bendigo Sommerfield building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO172	105 Mackenzie Street, Bendigo Building	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Incorporated plan: Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
HO173	110 Mackenzie Street, Bendigo Former Lutheran School, Manse & Church **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	Yes	No	No	No
HO174	170 Mackenzie Street, Bendigo Bible Christian Church and Hall Church **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	Yes	No	No	No
HO175	117 McCrae Street, Bendigo Black Swan Hotel (former) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO176	118-160 McCrae Street, Bendigo Former Mechanics Institute and School of Mines	-	-	-	-	Yes Ref No H1505	No	No
HO178	133A McCrae Street, Bendigo Albert Hotel (former) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO180	168 McCrae Street, Bendigo Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO179	173 McCrae Street, Bendigo St Kilian's Catholic Church	-	-	-	-	Yes Ref No H1341	No	No
HO183	173 McCrae Street, Bendigo St Kilian's Hall **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO181	174 McCrae Street, Bendigo Catholic Presbytery **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO184	181 McCrae Street, Bendigo St Kilian's Ladies Hall **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO185	181 McCrae Street, Bendigo Dr Backhaus Grave	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Incorporated plan: Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
HO186	McIvor Road, Bendigo Railway Bridge **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO187	18 McLaren Street, Bendigo Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO188	22 McLaren Street, Bendigo Lancewood building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO189	Mitchell Street, Bendigo Railway Reserve Numerous Moreton Bay Figs (Ficus macrophylla), – Jubaea Chilensis, Pheonix Canariensis, Washingtonia Robusta & Deodar Cedar (Cedrus Deodara) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes	No	No	No	No

GREATER BENDIGO PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO190	12 Mitchell Street, Bendigo Plaza building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO191	14-22 Mitchell Street, Bendigo Backhaus Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO192	23 Mitchell Street, Bendigo Johnson Morley & Co Shop & Warehouse (former) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	Yes	No	No	No
HO193	31-33 Mitchell Street, Bendigo Lansell Buildings (former) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO194	43-45 Mitchell Street, Bendigo Bolton Bros (former) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO925	80-84 Mitchell Street, Bendigo Former United Ironworks Company buildings **Statement of significance:** Statement of Significance: 80-84 Mitchell Street, Bendigo, July 2021	No	No	No	No	No	No	No
HO195	94 Mitchell Street, Bendigo Hopetoun Hotel **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO196	117 Mitchell Street, Bendigo Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO197	126 Mitchell Street, Bendigo VRI Bowling Club **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO198	127 Mitchell Street, Bendigo Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO199	145 Mitchell Street, Bendigo Avondale building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO200	95 Mollison Street, Bendigo Magnolia building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO926	96 Mollison Street, Bendigo Stables associated with St Andrew's Uniting Church (HO212) **Statement of significance:** Statement of Significance: 96 Mollison Street, Bendigo, July 2021	No	No	No	No	No	Yes	No
HO201	100-104 Mollison Street, Bendigo Moran's Terrace Row Houses **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	Yes	No	No	No
HO202	111 Mollison Street, Bendigo Kinlogh building **Incorporated plan:**	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
HO204	135 Mollison Street, Bendigo Toorak & –Trachycarpus **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	Yes	No	No	No	No
HO205	90 Moore Street, Bendigo The Graylings building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO206	96 Moore Street, Bendigo Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO207	98 Moore Street, Bendigo Kalimna House **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO208	1-3 Mundy Street, Bendigo Niagara Hotel (former) **Incorporated plan:**	Yes	No	No	No	No	No	No

GREATER BENDIGO PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
HO209	41-43 Mundy Street, Bendigo YMCA building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO927	56 Mundy Street, Bendigo Former Residence (Part of St James' Terrace) **Statement of significance:** Statement of Significance: 56 Mundy Street, Bendigo, July 2021	No	No	No	No	No	No	No
HO210	65-71 Mundy Street, Bendigo Former Gravel Hill Primary School No 1566	-	-	-	-	Yes Ref No H967	No	No
HO211	4-10 Myers Street, Bendigo St Paul's Anglican Cathedral	-	-	-	-	Yes Ref No H1372	No	No
HO717	25 Myers Street, Bendigo Chimney Former Sandhurst Rolling Stock Works **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO212	28 Myers Street, Bendigo St Andrew's Church **Incorporated plan:**	Yes	Yes	No	Yes	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
HO698	47 Myers Street, Bendigo Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO869	249 Napier Street, Bendigo Former residence **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020 **Statement of significance:** Statement of significance: 249 Napier Street, Bendigo, September 2020	No	No	No	No	No	No	No
HO870	251-253 Napier Street, Bendigo Two brick buildings **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020 **Statement of significance:** Statement of significance: 251-253 Napier Street, Bendigo, September 2020	No	No	No	No	No	No	No
HO871	354 Napier Street, Bendigo Former residence	Yes	No	Yes, Pin Oak	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Incorporated plan: Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020 **Statement of significance:** Statement of significance: 354 Napier Street, Bendigo, September 2020							
HO213	Lake Weeroona, 28 Nolan Street, Bendigo Dovyvalis caffra, – Phoenix canariensis, English Elm (Ulmus procera), Ulmus X Hollandica, Brachychiton acerifolia & Bunya Bunya Pine (Araucaria bidwilli) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes	No	No	No	No
HO214	Pall Mall, Bendigo Discovery of Gold Monument	-	-	-	-	Yes Ref No H1337	No	No
HO215	Pall Mall, Bendigo Ornamental Tramway Overhead Poles	-	-	-	-	Yes Ref No H1336	No	No
HO216	Pall Mall and View Street and Gaol Road and Park Road, Bendigo Rosalind Park	-	-	-	-	Yes Ref No H1866 (and H1339)	No	No
HO219	18-20 Pall Mall and 306-314 Hargreaves Street and 2-11 Allans Walk and 1-5 Beehive Plaza, Bendigo Beehive Building Complex, former Mining Exchange	-	-	-	-	Yes Ref No H686	Yes	No
HO220	34-36 Pall Mall, Bendigo National Bank	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Incorporated plan: Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
HO221	32 Pall Mall, Bendigo National Australia Bank, Former Colonial Bank	-	-	-	-	Yes Ref No H1020	Yes	No
HO222	39 Pall Mall, Bendigo Returned Soldiers Memorial Hall	-	-	-	-	Yes Ref No H1339 (and H1866)	No	No
HO226	51-73 Pall Mall, Bendigo Bendigo Post Office (former)	-	-	-	-	Yes Ref No H1080	Yes	No
HO224	60-64 Pall Mall, Bendigo Exchange Hotel (former) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO225	70 Pall Mall, Bendigo Photographic Studio **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO227	77-85 Pall Mall, Bendigo Law Courts	-	-	-	-	Yes Ref No H1466	Yes	No
HO229	104-106 Pall Mall, Bendigo	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
HO230	116 Pall Mall, Bendigo Court House Hotel (former) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO873	19 Park Road, Bendigo Park Road Hall (former drill hall) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020 **Statement of significance:** Statement of Significance: 19 Park Road, Bendigo, September 2020	No	No	No	No	No	No	No
HO874	27 Park Road, Bendigo Tom Flood Sports Centre Grandstand **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020 **Statement of significance:** Statement of Significance: 27 Park Road, Bendigo, September 2020	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO928	25 Queen Street, Bendigo Former W.D. Mason Glass Merchants building **Statement of significance:** Statement of Significance: 25 Queen Street, Bendigo, July 2021	No	No	No	No	No	No	No
HO231	57 Queen Street, Bendigo Hunter House **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO232	89 Queen Street, Bendigo Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO233	101 Queen Street, Bendigo Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO234	108 Queen Street, Bendigo Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO235	122 Queen Street, Bendigo Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO236	128 Queen Street, Bendigo Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No

2.6 Bendigo Streets R – Z

13/05/2022
C261gben

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO237	Railway Place, Bendigo Upside Platform Building (Platform No 2) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO238	Railway Place, Bendigo Railway Goods Shed (former) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO387	3 Reef Street, Bendigo Building & Garden **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	Yes	No	No	No	No
HO239	5 Rowan Street, Bendigo Conservatorium of Music **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO240	11 Rowan Street, Bendigo Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO241	12 Rowan Street, Bendigo Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No

GREATER BENDIGO PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO242	37 Rowan Street, Bendigo Lister House **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO243	49 Rowan Street, Bendigo Marlborough House **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO244	57 Rowan Street, Bendigo Primitive Methodist Parsonage **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	Yes	Yes	No	No	No
HO245	76 Rowan Street, Bendigo Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO929	7-9 St Andrews Avenue, Bendigo Former Doherty's Garage and worker's cottage **Statement of significance:** Statement of Significance: 7-9 St Andrews Avenue, Bendigo, July 2021	No	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO246	Short Street, Bendigo Creek Bridge **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO930	35-39 Short Street, Bendigo Bendigo Church of Christ **Statement of significance:** Statement of Significance: 35-39 Short Street, Bendigo, July 2021	No	No	No	No	No	No	No
HO247	88 Short Street, Bendigo Belgravia building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO248	92 Short Street, Bendigo Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO249	5 Stout Street, Bendigo Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No

GREATER BENDIGO PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO250	10 Valentine Street, Bendigo Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO251	16 Valentine Street, Bendigo Malmo building & Garden **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	Yes	Yes	No	No	No
HO253	23 Valentine Street, Bendigo Hildon House **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO254	27 Valentine Street, Bendigo Building & Garden **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	Yes	No	No	No	No
HO255	1 View Point, Bendigo London Chartered Bank (former) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO256	7-9 View Point, Bendigo Cahills building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO257	11 View Point, Bendigo Commercial Bank of Australia (former)	-	-	-	-	Yes Ref No H122	Yes	No
HO258	17 View Point, Bendigo Royal Bank (former)	-	-	-	-	Yes Ref No H1332	No	No
HO260	10-12 View Street, Bendigo Commercial Banking Company of Sydney Ltd (former Bank of Victoria)	-	-	-	-	Yes Ref No H120	Yes	No
HO261	10-12 Mackenzie Street, Bendigo School and Residence **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	Yes	No	Yes	No	Yes	No
HO262	14 View Street, Bendigo The Sandhurst Club	-	-	-	-	Yes Ref No H1331	No	No
HO263	18-22 View Street, Bendigo Sandhurst Trustees, (Former Post and Telegraph Office)	-	-	-	-	Yes Ref No H1342	No	No
HO264	24-30 View Street, Bendigo Bendigo Temperance Hall	-	-	-	-	Yes Ref No H1335	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO259	27 View Street, Bendigo Former Bank of New South Wales	-	-	-	-	Yes Ref No H403	Yes	No
HO266	31-33 View Street, Bendigo Temperance & General Mutual	Yes	No	No	No	No	No	No
HO267	34-40 View Street, Bendigo Bendigo Trades Hall	-	-	-	-	Yes Ref No H1333	Yes	No
HO268	42 View Street, Bendigo Bendigo Art Gallery (Former Volunteer Orderly Room)	-	-	-	-	Yes Ref No H1172	Yes	No
HO269	45 View Street, Bendigo Union Bank (former)	-	-	-	-	Yes Ref No H121	Yes	No
HO270	50-56 View Street, Bendigo Former Masonic Hall (Capital Theatre)	-	-	-	-	Yes Ref No H119	Yes	No
HO271	58 View Street, Bendigo Former Bendigo Fire Station	-	-	-	-	Yes Ref No H1334	No	No
HO272	60 View Street, Bendigo Dudley House, Survey Office (former)	-	-	-	-	Yes Ref No H793	Yes	No
HO273	75 View Street, Bendigo Atkinson Buildings **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No

GREATER BENDIGO PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO274	88 View Street, Bendigo Queen Elizabeth Oval Grandstand	-	-	-	-	Yes Ref No H803	Yes	No
HO275	137 View Street, Bendigo Rifle Brigade Hotel **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO276	167 View Street, Bendigo –Magnolia grandiflora **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes	No	No	No	No
HO277	201-203 View Street, Bendigo Kelvin building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	Yes	No	No	No
HO278	238 View Street, Bendigo Arran building & Garden **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	Yes	Yes	No	No	No
HO279	244 View Street, Bendigo Parkview Hotel	Yes	No	No	Yes	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Incorporated plan: Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
HO280	247 View Street, Bendigo Eurella building & Garden **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	Yes	Yes	No	No	No
HO281	257 View Street, Bendigo Mt Pleasant building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	Yes	No	No	No
HO282	267 View Street, Bendigo View Hill building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO283	View Street (Corner of Valentine Street) and part 164 Barkly Street, Bendigo Coolock House (formerly Dendirah)	-	-	-	-	Yes Ref No H790	Yes	No
HO284	282 View Street, Bendigo Banool building **Incorporated plan:**	Yes	No	No	No	No	No	No

GREATER BENDIGO PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
HO285	288 View Street, Bendigo Rosemont House **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	Yes	No	No	No
HO286	76 Violet Street, Bendigo Central Deborah Gold Mine	-	-	-	-	Yes Ref No H1841	No	No
HO287	86 Violet Street, Bendigo Montanvert House **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	Yes (Stables)	No	No	No
HO288	80 Wattle Street, Bendigo Sacred Heart Cathedral	-	-	-	-	Yes Ref No H1340	No	No
HO289	100 Wattle Street, Bendigo Belgravia building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO290	101 Wattle Street, Bendigo Building & Garden **Incorporated plan:**	Yes	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Greater Bendigo Heritage Incorporated Plan – Permit Exemptions September 2020							
HO291	121-125 Wattle Street, Bendigo Kent House **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO292	147-153 Wattle Street, Bendigo Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO293	190 Wattle Street, Bendigo Bendigo Rescue Home **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO904	4 Weeroona Avenue, Bendigo House and former bakery **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020 **Statement of significance:** Statement of Significance: 4 Weeroona Avenue, Bendigo, September 2020	No	No	No	Yes , former bakery	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO294	8-32 Weeroona Avenue, Bendigo Former Bendigo Gas Works	-	-	-	-	Yes Ref No H781	Yes	No
HO223	9-23 Williamson Street, Bendigo Shamrock Hotel	-	-	-	-	Yes Ref No H914	Yes	No
HO295	56 Williamson Street, Bendigo Cumberland Hotel **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO296	12-16 Williamson Street, Bendigo Photographic Studio **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO297	20 Williamson Street, Bendigo St James Hall **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO298	33, 35 & 37 Williamson Street, Bendigo Buildings **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO299	38-40 Williamson Street, Bendigo Bendigo Independent Office **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO300	44 Williamson Street, Bendigo Limerick Hotel **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO301	94 Williamson Street and 12 Myers Street, Bendigo Former Bush's Store	-	-	-	-	Yes Ref No H1752	No	No
HO932	Part of 114 Williamson Street, Bendigo Former Butt's Hotel **Statement of significance:** Statement of Significance: Part of 114 Williamson Street, Bendigo, July 2021	No	No	No	No	No	No	No
HO933	Part of 116 Williamson Street, Bendigo Former Bendigo C railway signal box **Statement of significance:** Statement of Significance: Part of 116 Williamson Street,Bendigo, July 2021	No	No	No	No	No	No	No
HO302	35 Wills Street, Bendigo Grimsby Roller Flour Mill	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Incorporated plan: Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
HO303	37 Wills Street, Bendigo Osmaston, now "Rheola" building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO304	48 Wills Street, Bendigo Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO305	75 Wills Street, Bendigo Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO306	92 Wills Street, Bendigo Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO307	113 Wills Street, Bendigo Building	Yes	No	No		No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Incorporated plan: Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							

2.7 Big Hill, California Gully, Costerfield and Derrinal

13/05/2022
C261gben

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	BIG HILL							
HO743	5644 Calder Highway, Big Hill Big Hill School No. 1551 **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO308	Crusoe Road, Big Hill Crusoe Reservoir Wall, Settling Ponds and Works **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO711	Railway Reserve, off Calder Highway, Big Hill and Mandurang and Mandurang South and Ravenswood Big Hill Railway Precinct (Murray Valley Railway,Melbourne to Echuca)	-	-	-	-	Yes Ref No H1787 (and H1021)	No	No
	CALIFORNIA GULLY							
HO310	Road Reserve, Barrell Street, California Gully Group of Red Ironbark (Eucalyptus sideroxylon) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes	No	No	No	No
HO328	20 Batten Street, California Gully Flagstaff Hill Service Basin **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO312	Road Reserve, Eaglehawk Road, California Gully Lemon Scented Gums (Eucalyptus citriodara) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes	No	No	No	No
HO313	301-303 Eaglehawk Road, California Gully Hanover building, Deodar Cedar (Cedrus Deodara) &Italian Cypress **Incorporated plan:**	Yes	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
HO314	305 Eaglehawk Road,California Gully White Horse Hotel **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	Yes	No	No	No
HO315	307 Eaglehawk Road, California Gully California Gully Post, Telegraph & Money Order Office **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	Yes	No	No	No
HO316	326 Eaglehawk Road,California Gully Johnson's Reef Hotel (former) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO317	346 Eaglehawk Road, California Gully Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO318	374 Eaglehawk Road,California Gully Jobs Gully Railway Hotel (former) **Incorporated plan:**	No	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
HO321	12-14 Esler Street, California Gully Former Methodist Church	-	-	-	-	Yes Ref No H692	No	No
HO322	Green Street, California Gully California Gully Oval & stand of Red Ironbarks (Eucalyptus sideroxylon) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes	No	No	No	No
HO323	California Gully, Green Street, California Gully 2 Peppercorn Trees (Schinus molle var. areira) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes	No	No	No	No
HO324	57 Green Street, California Gully Building & Ecladocalyx **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	Yes	No	No	No	No
HO325	Jobs Gully Road, California Gully Jobs Gully Bridge & Lemon scented gums (Eucalyptus citriodara) **Incorporated plan:**	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
HO326	3 Nelson Street, California Gully Building & Moreton Bay Fig (Ficus macrophylla) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	Yes	No	No	No	No
HO327	8 School Street, California Gully California Gully National School (former) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO329	3 Staley Street, California Gully Fentongrove building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO330	4-14 Staley Street, California Gully California Gully Primary School No. 123	-	-	-	-	Yes Ref No H1623	No	No
HO331	107 Upper California Gully Road, California Gully California Gully Bible Christian Church **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO332	67 Wood Street, California Gully Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
	COSTERFIELD							
HO744	200 Bradleys Lane, Costerfield Timber house and brick and timber cottage **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	Yes	No
HO745	66 Donelly's Lane, Costerfield Uniting Methodist Church **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	Yes	No	No	No	Yes	No
HO333	Heathcote-Nagambie Road, Costerfield Reservoir Road and Costerfield-Redcastle Road, Costerfield Costerfield Gold and Antimony Mining Precinct	-	-	-	-	Yes Ref No H1298	No	No
	DERRINAL							
HO746	8 Derrinal Crosbie Road, Derrinal Outbuilding and trees	Yes	Yes	Yes (Sugar Gums,	Yes (earth and timber outbuilding)	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Incorporated plan: Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020			Cypress Pine and Kurrajong)				
HO334	345 Hills Road, Derrinal Derrinal Estate, including homestead and cottage, Hill's glaciated pavements **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	Yes (timber cottage)	No	No	No
HO747	4005 McIvor Highway, Derrinal Woolshed **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	Yes (woolshed)	No	Yes	No
HO748	North end Sheedys Lane, Derrinal (part Lot 2 and 3 of TP880949) Murrowood homestead complex **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes (mulberry trees)	Yes (stone and brick outbuilding)	No	Yes	No

2.8 Eaglehawk Streets A – N

13/05/2022
C261gben

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO335	8 Bright Street, Eaglehawk Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO336	Road Reserve, Bright Street & Barrell Street, Eaglehawk Red Ironbark (Eucalyptus sideroxylon) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes	No	No	No	No
HO364	Church Street, Eaglehawk Primary School No. 210	-	-	-	-	Yes Ref No H1628	No	No
HO337	Road Reserve, Church Street, Eaglehawk Ironbark (Eucalyptus sideroxylon) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes	No	No	No	No
HO338	12 Church Street, Eaglehawk Magazine Hotel & house **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	Yes	No	No	No
HO339	46 Church St, Eaglehawk	Yes	No	No	No	No	No	No

GREATER BENDIGO PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Cumberland **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
HO340	47 Church Street, Eaglehawk Eaglehawk Masonic Hall **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO341	50 Church Street, Eaglehawk Twizel (later Mervalen House)	-	-	-	-	Yes Ref No H1768	No	No
HO342	51 Church Street, Eaglehawk Salvation Army Citadel **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO343	54 Church Street, Eaglehawk Coburg Villa now "Thornton" **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO344	56 Church Street, Eaglehawk Tilmouth (former) building **Incorporated plan:**	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
HO345	58 Church Street, Eaglehawk Nirvana building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO346	3 Clarke Street, Eaglehawk Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO347	5 Clarke Street, Eaglehawk Stone Cottage **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO348	7 Clarke Street, Eaglehawk Stone Cottage **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO349	8 Denham Street, Eaglehawk Building **Incorporated plan:**	Yes	No	No	No	No	No	No

GREATER BENDIGO PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
HO350	Eaglehawk Neilborough Road, Eaglehawk Splitters Gully Historic Area – Apollo Hill Mine & Alluvial Workings and Mine& Splitter's Gully Alluvial Workings **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO351	Eaglehawk Neilborough Road, Eaglehawk Blue Jacket Reef Historic Area - Blue Jacket Reef (Blue Jacket Gully) Mine & Alluvial Workings and Blue Jacket Reef (One Eye Gully) Mine & Alluvial Workings **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO352	377 Eaglehawk Road, Eaglehawk St Liborius School & Church **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	Yes	No	No	No
HO353	1 Haggar Street, Eaglehawk St Peter's Anglican Church, Garden & Yellow Gums (Eucalyptus leucoxylon) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	Yes	No	No	No	No

GREATER BENDIGO PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO354	19 Haggar Street, Eaglehawk Green Mallee (Eucalyptus viridis) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes	No	No	No	No
HO355	Hall Street, Eaglehawk Eaglehawk Railway Station **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO356	9 Hall Street, Eaglehawk **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO357	Brassey Square, High Street, Eaglehawk Lemon Scented Gum (Eucalyptus citriodara) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes	No	No	No	No
HO358	9 High Street, Eaglehawk Bank of Victoria **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO359	26 High Street, Eaglehawk	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Eaglehawk Odd Fellows' Hall **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
HO360	35 High Street, Eaglehawk Camp Hotel **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO361	37 High Street, Eaglehawk Bank of New South Wales (former) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO362	48 High Street, Eaglehawk Victoria Hotel **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO363	54-56 High Street, Eaglehawk Oriental Bank **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No

GREATER BENDIGO PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO365	88-94 High Street, Eaglehawk Eaglehawk East Methodist Church (former)	-	-	-	-	Yes Ref No H1458	No	No
HO366	Hodgson Street & Sailors Gully Road, Eaglehawk Elm tree **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes	No	No	No	No
HO368	11 James Street, Eaglehawk Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO369	19 Leslie Street, Eaglehawk Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO370	Road Reserve, Lester Street, Eaglehawk Tasmanian Blue Gum (Eucalyptus globus) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes	No	No	No	No
HO372	Loddon Valley Highway, Eaglehawk Catherine Reef UnitedCompany Gold Mine	-	-	-	-	Yes Ref No H1232	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO374	9 Napier Street, Eaglehawk Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO375	59 Napier Street, Eaglehawk Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No

2.9 Eaglehawk Streets O – Z

13/05/2022
C261gben

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO376	24 Panton Street, Eaglehawk Presbyterian Manse **Incorporated plan:**	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
HO378	28 Panton Street, Eaglehawk Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	Yes	No	No	No	No	No
HO379	10 Parsonage Grove, Eaglehawk Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO380	10A Parsonage Grove, Eaglehawk Baptist Church **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO381	Road Reserve, Peg Leg Road, Eaglehawk Sugar Gum (Eucalyptus cladocalyx) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes	No	No	No	No
HO382	2B Peg Leg Road, Eaglehawk	Yes	No	No	No	No	No	No

GREATER BENDIGO PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
HO392	2A Peg Leg Road, Eaglehawk Eaglehawk Town Hall, Mechanics Institute and two HMVS Nelson Cannons The heritage place includes Lemon Scented Gum (Eucalyptus citriodora)	-	-	-	-	Yes Ref No H713	Yes	No
HO383	27B Peg Leg Road, Eaglehawk Eaglehawk Fire Station (former) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	Yes	No	No	No
HO384	36 Peg Leg Road, Eaglehawk West Methodist Church & Sunday School Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO385	42 Peg Leg Road, Eaglehawk Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO386	46 Peg Leg Road, Eaglehawk Shop & residence **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO388	17 Reserve Street, Eaglehawk –Tasmanian Blue Gum (Eucalyptus globus) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes	No	No	No	No
HO389	Sailors Gully Road, Eaglehawk Canterbury Park, Bunya Pine (Araucaria bidwilli), Kurrajong (Brachychiton populneus), Carob (Ceroutonia Siliiqua), 2 Elms (Ulmus x hollandica), 3 Pyramid Trees (Lagunaria patersonii), 2 Canary Islands Pines (Pinus canariensis), English Oak (Quercus robur), –Senegal Date Palm (Phoenix reclinata), Cortaderia Selloana (cont.), Plane Trees (Plantanus acerifolia) & Feijoa (Acca sellowana) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes	No	No	No	No
HO390	Road Reserve (near Court House), Sailors Gully Road, Eaglehawk English Elm (Ulmus procera) **Incorporated plan:**	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
HO391	Sailors Gully Road, Eaglehawk Virginia Hill (Crown Land) - New Argus Company Mine Site & Specimen Hill Surface Workings **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO394	1 Sailors Gully Road, Eaglehawk Eaglehawk Court House, Magistrates Court and Lock-Up	-	-	-	-	Yes Ref No H1401	No	No
HO395	57 Sailors Gully Road, Eaglehawk Virginia Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO396	60-62 Sailors Gully Road, Eaglehawk Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO397	88 Sailors Gully Road, Eaglehawk Pavilion Hotel (former) **Incorporated plan:**	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
HO398	93 Sailors Gully Road, Eaglehawk Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO399	104 Sailors Gully Road, Eaglehawk Sailors Gully Road Hotel (former) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO400	Lake Neanger, Simpsons Road, Eaglehawk –3 stands of Sugar Gums (Eucalyptus cladocalyx) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes	No	No	No	No
HO401	Lake Tom Thumb, Simpsons Road, Eaglehawk Kennedia prostrata, Convolvulus erubescens, Eutaxia microphylla, Templetonia stenophylla, Daviesia genistifolia **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO402	79-81 Simpsons Road, Eaglehawk Building -Mulberry Tree (Morus nigra) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	Yes	No	No	No	No
HO367	19 Symbester Crescent, Eaglehawk Symbester House **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO403	Road Reserve, Victoria Street, Eaglehawk Plane Trees (Plantanus acerifolia) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes	No	No	No	No
HO404	5 Victoria Street, Eaglehawk Eaglehawk Cemetery –Kurrajong (Brachychiton populneus), Chinese Weeping Cypress (Cupressus funebris), Lemon Scented Gum (Eucalyptus citriodara), Moreton Bay Figure (Ficus macrophylla), Silly Oak (Lagunaria patersonii), –Pyramid Tree (Lagunaria patersonii), Canary Islands Pine (Pinus canariensis), Oak (Quercus spp), –Grevillea robusta & Pines Various (3 stands) (Araucaria spp)	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Incorporated plan: Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
HO405	42 Victoria Street, Eaglehawk Lauriston building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO406	59 Victoria Street, Eaglehawk Nyora building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO407	65 Victoria Street, Eaglehawk Kilsyth building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO408	75A Victoria Street, Eaglehawk Presbyterian Church **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO409	80-82 Victoria Street, Eaglehawk Caradon building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO411	Whipstick Road, Eaglehawk Lightning Hill Historic Area –Lightning Hill Mines, Dams & Alluvial Workings King of Prussia Mine Black Forest Mine **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No

2.10 Eaglehawk North, East Bendigo, Elmore, Emu Creek, Eppalock, Epsom, Flora Hill and Fosterville

13/05/2022
C261gben

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	EAGLEHAWK NORTH							
HO412	Eaglehawk Neilborough Road, Eaglehawk North	No	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Peter the Great Gully & White Jacket Gully Mine - Peter the Great Gully (Right hand Branch) Mine, Dam & Alluvial Workings Peter the Great (Left hand Branch) Alluvial Workings Blue Jacket Reef(White Jacket Gully) Mine & Alluvial Workings **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
HO413	State Forest, Rifle Range Road, Eaglehawk North –Fiddlers Green Alluvial Workings **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
	EAST BENDIGO							
HO414	133 Charleston Road, East Bendigo Newmarket Hotel **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO914	143 Charleston Road, East Bendigo Fleece Inn **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020 **Statement of significance:**	No	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Statement of Significance: 143 Charleston Road, East Bendigo, September 2020							
HO415	6 Jennings Street, East Bendigo Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO890	10 McDowalls Road, East Bendigo Mayfair Park Estate - Former Bendigo Freezing Works Element 1: Brick walls and piers Element 2: Brick chimney stack **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020 **Statement of significance:** Statement of Significance: 10 McDowalls Road, East Bendigo, September 2020	No	No	No	No	No	No	No
HO905	125-133 McIvor Road, East Bendigo House and six trees **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020 **Statement of significance:** Statement of Significance: 125-133 McIvor Road, East Bendigo, September 2020	No	No	Yes , 3 Date Palms, 2 English Oak and an Italian Cypress	No	No	No	No
HO710	175 Murphy Street, East Bendigo	Yes	No	No	Yes	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Former North Bendigo Railway Workshop Complex consisting of Workshop 1 and Chimney, Workshops 2 and 3 and the Weighbridge **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
HO891	93 Strickland Road, East Bendigo Former Bendigo East State School No. 3893 The heritage place is defined as the school building, land within 10 metres of the building on the north, west and south side, and the land within the frontage to Murphy Street **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020 **Statement of significance:** Statement of Significance: 93 Strickland Road, East Bendigo, September 2020	No	No	No	No	No	Yes	No
	ELMORE							
HO416	47 Cardwell Street, Elmore Former Elmore Water Tower	-	-	-	-	Yes Ref No H1678	No	No
HO417	62 Michie Street, Elmore The Athenaeum and Memorial Hall	-	-	-	-	Yes Ref No H1744	No	No
HO418	61 Railway Place, Elmore Elmore Railway Station and Water Tower	-	-	-	-	Yes Ref No H1672	No	No
	EMU CREEK							

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO749	108 Hargreaves Road, Emu Creek St Stephen's Church **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO750	148 Hargreaves Road, Emu Creek House **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO751	197 Red Tank Road, Emu Creek Farm complex **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	Yes (stone out-building)	No	Yes (stone outbuilding)	No	No	No
	EPPALOCK							
HO752	Axedale – Kimbolton Road, Eppalock (Lots 2 & 3 PP2596) House and outbuildings **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	Yes (woolshed and stable)	No	Yes	No
HO753	312 Shanahans Road, Eppalock House **Incorporated plan:**	No	No	No	No	No	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
	EPSOM							
HO419	29 Golfcourse Road, Epsom Turf Tavern Hotel (former) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO906	131 Goynes Road, Epsom House **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020 **Statement of significance:** Statement of Significance: 131 Goynes Road, Epsom, September 2020	No	No	No	Yes, timber slab outbuilding	No	No	No
HO420	120-146 Midland Highway, Epsom Bendigo Pottery	-	-	-	-	Yes Ref No H674	No	No
HO857	182-194 Midland Highway, Epsom “Palms – Epsom” **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO421	15 Rosemundy Road, Epsom Rosemundy House **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	Yes (Gold Office)	No	No	No
	FLORA HILL							
HO423	88 Somerville Street, Flora Hill Canary Island Palm **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes	No	No	No	No
HO916	2 Osborne Street, Flora Hill 'Eumana' house and two oak trees **Statement of Significance:** Eumana Heritage Place Statement of significance, October 2019	Yes	No	Yes	No	No	Yes	No
	FOSTERVILLE							
HO424	1060 Axedale Road, Fosterville Adelaide Vale Homestead and Outbuildings	-	-	-	-	Yes Ref No H304	Yes	No

2.11 Golden Gully, Golden Square and Goornong

13/05/2022
C261gben

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	GOLDEN GULLY							
HO425	Crown Land, Diamond Hill Road, Golden Gully –Glascow Reef United Co Mine Site –Golconda Company Mine Site G G Consolidated Company Mine Site **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO426	Public Park Reserve, Diamond Hill Road, Golden Gully Diamond Hill Mining Adit **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO427	Faugh-a-Ballagh Road, Golden Gully Faugh-a-Ballagh Dam **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO428	Crown Land, 92 MacDougall Road, Golden Gully New Napoleon Battery & Workshop **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO707	133 MacDougall Road, Golden Gully Golconda-Glasgow Reef Gold Mines	-	-	-	-	Yes Ref No H1359	Yes	No
HO429	78 Woodward Road, Golden Gully Golden Gully Hotel (former) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	Yes	No	No	No
	GOLDEN SQUARE							
HO436	9-11 Abel Street, Golden Square Deborah Company Quartz Gold Mine	-	-	-	-	Yes Ref No H1365	No	No
HO430	6 Beech Street, Golden Square Realwa **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO431	44 Belle Vue Road, Golden Square Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO432	58 Belle Vue Road, Golden Square Building **Incorporated plan:**	Yes	No	No	No	No	No	No

GREATER BENDIGO PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
HO433	12 Booth Street, Golden Square Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO434	22-48 Chum Street, Golden Square Fortuna Villa	-	-	-	-	Yes Ref No H2211	No	No
HO837	69 Chum Street, Golden Square Former miner's weatherboard and mud brick cottage **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO702	21 Doye Street, Golden Square Former Samson Family Residence	-	-	-	-	Yes Ref No H2231	No	No
HO435	4 Eve Street, Golden Square North Deborah Quartz Gold Mine	-	-	-	-	Yes Ref No H1353	No	No
HO437	302 High Street, Golden Square Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO438	311-313 High Street, Golden Square Methodist Sunday School	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Incorporated plan: Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
HO439	320 High Street, Golden Square Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO440	322 High Street, Golden Square Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO441	359 High Street, Golden Square Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO442	359 High Street, Golden Square Golden Square Police Station **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO443	407 High Street, Golden Square Building	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Incorporated plan: Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
HO715	498-500 High Street, Golden Square Miner's Cottage **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO444	Laurel Street, Golden Square Railway Bridge **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO445	2A Laurel Street , Golden Square Uniting Church	-	-	-	-	Yes Ref No H1371	No	No
HO446	7 Laurel Street, Golden Square Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO447	255 Mackenzie Street, Golden Square Hayton building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No

GREATER BENDIGO PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO448	318 Mackenzie Street, Golden Square Dunmore building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO449	49-57 Marong Road, Golden Square Goldmines Hotel	-	-	-	-	Yes Ref No H827	Yes	No
HO450	75-77 Marong Road, Golden Square Garage **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO451	2 Old High Street, Golden Square Foundry Arms Hotel **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO860	27 Pallett Street, Golden Square Timber weatherboard residence **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO453	34 Panton Street, Golden Square Building	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Incorporated plan: Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
HO454	56 Panton Street, Golden Square Commersdale House **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	Yes	No	No	No	No	No
HO455	80 Panton Street, Golden Square Shiralee building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO456	48 Shamrock Street, Golden Square Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO457	Thistle Street, Golden Square Railway Bridge **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO458	77-79 Thistle Street, Golden Square Building	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Incorporated plan: Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
	GOORNONG							
HO709	Bendigo-Murchison Road, Goornong Fergusons Bridge, over Campaspe River	-	-	-	-	Yes Ref No H1853	No	No
HO459	300 Ellis Road, Goornong Campaspe Park	-	-	-	-	Yes Ref No H1923	No	No

2.12 Heathcote, Hunter, Huntly and Huntly North

13/05/2022
C261gben

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	HEATHCOTE							
HO754	250 Adairs Lane and Lot 1 Adairs Lane, Heathcote Sandstone and brick hut and slab outbuilding **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	Yes (hut and slab outbuilding)	No	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO755	59 Ebden Street, Heathcote Our Lady Help of Christians Church (former) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	Yes	Yes (cypress trees)	No	No	No	No
HO461	Forest Drive, Heathcote Heathcote Powder Magazine	-	-	-	-	Yes Ref No H1402	No	No
HO756	16 Herriot Street, Heathcote House **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO463	21-23 Herriot Street, Heathcote Old Gaol and Former Police Station and Residence **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO757	31 Herriot Street, Heathcote Heathcote War Memorial Higher Elementary School **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO758	61 High Street, Heathcote Shop (former Federal Hall)	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Incorporated plan: Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
HO759	72 High Street, Heathcote Bank of Australasia (former) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	Yes (brick outbuilding and weatherboard outbuilding)	No	No	No
HO464	81-83 High Street, Heathcote Former Shire Hall **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO760	82 High Street, Heathcote Heathcote Masonic Temple **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO761	104 High Street, Heathcote Bank of Victoria (former) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO762	105 High Street, Heathcote Shop and residence	No	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Incorporated plan: Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
HO763	107 High Street, Heathcote Former Residence, Shop and Bakery **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO764	121 High Street, Heathcote Mechanics Institute **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO465	125 High Street, Heathcote Former Heathcote Court House and Shire Council Chambers	-	-	-	-	Yes Ref No H1368	No	No
HO765	129 High Street, Heathcote Commercial Bank of Australia (former) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO766	131 High Street, Heathcote Heathcote Uniting Church **Incorporated plan:**	Yes	No	Yes (palm tree)	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
HO767	137 High Street, Heathcote Heathcote Post Office **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO768	143 High Street, Heathcote Shop **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO769	147 High Street, Heathcote Moore, Christie and Spinks Flour Mill (former) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO770	150 High Street, Heathcote House **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO771	151-153 High Street, Heathcote Bank (former) **Incorporated plan:**	Yes	No	No	Yes (single storey brick building at the rear)	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
HO772	158 High Street, Heathcote James Crowle's Factory (former) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO466	165 High Street, Heathcote St John's Anglican Church & "Budd Hall" **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	Yes	Yes (Palm trees)	Yes (Budd Hall)	No	Yes	No
HO773	166 High Street, Heathcote Shop (former) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO467	178 High Street, Heathcote Former Survey Office	-	-	-	-	Yes Ref No H2247	Yes	No
HO774	171 High Street, Heathcote Union Hotel **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO468	183-185 High Street, Heathcote Thomas Craven's Store (Heathcote Winery) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO469	186-188 High Street, Heathcote Innisfail	-	-	-	-	Yes Ref No H388	Yes	No
HO775	187 High Street, Heathcote Emeu Inn (former Emeu Hotel) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO470	218-220 High Street, Heathcote Shop and residence (former Ferguson's Store) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes (mature pepper-corn tree)	No	No	No	No
HO471	39 Hospital Street, Heathcote Heathcote Hospital (1859 sandstone section) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	Yes	No
HO472	138-166 Kilmore Road, Heathcote Livingstone House, Stone Slab Tank	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Incorporated plan: Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
HO776	6 Mitchell Street, Heathcote House **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO462	Mud Hut Track, Heathcote Sawpit Gully Gold Puddling Site	-	-	-	-	Yes Ref No H1246	No	No
HO777	6360 Northern Highway, Heathcote The Lake Hotel (former) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	Yes (corrugated iron outbuilding)	No	No	No
HO473	Pink Cliffs Road, Heathcote Pink Cliffs Hydraulic Gold Sluicing Site The heritage place includes Native Flora Reserve	-	-	-	-	Yes Ref No H1352	No	No
HO780	41 Playne Street, Heathcote House **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO778	18 Pohlman Street, Heathcote Presentation Convent **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	Yes (palm trees)	No	No	No	No
HO779	42 Pohlman Street, Heathcote Heathcote Cemetery **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes (Cypresses)	Yes (shelter shed and fence)	No	No	No
HO781	88 Wright Street, Heathcote House **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
	HUNTER							
HO474	Elmore Mitiamo Road, Hunter Hunter Rail Reserve Grassland Site **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
	HUNTLY							
HO475	620-626 Midland Highway, Huntly Former Huntly Shire Council Chambers	-	-	-	-	Yes Ref No H1369	No	No

GREATER BENDIGO PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO477	621 Midland Highway, Huntly Huntly Court House (former)	-	-	-	-	Yes Ref No H1370	No	No
HO478	State Park, Wards Road, Huntly Fruhling Reef Mines **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes	No	No	No	No
	HUNTLY NORTH							
HO479	Hartlands Road, Huntly North Phillips Gully Gold Mining Precinct	-	-	-	-	Yes Ref No H1243	No	No
HO480	154 Hartlands Road, Huntly North –Hartland's Loeser Road Eucalyptus Distillery **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No

2.13 Ironbark

13/05/2022
C261gben

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO481	212 Don Street, Ironbark –Canary Island Pine (Pinus canariensis) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes	No	No	No	No
HO482	223 Don Street, Ironbark Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO483	229 Don Street, Ironbark Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO484	233 Don Street, Ironbark Braeside building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO485	17 Eaglehawk Road, Ironbark Banyan **Incorporated plan:**	Yes	No	No	No	No	No	No

GREATER BENDIGO PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
HO500	27, 29 and 31 Eaglehawk Road, Ironbark 3 attached buildings **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO486	60 Eaglehawk Road, Ironbark Wetterau building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO488	79 Eaglehawk Road, Ironbark Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO489	84-86 Eaglehawk Road, Ironbark British American Hotel **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO490	96 Eaglehawk Road, Ironbark Building **Incorporated plan:**	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
HO491	104 Eaglehawk Road, Ironbark Hopetoun Band Hall **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	Yes	No	No	No
HO494	50 Lilac Street, Ironbark Building, gardens and trees **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	Yes	No	No	No	No
HO493	29 Marong Road, Ironbark Schinus Molle (Areira) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes	No	No	No	No
HO492	40-56 Marong Road, Ironbark Victoria Hill Quartz Gold Mines	-	-	-	-	Yes Ref No H1355	No	No
HO495	50 Nettle Street, Ironbark Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No

GREATER BENDIGO PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO496	54 Nettle Street, Ironbark Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO497	91 Old Violet Street, Ironbark Violet Street Primary School No 877 **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	Yes	No
HO498	193-197 Wattle Street and 29 Valentine Street, Ironbark Former Fuse Factory (Ascension Bookshop)	-	-	-	-	Yes Ref No H1680	No	No
HO499	199 Wattle Street, Ironbark Manse **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No

2.14 Junortoun, Kangaroo Flat, Kennington, Kimbolton and Knowsley

--/--/----
Proposed C271gben

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	JUNORTOUN							
HO782	1044 McIvor Highway, Junortoun House and outbuildings **Incorporated plan**: Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes (mature garden and palms)	Yes (timber outbuildings)	No	No	No
	KAMAROOKA							
HO708	Clays Road, Kamarooka Reudins Eucalyptus Distillery	-	-	-	-	Yes Ref No H1409	No	No
	KANGAROO FLAT							
HO502	7 Camp Street (corner of Church Street), Kangaroo Flat Former police station and quarters **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO512	10 Camp Street, Kangaroo Flat Uniting Church (former Wesleyan Church) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO505	39-41 Crusoe Road, Kangaroo Flat Tweedside **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO506	68-72 High Street, Kangaroo Flat Medical Centre (former Belmont) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO507	97 High Street (corner of Station Street), Kangaroo Flat St Monica's Catholic Church **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO509	138 High Street, Kangaroo Flat Butcher's Shop **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO510	143-147 High Street, Kangaroo Flat Former Victoria Store	No	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Incorporated plan: Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
HO511	149 High Street, Kangaroo Flat Barber Shop **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO513	181 High Street, Kangaroo Flat Bonhaven **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	Yes (original fence)	No	No	No
HO514	182 High Street, Kangaroo Flat Former Liverpool Arms Hotel **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO516	214 High Street, Kangaroo Flat Millewa Hall **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes Moreton Bay Fig	Yes (coach house/ stables)	No	No	No

GREATER BENDIGO PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO937	Part of 55 Condon Street Kennington Former East Bendigo Observatory site **Incorporated Plan:** Greater Bendigo Heritage Incorporated Plan - Permit Exemptions, January 2018 **Statement of Significance:** Statement of Significance: Part of 55 Condon Street Kennington July 2022	No	Yes (East Bendigo Observatory)	No	No	No	No	No
HO935	147 Kangaroo Gully Road, Kangaroo Flat Former "Wait 'til I'm Ready Hotel" **Incorporated Plan:** Greater Bendigo Heritage Incorporated Plan - Permit exemptions, September 2020 **Statement of significance:** Statement of Significance: 147 Kangaroo Gully Road, Kangaroo Flat, September 2020	No	No	No	Yes, outbuildings including former stable and ruinous walls	No	No	No
HO518	10 Lockwood Road, Kangaroo Flat Former Liverpool Store **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO517	12 Lockwood Road, Kangaroo Flat Former Weighbridge Hotel **Incorporated plan:**	No	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
HO519	25 Morrison Street, Kangaroo Flat Dunedin House (formerly Hillside) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO520	2 Myrnong Court, Kangaroo Flat Myrnong **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO521	4 Olympic Parade, Kangaroo Flat Woodville **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO704	2B Short Street, Kangaroo Flat Kangaroo Flat Railway Station Complex	-	-	-	-	Yes Ref No H1565	Yes	No
HO524	28 View Street, Kangaroo Flat Kangaroo Flat Primary School – Former Common School No. 981	-	-	-	-	Yes Ref No H1381	Yes (former school building only and associated	No

GREATER BENDIGO PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
							grounds within Lot 1, PS 532105T)	
HO525	12 Weir Court, Kangaroo Flat Hope Park **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes Cypress pines and palms	No	No	No	No
	KENNINGTON							
HO526	190 St Aidans Road, Kennington Former St Aidans Orphanage	-	-	-	-	Yes Ref No H2057	No	No
HO527	71 Neale Street, Kennington Allawah **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO892	16 Crook Street, Kennington House and Palm tree **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan - Permit Exemptions, September 2020 **Statement of significance:**	No	No	Yes, Palm tree	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Statement of significance: 16 Crook Street, Kennington, September 2020							
	KIMBOLTON							
HO783	223 Mangans Lane, Kimbolton Outbuilding **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	Yes (outbuilding)	No	Yes	No
	KNOWSLEY							
HO784	15 Bywater Street, Knowsley St James Catholic Church **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	Yes (organ and altar)	No	No	No	No	No
HO714	4 Knowsley-Eppalock Road, Knowsley Shop and residence **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO786	11 Knowsley-Eppalock Road, Knowsley Moorabbee Hotel (former) **Incorporated plan:**	No	No	No	No	No	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
HO528	McIvor Highway, Knowsley Farleys Glaciated Pavement Site **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO787	2948 McIvor Highway, Knowsley Knowsley Hotel (former) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	Yes (woolshed)	No	Yes	No
HO788	3142 McIvor Highway, Knowsley 'Moiradale' **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes (palm tree)	No	No	Yes	No
HO529	Moorabbee Road, Knowsley McNutts - Sheedys Glaciated Pavements **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No

GREATER BENDIGO PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO789	160 Murphys Lane, Knowsley 'Mount View' homestead complex **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes (coprosma and cypress hedges, palm, peppercorn and pine trees)	Yes (barn, wash house and garage)	No	No	No
HO785	9 Railway Court, Knowsley Railway House **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO790	580 Tunnecliffs Lane, Knowsley Slab outbuildings **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes (mature peppercorn trees)	Yes (two timber slab outbuildings)	No	No	No

2.15 Lockwood, Lockwood South, Long Gully and Longlea

13/05/2022
C261gben

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	LOCKWOOD							
HO561	1419 Calder Alternative Highway, at Boyles Lane corner, Lockwood Ark Hall **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO530	190 Wiegards Road, Lockwood Lockwood Primary School No. 744	-	-	-	-	Yes Ref No H1715	Yes	No
	LOCKWOOD SOUTH							
HO531	Happy Jack Reserve, Calder Alternate Highway, Lockwood South –River Red Gum (Eucalyptus camaldulensis) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes	No	No	No	No
HO849	630 Calder Alternative Highway, Lockwood South Hume's Hovell **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO534	813 Calder Alternative Highway, Lockwood South	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Uniting Church (former Wesleyan Church) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020			Conifer row				
HO713	1156 Calder Alternative Highway, Lockwood Former St.Stephens Anglican Church **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	Yes	Yes	No	No	No	No
	LONG GULLY							
HO535	2 Creeth Street, Long Gully View Hill Lodge **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO536	136 Eaglehawk Road, Long Gully Manchester Arms Hotel **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO537	153 Eaglehawk Road, Long Gully St Matthew's Church and School **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO539	194 Eaglehawk Road, Long Gully Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO540	235 Eaglehawk Road, Long Gully Ginko Bilboa **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes	No	No	No	No
HO541	237 Eaglehawk Road, Long Gully Methodist Residence (former) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO542	257 Eaglehawk Road, Long Gully Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO543	2 Havilah Road, Long Gully Kilhallen building **Incorporated plan:**	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
HO544	8 Havilah Road, Long Gully Latchley Cottage **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO545	17 Jackson Street, Long Gully Former Long Gully Primary School No. 2120	-	-	-	-	Yes Ref No H968	No	No
HO547	15 Stone Street, Long Gully Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO546	89 Upper California Gully Road, Long Gully Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO548	14-26 Wilson Street, Long Gully Uniting Church and Sunday School	-	-	-	-	Yes Ref No H1373	No	No
	LONGLEA							
HO791	20 Longlea Lane, Longlea Longlea State School No. 1921 (former)	No	No	No	Yes (shelter shed)	No	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Incorporated plan: Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
HO792	74 Maggs Lane, Longlea House **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No

2.16 Maiden Gully, Mandurang, Marong, Mia Mia, Mount Camel, Myers Flat and Myrtle Creek

13/05/2022
C261gben

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	MAIDEN GULLY							
HO549	51 Andrews Road, Maiden Gully Byronsvale (formerly Turand) **Incorporated plan:**	No	No	No	Yes (stables)	No	No	No

GREATER BENDIGO PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
HO552	State Forest, Maiden Gully Road, Maiden Gully Lancashire Reef Mines, Dam & Alluvial Workings **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes	No	No	No	No
HO555	35 Monsants Road, Maiden Gully Pratty's Patch **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO551	24A Pioneer Drive and 9 Kawana Drive (Allotment 36, Parish of Marong), Maiden Gully Ninnes Lone Grave and Reserve **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO556	Sparrowhawk Road, Derwent Gully Road and Arro Avenue, Maiden Gully Spargo's Pyrites Gold Works	-	-	-	-	Yes Ref No H1360	No	No
HO557	7 Wick's Road, Maiden Gully Rocky Vale Villa	No	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Incorporated plan: Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
	MANDURANG							
HO558	9 Hollidays Road, Mandurang Uniting Church (former Christian Bible Church) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO712	86 Mandurang South Road, Mandurang South Mandurang South State School No. 1628 (Former) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO793	303 Mandurang Road, Mandurang Château Dor□ **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes (peppercorn, olive, pecan nut trees and vineyard)	Yes (winery buildings, blacksmiths shop and buggy shed)	No	No	No
HO794	69 Nankervis Road, Mandurang Former Schools and Residence **Incorporated plan:**	No	No	No	Yes (school of 1861, teacher's residence and school of 1877)	No	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
HO795	306 Nankervis Road, Mandurang House and outbuilding **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes (mature oaks, cypresses and willows)	Yes (barn)	No	No	No
HO796	Tannery Lane, between Mandurang and Nankervis Roads, Mandurang Tannery Lane culverts and trees **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes (hawthorn hedge and avenue of elm trees)	No	No	No	No
HO797	6 Tannery Lane, Mandurang Junction Hotel (former) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes (oaks and other exotic large trees)	Yes (brick and timber outbuilding, poles and corrugated iron outbuilding, and timber fencing including carved posts)	No	No	No
HO798	88 Tannery Lane, Mandurang House and outbuilding **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	Yes (sandstone outbuilding)	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO799	145 Tannery Lane, Mandurang Edinburgh Tannery **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	Yes (hide shed)	No	No	No
	MARONG							
HO560	10 Adams Street (Calder Highway), Marong Marong School No. 400 **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO559	31 Adams Street, Marong Former Shire of Marong Hall **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes Palm trees	No	No	No	No
HO562	1810 Calder Alternative Highway, Marong Park View **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes Moreton Bay fig trees, monkey puzzle trees, other conifers	Yes (stone outbuilding)	No	No	No
HO563	26 High Street (Calder Highway) at Adams Street, Marong	No	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Marong Family Hotel **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
HO564	32 High Street, Marong Uniting Church complex **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO565	35 High Street, Marong Former Holy Trinity Anglican Church **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO566	53 High Street, Marong St Patrick's Catholic Church, and 31 Cathcart Street, Marong St Patrick's Catholic Church Presbytery and stables **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	Yes (stables)	No	No	No
HO567	284 O'Sullivan's Road at McKenzie Road, Marong	No	No	No	No	No	No	No

GREATER BENDIGO PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	McKenzie's Tomato Seed Extraction Factory **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
	MIA MIA							
HO800	81 Daniels Lane, Mia Mia Outbuildings and cottage **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	Yes (timber slab outbuildings and cottage)	No	No	No
HO801	209 Daniels Lane, Mia Mia Outbuildings and ruins **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	Yes (stone outbuildings, half timbered ruins and stone and brick chimneys)	No	No	No
HO802	Heathcote-Redesdale Road, Mia Mia (Z3\PP2973) Ruins and outbuildings **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	Yes (log outbuildings, stone chimney and two pressed red brick chimneys)	No	No	No
HO803	Heathcote-Redesdale Road, Mia Mia (Z8A~6\PP2973 and Z9PP2973) Hare and Hound Hotel (former) **Incorporated plan:**	No	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
HO804	Heathcote – Spring Plains Road, Mia Mia (B33A\PP2973) Former Hotel **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	Yes (remains timber outbuilding)	No	Yes	No
HO569	508 Heathcote Spring Plains Road, Mia Mia O'Sullivans Rock Site **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO805	31 Matheson Road, Mia Mia Mia Mia Uniting Church **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	Yes (mature pine trees)	No	No	No	No
HO806	257 Meadow Valley Road, Mia Mia Homestead complex **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	Yes (black-smiths workshop)	Yes (orchard)	Yes (shearing shed, blacksmiths workshop, horse shelter and tack room, post and rail fences, sheep yards)	No	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO807	17 Valley Road, Mia Mia Manse **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes (mature trees adjacent to house)	No	No	No	No
HO808	20 Valley Road, Mia Mia Mia Mia Hall **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO809	45 Westblade Road, Mia Mia Outbuilding **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	Yes (bluestone outbuilding)	No	No	No
	MOUNT CAMEL							
HO810	392 Heathcote-Rochester Road, Mount Camel House and outbuildings **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes (mature exotic trees)	Yes (outbuilding and animal shelter)	No	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO811	770 Heathcote-Rochester Road, Mount Camel Mount Camel Homestead **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes (driveway of trees and mature exotic trees including palms)	Yes (outbuildings)	No	Yes	No
	MYERS FLAT							
HO570	1371 Loddon Valley Highway, Myers Flat –Myers Creek Alluvial Workings **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
	MYRTLE CREEK							
HO812	Part CA 5 Sec 8 Bartys Road, Myrtle Creek (1\TP240950) House and outbuilding **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes (peppercorn and mulberry trees)	Yes (brick outbuilding)	No	No	No

2.17 Neilborough and North Bendigo

13/05/2022
C261gben

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	NEILBOROUGH							
HO571	Aldridges Road, Neilborough –Barkly Reef Mines **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO572	Kamarooka State Forest, Black Rock Road, Neilborough –Black Rock Flat Mines & Alluvial Workings **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO574	1484 Eaglehawk Neilborough Road, Neilborough – Veteran's Rush Shallow Diggings & Alluvial Workings (shallow sinkings) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO575	CA 5A Elmore-Raywood Road, Neilborough Former Kamarooka Road School (Neilborough North) No. 1726 **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes Sugar gums	No	No	No	No
HO577	Munro Road, Neilborough	No	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	–Elysian Lead 1 Mine **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
HO578	Palmer Road, Neilborough -Black Rock Road Eucalyptus Distille Miner **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO579	Water Reserve, Scotts Road, Neilborough Iron's Dam Mine **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO850	CA 44A Welshs Road, Neilborough Hooper's Eucalyptus Distillery **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO576	63 Whewell Street, corner Miller Street, Neilborough Former Shamrock Hotel and Store **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
	NORTH BENDIGO							

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO876	213 Arnold Street, North Bendigo Arnold Street Uniting Church (former Wesleyan Church) The heritage place is defined as the church, hall and all land within the frontage and within 4 metres from the side and rear of the buildings **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020 **Statement of significance:** Statement of Significance: 213 Arnold Street, North Bendigo, September 2020	Yes	No	No	No	No	No	No
HO877	225 Arnold Street, North Bendigo Residence **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020 **Statement of significance:** Statement of Significance: 225 Arnold Street, North Bendigo, September 2020	No	No	No	No	No	No	No
HO878	238 Arnold Street, North Bendigo Residence **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020 **Statement of significance:**	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Statement of Significance: 238 Arnold Street, North Bendigo, September 2020							
HO879	31 Bayne Street, North Bendigo Residence **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020 **Statement of significance:** Statement of Significance: 31 Bayne Street, North Bendigo, September 2020	No	No	No	Yes, red brick boundary fence	No	No	No
HO581	3 Finn Street, North Bendigo Bendigo Chinese Temple [Joss House]	-	-	-	-	Yes Ref No H1791	No	No
HO880	5 Finn Street, North Bendigo and 25 and 31 Bushmaster Court, North Bendigo Thales (Former Commonwealth Ordnance Factory, Bendigo) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020 **Statement of significance**: Statement of Significance: 5 Finn Street and 25 & 31 Bushmaster Court, North Bendigo, September 2020	No	No	No	No	No	No	No
HO881	3 Grattan Street, North Bendigo Residence **Incorporated plan:**	No	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020 **Statement of significance:** Statement of Significance: 3 Grattan Street, North Bendigo, September 2020							
HO582	11 Grattan Street, North Bendigo Glen Eagles Private Nursing Home & Garden **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	Yes	No	No	No	No
HO882	14-16 Lobb Street, North Bendigo Former North Bendigo Sunday School **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020 **Statement of significance:** Statement of Significance: 14 -16 Lobb Street, North Bendigo, September 2020	Yes	No	No	No	No	No	No
HO583	36 Lucan Street, North Bendigo Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO584	8 Niemann Street, North Bendigo Building	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Incorporated plan: Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
HO883	6 Norfolk Street, North Bendigo Residence **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020 **Statement of significance:** Statement of Significance: 6 Norfolk Street, North Bendigo, September 2020	No	No	No	No	No	No	No
HO885	24 Smith Street, North Bendigo St Paul's Coptic Church and Church Hall (former St John's Church of England) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020 **Statement of significance:** Statement of Significance: 24 Smith Street, North Bendigo, September 2020	Yes	No	No	No	No	No	No
HO886	3 Stewart Street, North Bendigo Residence **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020 **Statement of significance:**	No	No	No	No	No	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Statement of Significance: 3 Steward Street, North Bendigo, September 2020							
HO888	25 Stewart Street, North Bendigo Residence **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020 **Statement of significance:** Statement of Significance: 25 Stewart Street, North Bendigo, September 2020	No	No	No	No	No	No	No
HO719	40 Thunder Street, North Bendigo Chinese Kiln & Market Garden	-	-	-	-	Yes Ref No H2106	No	No
HO580	Weeroona Avenue, North Bendigo and Bendigo King's Bridge over Bendigo Creek	-	-	-	-	Yes Ref No H1935	No	No

2.18 Quarry Hill

13/05/2022
C261gben

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO585	52 Breen Street, Quarry Hill	Yes	No	No	No	No	No	No

GREATER BENDIGO PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Toorak House **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
HO586	5 Carpenter Street, Quarry Hill Turriff building & –Bunya Bunya Pine *(Araucaria bidwilli)* **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO29	70 Carpenter Street, Quarry Hill Bendigo Cemetery	-	-	-	-	Yes Ref No H798	No	No
HO588	2 Echuca Street, Quarry Hill Building & Garden **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO589	26 Echuca Street, Quarry Hill –Canary Island Pine (Pinus canariensis) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes	No	No	No	No
HO590	28 Echuca Street, Quarry Hill –Liquidambar	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Incorporated plan: Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
HO591	109 Gladstone Street, Quarry Hill Rydon building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO592	1 Hamlet Street, Quarry Hill Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO593	19 Hamlet Street, Quarry Hill Edelweiss building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO594	5 Harkness Street, Quarry Hill Pennwinnick building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO595	8 Harkness Street, Quarry Hill Building	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Incorporated plan: Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
HO596	10 Harkness Street, Quarry Hill Merlemont building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO597	14 Harkness Street, Quarry Hill Rock Lodge **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO598	35 Horace Street, Quarry Hill Heidelberg House **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO599	8 Kilwinning Street, Quarry Hill Del Oro building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO601	61-63 Miller Street, Quarry Hill	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Glendra building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
HO602	Myrtle Street, Quarry Hill Myrtle Street Road Bridge **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO603	30-32 Olinda Street, Quarry Hill Congregational Church (former) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO604	61 Olinda Street, Quarry Hill Uralla House **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO605	87 Olinda Street, Quarry Hill Rosslyn building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO606	107 Olinda Street, Quarry Hill Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO607	143 Olinda Street, Quarry Hill Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO608	151 Olinda Street, Quarry Hill Clifton Wood building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO609	37 Palmerston Street, Quarry Hill Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO610	55 Palmerston Street, Quarry Hill Building **Incorporated plan:**	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
HO611	63 Palmerston Street, Quarry Hill Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO612	7 Percival Street, Quarry Hill Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO613	6 Brodie Street, Quarry Hill Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO614	47 Pyke Street, Quarry Hill Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO615	67 Pyke Street, Quarry Hill Date Palm	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Incorporated plan: Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
HO616	Railway Place, Quarry Hill Weighbridge Hut (former) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO617	Railway Place, Quarry Hill Railway Water Tower **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO618	Railway Place, Quarry Hill Locomotive Roundhouse **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO619	Railway Place, Quarry Hill Signal Box **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO620	Railway Place, Quarry Hill	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Railway Engine Shed **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
HO621	Railway Place, Quarry Hill Footbridge **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO622	Railway Place, Quarry Hill Railway Carriage Shed **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO623	Railway Place, Quarry Hill Railway Station, Yard & Complex **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	Yes	No	No	No
HO624	18 Reginald Street, Quarry Hill The Eyrie	-	-	-	-	Yes Ref No H556	Yes	No
HO625	38 Reginald Street, Quarry Hill Building	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Incorporated plan: Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
HO626	25 Russell Street, Quarry Hill Queen's Arms Hotel **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO627	42 Russell Street, Quarry Hill Canary Island Pine (Pinus canariensis) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes	No	No	No	No

2.19 Ravenswood, Raywood, Redcastle and Redesdale

13/05/2022
C261gben

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	RAVENSWOOD							

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO633	Beilharz Road, Ravenswood Single Arch Granite Road Bridge **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO629	Buckeye Lane, Ravenswood Buckeye Creek Railway Bridge Complex	-	-	-	-	Yes Ref No H2056	No	No
HO630	4912 Calder Highway, Ravenswood Ravenswood Homestead	-	-	-	-	Yes Ref No H315	Yes	No
HO706	Calder Highway, Ravenswood Railway Line, Ravenswood Ravenswood Railway Precinct	-	-	-	-	Yes Ref No H1786	No	No
HO631	Calder Highway, Ravenswood Ravenswood Railway Siding	-	-	-	-	Yes Ref No H1100	No	No
	RAYWOOD							
HO637	2856 Elmore-Raywood Road, Raywood Viewbank (ruin) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO636	3536 Elmore-Raywood Road, Raywood Former McKay farmhouse **Incorporated plan:**	No	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
HO639	Grant Street, Raywood Crown & Freehold Land Nil Desperandum Mine & Gravel Reserve (mullock heap & filled shaft) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO640	9 Inglewood Street, Raywood Former railway gatekeeper's house **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO641	33 Inglewood Street, Raywood Post Office and Quarters **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO647	48 Inglewood Street, Raywood Raywood Hotel (former Gunn's Raywood Hotel) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO643	50 Inglewood Street, Raywood Former Raywood Town Hall	No	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Incorporated plan: Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
HO644	54 Inglewood Street, Raywood Former Morgans' Store **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO645	34 Lincoln Street, Raywood Raywood Reservoir **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO646	18 Sandhurst Street, Raywood Raywood Primary School, No. 1844 **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO635	28 Sandhurst Street (Bendigo-Pyramid Road), Raywood Uniting Church (former Methodist Church) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO634	47-49 Sandhurst Street (Bendigo-Pyramid Road), Raywood	No	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	St Mary's Anglican Church (former Congregational Church) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
	REDCASTLE							
HO814	Redcastle Cemetery Road, Redcastle (36A\PP3445) Redcastle Cemetery **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	Yes (cast iron grave fencing)	No	No	No
	REDESDALE							
HO648	Heathcote–Kyneton Road, Redesdale Redesdale Bridge	-	-	-	-	Yes Ref No H1419	Yes	No
HO815	2115 Heathcote-Redesdale Road, Redesdale Roman Catholic Church of St Laurence **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	Yes (mature pines and pepper-corns)	Yes (dry stone wall and stone drainage channels)	No	No	No
HO816	2127 Heathcote-Redesdale Road, Redesdale Shops and dwellings **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO817	2132 Heathcote-Redesdale Road, Redesdale Hotel (former) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO818	2306 Kyneton-Redesdale Road, Redesdale 'Riverbend' farm and outbuildings **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes (mature cypress tree, remnant orchard)	Yes (stone cottage and brick well)	No	Yes	No
HO819	2351 Kyneton-Redesdale Road, Redesdale 'Penarth' homestead complex **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	Yes (mature elms)	Yes (stone outbuilding and barn)	No	Yes	No
HO820	2406 Kyneton-Redesdale Road, Redesdale 'Hawthorn' farm and outbuildings **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	Yes (stone outbuilding/ stable)	No	Yes	No
HO821	2640 Kyneton-Redesdale Road, Redesdale Redesdale Tavern **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	Yes (stone stables, cow bails and yard)	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO822	1667 Lyell Road, Redesdale Bible Christian Church **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	Yes	No
HO823	1737 Lyell Road, Redesdale House and ruins **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	Yes (stone house and ruins)	No	No	No
HO824	67 McNiffs Road, Redesdale 'Boonderoo', House and outbuildings **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	Yes (bluestone outbuilding)	No	No	No
HO825	121 Mt Lofty Road, Redesdale House, outbuilding and ruins **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes (cypresses and large deciduous trees along driveway)	Yes (earlier bluestone house and outbuilding and chimney ruins)	No	No	No
HO826	126 Mt Lofty Road, Redesdale Outbuilding and stone wall **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes (elm tree)	Yes (stone outbuilding and wall)	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO827	485 North Redesdale Road, Redesdale 'Riverslea' house **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	Yes (stone wall and well)	No	No	No

2.20 Sailors Gully, Sebastian, Sedgwick, Shelbourne, Spring Gully, Strathdale and Strathfieldsaye

13/05/2022
C261gben

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	SAILORS GULLY							
HO689	Beelzebub Gully Road, Sailors Gully New Moon Quartz Gold Mine Sites	-	-	-	-	Yes Ref No H1366	Yes	No
HO649	1-9 Bendigo/Pyramid Road, Sailors Gully Eaglehawk North Primary School **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO650	6 Dunstan Street, Sailors Gully Pinus Sylvestrus **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes	No	No	No	No
HO651	26 Letherby's Road, Sailors Gully Steward House **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO652	29 Letherby's Road, Sailors Gully Steward House & Brewery site **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	Yes	No	No	No
HO653	Letherby Road & Brewery Road, Sailors Gully Road Reserve –Queensland Kauri Pine (Agathis robusta) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes	No	No	No	No
HO654	Road Reserve, Loddon Valley Highway, Sailors Gully	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Yellow Gums, (Eucalyptus leucoxylon) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
HO655	220 Sailors Gully Road, Sailors Gully St Augustine's Church **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO656	Peg Leg Gully, 46 Williams Road, Sailors Gully Myers Flat Alluvial Workings **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
	SEBASTIAN							
HO657	102 Main Street, Sebastian Little Sebastian Hotel **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO658	257 Pierce's Road, Sebastian Pierce's Eucalyptus Distillery **Incorporated plan:**	No	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
HO703	3a Rothackers Road, Sebastian Francis Harritable's log buildings (ruins) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO661	Three Chain Road, Sebastian South Frederick the Great Mine **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO662	624 Three Chain Road, Sebastian Frederick The Great Historic Area Frederick the Great Mine & Cyanide Works **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
	SEDGWICK							
HO829	455 Sedgwick Road, Sedgwick House **Incorporated plan:**	No	No	No	Yes (outbuilding and separate building at rear of house)	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
HO828	23 Wilkinsons Road, Sedgwick 'Green Acres' house and outbuildings **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	Yes (mature cypresses)	Yes (two outbuildings)	No	No	No
	SHELBOURNE							
HO568	550 McKenzie Road, Shelbourne Farm complex **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes Monkey Puzzle trees and Moreton Bay figs	Yes (stone barn)	No	No	No
	SPRING GULLY							
HO664	Water Supply Reserve, Diamond Hill Road, Spring Gully New Chum Goldfields **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
	STRATHDALE							
HO915	40 Harley Street, Strathdale "Nanga Gnulle", mud brick and reclaimed materials house	Yes	No	No	No	No	No	No

GREATER BENDIGO PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Incorporated plan: Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020 **Statement of significance**: Statement of significance: 40 Harley Street, Strathdale,, September 2020							
	STRATHFIELDSAYE							
HO830	12 Blucher Street, Strathfieldsaye Police station (former) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	Yes (red brick stables)	No	No	No
HO831	15 Clydebank Court, Strathfieldsaye House **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO832	431 Somerset Park Road, Strathfieldsaye House and outbuildings **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	Yes (blacksmiths shop, worker's hut, machinery shed, dairy and milking shed)	No	Yes	No
HO833	513 Strathfieldsaye Road, Strathfieldsaye	No	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	House **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
HO665	838 Strathfieldsaye Road, Strathfieldsaye Strathfieldsaye Shire Hall (former) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO834	9 Uxbridge Street, Strathfieldsaye Former Diamond Hill School at Strathfieldsaye State School No. 1221 **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	Yes (former Diamond Hill School)	No	No	No
HO835	920-922 Wellington Street, Strathfieldsaye Methodist Church **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No

2.21 Wellsford, West Bendigo, Whipstick, White Hills, Wilsons Hill and Woodvale

13/05/2022
C261gben

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	WELLSFORD							
HO836	1-3 Rifle Range Road, Wellsford Munitions Store **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
	WEST BENDIGO							
HO666	9 Happy Valley Road, West Bendigo Coath Cottage **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	Yes	No	No	No
HO667	31 Happy Valley Road, West Bendigo Mycumbene House & Garden **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	Yes	Yes	No	No	No
HO668	33 Happy Valley Road, West Bendigo Bon Accord building Bunya Bunya Pine (Araucaria bidwilli) & –Moreton Bay Fig (Ficus macrophylla) **Incorporated plan:**	Yes	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
HO669	Keene Street, West Bendigo Derwent Gully (Unreserved Crown Land) Liddell's Pyrites Works **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
	WHIPSTICK							
HO670	State Forest, Eaglehawk Neilborough Road, Whipstick –Wallace Reef Mine, Dam & Alluvial Workings **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO854	CA 4 Eaglehawk-Neilborough Road, Whipstick Roy Roger's Tree (Eucalpytus tricarpa) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes Red Ironbark	No	No	No	No
HO672	State Forest, Elliot Track, Whipstick Elliot's Reef Mine **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO673	Splitters Gully, Kristoff Road, Whipstick –Christoff Reef Mines **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO674	119 Millers Flat Road, Whipstick Sandfly Gully Historic Area –Sandfly Reef Mine & Alluvial Workings Shamrock Reef Mine & Cyanide Works **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO675	Whipstick Park, Old Tom Road, Whipstick Old Tom Reef Gold Puddling Site	-	-	-	-	Yes Ref No H1251	No	No
HO705	Old Tom Road, Whipstick Park, Whipstick Old Tom Reef Mine, Alluvial Workings and Cyanide Works Unfortunate Bolle's Reef Mine **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO676	Jib Horse Gully, Whipstick Road, Whipstick Jib Horse Gully Alluvial Workings **Incorporated plan:**	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
HO677	Whipstick Road, Whipstick Raywood Channel Historic Area Raywood Channel Water Race Mine **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
	WHITE HILLS							
HO908	14 Heinz Street and 15 Ross Street, White Hills House and stables **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020 **Statement of significance:** Statement of Significance: 14 Heinz Street and 15 Ross Street White Hills, September 2020	No	No	No	Yes , stables	No	No	No
HO678	261-351 Holdsworth Road, White Hills White Hills Cemetery	-	-	-	-	Yes Ref No H2136	No	No
HO858	Corner of Murphy Street and Nomad Lane, White Hills Chinese Diggings Historic Reserve and White Hills Geological Reserve **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No

GREATER BENDIGO PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO909	467 Napier Street, White Hills House **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020 **Statement of significance:** Statement of Significance: 467 Napier Street, White Hills, September 2020	No	No	No	No	No	No	No
HO681	473 Napier Street, White Hills Glen Cairn building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO682	484-488 Napier Street, White Hills Langley Hall **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO683	490 Napier Street, White Hills St Luke's Anglican Church **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO910	506-508 Napier Street, White Hills Uniting Church Complex	Yes	No	No	Yes , two halls	No	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Incorporated plan: Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020 **Statement of significance:** Statement of Significance: 506-508 Napier Street, White Hills, September 2020							
HO911	532 Napier Street, White Hills Former White Hills Reading Room and Free Library **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020 **Statement of significance:** Statement of Significance: 532 Napier Street, White Hills, September 2020	No	No	No	No	No	No	No
HO912	545 Napier Street, White Hills House **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020 **Statement of significance:** Statement of Significance: 545 Napier Street, White Hills, September 2020	No	No	No	No	No	No	No
HO679	559 Napier Street, White Hills White Hills Botanic Gardens	-	-	-	-	Yes Ref No H1915	No	No

GREATER BENDIGO PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO684	571 Napier Street, White Hills Dawson Cactus Gardens	-	-	-	-	Yes Ref No H1406	No	No
HO685	68 Napoleon Crescent, White Hills Tawarri house & Garden **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	Yes	No	No	No	No
	WILSONS HILL							
HO686	104 Carters Lane, Wilsons Hill Marong Deep Lead Mine **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO687	Wilsons Hill Road, Wilsons Hill Wilson Hill Bushland Reserve Wilson's Hill Mines & Cyanide Works **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO862	Part of 20 Yorkshire Road, Wilsons Hill Former Yorkshire Hotel and environs	No	No	No	No	No	Yes	No
	WOODVALE							
HO852	51 Bayliss Road, Woodvale	No	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Monmore Vineyard and Butter Factory **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
HO840	610 Bendigo-Pyramid Road, Woodvale Former Old House at Home Hotel **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO692	117 Caldow Road, Woodvale Kelly Cottage **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO693	Camp Road, Woodvale Mulberry tree (Morus sp.) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes	No	No	No	No
HO697	Crusoe Gully, Eaglehawk Neilborough Road, Woodvale Flagstaff Hill Mine & Alluvial Workings **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO694	CA 11 Dalys Road, Woodvale	No	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Woodvale Hall (former school, No. 1531) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
HO851	889 Eaglehawk-Neilborough Road, Woodvale Former Camp Hotel and Store **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	Yes (outbuilding and stables)	No	No	No
HO839	Part CA10 Loddon Valley Highway, Woodvale Former Royal Hotel **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO838	10 Mulvahil Road, Woodvale Former St Francis Xavier Catholic Church **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No

Notes: #1 Denotes interim controls apply.

~~13/05/2022~~ --/--/----
~~C261gben~~Proposed C271gben

SCHEDULE TO CLAUSE 72.04 DOCUMENTS INCORPORATED IN THIS PLANNING SCHEME

1.0 Incorporated documents

~~13/05/2022~~ --/--/----
~~C261gben~~Proposed C271gben

Name of document	Introduced by:
Atisha Comprehensive Development Plan, May 2005	C54
Australian Standard AS2021-2015, Acoustics – Aircraft Noise Intrusion – Building Siting and Construction, Standards Australia Limited, 2015	VC107
Bendigo Aerodrome Obstacle Limitation Surfaces, June 2012	C175
Bendigo Airport Redevelopment Project Incorporated Document, May 2015	C175
Bendigo GovHub Incorporated Document, November 2019	C252gben
Bendigo Health and Academic Precincts, Bendigo, May 2013 (Amended July 2021)	C273gben
Bendigo Law Courts Incorporated Document, September 2020	C262gben
Bendigo Local Floodplain Development Plan, February 2018	C221
Bendigo Residential Growth Plan, 2016 (Amended October 2018)	C232gben
Bendigo Signalling Upgrade Project Incorporated Document, May 2020	C250gben
Eaglehawk Cemetery Heritage Management Plan, 2006	C63 (Part 1)
Eumana Heritage Place Statement of Significance, October 2019	C255gben
Fortuna Comprehensive Development Plan, May 2014	C204
Goulburn-Murray Water: Connections Project and Water Efficiency Project Incorporated Document, November 2021	GC196
Goulburn-Murray Water Native Vegetation Code of Practice, February 2011	C176
Greater Bendigo Discouraged Gaming Areas, 2008	C110
Greater Bendigo Heritage Incorporated Plan – Permit Exemptions (City of Greater Bendigo, September 2020)	C261gben
Heathcote Local Floodplain Development Plan (City of Greater Bendigo, May 2021)	C243gben
Heritage Design Guidelines (City of Greater Bendigo, September 2020)	C261gben
Hospital Emergency Medical Services - Helicopter Flight Path Protection Areas Incorporated Document, June 2017	GC49
Huntly Development Contributions Plan, July 2020	C222gben
Huntly Township Plan Native Vegetation Precinct Plan, September 2010	C136
Jackass Flat Vegetation Precinct Plan, September 2009	C133
Kamarooka Restructure Plan, April 2008	C88
Marong Business Park Comprehensive Development Plan, November 2016	C161(Part 1)
Marong Business Park Development Contributions Plan, March 2017	C161(Part 1)
Native Vegetation Precinct Plan for land at 244 Edwards Road, Maiden Gully, June 2014	C190
Neilborough Restructure Plan, April 2008	C88
Ravenswood Restructure Plan, April 2008	C88

GREATER BENDIGO PLANNING SCHEME

Name of document	Introduced by:
Statement of Significance: 1-75 Racecourse Road, Ascot , September 2020	C261gben
Statement of Significance: 48-56 Taylor Street, Ascot , September 2020	C261gben
Statement of Significance: 66 Taylor Street, Ascot, September 2020	C261gben
Statement of Significance: 147 Barnard Street, Bendigo, September 2020	C261gben
Statement of Significance: 3 Bayne Street and 95-97 Bridge Street, Bendigo, September 2020	C261gben
Statement of Significance: 37-45 Bridge Street, Bendigo, September 2020	C261gben
Statement of Significance: 49 Bridge Street, Bendigo, September 2020	C261gben
Statement of Significance: 67-69 Bridge Street, Bendigo, September 2020	C261gben
Statement of Significance: 125 Bridge Street, Bendigo, September 2020	C261gben
Statement of Significance: 8-10 Garsed Street, Bendigo, July 2021	C235gben
Statement of Significance: 159 Hargreaves Street, Bendigo, July 2021	C235gben
Statement of Significance: Part of 165-171 Hargreaves Street, Bendigo, July 2021	C235gben
Statement of Significance: Part of 426 Hargreaves Street, Bendigo, July 2021	C235gben
Statement of Significance: 62 Lucan Street, Bendigo, September 2020	C261gben
Statement of Significance: 89-91 Lucan Street, Bendigo, September 2020	C261gben
Statement of Significance: 105 Lucan Street, Bendigo, September 2020	C261gben
Statement of Significance: 156-158 Lyttleton Terrace, Bendigo, July 2021	C235gben
Statement of Significance: 259-265 Lyttleton Terrace, Bendigo, July 2021	C235gben
Statement of Significance: 314 Lyttleton Terrace, Bendigo, July 2021	C235gben
Statement of Significance: 322-326 Lyttleton Terrace, Bendigo, July 2021	C235gben
Statement of Significance: 80-84 Mitchell Street, Bendigo, July 2021	C235gben
Statement of Significance: 96 Mollison Street, Bendigo, July 2021	C235gben
Statement of Significance: 56 Mundy Street, Bendigo, July 2021	C235gben
Statement of Significance: 249 Napier Street, Bendigo, September 2020	C261gben
Statement of Significance: 251-253 Napier Street, Bendigo, September 2020	C261gben
Statement of Significance: 354 Napier Street, Bendigo, September 2020	C261gben
Statement of Significance: 19 Park Road, Bendigo (Drill Hall), September 2020	C261gben
Statement of Significance: 27 Park Road, Bendigo, September 2020	C261gben
Statement of Significance: 25 Queen Street, Bendigo, July 2021	C235gben
Statement of Significance: 35-39 Short Street, Bendigo, July 2021	C235gben
Statement of Significance: 7-9 St Andrews Avenue, Bendigo, July 2021	C235gben
Statement of Significance: 4 Weeroona Avenue, Bendigo, September 2020	C261gben
Statement of Significance: William Vahland Place, Bendigo, July 2021	C235gben
Statement of Significance: Part of 114 Williamson Street, Bendigo, July 2021	C235gben
Statement of Significance: Part of 116 Williamson Street, Bendigo, July 2021	C235gben

GREATER BENDIGO PLANNING SCHEME

Name of document	Introduced by:
Statement of Significance: 143 Charleston Road, East Bendigo, September 2020	C261gben
Statement of Significance: 10 McDowalls Road, East Bendigo, September 2020	C261gben
Statement of Significance: 125-133 McIvor Road, East Bendigo, September 2020	C261gben
Statement of Significance: 93 Strickland Road, East Bendigo, September 2020	C261gben
Statement of Significance: 131 Goynes Road, Epsom, September 2020	C261gben
Statement of Significance: 147 Kangaroo Gully Road, Kangaroo Flat, September 2020	C261gben
Statement of Significance: Part of 55 Condon Street, Kennington July 2022	C271gben
Statement of Significance: 16 Crook Street Kennington, September 2020	C261gben
Statement of Significance: 213 Arnold Street, North Bendigo, September 2020	C261gben
Statement of Significance: 225 Arnold Street, North Bendigo, September 2020	C261gben
Statement of Significance: 238 Arnold Street, North Bendigo, September 2020	C261gben
Statement of Significance: 31 Bayne Street, North Bendigo, September 2020	C261gben
Statement of Significance: 5 Finn Street and 25 & 31 Bushmaster Court, North Bendigo, September 2020	C261gben
Statement of Significance: 3 Grattan Street, North Bendigo, September 2020	C261gben
Statement of Significance: 14-16 Lobb Street, North Bendigo, September 2020	C261gben
Statement of Significance: 6 Norfolk Street, North Bendigo, September 2020	C261gben
Statement of Significance: 24 Smith Street, North Bendigo, September 2020	C261gben
Statement of Significance: 3 Stewart Street, North Bendigo, September 2020	C261gben
Statement of Significance: 25 Stewart Street, North Bendigo, September 2020	C261gben
Statement of Significance: 40 Harley Street, Strathdale, September 2020	C261gben
Statement of Significance: 14 Heinz Street and 15 Ross Street, White Hills, September 2020	C261gben
Statement of Significance: 467 Napier Street, White Hills, September 2020	C261gben
Statement of Significance: 506-508 Napier Street, White Hills, September 2020	C261gben
Statement of Significance: 532 Napier Street, White Hills, September 2020	C261gben
Statement of Significance: 545 Napier Street, White Hills, September 2020	C261gben
Statement of Significance: Precinct: Baxter Street Heritage Precinct Extension, September 2020	C261gben
Statement of Significance: Precinct: Bridge Street North Heritage Precinct, September 2020	C261gben
Statement of Significance: Precinct: Buller Street Heritage Precinct, September 2020	C261gben
Statement of Significance: Precinct: Gleeson Street Heritage Precinct, September 2020	C261gben
Statement of Significance: Precinct: Norfolk Street Heritage Precinct, September 2020	C261gben

GREATER BENDIGO PLANNING SCHEME

Name of document	Introduced by:
Statement of Significance: Precinct: Tomlins Street Heritage Precinct Extension, September 2020	C261gben
Statement of Significance: Precinct: White Hills Heritage Precinct, September 2020	C261gben

21. A SAFE, WELCOMING AND FAIR COMMUNITY

21.1. City of Greater Bendigo Equity For All (E4A) Gender Equity Action Plan

Author:	Felicity Beissmann, Resilient Communities Officer - Gender Equity
Responsible Director:	Stacy Williams, Director, Healthy Communities and Environments

Purpose

The purpose of this report is to seek endorsement for the City's *Equity For All (E4A) Gender Equity Action Plan 2021-2025* which seeks to make meaningful progress towards gender equality in the workplace and in the community. The plan has been developed to comply with the requirements of the *Gender Equality Act 2020*. The plan was approved by EMT on 22 March and submitted to the Commissioner for Gender Equality in the Public Sector on 30 March following extensive staff consultation.

Recommended Motion

1. That Council note actions in the *Equity For All (E4A) Gender Equity Action Plan 2021-2025* relevant to Council as the City's governing body (indicator 2: gender composition of governing body) under Focus Area 2: Develop a gender-balanced workforce
2. That the *Equity For All (E4A) Gender Equity Action Plan 2021-2025* is endorsed by Councillors at Council meeting.

Executive Summary

The *Gender Equality Act 2020* (the Act) requires the City of Greater Bendigo (the City) to demonstrate meaningful progress towards gender equality in the workplace and in the community.

The City conducted a workplace gender audit as at 30 June 2021 to help determine its organisational performance against seven workplace gender equality indicators. The City used these findings to develop a four-year gender equity action plan to improve its organisational performance against each indicator. A strategic resource plan has been developed alongside the action plan, as legislatively required, to outline how the City will resource the implementation of the plan over the four years.

Background

The City is mandated to meet the legislative requirements of the Act enacted on 31 March 2021. These legislative requirements include conducting a workplace gender audit and using these results to inform the development and implementation of a Gender Equality

Action Plan and conducting gender impact assessments to eliminate barriers to gender equality in policy, program and service delivery. A Project Control Group provides governance and strategic oversight to the implementation of the plan.

Previous Council decisions: Council endorsement of the Greater Bendigo Coalition for Gender Equity Strategy 2020-2025 on 20 May 2020.

Report

In 2018, the City received funds from a Free From Violence (FFV) Grant issued by the Victorian State Government to support the City's existing efforts to promote gender equity and the prevention of gender-based violence in the workplace and in the community. In addition to the development of the G*reater Bendigo Coalition's Gender Equity Strategy 2020-2025*, the City began development of its own internal workplace gender equity action plan.

The City developed a gender equity working group which included Councillor and Director representation and staff from each directorate and layer of the organisation. The City also used funds from the FFV grant to employ a dedicated officer to focus on gender equity in the workplace and in the community. The gender equity working group led the development of the action plan and structured it according leading primary prevention and gender equality frameworks – OurWatch Workplace Equality and Respect Standards and the Workplace Gender Equality Agency best practice citation guide. The inputs to the initial draft action plan included an all-staff survey conducted in August 2019 a ½ day workshop with the gender equity working group in April 2020. The draft action plan was circulated for staff consultation in July 2020 and presented to individual City units during the consultation period.

The Act was enacted on 31 March 2021, requiring the City to conduct a workplace gender audit as at 30 June 2021 and for the results to directly inform the development of a gender equality action plan by 31 March 2022.

The City conducted a workplace gender audit as per requirement of the Act as at 30 June 2021 to determine its organisational performance against seven workplace gender equality indicators outlined in the Act; gender composition of workforce, gender composition of governing body, equal remuneration, sexual harassment in the workplace, recruitment and promotion, flexible work and leave; and gender segregation in the workplace.

The results of the audit informed the redevelopment of the action plan to satisfy legislative requirements and improve the City's organisational performance across all indicators.

A second iteration of the gender equity action plan was presented to EMT on 15 February 2022 and circulated for staff and councillor consultation from 4 February – 4 March 2022. During the staff and councillor consultation period, the internal gender equity working

group convened for a workshop and fourteen written submissions were received from staff across the four directorates of the organisation.

A total of forty amendments were made to the draft action plan over the course of this consultation period according to staff feedback. The overall sentiment received from consultation was supportive and served to amplify the ambition of the plan rather than to challenge it. Additional actions incorporated into the plan captured existing actions occurring across various City units to promote gender equality that were not originally captured. The action plan outlines an ambitious 107 actions across its four-year life span, however 21 out of 107 actions have already been completed and another 31 are in progress (52 in total) just fifteen months into the life of the plan. A significant number of actions were achieved during the Enterprise Agreement bargaining period and are reflected in the City's new Enterprise Agreement 2021.

The draft *Equity For All (E4A) Gender Equity Action Plan* was approved by EMT on 22 March and submitted to the Commissioner for Gender Equality in the Public Sector (the Commissioner) on 30 March 2022.

Strategic Resource Plan
The Commission for Gender Equity in the Public Sector requires that defined entities develop a strategic resource plan that outlines how development and implementation of the Gender Equality Action Plan will be adequately resourced. The guide requires that defined entities include details of how the organisation will appropriately assign resources – including staff and budget – to implement the actions included in the action plan. The guidance also requires that organisations outline time allocation for cross-functional working groups to develop and implement actions in the action plan.

A strategic resource plan to support the implementation of the action plan was also submitted to the Commissioner as per legislative requirements.

Priority/Importance

The development and implementation of a Gender Equality Action Plan is a legislative requirement of the Act. If the City fails to comply with the legislative requirements of the Act, it will be issued a compliance notice by the Commissioner for Gender Equity in the Public Sector and face further measures if required.

Timelines

Commencement date: June 2019
Major milestones:
· All-staff OurWatch Workplace Equality and Respect survey (August 2019)
· Gender equity working group ½ day workshop (April 2020)
· Draft Gender Equity Action Plan circulated for consultation (July 2020)

· Victorian Gender Equality Act 2020 passed (March 31 2020)
· Gender Equality Act 2020 enacted (31 March 2021)
· Workplace gender equality audit (30 June 2021)
· Workplace gender equality audit submitted to the Commissioner for Gender Equity in the Public Sector (1 December 2021)
· Draft Gender Equality Action Plan circulated for staff consultation (4 February – 4 March 2022)
· Equity For All (E4A) Gender Equity Action Plan approved by EMT (22 March 2022)
· Equity For All (E4A) Gender Equity Action Plan submitted to Commissioner for Gender Equity in the Public Sector (30 March 2022)
Completed date: 30 March 2022

Future:
An annual progress report at the conclusion of each calendar year will be made available to staff and the community to demonstrate progress in the implementation of the Act.
A biennial progress report is due to the Commissioner in October 2023 to report on implementation progress of the Gender Equity Action Plan and Gender Impact Assessments.

Communications/Engagement

OurWatch Workplace Equality and Respect all-staff survey (August 2019)
Internal Gender Equity Working Group Gender Equality Action Plan Workshop (April 2020)
Action plan presentations to individual units and online drop-in sessions (July-August 2020)
People Matter Survey (May 2021)
Workplace Gender Audit (30 June 2021)
CEO E-mail and Insider article announcing audit results and report (December 2021)
CEO E-mail promoting staff consultation for draft Gender Equality Action Plan (February-March 2022)
Staff consultation period for draft Gender Equality Action Plan (February-March 2022)
Internal Gender Equity Working Group workshop and targeted consultation with City units (February 2022)

Financial Sustainability

The Act does not include any provision of funding and requires defined entities to develop a strategic resource plan to ensure the development and implementation of the action plan is adequately resourced.

Risk Assessment

Risk – That the City is unable to demonstrate meaningful progress towards gender equality by improving its organisational performance against workplace gender equality indicators outlined in the Act.

Control - The Gender Equality Action Plan outlines the steps that the City will take in order to meet the requirements of the Act and is regularly reviewed.

Risk - If the City does not make meaningful progress towards gender equality by improving its organisational performance over a four-year period, it is at risk of being issued a compliance notice from the Commissioner for Gender Equity in the Public Sector (the Commissioner) for failure to comply with the Act's obligations.
Control - The Gender Equality Action Plan outlines goals, demonstrates a review process and also progress made which demonstrates performance over time.

Policy Context

Primary Council Plan Reference

City of Greater Bendigo Council Plan *Mir wimbul* 2021-2025
Outcome 7 - A safe, welcoming and fair community

Secondary Council Plan Reference(s)

Goal 1 - A community that values gender equity and is free from violence against women
Goal 4 - A community that values and engages with people of all ages,
abilities, genders and sexualities

Other Reference(s)

Healthy Greater Bendigo 2021-2025
Outcome: Able to participate
Areas for action: Gender equity
Outcome: Safe and secure
Areas for action: Violence against women and children
Greater Bendigo Coalition for Gender Equity Strategy 2020-2025
Objective 1: Structural Change
Our workplaces and community governance structures will reflect the gender diversity of our community at all levels.
Images and language used in the public domain will not stereotype women, men or people who are gender diverse
The built environment will be welcoming and safe for all genders
There will be equal pay for equal roles and responsibilities
Women, men and people who are gender diverse will participate equally in sport and the arts and will enjoy equal access to the same facilities and opportunities.
Objective 2: Relational Change
Women and children live in safety, free from violence
Caring responsibilities and unpaid domestic work will be shared equally
Career development and promotion opportunities will be offered equally to all genders

Objective 3: Attitudinal Change
People of all ages will support gender equality
Career expectations will be gender neutral
Flexible working arrangements will be equally available and taken up regardless of gender
There will be no traditional gendered job or study stereotypes

City of Greater Bendigo Human Rights Charter

Objective: Freedom
Priority: Working towards a safer community; Being a safe and welcoming city to all
Objective: Equality
Priority: To ensure every person has the right to enjoy his or her human rights without discrimination.

Conflict of Interest

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

Attachments

1. EQUIT Y~1 [**21.1.1** - 36 pages]









Equity For All

Gender Equity Action Plan 2021-2025

CITY OF GREATER BENDIGO

Acknowledgement of Country

The City of Greater Bendigo is on Dja Dja Wurrung and Taungurung Country. We acknowledge and extend our appreciation to the Dja Dja Wurrung and Taungurung People, the Traditional Owners of the land.

We pay our respects to leaders and Elders past, present and emerging for they hold the memories, the traditions, the culture and the hopes of all Dja Dja Wurrung and Taungurung Peoples.

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



Acknowledgement of First Nations Peoples

The City recognises that there are people from many Aboriginal and Torres Strait Islander communities living in Greater Bendigo. We acknowledge and extend our appreciation to all First Nations Peoples who live and reside in Greater Bendigo on Dja Dja Wurrung and Taungurung Country, and we thank them for their contribution to our community.

Contents

ONE **Introduction from the CEO** 4

TWO **Supporting legislation and frameworks** 6

THREE **Workplace gender audit 2021 summary** 8

FOUR **Gender equity action plan focus areas** 10

FIVE **Action plan** 11

1. Leadership, strategy and accountability 11

2. Developing a gender-balanced workforce 13

3. Gender pay equity 15

4. Support for caring 17

5. Support for employees experiencing family violence 19

6. Mainstreaming flexible working 20

7. Preventing sexual harassment, discrimination and bullying 22

8. Driving change beyond the workplace 24

Appendix A: Gender Equity Action Plan summary by workplace gender equality indicator 28



ONE

Introduction from the CEO

A Case for Change

The City of Greater Bendigo seeks to create a workplace built on the shared values of equity and inclusion.

As an employer of more than 1,000 staff and implementing policy, programs and services on behalf of 120,000 residents, the City has an important responsibility to demonstrate to staff and residents our commitment to equality and inclusion through this workplace gender equity action plan.

At the City, we believe that gender inequality is unacceptable. We believe everyone should live in a safe and equal society, have equal access to power, resources and opportunities, and be treated with dignity, respect and fairness. We believe that every person should be free to develop their personal abilities, pursue their professional careers and make choices about their lives without being limited by gender stereotypes, roles or prejudices. We believe that no-one should live in fear for their safety or wellbeing because of their gender. We believe that aside from gender equality being a human right, it brings significant social, health and economic benefits to our community. In short, we believe gender equality benefits all of us and requires a commitment from all of us. And it starts here, in our workplace.

We welcome the *Gender Equality Act 2020* (the Act), which requires all organisations within the Victorian public sector to demonstrate meaningful progress towards gender equality and we commit to the gender equality principles outlined in the Act which have informed this action plan. The Act has validated our decision to resource this important work and has provided us with the mechanisms to regularly assess if and where gender inequality persists in our workplace.

In June 2021, the City conducted its first workplace gender audit to determine our organisational performance against seven workplace gender equality indicators: gender composition of workforce, gender composition of governing body, equal remuneration, sexual harassment in the workplace, recruitment and promotion, flexible work and leave, and gender segregation in the workplace. Encouragingly, we performed well across all indicators and notably reported a 0.6% organisation-wide gender pay gap compared to a 10% gender pay gap in the Victorian public sector. However, the audit also highlighted there is still progress to be made in each indicator to become the gender-equal workplace we aspire to be.

The Act builds on a history of measures introduced by the City to promote gender equality in the workplace



We believe gender equality benefits all of us and requires a commitment from all of us.

and in the community. In 2010, we became a signatory to the Victorian Local Government Women's Charter to support increased diversity among our elected representatives. We provide ongoing support to the Greater Bendigo Against Family Violence committee, which has been raising awareness and educating our community about gender-based violence since 2010. In 2018, we helped pioneer the Greater Bendigo Coalition for Gender Equity, a collective of 39 organisations and groups (as at March 2022) in the public, private and community sector dedicated to advancing gender equity through a collective-impact approach. In 2020, we supported the Coalition to launch Greater Bendigo's inaugural gender equity strategy, which focuses on enacting structural, relational and attitudinal change in six priority areas over a five-year period.

It is from this strong foundation that we launch the *Equity For All (E4A) Gender Equity Action Plan 2021-2025*, which evidences the values of equity and inclusion underpinning our *Community Vision 2021-2031*, supports us in achieving the outcome of a safe, welcoming and fair community outlined in our *Council Plan (Mir wimbul) 2021-2025*, helps us ensure every person is safe and secure and able to participate in community life as prioritised in our *Healthy Greater Bendigo Public Health and Wellbeing Plan 2021-2025* and meets the objectives of enacting structural, relational and attitudinal change in the workplace in the *Greater Bendigo Coalition Gender Equity Strategy 2020-2025.*

The plan has been developed over a two-year period by the internal gender equity working group and has been enriched by consultation conducted with staff, councillors and union representatives. The plan recognises that people of different genders experience gender inequality differently, that everyone's experience is specific to them and that gender inequality is often compounded by other forms of discrimination. The plan includes strategies and measures to address intersectional discrimination namely in the areas of workforce data collection, emergency management, deliberative community engagement and policy, program and service delivery. The plan provides us with a clear pathway to create a more fair, inclusive and safe workplace for people of all genders in our organisation.

Craig Niemann
Chief Executive Officer, City of Greater Bendigo



TWO

Supporting legislation and frameworks

The *Gender Equality Act 2020*

The *Gender Equality Act 2020* was introduced into Victorian legislation in March 2020 following recommendations by *Safe and Strong, Victoria's gender equality strategy* and the 2016 Royal Commission into Family Violence to promote gender equality in order to reduce levels of family violence and all forms of violence against women. The Act promotes gender equality by requiring the Victorian public sector to make meaningful progress towards gender equality in their own workplaces through a gender audit and action plan; and consider and promote gender equality in policy, program and service delivery through gender impact assessments.

The Commission for Gender Equality in the Public Sector

The Victorian Government appointed its first Public Sector Gender Equality Commissioner (the Commissioner) in 2020. The Commissioner is supported by the Commission for Gender Equality in the Public Sector to oversee the implementation of the Act and promote gender equality in the public sector. Workplaces in the Victorian public sector are required to submit an audit, action plan and biennial progress reports to the Commissioner to demonstrate that they are making meaningful progress towards gender equality in their workplace and in the community.



"We believe that every person should be free to develop their personal abilities, pursue their professional careers and make choices about their lives without being limited by gender stereotypes, roles or prejudices."

The Workplace Gender Equality Agency best practice citation guide

The Workplace Gender Equality Agency (WGEA) is an Australian Government statutory agency created by the *Workplace Gender Equality Act 2012* that is charged with promoting and improving gender equality in Australian workplaces in the private sector. WGEA has gathered best practice evidence from industry leaders and conducted extensive research to produce its best practice citation guide which provides meaningful and material steps to achieve gender equality in the workplace. The City's action plan adopts the focus areas in the WGEA best practice citation guide to improve its organisational performance against the seven workplace gender equality indicators outlined in the Gender Equality Act 2020.



OurWatch Workplace, Equality and Respect Standards

OurWatch is a national leader in the primary prevention of violence against women and their children. OurWatch's Workplace Equality and Respect Standards offers a process of organisational change to prevent violence against women. In 2019-2020, the City used funds received from the Free From Violence state government grant to implement OurWatch standards by conducting an OurWatch all staff-survey and targeted workshops (2019) to inform the development of a draft workplace gender equity action plan (2020) which has since been re-structured to this current iteration to support the requirements of the Act. Focus Area 5 outlines specific actions to support staff experiencing family violence which is directly informed by OurWatch Standards.

Other important pieces of legislation, strategies and reports to promote gender equality and reduce gender-based violence include the *Equal Opportunity Act 2010*, *Fair Work Act 2009*, *Sex Discrimination Act 1984*, the *Charter of Human Rights and Responsibilities Act 2006* (Victoria), the National Plan to Reduce Violence against Women and their Children 2022-2032, Dhelk Dja: Safe Our Way – Strong Culture, Strong Peoples Strong Families, Pride in Prevention: A Guide to primary prevention of family violence experienced by LGBTIQ communities, Pride in Our Future: Victoria's LGBTIQ+ Strategy 2022-2032 and the VAGO Sexual Harassment in Local Government Report 2020.

THREE

Workplace gender audit 2021 summary

The workplace gender audit helps the City determine its organisational performance against seven workplace gender equality indicators outlined in the Act. The first workplace gender audit took place as at 30 June 2021 and included two datasets; workforce data and People Matter Survey response data (434 staff members representing 43% of staff completed the survey). A full data analysis report is available on the Gender Audit **Sharepoint page**.

In summary, the City's overall performance across all indicators was very encouraging. A particularly strong result was in the pay equity indicator where we recorded a 0.0 per cent organisation wide pay gap on annualised FTE base salary and a small 0.6 per cent pay gap favouring men on total remuneration (median man's earning is $430 higher than median woman's earning). The current gender pay gap in the Victorian public sector is 10 per cent.

However our use of flexible work arrangements and parental leave provisions still reflect traditional gender norms. Some of our departments and roles also remain highly gender segregated indicating that gender stereotypes may be an influencing factor in our educational and career pathways.

The audit found that males are more likely than females to work full-time (74 per cent male, 38 per cent female) and females are far more likely to work on a part-time or casual basis and utilise flexible working arrangements.

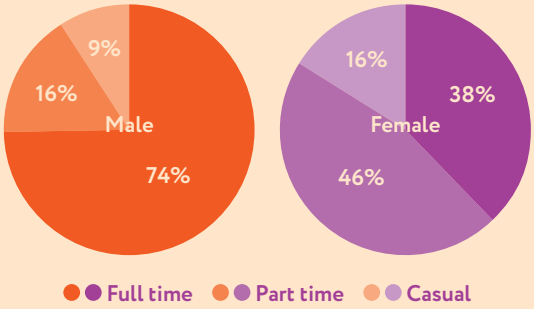
Encouragingly, equal numbers of males and females accessed permanent promotions over the last financial year.

Females are also more likely to perceive flexible working arrangements as a barrier to career progression supported by the finding that the 24 most senior positions across CEO, Director and Manager are employed on a full-time basis and the majority of these positions are filled by males.

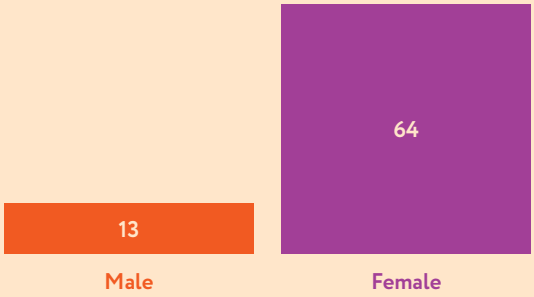
Encouragingly, equal numbers of males and females accessed permanent promotions over the last financial year and slightly more females than males were awarded higher duties and internal secondments.

The actions outlined in the gender equity action plan speak directly to our organisational performance in the workplace gender audit and are intended to improve our performance in indicators that did not perform as strongly as others. The action plan also includes steps to update our systems to collect gender diverse data for use in future audits. A Progress Report will be made available halfway through the Action Plan to celebrate meaningful achievements made along the way whilst maintaining accountability.

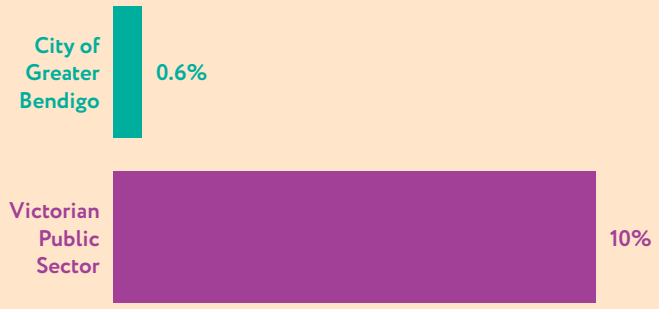
Employment type by gender



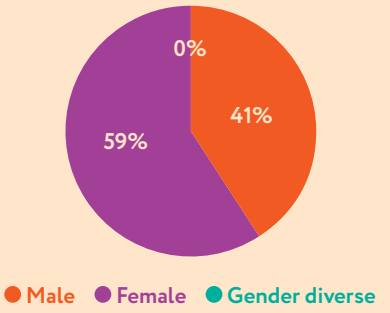
Paid parental leave uptake



Gender pay gap



Gender composition of workforce



Gender survey results



Staff that are personally supportive of gender equality across all areas of the organisation



We demonstrate commitment and leadership on gender equality and the prevention of violence against women

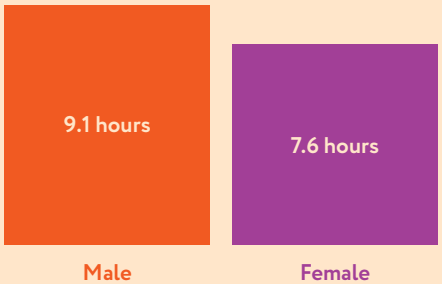


Taking up flexible work arrangements would exclude them from leadership opportunities

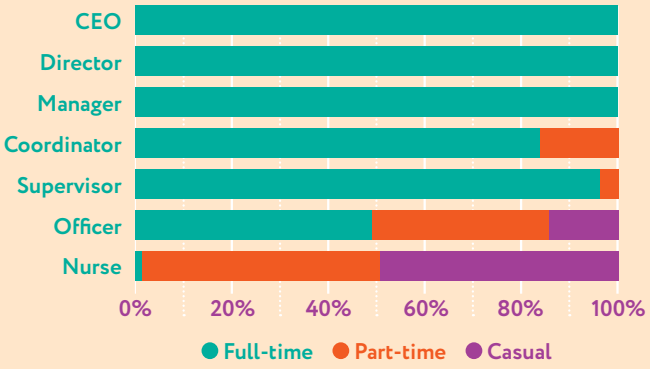


The City supports employees with family or caring responsibilities, regardless of gender

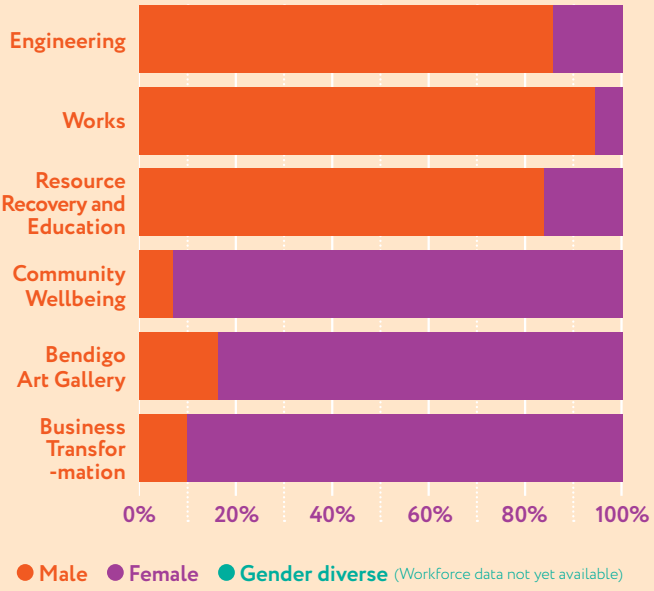
Average carer's leave uptake



Employment type by classification level



Highly gender segregated units



FOUR

Gender equity action plan focus areas

1. Leadership, strategy and accountability
2. Develop a gender-balanced workforce (1) (2) (5) (7)
3. Gender pay equity (3)
4. Support for caring (5)
5. Support for employees experiencing family violence (6)
6. Mainstreaming flexible working (5) (6)
7. Preventing sexual harassment, discrimination and bullying (4)
8. Driving change beyond the workplace

The Act outlines seven workplace gender equality indicators against which the public sector is assessed every four years:

1. Gender composition of workforce
2. Gender composition of governing body
3. Equal remuneration
4. Sexual harassment in the workplace
5. Recruitment and promotion
6. Flexible work and leave
7. Gender segregation in the workplace

FIVE

Action plan

1. Leadership, strategy and accountability

Why is this a focus area?

This focus area recognises that creating a workplace where all genders are equitably represented and equally valued and rewarded requires leadership, accountability and a focus on gender equality as a strategic priority. A genuine and visible commitment from senior leadership accompanied by a long-term strategic approach allows organisations to holistically address the structural, relational and attitudinal factors that keep gender inequality as a workplace issue. The adoption of a plan outlining specific actions towards gender equality which can be measured and managed serves to keep organisations accountable to their commitment while allowing significant milestones to be recognised and celebrated.

How did the City measure up in the 2021 audit?

- 79% of women, 91% of men and 55% of gender diverse people agree that senior leaders actively support diversity and inclusion in the workplace (71% LGA average)
- 77% of women, 89% of men and 64% of gender diverse people agree that their people manager works effectively with people from diverse backgrounds (83% LGA average)
- Over 90% of all genders agree that the organisation uses inclusive and respectful images and language (82% LGA average)
- Women and gender diverse people are less likely to agree there is a positive culture towards employees of different intersectional identities

Where do we want to be by 2025?

- Gender equality is a visible priority from senior leadership
- People managers work effectively with people from diverse backgrounds
- Gender diverse staff members are visible in our workforce data
- Women and gender diverse staff report in higher numbers that the City has a positive culture towards diverse intersectional identities

Action plan

Action *How will we achieve this?*	**Timeframe** *When will we take action?*	**Responsible** *Who is responsible for taking action?*	**GE Indicator**
Objective 1.1: Gender equality is a visible strategic priority within our organisation			
1.1.1 Include explicit reference to gender equality and the prevention of gender-based violence in the Council Plan and Health and Wellbeing Plan.	2021	· Council · EMT	N/A
Objective 1.2: Gender equality is integrated into core business			
1.2.1 Conduct a regular workplace gender audit to assess organisational performance against seven workplace gender equality indicators in the Gender Equality Act 2020.	2021	People and Culture	N/A
1.2.2 Ensure language and imagery used in internal and external communications do not reinforce rigid gender stereotypes.	2021 - 2024	Communications	N/A
1.2.3 Develop a People and Culture strategy which includes gender equity as a focus area over the four years of the plan.	2022	People and Culture	N/A
1.2.4 Develop a Workforce Plan in accordance to the Local Government Act 2020 that sets out measures to ensure gender equality, diversity and inclusiveness.	2022	People and Culture	N/A
1.2.5 Introduce a new Recruitment system and associated policy ensuring hiring managers have the necessary skills, knowledge and expertise to undertake recruitment in a consistent and best practice approach.	2024	People and Culture	5
1.2.6 All Directors to participate in one Equity Impact Assessment during the course of the action plan.	2021 - 2024	EMT	N/A
Objective 1.3: Gender equality is a visible priority of senior leadership			
1.3.1 CEO to communicate biannually to all employees regarding the organisation's commitment to gender equality and the prevention of gender-based violence with a personal connection included.	2021 - 2024	· Office of the CEO · Communications	N/A
1.3.2 Ensure there is a minimum of 1 x Director represented on the internal gender equity working group and the Gender Equality Act Implementation Project Control Group.	2021	EMT	N/A
Objective 1.4: People Managers work effectively with people from diverse backgrounds			
1.4.1 Ensure leaders model respectful behaviour at all times by including a measure in performance reviews which assesses respectful conduct with direct reports. (VAGO recommendation #7)	2023	People and Culture	N/A
1.4.2 Support gender diverse inclusive employment practices by providing resources and supports for people managers.	2023	People and Culture	N/A
Objective 1.5: Gender diverse staff members are visible in our workforce data			
1.5.1 Update systems and processes to have the ability to capture gender diversity and other intersectional identity factors of staff members outlined in the Gender Equality Act 2020.	2024	People and Culture	N/A
1.5.2 Conduct staff census to capture missing and/or outdated intersectional workforce data on staff member profiles. Ensure appropriate privacy measures are in place.	2024	People and Culture	N/A

2. Develop a gender-balanced workforce

Relevant indicators:

1. Gender composition of workforce
2. Gender composition of governing body
5. Recruitment and promotion
7. Gender segregation in the workplace



Why is this a focus area?

A healthy gender-balanced workforce contributes to more diverse and resilient organisations which enjoy comparatively lower gender pay gaps. Typically, women are often underrepresented in leadership and governance roles, and overrepresented in lower-level roles which contributes to widening the gender pay gap and means that organisations may be missing out on the expertise and skills of women at senior levels and in their governance bodies. Gendered workforce segregation reinforces gender inequality and widens the pay gap, as the average pay is lower in industries and occupations dominated by women. Gender segregation persists across industries and roles which are driven by traditional gendered norms about what work is appropriate for different genders, as well as structural factors including access to flexible working arrangements. Gender bias and gender norms also influence recruitment, promotion and career progression practices.

How did the City measure up in the 2021 audit?

- Overall workforce gender composition is 41% men: 59% women (no workforce data available for gender diverse people)
- Men are disproportionately represented (>41%MEN) across the 5 most senior classification levels - Coordinator, Band 7 through to CEO
- Women are disproportionately represented (>59%WOMEN) across most lower classification levels - Coordinator (Band 6), Officers (Bands 5-8), Officers (Bands 1-4)
- Men most highly represented amongst Labourers (72%M), Technicians and Trades Workers (77%M), Machinery Operators and Drivers (100%M)
- Women most highly represented among Professionals (67%W), Clerical and Administrative Workers (73%W), Community and Personal Service Workers (91%W)
- City of Greater Bendigo has 9 elected Councillors 4 women (44%): 5 men (56%), led by mayor who is a woman
- All women Councillors are aged between 55-64 years whereas there is greater age diversity with male Councillors
- Available data shows that no Council members identify as Aboriginal and/or Torres Strait Islander, or with disability
- 7 employees were awarded internal secondments through FY20/21, 57% (4) women, 43% (3) men
- An equal number of men and women accessed permanent promotions through FY20/21, 50% (25) women, 50% (25) men
- 110 employees were awarded higher duties through FY20/21, slightly more women than men - 53% (58) women, 47% (52) men
- 37 employees participated in career development opportunities through FY20/21, slightly more men than women - 59% (22) men, 41% (15) women
- 62% of women and 74% of men (12% difference) agree the organisation makes fair recruitment and promotion decisions, based on merit. (54% LGA average)
- 51% of women and 68% of men (17% difference) feel they have an equal chance at promotion in the organisation. (51% LGA average)

Action plan

Where do we want to be by 2025?

- Increased female representation across the 5 most senior classification levels
- Decreased levels of segregation in traditionally gendered industries and occupations
- Staff report in greater numbers, particularly in female and gender diverse cohorts, that they feel to have an equal chance at promotion in the City
- Structural supports exist to encourage younger females and gender diverse people to run for Council, particularly those within the Aboriginal and Torres Strait Islander community, culturally and linguistically diverse communities, and those with a disability

Action *How will we achieve this?*	**Timeframe** *When will we take action?*	**Responsible** *Who is responsible for taking action?*	**GE Indicator**
Objective 2.1: Increased female representation across the 5 most senior classification levels (GE Strategy 2.3)			
2.1.1 Set targets for internal and external recruitment shortlists to improve the representation of females in the 5 most senior classification levels, where their representation is less than 50%.	2023	· EMT · People and Culture	1 5
2.1.2 Sponsor female employees to undertake targeted leadership programs to develop their leadership skills and capacity.	2021 - 2025	People and Culture	1 5
2.1.3 Provide ongoing support to the staff grassroots Women in Leadership Network.	2022 - 2025	Community Partnerships	1
2.1.4 Identify barriers to female representation in senior positions leveraging the Women in Leadership Group as a sounding bound and utilising survey data.	2022	People and Culture	1
2.1.5 Support the Women in Leadership Network Organising Committee to trial staff connection platform, Coffee Roulette, with members of the Women in Leadership Network to foster leadership mentoring among female staff members.	2022	Community Partnerships	1
2.1.6 Support the Women in Leadership Organising Committee to run a Women in Leadership Network storytelling event featuring women in leadership positions.	2022	Community Partnerships	1
2.1.7 Establish capability framework which defines the behaviours, skills and knowledge that support a high performing organisation.	2022	People and Culture	1
2.1.8 Establish a talent management and succession planning framework which supports retention as well as offering horizonal and vertical career progression.	2023	People and Culture	1
Objective 2.2: Increased gender balance in traditionally gendered industries and occupations			
2.2.1 Set targets for internal and external recruitment shortlists to improve the representation of males and females in non-traditional roles, where their representation is less than 50%.	2023	· EMT · People and Culture	5 7
2.2.2 Develop and implement targeted placement programs in traditionally gender segregated roles and departments where gender segregation exceeds 80%.	2023	People and Culture	5 7
2.2.3 Support retention of under-represented genders in highly segregated departments with dedicated support, feedback mechanisms and exit interviews for outgoing under-represented genders.	2023	People and Culture	5 7

Action *How will we achieve this?*	Timeframe *When will we take action?*	Responsible *Who is responsible for taking action?*	GE Indicator
2.2.4 Investigate a joint communications campaign with the Coalition for Gender Equity that profiles males and females in non-traditional occupations and/or pursuing non-traditional career paths.	2024	Community Partnerships	5 7
2.2.5 Conduct targeted consultations to determine how and where gender stereotypes are perpetuated at the City and what measures can be taken to create a workplace free of gender stereotypes.	2023	· Community Partnerships · People and Culture	7
Objective 2.3: We promote increased participation of females and gender diverse people in public life (GE Strategy 2.2)			
2.3.1 Re-endorse and showcase our signatory to the Victorian Local Government Women's Charter.	2022	· Governance · Community Partnerships	2
2.3.2 Partner with Victorian Local Governance Association to host 'Local Women Leading Change' informational workshops in the lead up to local government elections.	2024	· Governance · Community Partnerships	2
2.3.3 Source available demographic data of Councillors in previous 5 Councils to identify any recurrent themes of under-representation and conduct targeted consultation with community members of within under-represented demographics to identify barriers and support mechanisms to run for Council and seek to implement.	2023	· Governance · Community Partnerships	2
2.3.4 Identify and address barriers to equitable representation on the City's Youth Council in order to help create a Youth Council that is truly representative of young people in our community.	2023	Community Partnerships	2

3. Gender pay equity

Relevant indicators:

3 Equal remuneration

5 Recruitment and promotion

Why is this a focus area?

This focus area recognises an organisation's commitment to equal pay (like-for-like pay gaps), and the gender pay gap (organisation-wide pay gap). The gender pay gap does not measure the pay difference between two people doing the same or similar job which is a matter of equal pay. The gender pay gap measures the difference between the average earnings of men and the average earnings of women across the whole organisation and expresses this difference as a percentage. The gender pay gap is caused by a range of structural, relational and attitudinal factors that combine to reduce women's earning capacity over their lifetime.

Gender segregation in the workplace also contributes to the gender pay gap. If there are more women in lower paid positions and more men in higher paid positions, then there will be a gender pay gap favouring men. The value society places on different roles is also a gendered issue. Female-dominated roles are typically undervalued when compared with roles that are male-dominated. When an organisation commits to appropriately remunerate work of equal or comparable value, it can help close an organisation's overall gender pay gap.

Action plan

How did the City measure up in the 2021 audit?

- There is no organisation-wide pay gap (0.0%) on annualised FTE base salary and a very small pay gap 0.6% ($430) favouring men on total remuneration (i.e. the median man's earnings at City of Greater Bendigo is slightly higher than the median woman's)
- By-level pay gaps have been identified which require further investigation (eg. pay gaps favouring men exist at following levels OLT – Directors and Managers (6.5%), Coordinator – Band 8 (1.2% on base, 1.7% on total remuneration), Coordinator – Band 7 (3.6%), Employees - Bands 5-8 (4.3%), Employees – Bands 1-4 (8.2% on base, 7.3% on total remuneration)
- Pay gaps have been identified across different employment types – favouring women among full-time ongoing and part-time ongoing staff and favouring men among full-time fixed term and part-time fixed term employees. These do not appear to be surprising based on analysis of distribution of men's and women's workforce across levels and employment types. Further investigation of this data could be a component of the first 4-year GEAP

Where do we want to be by 2025?

- Female-dominated roles are not undervalued when compared to male-dominated roles when the value of these roles are analysed in terms of skills, knowledge, responsibility, effort and working conditions
- Salary packaging options are gender equitable



Action *How will we achieve this?*	**Timeframe** *When will we take action?*	**Responsible** *Who is responsible for taking action?*	**GE Indicator**
Objective 3.1: We are committed to eliminating like-for-like and organisation-wide gender pay gaps			
3.1.1 Conduct analysis of female-dominated and male-dominated roles in terms of skills, knowledge, responsibility, effort and working conditions to determine if there is any disparity in remuneration or benefits.	2024	People and Culture	3
Objective 3.2: Salary packaging options are gender equitable			
3.2.1 Conduct a gender impact assessment on the City's internal Fleet Policy to address any barriers to access and inclusion.	2022	Works	3
3.2.2 Investigate salary packaging options that provide support for parental and caring responsibilities.	2023	Community Partnerships	3
Objective 3.3: Remuneration policies and practices are transparent and we proactively inform staff about their entitlements			
3.3.1 Discuss remuneration (assigned banding or SEO) as an information point for all applicants in interview process, irrespective of gender.	2023	People and Culture	3
Objective 3.4: We are committed to discouraging gender bias in remuneration and performance review processes			
3.4.1 Offer unconscious gender bias training to people managers.	2023	People and Culture	3

4. Support for caring

Relevant indicators:

6 **Flexible work and leave**

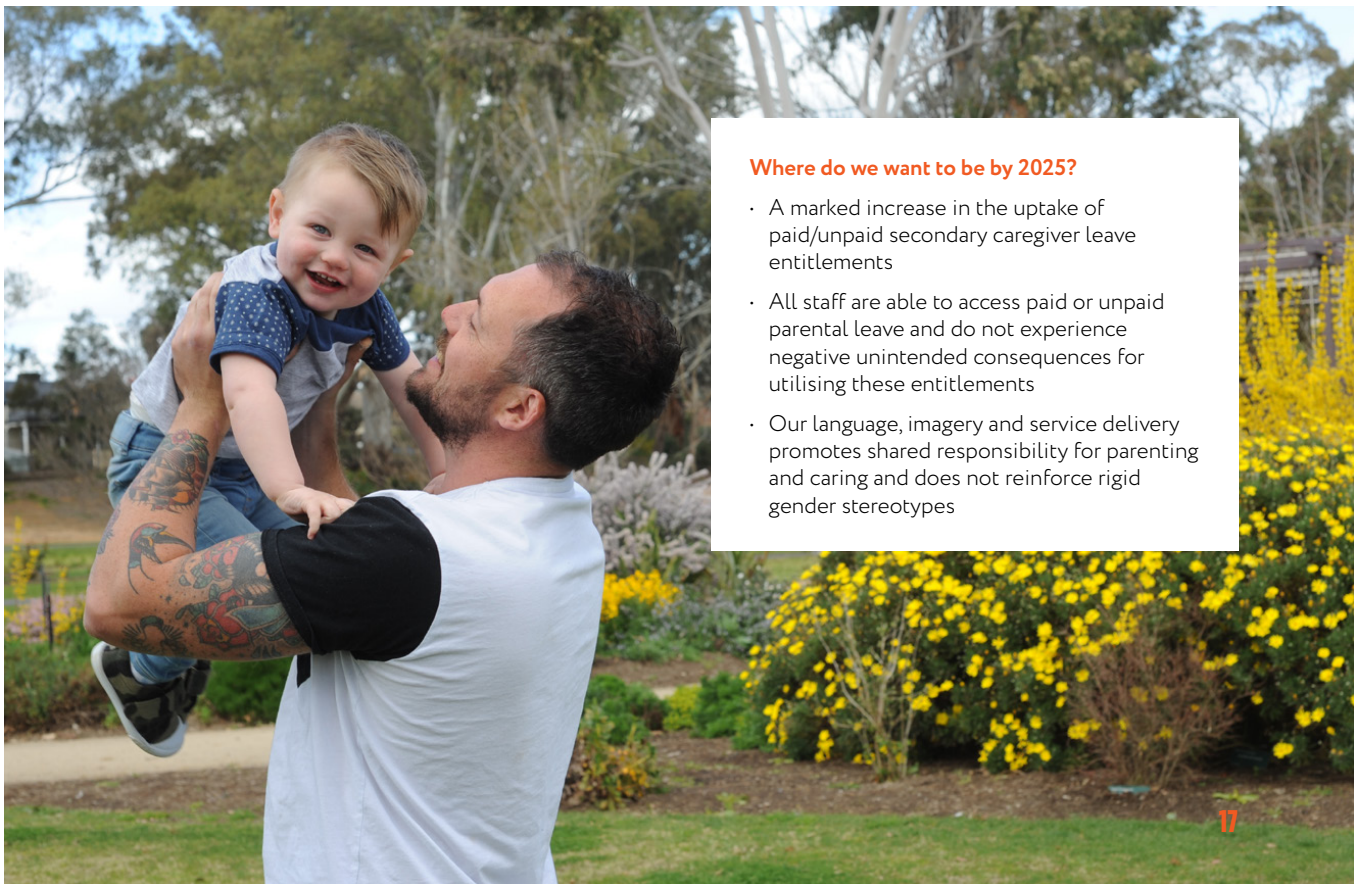
Why is this a focus area?

This focus area looks at how an organisation supports its workforce with caring responsibilities that include but are not restricted to parenting. It covers access to parental leave, parental leave provisions, the process of returning to work after parental leave and supports for those with ongoing elder or disability care responsibilities.

Leave entitlements help staff balance paid work with other responsibilities. However structural, relational and attitudinal factors contribute to a societal expectation for women to shoulder much of these caring responsibilities, which can significantly impact the rate and nature of their participation in the workforce. Organisations which proactively encourage staff of all genders to access parental and carer's leave are known to enjoy higher retention rates in the workforce, a stronger recruitment pool, and boosted morale and productivity.

How did the City measure up in the 2021 audit?

- 90% of men, 89% of women and 86% gender diverse people agreed that the City supports employees with family or other caring responsibilities, regardless of gender
- Parental leave across all levels follows traditional gender stereotypes in many ways, with women much more likely to take leave (paid and unpaid)
- 89% of females and 77% of males took carers leave in the 2020-2021 financial year
- 64 women and 13 men (77 in total) took parental leave between July 1, 2020 and June 30, 2021. At Officer level (Bands 1-8), more than 80% of parental leave takers were women



Where do we want to be by 2025?

- A marked increase in the uptake of paid/unpaid secondary caregiver leave entitlements
- All staff are able to access paid or unpaid parental leave and do not experience negative unintended consequences for utilising these entitlements
- Our language, imagery and service delivery promotes shared responsibility for parenting and caring and does not reinforce rigid gender stereotypes

Action plan

Action *How will we achieve this?*	Timeframe *When will we take action?*	Responsible *Who is responsible for taking action?*	GE Indicator
Objective 4.1: Increased uptake of paid parental leave by male staff			
4.1.1 Increase paid parental secondary caregiver leave from two to four weeks with full superannuation entitlements via the Enterprise Agreement.	2022	· Office of the CEO · People and Culture	6
4.1.2 People managers actively promote parental leave provisions to prospective parents, regardless of gender.	2021 - 2024	EMT	6
Objective 4.2: The language and imagery we use for parental and caring responsibilities do not reinforce traditional gender stereotypes			
4.2.1 Re-brand maternity leave booklet and review imagery and language to ensure it is gender inclusive.	2021	· People and Culture · Communications	6
4.2.2 Review branding and service delivery of Maternal and Child Health to consider how fathers, secondary caregivers and rainbow families are actively considered, included and represented in service name and delivery.	2024	Community Wellbeing	6
Objective 4.3: All staff have access to unpaid or paid parental leave and do not experience negative unintended consequences for utilising parental leave entitlements			
4.3.1 Remunerate primary caregivers on employer-funded paid parental leave 18 weeks of superannuation payments (two additional weeks of superannuation payments at award minimum wage following the expiration of 16 weeks paid parental leave) via the Enterprise Agreement.	2022	· Office of the CEO · People and Culture	6
4.3.2 Remove requirement of staff to have a minimum length of ongoing service in order to access unpaid parental leave via the Enterprise Agreement.	2025	· Office of the CEO · People and Culture	6
4.3.3 Within recruitment processes, give explicit reference to inviting non-traditional work experience (such as carer or parental duties) to be included in application forms and discussed at interviews.	2023	People and Culture	5 6
4.3.4 Conduct research and benchmarking on "returnship" programs which provide opportunities for job seekers who are returning to the workforce after a career break.	2023	Community Partnerships	5 6
Objective 4.4: We have a breastfeeding policy that supports women to breastfeed or express in the workplace without discrimination, in an atmosphere of acceptance and respect			
4.4.1 Allocate two designated intervals per day to allow for breastfeeding/expressing that are counted as time worked and do not impede on existing designated lunch/rest interval breaks via the Enterprise Agreement.	2022	· Office of the CEO · People and Culture	6
4.4.2 Ensure there are accessible parenting rooms in each of the City's primary workplaces.	2024	People and Culture	6
4.4.3 Provide discreet refrigeration for expressed breast milk in parenting rooms.	2024	People and Culture	6

5. Support for employees experiencing family violence

Relevant indicators:

6 Flexible work and leave

Why is this a focus area?

Most people who experience family violence are in paid employment. Family violence affects a person's ability to lead a productive life and affects children, families and the community. An employee living with family violence often experiences heightened financial stress, isolation, vulnerability and risk of homelessness.

Family violence also impacts Australian employers costing them $175M annually[1] in direct and indirect workplace costs due to increased risks of workplace violence, increased illness or absenteeism, increased employee turnover, possible legal liabilities and reduced productivity. The cost of losing, and then replacing, employees affected by family violence can outweigh the costs of providing the support that will help retain affected employees. Workplaces can make a significant positive difference in supporting employees who are experiencing family violence.

How did the City measure up in the 2021 audit?

- 5 employees accessed family violence leave in FY21, 80% Women (4) 20% Men (1)
- 91% women and 90% men agree that the organisation would support them if they needed to take family violence leave (86% LGA average). Employees who identified as gender diverse or prefer not to say reported significantly lower levels of agreement with this statement

Where do we want to be by 2025?

- The policies, procedures and support mechanisms in place for employees experiencing family violence are accessible and effective in their aims
- People managers regularly monitor the health and wellbeing of their direct reports and foster safe and secure environments in which disclosures of family violence can naturally occur
- Staff feel confident in their understanding of the link between gender inequality and gender-based violence

Action *How will we achieve this?*	**Timeframe** *When will we take action?*	**Responsible** *Who is responsible for taking action?*	**GE Indicator**
Objective 5.1: Policies and practices to support employees experiencing family violence are effective in their aim to provide meaningful support			
5.1.1 Review *Supporting the Prevention of Domestic Violence Policy* and explore evaluative mechanisms to see if any improvements are required to relevant policies, practices or support mechanisms.	2024	People and Culture	6
5.1.2 Review Employee Assistance Program to determine if it is effectively meeting the needs of staff.	2025	People and Culture	6
5.1.3 Ensure communications and terminology regarding family violence and gender-based violence is consistent and acknowledges the lived experiences of LGBTIQ+ people.	2022 - 2025	Community Partnerships	6

1. The Cost of Domestic Violence to the Australian Economy: Part I, 2004, Australian Government's Office of the Status of Women by Access Economics Pty Ltd, funded under Partnerships Against Domestic Violence. The Cost of Violence against Women & Their Children in Australia, DSS, 2016, (KPMG).

Action *How will we achieve this?*	Timeframe *When will we take action?*	Responsible *Who is responsible for taking action?*	GE Indicator
Objective 5.2: People Managers regularly create a safe space for confidential concerns to be shared by direct reports and are equipped to respond to disclosures and outline the supports our workplace has to offer			
5.2.1 Develop guidelines for people managers to follow to support consistent practice in the management of direct reports, including regularity of 1:1s.	2023	People and Culture	6
5.2.2 Offer training to people managers to understand the business case for gender equality and to equip them with the skills to recognise and address the impacts of family and gender-based violence in the workplace.	2024	People and Culture	6
5.2.3 Regularly update support services referral sheet and host visibly on Sharepoint.	2022	People and Culture	6
Objective 5.3: Staff understand the link between gender inequality and gender-based violence			
5.3.1 Support MAV in the development of the *Local Government Guide to Preventing Family Violence and all forms of violence against women.*	2021	Community Partnerships	6
5.3.2 Apply for the 2022 *Free From Violence* state government grant to trial the implementation of the *Local Government Guide to Preventing Family Violence and all forms of violence against women.*	2022	Community Partnerships	6
5.3.3 Promote GE/PGBV e-learning in Learning and Development calendar and throughout 16 days of activism.	2022	· People and Culture · Community Partnerships	6
5.3.4 Provide in-kind and financial support to host 'The Dark Side of the Rainbow' LGBTIQ+ family violence training event to provide capacity building for staff and community members.	2022	Community Partnerships	6

6. Mainstreaming flexible working

Relevant indicators:

6 **Flexible work and leave**

Why is this a focus area?

This focus area looks at how organisations support flexible working arrangements for their workforce. It recognises that in order to normalise flexibility in the workplace, a visible leadership commitment is required in addition to a workforce that is equipped with the skills to manage and adapt to flexible working norms. Societal expectations placed on women often translate into women shouldering the bulk of unpaid parenting and caring responsibilities and participating in the workforce in part-time or casual capacities as a result. This can significantly impact and/or delay women's career progression and leadership opportunities. By normalising flexible working arrangements, staff of all genders feel a greater permission to strike a work/life balance that feels right for them and take up unpaid parenting and caring responsibilities in a more equitable manner.

How did the City measure up in the 2021 audit?

- Men are more likely than women to work full-time (74% male, 38% female)
- Women more likely than men to be using formal flexible working arrangements and work on a part-time or casual basis
- Women more likely to view flexible working arrangements as a barrier to career progression supported by the finding that the 24 most senior positions across CEO, Director and Manager are employed on a full-time basis and are outnumbered by males

Where do we want to be by 2025?

- An increased number of staff in leadership positions take up flexible working arrangements, particularly in the 24 most senior positions
- Flexible working arrangements are normalised and transparent, particularly in leadership positions
- Flexible working arrangements are promoted in recruitment practices

Action *How will we achieve this?*	**Timeframe** *When will we take action?*	**Responsible** *Who is responsible for taking action?*	**GE Indicator**
Objective 6.1: Flexible working arrangements becomes a workplace cultural norm available to and utilised by staff at all levels of the organisation, irrespective of gender or caring responsibilities			
6.1.1 Establish and implement the Flexibility at Work policy which outlines flexible work arrangements available to City employees.	2021	People and Culture	6
6.1.2 Ensure all roles in the organisation can accommodate flexible work arrangements.	2023	People and Culture	6
6.1.3 Profile diverse personal narratives of staff utilising flexible work arrangements, with particular focus on: · Senior leaders · Staff whose roles aren't typically conducive to flexible working · Staff utilising flexible work for reasons other than caring	2024	People and Culture	6
Objective 6.2: People Managers promote flexible working arrangements and feel confident in managing direct reports utilising diverse flexible work arrangements			
6.2.1 People managers are transparent about their flexible working arrangements.	2023	EMT	6
6.2.2 Conduct professional development workshops and provide accessible resources that equip and encourage people managers to manage diverse flexible working arrangements.	2023	People and Culture	6
Objective 6.3: Our recruitment and induction processes promote and reinforce flexible working arrangements			
6.3.1 Promote flexible work arrangements in all job advertisements to attract broader applicant base.	2022	People and Culture	5 6
6.3.2 Discuss flexible working arrangements as a discussion point for all applicants in interview process, irrespective of gender.	2023	People and Culture	5 6
6.3.3 Conduct targeted consultations with staff to explore · how the City can create a culture where employees working part-time have equitable access to leadership opportunities; · how recruitment processes and practices can be improved to be more gender equitable and inclusive; and · how promotion practices including acting opportunities, secondments and L&D can be more equitable and inclusive	2023	People and Culture	5 6

7. Preventing workplace sexual harassment, bullying and discrimination

Relevant indicators:

4 **Sexual harassment in the workplace**

Why is this a focus area?

This focus area assesses the way an organisation builds a culture in which sexual harassment, gender-based discrimination and bullying are not tolerated. These behaviours are common in the workplace and cause financial, psychological, and physical harm to victim survivors. They also bear a significant economic cost to organisations and the community.

Often, victim survivors experience barriers to reporting sexual harassment, bullying or discrimination and won't make a formal report. Barriers to reporting include fear of reprisals or other negative consequences, lack of confidence in the reporting system, and a limited understanding of what constitutes sexual harassment, discrimination and bullying.



Organisations which consistently collect and report data on instances of these behaviours are equipped to be transparent and accountable to their workforce and the community which in turn builds confidence to lodge a formal report when these instances do occur.

How did the City measure up in the 2021 audit?

- Zero formal sexual harassment complaints filed in 2020/2021
- Among survey respondents, women are less likely than men to perceive the workplace culture as safe and respectful (74% of women and 83% of men feel safe to challenge inappropriate behaviour at work; 75% of women and 83% of men agree Council takes steps to eliminate bullying, harassment and discrimination)
- Among survey respondents, women are more likely to have witnessed negative behaviours in the workplace in the last 12 months (17% of women, 12% of men have witnessed negative behaviours)
- Among survey respondents, women are more likely to have experienced sexual harassment in the workplace (5% women and 3% of men have experienced sexual harassment in the workplace in the past 12 months)

> *Organisations which consistently collect and report data on instances of these behaviours are equipped to be transparent and accountable to their workforce.*

Where do we want to be by 2025?

- Staff and community members can easily access identifying or anonymous reporting platforms to report an incident of sexual harassment, discrimination and bullying
- There is a greater correlation between workforce data and employee experience survey data in relation to instances of sexual harassment, bullying and discrimination in the workplace

Action *How will we achieve this?*	Timeframe *When will we take action?*	Responsible *Who is responsible for taking action?*	GE Indicator
Objective 7.1: We model best practice in local government in the prevention of sexual harassment, discrimination and bullying			
7.1.1 Implement the full suite of local government recommendations in the VAGO Sexual Harassment in Local Government 2020 Report by 2025.	2021 - 2025	People and Culture	4
7.1.2 Review duty of care for frontline staff to ensure equitable safety measures are in place for persons who may be more vulnerable to acts of harassment, discrimination and bullying due to their role, gender, sexuality or race.	2023	People and Culture	4
7.1.3 Review duty of care for Councillors to ensure equitable safety measures are in place for persons who may be more vulnerable to acts of harassment, discrimination and bullying due to their role, gender, sexuality or race.	2023	Governance	2 4
7.1.4 Establish a sensitive category that supports confidentiality within the City's online incident and hazard reporting system and encourages reporting of sexual harassment incidents.	2021	People and Culture	4
Objective 7.2: Understand and address barriers preventing staff from filing formal complaints about sexual harassment, discrimination and bullying			
7.2.1 Conduct targeted staff consultation to better understand: · How we can prevent sexual harassment, bullying and discrimination happening in the first place · How we can better support people who experience these things · What we can do to build a better positive bystander culture where people call bad behaviour out	2024	People and Culture	4
Objective 7.3: We have a prominent staff code of conduct which explicitly promotes gender equality and the prevention of gender based and sexual harassment, discrimination and bullying			
7.3.1 Ensure code of conduct is up to date with modern modes of harassment and bullying including digital platforms. Include the prohibition of staff using workplace resources to commit any act harassment, discrimination or bullying.	2021	People and Culture	4
7.3.2 Ensure staff are held accountable for breaching code of conduct by outlining organisational response to any breaches in staff code of conduct.	2021	People and Culture	4
Objective 7.4: We provide training opportunities for staff to increase their understanding and skills to challenge gender-based and sexual harassment, discrimination and bullying			
7.4.1 Offer bystander training to staff.	2023	People and Culture	4
7.4.2 Offer bystander training to Councillors.	2023	People and Culture	4
Objective 7.5: Females are not disadvantaged in our workplace due to unique supports they may require during menopause			
7.5.1 Conduct targeted consultation with females regarding meaningful support mechanisms the City could offer to retain and support staff who are experiencing menopause and plan to implement.	2023	Community Partnerships	4
7.5.2 Increase the visibility of support mechanisms available to staff experiencing menopause in relevant policies and procedures.	2024	Community Partnerships	4

8. Driving change beyond the workplace

Why is this a focus area?

This focus area recognises that organisational influence extends beyond the workplace and into the community. Within a local government context, the City has a direct and significant impact on the community and can help create equitable outcomes for the community through eliminating barriers to gender equality in policy, program and service delivery. Driving change beyond the workplace also requires external advocacy work by senior leadership, safe and equitable community engagement processes, collaborative partnerships with community organisations and groups and equitable procurement processes.

How did the City measure up in the 2021 audit?

- The audit did not have relevant measures to this focus area

Where do we want to be by 2025?

- Gender Impact Assessments become business as usual for policies, programs and services
- Under-represented groups are safely and equitably represented in deliberative community engagement
- The City is recognised in the community as being committed to gender equality and the prevention of gender-based violence
- The City has strong partnerships with local organisations and groups who strive to advance gender equality and prevent gender-based violence
- Policy, program and service delivery eliminates barriers to gender equality and actively promotes intersectional gender equality

Action *How will we achieve this?*	**Timeframe** *When will we take action?*	**Responsible** *Who is responsible for taking action?*	**GE Indicator**
Objective 8.1: Our leaders understand the role of our workplace in influencing the community and effectively use our work and public profile to demonstrate support for gender equality			
8.1.1 The CEO attends at least one external event focused on gender equality and makes at least one external statement regarding their commitment to gender equality every year.	2021 - 2025	· Office of the CEO · Communications	N/A
8.1.2 The Mayor attends at least one external event focused on gender equality and makes at least one external statement regarding their commitment to gender equality every year.	2021 - 2025	· Governance · Communications	N/A
Objective 8.2: Our deliberative community engagement is committed to ensuring there is safe and gender equitable representation			
8.2.1 Develop community engagement procedures that guide staff on how to conduct community engagement in a way that is safe and equitable for all genders, particularly those experiencing co-existing forms of discrimination such as Aboriginality age, disability, sexuality, race or religion.	2023	Community Partnerships	N/A
Objective 8.3: We work alongside other organisations and groups in the public, private and community sector to drive gender equality and the prevention of gender-based violence			
8.3.1 Contribute strategic leadership, administrative support and in-kind resources to the Greater Bendigo Coalition for Gender Equity and actively contribute to coalition action groups and joint initiatives.	2021 - 2025	· Community Partnerships · Active and Healthy Communities	N/A

Action *How will we achieve this?*	Timeframe *When will we take action?*	Responsible *Who is responsible for taking action?*	GE Indicator
8.3.2 Consider the impacts of gender roles and intersectional discrimination in the planning and implementation of emergency management and disaster recovery. (GE Strategy 1.5)	2021 - 2025	Community Partnerships	N/A
8.3.3 Provide financial and administrative support to the Greater Bendigo against Family Violence committee and actively contribute to joint initiatives.	2021 - 2025	Community Partnerships	N/A
8.3.4 Develop and promote resources to raise awareness of gender-based violence and relevant support services available to multicultural communities, with particular focus on newly arrived migrant and refugee communities. (CDIP Action 22.1)	2023	Community Partnerships	N/A
8.3.5 Develop and implement the Active Women and Girls Strategy to increase women and girls' participation in sport, recreation and active transport.	2023	Active and Healthy Communities	N/A
8.3.6 Support the capacity of community sports to be LGBTIQ+ inclusive.	2024	Active and Healthy Communities	N/A
8.3.7 Advocate for LGBTIQ+ inclusion in family violence and sexual assault sector, including addressing key service gaps and strengthening LGBTIQ+ capability.	2023	Community Partnerships	N/A
8.3.8 Explore temporary accommodation for companion animals of people fleeing family violence and/or experiencing homelessness or financial hardship as prioritised as an action in the Council Plan Mir wimbul 2021-2025.	2022	Safe and Healthy Environments	5
8.3.8 Work alongside specialist organisations and groups to address elder abuse in the community as prioritised in Healthy Greater Bendigo 2021-2025.	2022	Community Partnerships	5
Objective 8.4: Gender and intersectionality is considered in the development and review of all policies, programs and services that have a direct and significant impact on the public			
8.4.1 Finalise Equity Impact Assessment Guide, Template and Evaluation Plan.	2022	Community Partnerships	N/A
8.4.2 Integrate Equity Impact Assessment process into development and review processes for policies, programs and services. Add gender and gender equity to project brief template in H&W Directorate.	2022	Community Partnerships	N/A
8.4.3 Recruit a Equity Impact Assessment Champion per unit and conduct relevant training.	2022	Community Partnerships	N/A
8.4.4 Conduct an Equity Impact Assessment when developing or reviewing a policy, program or service that has a direct or significant impact on the public.	2023 - 2025	All units	N/A
8.4.5 Conduct a Equity Impact Assessment on the 10-year walking and cycling infrastructure plan.	2023	Active and Healthy Communities	N/A
8.4.6 Integrate Equity Impact Assessment Recommendations into the Gender Equality Action Plan and assign to policy, program or service lead for implementation.	2022 - 2025	Community Partnerships	N/A
8.4.7 Profile a Equity Impact Assessment case study through a City communications channel every two months in initial two years and every quarter thereafter.	2022 - 2025	Community Partnerships	N/A

Action plan

Action *How will we achieve this?*	Timeframe *When will we take action?*	Responsible *Who is responsible for taking action?*	GE Indicator
8.4.8 Review Place Name policy and set targets to ensure an increased proportion of place names are attributed to females or gender diverse people.	2024	Parks and Open Space	N/A
8.4.9 Capture gender disaggregated data on the composition and assigned roles within volunteer/community groups that the City auspices.	2023	Community Partnerships	N/A
8.4.10 Consider gender-inclusivity and intersectional discrimination in urban planning and design to promote an inclusive, safe and welcoming environment for all people. (GES 1.4)	2021 - 2025	· Strategic Planning · Property Services	N/A
8.4.11 Conduct literature review on public toilet gender signage and configuration to determine best practice in promoting gender accessibility and inclusion.	2023	Community Partnerships	N/A
8.4.12 Consider gender in the development of actions in the Community Safety Action Plan to ensure the plan is responsive to the safety needs of females and gender diverse community members.	2022	Community Partnerships	N/A
8.4.13 Provide a gender analysis of issues contributing to social isolation/loneliness in our community to inform ongoing work.	2023	Community Wellbeing	N/A
8.4.14 Trial a targeted sleep and settling parenting program for fathers to increase parenting support mechanisms for secondary caregivers in the community.	2022	Community Wellbeing	N/A
Objective 8.5: Gender equality is promoted in policy, program and service delivery			
8.5.1 Implement the GIA recommendation resulting from the GIA conducted on the Community Grants Policy review in 2021.	2023	Community Partnerships	N/A
8.5.2 Implement the GIA recommendation resulting from the GIA conducted on the Pricing Policy review in 2021.	2022	Financial Strategy	N/A
8.5.3 Implement the GIA recommendation resulting from the GIA conducted on the Graffiti Management Policy review in 2021.	2022	Property Services	N/A
8.5.4 Implement the GIA recommendation resulting from the GIA conducted on the Kangaroo Flat Skate Park development in 2021.	2022	Active and Healthy Communities	N/A
8.5.5 Implement the GIA recommendation resulting from the GIA conducted on the Domestic Animal Management Plan review in 2021.	2022	Safe and Healthy Environments	N/A
8.5.6 Implement the GIA recommendation resulting from the GIA conducted on the Leases and Licences review in 2021.	2022	Property Services	N/A
8.5.7 Implement the GIA recommendation resulting from the GIA conducted on the Strathdale Community Hub Upgrade in 2021.	2022	Community Partnerships	N/A
8.5.8 Implement the GIA recommendation resulting from the GIA conducted on the Complaints Policy review in 2021.	2022	Business Transformation	N/A
8.5.9 Implement the GIA recommendation resulting from the GIA conducted on the Capital Investment Framework in 2022.	2022	Financial Strategy	N/A
8.5.10 Implement the GIA recommendation resulting from the GIA conducted on the Fleet Policy review in 2021.	2022	Works	N/A



Appendix A

Gender Equity Action Plan summary by workplace gender equality indicator

Indicator 1: Gender composition of workforce

Action *How will we achieve this?*	Timeframe *When will we take action?*	Responsible *Who is responsible for taking action?*
Objective 2.1: Increased female representation across the 5 most senior classification levels (GE Strategy 2.3)		
2.1.1 Set targets for internal and external recruitment shortlists to improve the representation of females in the 5 most senior classification levels, where their representation is less than 50%.	2023	· EMT · People and Culture
2.1.2 Sponsor female employees to undertake targeted leadership programs to develop their leadership skills and capacity.	2021 - 2025	People and Culture
2.1.3 Provide ongoing support to the staff grassroots Women in Leadership Network.	2022 - 2025	Community Partnerships
2.1.4 Identify barriers to female representation in senior positions leveraging the Women in Leadership Group as a sounding bound and utilising survey data.	2022	People and Culture
2.1.5 Support the Women in Leadership Network Organising Committee to trial staff connection platform, Coffee Roulette, with members of the Women in Leadership Network to foster leadership mentoring among female staff members.	2022	Community Partnerships
2.1.6 Support the Women in Leadership Organising Committee to run a Women in Leadership Network storytelling event featuring women in leadership positions.	2022	Community Partnerships
2.1.7 Establish capability framework which defines the behaviours, skills and knowledge that support a high performing organisation.	2022	People and Culture
2.1.8 Establish a talent management and succession planning framework which supports retention as well as offering horizonal and vertical career progression.	2023	People and Culture

Indicator 2: Gender composition of governing body

Action *How will we achieve this?*	Timeframe *When will we take action?*	Responsible *Who is responsible for taking action?*
Objective 2.3: We promote increased participation of females and gender diverse people in public life. (GE Strategy 2.2)		
2.3.1 Re-endorse and showcase our signatory to the Victorian Local Government Women's Charter.	2022	· Governance · Community Partnerships
2.3.2 Partner with Victorian Local Governance Association to host 'Local Women Leading Change' informational workshops in the lead up to local government elections.	2024	· Governance · Community Partnerships
2.3.3 Source available demographic data of Councillors in previous 5 Councils to identify any recurrent themes of under-representation and conduct targeted consultation with community members of within under-represented demographics to identify barriers and support mechanisms to run for Council and seek to implement.	2023	· Governance · Community Partnerships
2.3.4 Identify and address barriers to equitable representation on the City's Youth Council in order to help create a Youth Council that is truly representative of young people in our community.	2023	Community Partnerships

Indicator 3: Gender pay equity

Action *How will we achieve this?*	Timeframe *When will we take action?*	Responsible *Who is responsible for taking action?*
Objective 3.1: We are committed to eliminating like-for-like and organisation-wide gender pay gaps		
3.1.1 Conduct analysis of female-dominated and male-dominated roles in terms of skills, knowledge, responsibility, effort and working conditions to determine if there is any disparity in remuneration or benefits.	2024	People and Culture
Objective 3.2: Salary packaging options are gender equitable		
3.2.1 Conduct a gender impact assessment on the City's internal Fleet Policy to address any barriers to access and inclusion.	2022	Works
3.2.2 Investigate salary packaging options that provide support for parental and caring responsibilities.	2023	Community Partnerships
Objective 3.3: Remuneration policies and practices are transparent and we proactively inform staff about their entitlements		
3.3.1 Discuss remuneration (assigned banding or SEO) as an information point for all applicants in interview process, irrespective of gender.	2023	People and Culture
Objective 3.4: We are committed to discouraging gender bias in remuneration and performance review processes		
3.4.1 Offer unconscious gender bias training to people managers.	2023	People and Culture

Appendix A

Indicator 4: Sexual harassment in the workplace

Action *How will we achieve this?*	Timeframe *When will we take action?*	Responsible *Who is responsible for taking action?*
Objective 7.1: We model best practice in local government in the prevention of sexual harassment, discrimination and bullying		
7.1.1 Implement the full suite of local government recommendations in the VAGO Sexual Harassment in Local Government 2020 Report by 2025.	2021 - 2025	People and Culture
7.1.2 Review duty of care for frontline staff to ensure equitable safety measures are in place for persons who may be more vulnerable to acts of harassment, discrimination and bullying due to their role, gender, sexuality or race.	2023	People and Culture
7.1.3 Review duty of care for Councillors to ensure equitable safety measures are in place for persons who may be more vulnerable to acts of harassment, discrimination and bullying due to their role, gender, sexuality or race.	2023	Governance
7.1.4 Establish a sensitive category that supports confidentiality within the City's online incident and hazard reporting system and encourages reporting of sexual harassment incidents.	2021	People and Culture
Objective 7.2: Understand and address barriers preventing staff from filing formal complaints about sexual harassment, discrimination and bullying		
7.2.1 Conduct targeted staff consultation to better understand: · How we can prevent sexual harassment, bullying and discrimination happening in the first place · How we can better support people who experience these things · What we can do to build a better positive bystander culture where people call bad behaviour out	2024	People and Culture
Objective 7.3: We have a prominent staff code of conduct which explicitly promotes gender equality and the prevention of gender based and sexual harassment, discrimination and bullying		
7.3.1 Ensure code of conduct is up to date with modern modes of harassment and bullying including digital platforms. Include the prohibition of staff using workplace resources to commit any act harassment, discrimination or bullying.	2021	People and Culture
7.3.2 Ensure staff are held accountable for breaching code of conduct by outlining organisational response to any breaches in staff code of conduct.	2021	People and Culture
Objective 7.4: We provide training opportunities for staff to increase their understanding and skills to challenge gender-based and sexual harassment, discrimination and bullying		
7.4.1 Offer bystander training to staff.	2023	People and Culture
7.4.2 Offer bystander training to Councillors.	2023	People and Culture
Objective 7.5: Females are not disadvantaged in our workplace due to unique supports they may require during menopause		
7.5.1 Conduct targeted consultation with females regarding meaningful support mechanisms the City could offer to retain and support staff who are experiencing menopause and plan to implement.	2023	Community Partnerships
7.5.2 Increase the visibility of support mechanisms available to staff experiencing menopause in relevant policies and procedures.	2024	Community Partnerships

Indicator 5: Recruitment and promotion

Action *How will we achieve this?*	**Timeframe** *When will we take action?*	**Responsible** *Who is responsible for taking action?*
Objective 2.1: Increased female representation across the 5 most senior classification levels (GE Strategy 2.3)		
2.1.1 Set targets for internal and external recruitment shortlists to improve the representation of females in the 5 most senior classification levels, where their representation is less than 50%.	2023	· EMT · People and Culture
2.1.2 Sponsor female employees to undertake targeted leadership programs to develop their leadership skills and capacity.	2021 - 2025	People and Culture
Objective 2.2: Increased gender balance in traditionally gendered industries and occupations		
2.2.1 Set targets for internal and external recruitment shortlists to improve the representation of males and females in non-traditional roles, where their representation is less than 50%.	2023	· EMT · People and Culture
2.2.2 Develop and implement targeted placement programs in traditionally gender segregated roles and departments where gender segregation exceeds 80%.	2023	People and Culture
2.2.3 Support retention of under-represented genders in highly segregated departments with dedicated support, feedback mechanisms and exit interviews for outgoing under-represented genders.	2023	People and Culture
2.2.4 Investigate a joint communications campaign with the Coalition for Gender Equity that profiles males and females in non-traditional occupations and/or pursuing non-traditional career paths.	2024	Community Partnerships
Objective 4.3: All staff have access to unpaid or paid parental leave and do not experience negative unintended consequences for utilising parental leave entitlements		
4.3.3 Within recruitment processes, give explicit reference to inviting non-traditional work experience (such as carer or parental duties) to be included in application forms and discussed at interviews.	2023	People and Culture
4.3.4 Conduct research and benchmarking on "returnship" programs which provide opportunities for job seekers who are returning to the workforce after a career break.	2023	Community Partnerships
Objective 6.3: Our recruitment and induction processes promote and reinforce flexible working arrangements		
6.3.1 Promote flexible work arrangements in all job advertisements to attract broader applicant base.	2022	People and Culture
6.3.2 Discuss flexible working arrangements as a discussion point for all applicants in interview process, irrespective of gender.	2023	People and Culture
6.3.3 Conduct targeted consultations with staff to explore · how the City can create a culture where employees working part-time have equitable access to leadership opportunities; · how recruitment processes and practices can be improved to be more gender equitable and inclusive; and · how promotion practices including acting opportunities, secondments and L&D can be more equitable and inclusive	2023	People and Culture

Appendix A

Indicator 6: Flexible work and leave

Action *How will we achieve this?*	Timeframe *When will we take action?*	Responsible *Who is responsible for taking action?*
Objective 4.1: Increased uptake of paid parental leave by male staff		
4.1.1 Increase paid parental secondary caregiver leave from two to four weeks with full superannuation entitlements via the Enterprise Agreement.	2022	· Office of the CEO · People and Culture
4.1.2 People managers actively promote parental leave provisions to prospective parents, regardless of gender.	2021 - 2024	EMT
Objective 4.2: The language and imagery we use for parental and caring responsibilities do not reinforce traditional gender stereotypes		
4.2.1 Re-brand maternity leave booklet and review imagery and language to ensure it is gender inclusive.	2021	· People and Culture · Communications
4.2.2 Review branding and service delivery of Maternal and Child Health to consider how fathers, secondary caregivers and rainbow families are actively considered, included and represented in service name and delivery.	2024	Community Wellbeing
Objective 4.3: All staff have access to unpaid or paid parental leave and do not experience negative unintended consequences for utilising parental leave entitlements		
4.3.1 Remunerate primary caregivers on employer-funded paid parental leave 18 weeks of superannuation payments (two additional weeks of superannuation payments at award minimum wage following the expiration of 16 weeks paid parental leave) via the Enterprise Agreement.	2022	· Office of the CEO · People and Culture
4.3.2 Remove requirement of staff to have a minimum length of ongoing service in order to access unpaid parental leave via the Enterprise Agreement.	2025	· Office of the CEO · People and Culture
4.3.3 Within recruitment processes, give explicit reference to inviting non-traditional work experience (such as carer or parental duties) to be included in application forms and discussed at interviews.	2023	People and Culture
4.3.4 Conduct research and benchmarking on "returnship" programs which provide opportunities for job seekers who are returning to the workforce after a career break.	2023	Community Partnerships
Objective 4.4: We have a breastfeeding policy that supports women to breastfeed or express in the workplace without discrimination, in an atmosphere of acceptance and respect		
4.4.1 Allocate two designated intervals per day to allow for breastfeeding/ expressing that are counted as time worked and do not impede on existing designated lunch/rest interval breaks via the Enterprise Agreement.	2022	· Office of the CEO · People and Culture
4.4.2 Ensure there are accessible parenting rooms in each of the City's primary workplaces.	2024	People and Culture
4.4.3 Provide discreet refrigeration for expressed breast milk in parenting rooms.	2024	People and Culture

Action *How will we achieve this?*	**Timeframe** *When will we take action?*	**Responsible** *Who is responsible for taking action?*
Objective 5.1: Policies and practices to support employees experiencing family violence are effective in their aim to provide meaningful support		
5.1.1 Review *Supporting the Prevention of Domestic Violence Policy* and explore evaluative mechanisms to see if any improvements are required to relevant policies, practices or support mechanisms.	2024	People and Culture
5.1.2 Review Employee Assistance Program to determine if it is effectively meeting the needs of staff.	2025	People and Culture
5.1.3 Ensure communications and terminology regarding family violence and gender-based violence is consistent and acknowledges the lived experiences of LGBTIQ+ people.	2022 - 2025	Community Partnerships
Objective 5.2: People Managers regularly create a safe space for confidential concerns to be shared by direct reports and are equipped to respond to disclosures and outline the supports our workplace has to offer		
5.2.1 Develop guidelines for people managers to follow to support consistent practice in the management of direct reports, including regularity of 1:1s.	2023	People and Culture
5.2.2 Offer training to people managers to understand the business case for gender equality and to equip them with the skills to recognise and address the impacts of family and gender-based violence in the workplace.	2024	People and Culture
5.2.3 Regularly update support services referral sheet and host visibly on Sharepoint.	2022	People and Culture
Objective 5.3: Staff understand the link between gender inequality and gender-based violence		
5.3.1 Support MAV in the development of the *Local Government Guide to Preventing Family Violence and all forms of violence against women.*	2021	Community Partnerships
5.3.2 Apply for the 2022 *Free From Violence* state government grant to trial the implementation of the *Local Government Guide to Preventing Family Violence and all forms of violence against women.*	2022	Community Partnerships
5.3.3 Promote GE/PGBV e-learning in Learning and Development calendar and throughout 16 days of activism.	2022	· People and Culture · Community Partnerships
5.3.4 Provide in-kind and financial support to host 'The Dark Side of the Rainbow' LGBTIQ+ family violence training event to provide capacity building for staff and community members.	2022	Community Partnerships
Objective 6.1: Flexible working arrangements becomes a workplace cultural norm available to and utilised by staff at all levels of the organisation, irrespective of gender or caring responsibilities		
6.1.1 Establish and implement the Flexibility at Work policy which outlines flexible work arrangements available to City employees.	2021	People and Culture
6.1.2 Ensure all roles in the organisation can accommodate flexible work arrangements.	2023	People and Culture
6.1.3 Profile diverse personal narratives of staff utilising flexible work arrangements, with particular focus on: · Senior leaders · Staff whose roles aren't typically conducive to flexible working · Staff utilising flexible work for reasons other than caring	2024	People and Culture

Action *How will we achieve this?*	Timeframe *When will we take action?*	Responsible *Who is responsible for taking action?*
Objective 6.2: People Managers promote flexible working arrangements and feel confident in managing direct reports utilising diverse flexible work arrangements		
6.2.1 People managers are transparent about their flexible working arrangements.	2023	EMT
6.2.2 Conduct professional development workshops and provide accessible resources that equip and encourage people managers to manage diverse flexible working arrangements.	2023	People and Culture
Objective 6.3: Our recruitment and induction processes promote and reinforce flexible working arrangements		
6.3.1 Promote flexible work arrangements in all job advertisements to attract broader applicant base.	2022	People and Culture
6.3.2 Discuss flexible working arrangements as a discussion point for all applicants in interview process, irrespective of gender.	2023	People and Culture
6.3.3 Conduct targeted consultations with staff to explore · how the City can create a culture where employees working part-time have equitable access to leadership opportunities; · how recruitment processes and practices can be improved to be more gender equitable and inclusive; and · how promotion practices including acting opportunities, secondments and L&D can be more equitable and inclusive	2023	People and Culture

Indicator 7: Gender segregation in the workplace

Action *How will we achieve this?*	Timeframe *When will we take action?*	Responsible *Who is responsible for taking action?*
Objective 2.2: Increased gender balance in traditionally gendered industries and occupations		
2.2.1 Set targets for internal and external recruitment shortlists to improve the representation of males and females in non-traditional roles, where their representation is less than 50%.	2023	· EMT · People and Culture
2.2.2 Develop and implement targeted placement programs in traditionally gender segregated roles and departments where gender segregation exceeds 80%.	2023	People and Culture
2.2.3 Support retention of under-represented genders in highly segregated departments with dedicated support, feedback mechanisms and exit interviews for outgoing under-represented genders.	2023	People and Culture
2.2.4 Investigate a joint communications campaign with the Coalition for Gender Equity that profiles males and females in non-traditional occupations and/or pursuing non-traditional career paths.	2024	Community Partnerships
2.2.5 Conduct targeted consultations to determine how and where gender stereotypes are perpetuated at the City and what measures can be taken to create a workplace free of gender stereotypes.	2023	· Community Partnerships · People and Culture



City of Greater Bendigo

A: 15 Hopetoun Street, Bendigo

P: PO Box 733 Bendigo VIC 3552

T: 1300 00 2642 or 5434 6000

National Relay Service: 133 677
then quote 03 5434 6000

E: requests@bendigo.vic.gov.au

W: www.bendigo.vic.gov.au

CITY OF GREATER BENDIGO

22. URGENT BUSINESS

Nil

23. NOTICES OF MOTION

Nil

24. MAYOR'S REPORT

25. CHIEF EXECUTIVE OFFICER'S REPORT

26. CONFIDENTIAL (SECTION 66) REPORTS

RECOMMENDED MOTION

That Council close the meeting to members of the public pursuant to Section 66(2) of the Local Government Act 2020, to consider (a) report(s) relating to

(a) Council business information, being information that would prejudice the Council's position in commercial negotiations if prematurely released;
(g) Private commercial information, being information provided by a business, commercial or financial undertaking that - (i) relates to trade secrets; or (ii) if released, would unreasonably expose the business, commercial or financial undertaking to disadvantage.