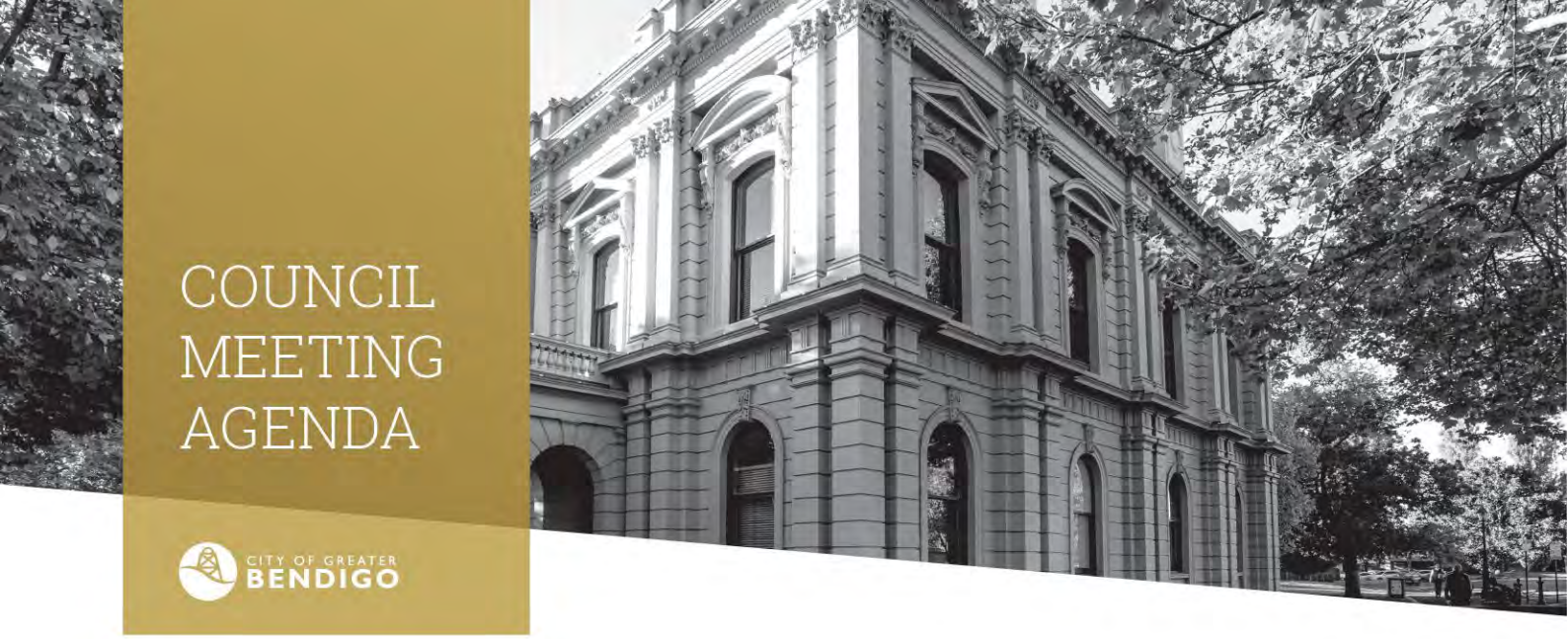


COUNCIL MEETING AGENDA

CITY OF GREATER BENDIGO

6:00 pm on Monday December 12, 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





COMMUNITY VISION 2021–2031

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

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

COUNCIL PLAN (MIR WIMBUL) – OUTCOMES

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

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

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

STAFF VALUES AND BEHAVIOURS

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



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

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

This Council Meeting is conducted in accordance with the

- Local Government Act 2020
- Governance Rules

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1. ACKNOWLEDGEMENT OF COUNTRY

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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

11.1. Eppalock Ward - Cr Evans

11.2. Lockwood Ward - Cr Williams

11.3. Whipstick Ward - Cr Sloan

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 November 21 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. Response to Petition - Save Golden Square Pony Club Park

Author:	Amy Johnston, Manager, Active and Healthy Communities
Responsible Director:	Stacy Williams, Director, Healthy Communities and Environments

Purpose

To respond to submissions received in response to the City's public notice to lease 1-5 Belle Vue Road, Golden Square to Bendigo Foodshare for construction of a food warehouse, including a petition requesting that Council *"retain our historical community park with NO building development"*.

Recommended Motion

That Council:

1. Acknowledge the importance of supporting Bendigo Foodshare in the work they do in distributing food to vulnerable community members in Central Victoria.
2. Acknowledge the work being done to improve public space outcomes in Golden Square.
3. Endorse the lease of 1-5 Belle Vue Road, Golden Square to Bendigo Foodshare for a period of 9 years.
4. Respond to all submitters and the lead petitioner advising of the outcome of this report.

Executive Summary

On Saturday the 19th of November the City placed a public notice of its intention to lease 1-5 Belle Vue Road, Golden Square (the site) to Bendigo Foodshare for construction of a food warehouse. In response to the public notice the City received 17 letters in support of the proposed lease and one letter in objection to the proposed lease to Foodshare. In addition to this a petition was received with 41 signatories seeking to *"retain our historical community park with NO building development"*.

The proposed lease to Bendigo Foodshare is for a period of 9 years and to enable the construction of a food warehouse to support Bendigo Foodshare's activities. The warehouse will utilise approximately 15% of the site with the remainder of the site remaining public open space.

The City have been working with Bendigo Foodshare since 2015 including the development of the Food Hub Feasibility Study to provide them with a long term, sustainable home to address the high levels of food insecurity in our community. This is supported through the Active Living Census 2019 revealing that 1 in 10 Greater Bendigo

households had gone without food at least once in the past 12 months and Bendigo Foodshare distributing food to around 13,000 vulnerable people in Central Victoria each week.

The site is currently occupied by the Bendigo Pony Club and the City have been working with the Club to relocate them to the Goornong Recreation Reserve, with the Club comfortable with the proposed relocation. Bendigo Pony Club has provided the City with in principle support to the relocation subject to some conditions regarding relocation support.

The future provision of public open space in Golden Square has been addressed in strategic documents including the Greater Bendigo Public Space Plan, Golden Square Structure Plan and Golden Square Recreation Reserve Master Plan.

Background

Investigating feasibility of a Greater Bendigo Food Hub was first identified as a key recommendation in the 2014 Food Security Report. A Greater Bendigo Food Hub Feasibility Study was then developed in 2015 and endorsed by Council in 2016. The 2015 Greater Bendigo Food Hub Feasibility Study outlined the needs and interests within Greater Bendigo that would allow for the establishment of an expandable base for emergency food relief agencies (such as Bendigo Food Share), self-supported by a number of complementary commercial and non-commercial activities.

Since completion of the Feasibility Study the City supported Bendigo Foodshare through work to identify a preferred site for a food hub, the development of a business case and a masterplan report and concept drawing for a potential Community Food Hub.

Early in 2021 Bendigo Foodshare informed the City that they had secured a long-term lease at the Garsed Street former Crystal Iceworks site and requested support to fund the fitout of this site. With this new information Council were asked to support Bendigo Foodshare with funding of $140,000 and support the cessation of planning for a future Food Hub at the Belle Vue Road site.

In June 2021 Bendigo Foodshare returned to the City to advise that they had not been able to secure the long-term lease at Garsed Street and wished to proceed with a Community Food Hub at Belle Vue Road. The two key issues of the report involved the challenges with relocating the Bendigo Pony Club and challenges with providing a formal lease for Bendigo Foodshare at Belle Vue Road.

Previous Council decision dates:

October 2015 – Council resolved to:

1. Release the draft Food Hub Feasibility Study for public review and comment period of 4 weeks.

2. Receive a further report summarising community feedback and seeking Council adoption of a proposed Food Hub model in order to support any Federal and State funding opportunities as required.

May 2016 – Council resolved to:

1. Endorse the Greater Bendigo Food Hub Feasibility Study; and

2. Authorise officers to facilitate site investigations, funding opportunities and creation of a governance structure for a Greater Bendigo Food Hub.

April 2021 – Council resolved to:

"conclude further planning and design of the Food Hub at Belle Vue Road, Golden Square and reallocate $140,000 from that project to provide a grant to Bendigo Foodshare for development of the Garsed Street site."

Report

The site was first identified as a potential Food Hub location in 2019 with strengths of the proposed site being that it is of adequate size, is zoned appropriately (Commercial Zone 2), provides adequate truck access and is in close proximity to public transport (bus and potentially train station in the future).

A range of alternative locations, both managed by the City and other stakeholders, were also considered, but were demonstrated to be non-feasible or not preferred due to various site specific challenges including restricted truck access, significant Salinity Management Overlay, significant contamination, financial and long-term strategic reasons.

The proposed site sits on Crown Land where the City is the Committee of Management and require Minister's approval, which is granted by delegation through the Department of Land, Water, Environment and Planning (DELWP). The City have worked with DELWP through this process with DELWP advising that they required a public notice prior to being in a position to approve the lease. DELWP confirmed that the content of the notice was suitable and appropriate prior to advertising.

On Saturday the 19th of November the City placed a public notice of its intention to lease 1-5 Belle Vue Road, Golden Square (the site) to Bendigo Foodshare for construction of a food warehouse. In response to the public notice the City received 17 letters in support of the proposed lease and one letter in objection to the proposed lease to Foodshare. In addition to this a petition was received with 41 signatories seeking to *"retain our historical community park with NO building development"*.

Bendigo Foodshare's food warehouse would be positioned nearest to the commercial precinct on Breen Street and will only utilise approximately 15 per cent of the site with the rest remaining public open space for community use.

While a broader community food hub has been discussed previously at this stage funding is only for the food warehouse and any development beyond this would include further community engagement by Bendigo Foodshare who have an ongoing commitment to community engagement.

Public space provision in this area of Golden Square is currently supported by Allingham Street Reserve and the Golden Gully Corridor, while broader public space provision in Golden Square is supported by the Bendigo Creek and Wade Street Reserve. It is considered that delivering upon the below actions would significantly offset the loss of 15% of the public open space at the site.

The future provision of public open space in Golden Square has been addressed in strategic documents including the Greater Bendigo Public Space Plan, Golden Square Structure Plan and Golden Square Recreation Reserve Master Plan. Specific actions to increase or improve the provision of public space in Golden Square include the following and officers support continued work to achieve these:

- increase the open space provision at Golden Square Recreation Reserve by relocating the Golden Square Lawn Bowls Club.
- increase open space within Golden Square by acquiring Backhaus Reserve
- investigate opportunities to create a passive open space corridor along Golden Gully, providing off road connections to the south east of the suburb and Bendigo Creek Trail in partnership with Djandak, which would further improve and increase open space in the area.

The Bendigo Pony Club currently occupy the site and the City have been working with the Club and the Goornong Recreation Reserve Committee to support relocation of the Bendigo Pony Club to the Goornong Recreation Reserve. The Bendigo Pony Club are supportive of the proposed relocation. Goornong Recreation Reserve Committee of Management, a Crown Land committee reporting to DELWP are completing community consultation prior to the committee making a decision on a new user group at the reserve.

The Bendigo Community Farmers Market relocated to the Belle Vue Road site during the COVID 19 pandemic and currently operate their monthly market from the site on the third Saturday of each month. There is no anticipated impact to their operations continuing at the site should the market committee wish to continue operations on this site.

Planning permit DC/102/2022 was issued on 12 May 2022 for the construction of a building at 1 Belle Vue Road, Golden Square, in relation to Bendigo Foodshare.

The use of the land for a warehouse is ‘as of right’ in the Commercial 2 Zone, meaning that it does not require planning approval. As such, planning approval was only required for the construction of the building itself (buildings and works) under the Commercial 2 Zone.

The application was exempt from notice and review pursuant to Clause 34.02-6 of the Planning Scheme, meaning that the Planning Scheme removes the requirement or ability of Council to advertise the planning permit application to adjoining and surrounding landowners/occupiers.

Priority/Importance

Expansion of a food distribution warehouse is critical for Bendigo Foodshare’s operations with the pandemic and rise in cost of living further increasing our communities need for support to access food relief.

The funding provided to Bendigo Foodshare for their food warehouse similar to other regions within Victoria was COVID related and pressure remains to spend the funding as continued carry forward beyond June 2023 is not an option.

Options considered

1. Endorse the lease to Bendigo Foodshare to allow construction of a food warehouse.
2. Advise Bendigo Foodshare that the City is unable to provide support for a location for the food distribution warehouse and retain the full site as public open space.

Timelines

<u>High level summary</u>
May 2014 – Council adopted the Bendigo Food Security Report

October 2015 – Council resolved to release the draft Food Hub Feasibility Study for public review and comment period of 4 weeks and receive a further report summarising community feedback.

May 2016 – Council resolved to endorse the Greater Bendigo Food Hub Feasibility Study and authorise officers to facilitate site investigations, funding opportunities and creation of a governance structure for a Greater Bendigo Food Hub.

September 2018, September 2019 & May 2020 - Officers met with representatives of the Bendigo Pony Club (in person and virtually) to initially discuss that the site was under consideration along with others for the potential future Food Hub and a commitment that we would keep them informed as the project progressed.

August 2020 – Council received a briefing to endorse the Golden Square site as the preferred location for the Greater Bendigo Community Food Hub and work with DELWP and the Bendigo Pony Club to relocate to a new site. This report did not proceed to Council meeting as requested by Council at the time.

April 2021 – Council resolved to conclude further planning and design of the Food Hub at Belle Vue Road, Golden Square and reallocate $140,000 from that project to provide a grant to Bendigo Foodshare for development of the Garsed Street site.
To coincide with a Council Report supporting Foodshare's decision to invest at Garsed Street the Pony Club were contacted to advise that if the report was endorsed then the City would not be pursuing investigations of the Belle Vue Road site for a future Greater Bendigo Community Food Hub and thanking them for their patience with the project.

June 2021 - Bendigo Foodshare returned to the City to advise that they had not been able to secure the long-term lease at Garsed Street and wished to proceed with a Community Food Hub at the Golden Square site.

June – November 2021: Site visit and subsequent contact with the Bendigo Pony Club to determine options for next steps.

November 2021: Goornong Recreation Reserve approached about equine activities on site.

January 2022: Bendigo Pony Club confirmation that co-location with Bendigo Foodshare is not an option and relocation would be supported by the City for like for like facilities.

March 2022: Discussion with Goornong Recreation Reserve regarding potential pony club relocation.

May 2022: Joint onsite discussion with Goornong Recreation Reserve Committee of Management, DELWP, Bendigo Pony Club and the City.

August 2022: Meeting with Goornong Recreation Reserve Committee of Management, DELWP and City to discuss information requests in relation to relocation and the option for further community consultation on the pony club licence.
Meeting with Bendigo Foodshare on their critical path requirements for the food distribution warehouse.

September 2022: Bendigo Foodshare present to Councillors on the food warehouse project and relevant time and financial pressures that they are under.

November 2022: Goornong Recreation Reserve Committee of Management undertake community consultation on proposed relocation of Bendigo Pony Club to the reserve, as a means of activating the reserve and community.

November 2022: The City places a public notice advertising its intention to lease 1-5 Belle Vue Road, Golden Square (the site) to Bendigo Foodshare for a Community Food Hub including a Food Relief Warehouse and activities to raise funds for this purpose.

Communications/Engagement

Significant amount of consultation occurred through various strategic documents, including the Greater Bendigo Community Food Hub Feasibility Study and Golden Square Structure Plan however specific community consultation on the proposed location or a recommendation on the location has not been to a Council meeting until now.

The site was identified as part of the Golden Square Structure Plan, which included community engagement, with an endorsed action of that Plan being "Complete investigation for a potential community food hub on the corner of Belle Vue Road and Breen Street."

In order to meet DELWP's requirements to approve the lease the City were advised that a public notice would be considered appropriate engagement for them to consider the lease. In response to the public notice the City has received 17 letters in support of the proposed lease and one letter in objection to the proposed lease to Foodshare. In addition to this a petition was received with 41 signatories seeking to *"retain our historical community park with NO building development"*.

Financial Sustainability

The construction and operations of the food distribution warehouse will be the responsibility of Bendigo Foodshare.

Bendigo Pony Club like for like and current best practice facilities at Goornong Recreation Reserve would be considered a capital improvement on DELWP managed Crown Land with rent to be provided to the Committee of Management.

$231,073 was allocated in the 2019/2020 budget for the completion of concept design and commencement of further design works. Local architects Y2 Architecture were appointed to undertake development of concept plans for the proposed Belle Vue Road, Golden Square location in early 2020 and in December 2020 the City received the finalised Masterplan Report and Concept Drawing Package (Plan, roof plan and elevations) for a Greater Bendigo Community Food Hub, however delivery of this concept plan is not the intention of Bendigo Foodshare, with their work since focusing solely on construction of a food warehouse.

$186,000 of this original allocation remains, which was originally intended to fund detailed design works as the next stage of the project at Belle Vue Road, Golden Square. $140,000 of these funds was previously endorsed to go to Bendigo Foodshare to support the fit-out

of the warehouse at Garsed Street, with that request now being recommended to shift to Breen Street.

Risk Assessment

Alternative locations for Bendigo Foodshare's food warehouse are unclear, with this being deemed the most appropriate location if the City are to support them in providing land. There is a risk that the State Government Funding for Bendigo Foodshare's stage 1 of the project will be lost if a site isn't confirmed and made available to them in the short-term.

Golden Square residents consider this reserve to be public open space for activities such as dog walking despite the current lease to the Bendigo Pony Club. Feedback from residents has related to access to public open space in Golden Square. Public open space provision for Golden Square has been considered as part of the recommendations of the Golden Square Recreation Reserve Master Plan and Golden Square Structure Plan

Policy Context

Primary Council Plan Reference
City of Greater Bendigo Council Plan *Mir wimbul* 2021-2025
Outcome 1 - Lead and govern for all
Outcome 2 - Healthy, liveable spaces and places

Secondary Council Plan Reference(s)
Goal 1 - Accountable, financially responsible, equitable, transparent decision making
Goal 1 - Strengthened community health and wellbeing
Goal 2 - A healthy, equitable and sustainable food system.
Goal 8 - Targeted investment in services, facilities, and programs to communities most in need

Other Reference(s)
Golden Square Recreation Reserve Master Plan
Golden Square Structure Plan

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 - Save Golden Square Pony Club Park Redacted [**14.1.1** - 2 pages]
2. Food Share Letters of Support Redacted [**14.1.2** - 18 pages]
3. Paul Wilson Objection Redacted [**14.1.3** - 1 page]

Paul Wilson

[redacted]

[redacted]

GOLDEN SQUARE

Document Set ID: 4843173
Version: 1, Version Date: 01/12/2022

The listed residents and ratepayers of Greater Bendigo, formally request council to retain our historical community park with no building development.

NAME	**ADDRESS**	**SIGNATURE*** Single petition pages were received by the petitioners as per below
Eliza Bradley	Maiden Gully	
Sharon Bradley	Maiden Gully	
Michael Holt	Golden Square	
Chris Allen	Kangaroo Flat	
Mel Allen	Kangaroo Flat	
Zavyah Allen	Golden Square	
Abbey Phinn	Lockwood South	
Levi Phinn	Lockwood South	
Emma Phinn	Lockwood South	
Chloe Phinn	Lockwood South	
Jason Symes	Longlea	
Robert Darrington	Golden Square	
Peter Dixon	Lockwood	
Yvonne Dixon	Lockwood	
Wendy McCormick	Dingee	
Christine Bice	Eaglehawk	
Travis Breheny	North Bendigo	
Brian McGregor	California Gully	
Amanda Derham	Golden Square	
Rachael Randall	Bunbury WA	
Georgie Holding	Golden Square	
Alma McGregor	California Gully	
Natalie Thomas	Bendigo	
H Macdonald	Golden Square	
H Macdonald	Golden Square	
Caitlin O'Dwyer	Golden Square	
Rob Bacon	Golden Square	
E Werps	Golden Square	
T McGaw	Golden Square	
Evelyn Day	Golden Square	
B Trait		
Harry Whelan-Mills	Golden Square	
Heath Louell	Golden Square	
Robin Breheny	Golden Square	
Shirley Breheny	Golden Square	
Katie Newell	Golden Square	
Kylie McIndoe	Golden Square	
Brian Allen	Golden Square	
Mark Wilson	Ascot	
Heath Lowden	Bendigo	
Paul Wilson	Golden Square	

24 November 2022

Craig Niemann
Chief Executive Officer
City of Greater Bendigo
PO Box 733
BENDIGO VIC 3552

Dear Mr Niemann

I refer to your Public Notice in the Bendigo Advertiser on 19 November 2022 regarding the Council's 'notice of intention' to lease 1-5 Belle Vue Road, Golden Square to Bendigo Foodshare.

I wish to express my support for Bendigo Foodshare so they can move forward with building their new warehouse next year.

Bendigo Foodshare provides an essential service to the central Victorian community and I would be pleased to see them secure the site at Golden Square for their new home.

Yours Sincerely,

BRUCE BAEHNISCH

[redacted]

24 November 2022

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BENDIGO VIC 3552

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Yours Sincerely,

ANNETTE CONSTABLE

[redacted]

24 November 2022

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BENDIGO VIC 3552

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Yours Sincerely,

Kylie Campbell

[redacted]

24 November 2022

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Yours Sincerely,

Diana Ingle
FOODSHARE
VOLUNTEER

[redacted]

24 November 2022

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[redacted]

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24 November 2022

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PO Box 733
BENDIGO VIC 3552

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Yours Sincerely,

Bruce McKaskill

[redacted]

Chief Executive Officer
City of Greater Bendigo
PO Box 733
BENDIGO
VIC 3552

25/11/22

RE: BENDIGO FOODSHARE FOOD WAREHOUSE PROPOSAL

I write in support of the proposal by Bendigo Foodshare to develop a warehouse and Food Hub at the corner of Breen St and Belle Vue Road in Golden Square.

The choice of this location and the associated warehouse development will further enable Foodshare's essential work in our community and support those in need, including many of our school families and those students directly serviced through the school.

Please accept this letter as our strong support for the proposal.

Yours faithfully

Dale Pearce
Principal
Bendigo Senior Secondary College

CONTACT US
Bendigo Senior Secondary College
Rosalind Park, Bendigo
PO Box 545, Bendigo VIC 3552

Phone 61 3 5443 1222
Email admin@bssc.edu.au
Web www.bssc.edu.au

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www.instagram.com/bendigoseniorsc

Our ROLE is to empower learners for individual, community and global leadership. We value Respect, Optimism, Learning and Engagement.

24 November 2022

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PO Box 733
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Yours Sincerely,

Graziella Pini

Graziella Pini

[redacted]

24 November 2022

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Dear Mr Niemann

I refer to your Public Notice in the Bendigo Advertiser on 19 November 2022 regarding the Council's 'notice of intention' to lease 1-5 Belle Vue Road, Golden Square to Bendigo Foodshare.

I wish to express my support for Bendigo Foodshare so they can move forward with building their new warehouse next year.

Bendigo Foodshare provides an essential service to the central Victorian community and I would be pleased to see them secure the site at Golden Square for their new home.

Yours Sincerely,
Jessica Pin
Yhin

[redacted]

24 November 2022

Craig Niemann
Chief Executive Officer
City of Greater Bendigo
PO Box 733
BENDIGO VIC 3552

Dear Mr Niemann

I refer to your Public Notice in the Bendigo Advertiser on 19 November 2022 regarding the Council's 'notice of intention' to lease 1-5 Belle Vue Road, Golden Square to Bendigo Foodshare.

I wish to express my support for Bendigo Foodshare so they can move forward with building their new warehouse next year.

Bendigo Foodshare provides an essential service to the central Victorian community and I would be pleased to see them secure the site at Golden Square for their new home.

Yours Sincerely,

Kaye Rayson

KAYE RAYSON

[redacted]

24 November 2022

Craig Niemann
Chief Executive Officer
City of Greater Bendigo
PO Box 733
BENDIGO VIC 3552

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I wish to express my support for Bendigo Foodshare so they can move forward with building their new warehouse next year.

Bendigo Foodshare provides an essential service to the central Victorian community and I would be pleased to see them secure the site at Golden Square for their new home.

Yours Sincerely,

Lex Cran

[redacted]

[redacted]
Bendigo , 3550
27-11-2022

Chief Executive Officer,
City of Greater Bendigo,
PO Box 733, Bendigo, 3552 .

Dear Sir ,
Greetings . I write concerning the proposed lease of 1-5 Belle Vue Road , Golden Square to enable a new purpose building to be erected for the use of Bendigo Foodshare .

I do know of the great work that the organisation has done and is doing , particularly in these Flood affected times .

I believe that the Bendigo Foodshare Board is greatly desirous of a new home and this location suits their purpose .

I commend and support the proposed action of the Council.

Yours Sincerely ,

Francis K Marriott

Monsignor Francis K Marriott OAM. PA, PE.

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Version: 1, Version Date: 29/11/2022

24 November 2022

Craig Niemann
Chief Executive Officer
City of Greater Bendigo
PO Box 733
BENDIGO VIC 3552

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Bendigo Foodshare provides an essential service to the central Victorian community and I would be pleased to see them secure the site at Golden Square for their new home.

Yours Sincerely,

P m o'Neill

Patricia O'Neill

[redacted]

24 November 2022

Craig Niemann
Chief Executive Officer
City of Greater Bendigo
PO Box 733
BENDIGO VIC 3552

Dear Mr Niemann

I refer to your Public Notice in the Bendigo Advertiser on 19 November 2022 regarding the Council's 'notice of intention' to lease 1-5 Belle Vue Road, Golden Square to Bendigo Foodshare.

I wish to express my support for Bendigo Foodshare so they can move forward with building their new warehouse next year.

Bendigo Foodshare provides an essential service to the central Victorian community and I would be pleased to see them secure the site at Golden Square for their new home.

Yours Sincerely,

Sandra Ceresa

Sandra Ceresa

[redacted]

bendigo Community Health services

1 December 2022

Mr Craig Niemann
Chief Executive Officer
City of Greater Bendigo
PO Box 733
BENDIGO VIC 3552

Dear Mr Niemann

Support for the City of Greater Bendigo's proposal to lease land to Bendigo Foodshare for a new Food Warehouse

Bendigo Community Health Services (BCHS) has enjoyed a long-standing relationship with Bendigo Foodshare with common values of making a difference and to help those most in need in our community.

Bendigo Foodshare's work in Greater Bendigo and surrounding communities is vital.

The increased rising cost of living is hitting our community hard and many families are feeling the strain. We fully support Bendigo Foodshare's vision to create a place where people can come together to consider issues of food insecurity, share ideas, access locally grown produce, and learn to cook, grow and share food.

The City of Greater Bendigo's proposal to lease land to Bendigo Foodshare for a new Food Warehouse will provide a much-improved environment for volunteers and staff. This is an important opportunity for Foodshare to continue to meet the increased demand for food and continue to advocate for some of the most vulnerable members of our community.

BCHS fully supports this proposal.

Yours sincerely

Gerard José
Chief Executive Officer

Eaglehawk
3 Seymoure St

Kangaroo Flat
19 Helm St

Central
165–171 Hargreaves St

Elmore
46 Jeffrey St
Ph: (03) 5432 6001
Fax: (03) 5432 6101

Reg. No. A002400N
ACN 136 467 715
ABN 76 026 154 968

Phone for all sites: (03) 5406 1200
PO Box 1121
Bendigo Central VIC 3552

Email for all sites:bchs@bchs.com.au

29 November, 2022

Chief Executive Officer
City of Greater Bendigo
PO Box 733
BENDIGO VIC 3552

Dear Craig,

Bendigo Food Share: 1-5 Belle Vue Road, Golden Square

Agnico Eagle Australia and Fosterville Gold Mine Axedale are proud partners of Bendigo Food Share since 2019, providing $300k towards their fundraising for the new warehouse.

We support Bendigo Food Share's expansion into new purpose built facilities in Golden Square.

This expansion will provide great benefit to the local community and allow Bendigo Food Share to continue to provide an invaluable service to Bendigo and surrounding area. The new warehouse will provide a safer, purpose built environment for employees and volunteers.

We look forward to Bendigo Food Share going from strength to strength in their new facilities.

Yours sincerely,

Felicia Binks

Felicia Binks
Director Environment and Government Relations, Australia
[redacted]
Agnico Eagle Australia – 1 Trantara Court, East Bendigo, VIC, 3550, Australia

Chief Executive Officer
Craig Niemann

City of Greater Bendigo

24th November, 2022

Dear Craig,

My name is Michael Armstrong and I am a past board member of Bendigo Foodshare. I am writing to you to voice my support for council's notice of intent regarding the property 1-5 Belle Vue Road, Golden Square.

My time on the Bendigo Foodshare Board showed me the absolute critical need for an emergency food relief organization such as Foodshare in Bendigo and surrounds. Demand for emergency food has increased dramatically over the last few years, as I am sure you are aware. This ongoing increase has pushed Foodshare beyond its logistical capabilities and a new, larger purpose-built facility is vital.

I understand the past usage of the Belle Vue Road property and how a small number of people are upset by their imminent relocation. I believe their recreational interests, in all good conscience, cannot stand in the way of the needs of the growing number of people in Bendigo living in food poverty.

Thank you for your time in reading this submission. I hope that common sense will prevail in this case and Bendigo Foodshare along with the support of the City of Greater Bendigo will meet the challenge of food insecurity in our community.

Best regards,

Armstrong.

Michael Armstrong

[redacted]

Paul Wilson

[redacted]

Dear C.E.O. and Bendigo City Councillors.

I am forced to strongly object to the proposed location of the Foodshare Stage 1 development plan at the Bendigo Pony Club Reserve.

As I reside in the dwelling next door to the pony club, I consider that the noise of coolroom refrigeration and the expectant flood/security lighting will destroy my existing amenity and quiet enjoyment during night time hours.

After reviewing the building plans, I discover that trucks and transports will be driven in very close proximity to the side of my business premises, as well as a loading/unloading dock with forklifts operating adjacent to the truck lanes.

This noise and anticipated truck traffic will be extremely distructive to my business and livelihood.

Yours Sincerely

Paul Wilson.

15. LEAD AND GOVERN FOR ALL

15.1. Community Grants Policy Review

Author:	Deb Simpson, Coordinator Strong Communities
Responsible Director:	Stacy Williams, Director Healthy Communities and Environments

Purpose

To seek Council adoption of the revised Community Grants Policy.

Recommended Motion

That Council adopt the revised Community Grants Policy.

Executive Summary

Reviewing policies aligns with the Local Government Act 2020 Principles of:

- Community engagement;
- Strategic planning;
- Financial management;
- Public transparency; and
- Service performance.

Consultation undertaken as part of the policy review process demonstrates our community believes community grants are important.

Community grants represent a significant financial and human resource investment for our organisation. In a typical financial year, community grants totalling approximately $850,000 in value are allocated. Administering community grants involves many City staff from across multiple City business units.

The policy review has been informed by:

- Community Vision;
- Community Values;
- Council Plan 2021-25 Mir wimbul;
- An Equity Impact Assessment;
- Victorian Auditor-General's Office (VAGO) ‘Fraud Control Over Local Government Grants May 2022’ report;
- Benchmarking of other grant policies and programs; and
- Recurring themes arising from consultation processes with the community, City staff, Community Assessment Panel members and Council.

The City, Community Assessment Panel (CAP) and Council roles and responsibilities within the policy are aligned with VAGO recommendations.

The revised policy is included as Attachment #1 of this report.

Background

Council adopted the existing policy in March 2018.

Presently six core community grant types are offered, with maximum grant amounts ranging from $3,000 to $25,000. Some grant types can be applied for at any time whilst others have defined application opening / closing dates.

From time-to-time additional grant types have been added in response to new community needs e.g. the (externally funded) Community Group Reactivation Grants, aimed at supporting grass-roots community groups with COVID pandemic recovery.

Report

Key messages arising from consultation undertaken as part of the policy review process include:

- Community grants are community enablers.
- Any future policy should be strongly aligned with the community vision and values, and with Council's strategic objectives. Inclusion and equity lenses should also be applied.
- Continued investment in community capability building is needed: to promote inclusive and equitable community grant access, and for continuous knowledge/skills development in grant seeking, project management, evaluation and reporting.
- The ability to apply for some community grant types at any time is welcomed and important: this helps with responsiveness to community needs.
- The Community Group Essential Grants have been a great support and could be considered the equivalent of community group 'first aid': they are not something a community group should aspire to ever have to access but can mean the difference between ongoing community group 'survival' when circumstances change.
- A scaled approach to community grant application, assessment and reporting requirements (commensurate with grant amount) is important.
- There is a tension between 'funding the masses' i.e., providing community grants to many ad hoc (often once-off) projects and 'investing for impact' i.e., funding targeted and partnership-based approaches, including backbone models of support.
- Offering multi-year community grants to some groups could increase their potential for strategic alignment and impact, as they could move forward with some confidence and have more capacity to contribute to Council's strategic objectives.

- Having a CAP is both a strength and a challenge. It contributes to process integrity and the community value of transparency however there can be ‘volunteer fatigue’ amongst CAP members, and it can sometimes be difficult for CAP members to ‘join the dots’ between proposed activities and Council’s strategic objectives.
- Everyone involved in assessing grant applications needs to be skilled in identifying proposed activity merit and looking beyond application spelling, grammar etc. Just because an application has been well prepared does not necessarily mean the proposed activity is strategically aligned and ‘funding-worthy’.
- Some groups have received many grants because they are skilled in grant seeking, not because they have greater need. It is currently a competitive process where those who are more organised and articulate, are more successful.
- Some groups are unlikely to ever be fully self-sustaining and the need to continually apply for grants can be exhausting and counterproductive.

Suggestions about future opportunities included:

- Invest in longer-term (up to four years) funding approaches with groups who are doing community development within our community, have inclusion and equity at their core and are strongly aligned with Council’s strategic objectives. Having annual work plans with these groups could support progression of Council’s annual action plans within place-based model (i.e., contextualised to their local community’s needs) or sector-based models. This approach would also reinforce that community development is a shared responsibility.
- Have the flexibility to apply a focused / themed approach to some of the funding to boost support where it may be most needed at a given point in time e.g., community volunteering and creative industries recovery from COVID impacts; practical supports to implement Council’s Healthy Facilities Policy.
- Use only plain English in grant guidelines, application forms etc.
- Diversify how community grants can be applied for e.g., scope to make an orally or visually-based application.
- Collect and share more data about who is applying, what is being funded, who is benefitting and how they are benefitting. This would contribute to the inclusion and equity lenses.
- Make information about funded activities more accessible (e.g. publish community grant recipient and funded activity details on the City’s website).
- Celebrating funded activities and the differences they have made within our community, particularly through story telling.
- Measuring funded activity outputs and impacts if it is too difficult / not feasible to measure outcomes.

Timelines

The revised policy is intended to take effect at the commencement of the 2023/24 financial year. If Council adopts the revised policy in December 2022, it will provide opportunity for

staff to undertake community education and capability building regarding any changes and make the necessary administrative adjustments.

Communications/Engagement

March 2021 - Council supported the policy review proposal.

March 2022 - Council provided input into proposed policy principles, negotiables and non-negotiables.

Other consultation undertaken includes:

- Benchmarking of other grant policies and programs, including government and philanthropic bodies;
- Data analysis of who has received grants previously, and for what;
- Internal and external stakeholder engagement, including a community survey focused on current policy and program strengths and challenges and future opportunities. This survey was managed through the City's Let's Talk page;
- Consultation with the CAP; and
- An Equity Impact Assessment.

An Internal Project Working Group has supported project governance.

Financial Sustainability

Section 6.1.2 of the revised policy states:

"City staff will be proactive in building community capability in activity planning, management and evaluation, and in grant seeking and acquittal. Emphasis will be placed on the principles of equity and inclusion regarding investment of available resources to support this."

Resourcing for building community capability would require 0.6FTE and could be achieved with a net budget impact through reprioritisation of existing Community Partnerships Unit budget. This budget reprioritisation would be in alignment with the community feedback received.

A previously agreed approach was to provide 2022/23 Community Christmas Meal Grants, monitor demand and consider further support if demand proved significant. Demand has subsequently proved significant, with $12,107 in grants allocated to a total of 13 organisations in 2022/23. It is proposed that by endorsing the revised policy and its Specific Provisions (**Attachment #2**), Council will also be endorsing an annual budget allocation of up to $15,000 for Community Christmas Meal Grants.

The Specific Provisions **(Attachment #2)** no longer includes the Bendigo Town Hall Subsidy grant type. This has historically been managed as an internally invoiced process with no allocated budget, resulting in budget overspend needing to be reported. Groups who have previously accessed the current 'Bendigo Town Hall Subsidy' grant type would be guided to make a Small Grant application as an alternative option.

Policy Context

Primary Council Plan Reference

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

Secondary Council Plan Reference(s)

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

Other Reference(s)

Healthy Greater Bendigo 2021-2025 Social Justice Framework Charter of Human Rights (obligations)
Community Engagement Policy
Complaint Handling Policy
Fraud and Corruption Policy
Gender Equality Act 2020
Healthy Facilities Policy and Healthy Facilities Design Checklist
Lease and Licence Policy
Local Government Act 2020
Partnership and Sponsorship Policy (Draft)
Reducing Harm from Gambling Policy
VAGO's 'Fraud Control Over Local Government Grants' report (May 2022)

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 Community Grants Policy (1) [**15.1.1** - 9 pages]
2. DRAFT Community Grants Specific Provisions (1) [**15.1.2** - 2 pages]

CITY OF GREATER BENDIGO

COMMUNITY GRANTS POLICY

Approval Level:	Council
Policy Type:	Council
Approval Date:	12/12/2022 (Effective from 1 July 2023)
Review cycle:	4 years
Review Date:	11/12/2026
Responsible Officer:	Coordinator Strong Communities
Owner:	Community Partnerships
Responsible Director:	Health and Wellbeing
Relevant Legislation/Authority:	Local Government Act 2020
DOCSETID:	4831239

DRAFT

1. PURPOSE

This policy responds to Council's commitment, expressed as Council Plan goal 1.1, to:

> *Lead and Govern for All: Accountable, financially responsible, equitable, transparent decision making.*

The policy's purpose is to promote consistency and public accountability for Community Grant processes and decision-making. It establishes:

- Principles;
- Eligibility;
- Application, assessment, recommendation and approval processes; and
- Important parameters between City, Community Assessment Panel and Council roles and responsibilities.

The policy is complemented by Specific Provisions, procedures and Community Assessment Panel Terms of Reference. These may be amended from time to time without affect to the policy.

2. BACKGROUND

Reviewing policies aligns with the Local Government Act 2020 Principles of:

- Community engagement;
- Strategic planning;
- Financial management;
- Public transparency; and

- Service performance.

Consultation undertaken as part of the policy review process indicates our community believes Community Grants are important.

Community Grants represents a significant financial and human resource investment for our organisation. In a typical financial year Community Grants totalling more than $850,000 in value are allocated. Administering Community Grants involves many City staff from multiple City business units.

The policy review has been informed by:

- Community Vision;
- Community Values;
- Council Plan 2021-25 *Mir Wimbul;*
- An Equity Impact Assessment;
- VAGO's 'Fraud Control Over Local Government Grants May 2022' report;
- Benchmarking of other Community Grants policies; and
- Recurring themes arising from consultation processes with the community, City staff, Community Assessment Panel members and Council.

The City, Community Assessment Panel and Council roles and responsibilities within the policy are aligned with VAGO recommendations.

3. SCOPE

The policy applies to:

- City staff;
- Community Assessment Panel members;
- Councillors;
- Community Grant applicants and recipients; and
- Community Grant processes and decision-making.

Community Grants are not intended to replace or subsidise Council's annual budget process or City service delivery.

Grants received by Council or the City are excluded from policy scope.

4. DEFINITIONS

Acquittal means information provided by a recipient explaining and evidencing how funding was used.

Auspicing Body means a registered legal entity that agrees to apply for, receive and be accountable for funding on behalf of an informal entity or individual, through mutual agreement.

City means the City of Greater Bendigo and includes the Chief Executive Officer employed by the Council and all other staff employed by the Chief Executive Officer.

Community Assessment Panel means a group of community members recruited and convened to assess applications and make funding recommendations.

Community Grant means funding allocated to an eligible group for a specified activity.

DRAFT

Community Value means behaviour characteristics and expectations identified by our community as being important and which underpin the Council Plan.

Community Vision means the statement developed in 2021 through a deliberative engagement process that articulates our community's collective aspirations for the future. The Community Vision 2021-2031 is:

> *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.*

Conflict of Interest means if an impartial, fair minded person would consider that a relevant person's private interests could result in that person acting in a manner that is contrary to their public duty. For the policy's purposes, a relevant person could include City staff, Community Assessment Panel members and Councillors.

Council means the Greater Bendigo City Council and includes the nine (9) Councillors.

Council Plan means the current Council Plan, which at time of policy adoption is the Greater Bendigo Council Plan 2021-2025 *Mir wimbul*.

Declaration means a statement verifying all information provided in an application is true and correct to the best of the applicant's knowledge.

Equity means recognising that individuals and communities can have different circumstances and allocating resources and providing opportunities in a manner that is reflective of those differences to reach an equal outcome.

Equity Impact Assessment means a process designed in accordance with Gender Equality Act 2020 requirements to critically consider how policies, programs and services could affect different genders and diverse groups in different ways and recommend changes that could help create a more fair and inclusive community.

Evaluation means information provided by a recipient measuring how successful the specified activity was in achieving its aims and objectives.

Funding Agreement means a legal document that outlines the terms, conditions and obligations of funding.

Gambling means casino games, electronic gaming machines, lotteries, race or sports betting or similar activities. For the policy's purposes, gambling does not include the likes of bingo and card games that are for social connection purposes, or the likes of raffles and sports tipping competitions that are for not-for-profit organisation fundraising purposes.

Greater Bendigo means the municipal area governed by the Greater Bendigo City Council.

Incorporated Association means a registered legal entity usually established for social, recreational or cultural purposes. It must have at least five (5) members and put all profits back into the entity's activities.

Inclusion means providing access to opportunities and resources for people who might otherwise be excluded or marginalised.

Innovation means turning an idea into a solution that adds value and increases capability.

Principle means a proposition that serves as the foundation for a system of belief or behaviour or for a chain of reasoning.

Reciprocity means an exchange of something with another entity for mutual benefit.

Specific Provision means a particular circumstance or condition.

Sustainability means protecting and preserving resources - including natural resources - to ensure they are not lost to future generations.

Transparency means operating in a way that enables others to see how decisions are made and what actions are performed, and implies openness, communication and accountability.

VAGO means the Victorian Auditor-General's Office.

Vaping means a device designed to produce a vapour containing nicotine, with the intent for the vapour to be inhaled.

5. PRINCIPLES

5.1.1 All Community Grant processes and decision-making are to be guided by the six (6) Principles of:
- Equity;
- Inclusion;
- Innovation;
- Reciprocity;
- Sustainability; and
- Transparency.

5.1.2 With the exception of Reciprocity, the Principles are the Community Values which underpin the Community Vision.

5.1.3 The Principle of Reciprocity reflects a recurring theme identified through consultation processes with the community, City staff, Community Assessment Panel members and Council.

5.1.4 Reciprocity expectations will be scaled relative to Community Grant value. (Refer Specific Provisions).

6. POLICY

6.1 Community Awareness and Capability Building

6.1.1 City staff will be proactive in building community awareness of Community Grant opportunities, including undertaking multi-modal public advertising.

6.1.2 City staff will be proactive in building community capability in activity planning, management and Evaluation, and in grant seeking and Acquittal. Emphasis will be placed on the Principles of Equity and Inclusion regarding investment of available resources to support this.

6.1.3 City staff will encourage and facilitate Community Grant pre-application discussions. Pre-application discussions will typically explore:
- Applicant and proposed activity eligibility;
- Proposed activity 'readiness' and potential strengthening opportunities; and

- Any application assistance needs.

6.2 Eligibility

6.2.1 To be considered for a Community Grant, applicants must be a registered legal entity (which will most likely be in the form of an Incorporated Association).

6.2.2 Auspicing Bodies may submit applications on behalf of informal entities or individuals, through mutual agreement.

6.2.3 An applicant may be considered ineligible for a Community Grant if they:
- Offer or promote Gambling of any form;
- Offer or promote tobacco or Vaping products of any form;
- Have not made reasonable efforts to implement the City's Healthy Facilities Policy (if applicable);
- Have an overdue Community Grant Acquittal or Evaluation;
- Have breached a Community Grant Funding Agreement within the past three (3) years;
- Are party to another Funding Agreement that precludes them from receiving further City grants;
- Cannot demonstrate financial need for a Community Grant;
- Have an outstanding debt with the City; or
- Have breached lease, licence or management agreement conditions

6.2.4 A proposed activity may be considered ineligible for a Community Grant if:
- It does not consider sustainability;
- Its primary beneficiary would be a community outside of Greater Bendigo or an individual;
- It seeks to make a profit where the profit would not be re-invested for Greater Bendigo community benefit;
- It involves fundraising for a third party;
- It seeks to enable a business, charity, school or service provider to carry out their core business (for example, a school undertaking curriculum delivery versus extra curricula activities) or to improve their 'bottom line';
- It proposes to predominantly source goods or services from outside of Greater Bendigo when comparable local options are available;
- Land or asset owner approval has not been demonstrated;
- It is for works to or insurance for privately-owned property; or
- It is inconsistent with the Healthy Facilities Design checklist.

6.2.5 Community Grants will not be allocated for retrospective activities: that is, where an activity has a discernible start and end date and has already commenced.

6.2.6 Activities that have been supported by a Community Grant for three (3) consecutive years prior may be re-directed for consideration within Council's budget development process.

6.3 Applications

6.3.1 Applications may be submitted in oral, written or visual formats, supported by City officers as required. Irrespective of format preference, applicants must respond to a documented set of questions as well as provide activity budget (expenditure and revenue) information for their application to be considered complete and assessible.

6.3.2 Consistent with Equity Impact Assessment requirements, applications will request data about Community Grant applicants and Community Grant intended beneficiaries. The purpose of the data collection is to provide capacity for Equity and Inclusion Principle Evaluation.

6.3.3 Application requirements will be scaled relative to Community Grant value. (Refer Specific Provisions).

6.3.4 Submitting an application will require a Declaration.

6.3.5 Submitting an application does not guarantee receipt of a Community Grant.

6.4 Assessment, Recommendation and Approval Processes

6.4.1 Applications must be assessed using a documented set of criteria.

6.4.2 Emphasis must be placed on the Principle of Equity when assessing applications: that is, proposed activity merit must be assigned greater importance than application quality.

6.4.3 Assessment processes will be scaled relative to Community Grant value. (Refer Specific Provisions).

6.4.4 In instances where a Community Grant's value can be $10,000 or above, a Community Assessment Panel must be convened to assess applications and make funding recommendations. (Refer Specific Provisions).

6.4.5 In instances where a Community Grant's value can be $20,000 or above, the Community Assessment Panel's funding recommendations must be presented to Council for consideration and Council must approve any grant allocations. (Refer Specific Provisions).

6.4.6 Any decision that contributes to an assessment, funding recommendation or grant allocation outcome will be documented with an associated rationale for the decision.

6.5 Funding Agreements

6.5.1 A Community Grant offer will require the successful applicant to enter into a Funding Agreement with the City.

6.5.2 Funding Agreement requirements will be scaled relative to Community Grant value. (Refer Specific Provisions).

6.5.3 A Community Grant offer may require the successful applicant to verify their bank account details for fraud prevention purposes.

6.5.4 A Community Grant payment will only be processed once a successful applicant has met the requirements of 6.5.1 and, where applicable, also 6.5.3.

6.5.5 Community Grant offers may be retracted by City staff if requirements are not met within a specified timeframe. (Refer Specific Provisions). This is important for City

budget management and reporting purposes, particularly towards the end of a financial year.

6.6 Acquittal and Evaluation

6.6.1 All recipients will be required to submit an Acquittal and Evaluation.

6.6.2 Acquittal and Evaluation requirements will be scaled relative to Community Grant value. (Refer Specific Provisions).

6.6.3 Acquittals and Evaluations will be considered overdue if not submitted within a specified timeframe. (Refer Specific Provisions).

6.7 Training

6.7.1 City staff involved with Community Grants, Community Assessment Panel members and Councillors will be offered annual training in:
- Conflict of Interest;
- Familiarisation of the Council Plan priorities and
- Fraud risks specific to Community Grants.

6.8 Declarations of Conflict of Interest

6.8.1 Any Conflict of Interest must be declared and documented.

6.8.2 When a Conflict of Interest is declared, the relevant person must not have any involvement in (or seek to influence) respective assessment, recommendation or approval processes.

6.9 Communication

6.9.1 Community Grant guidelines will be made publicly available. The guidelines will include information about:
- Community Grant opportunities;
- How to apply;
- Assessment, recommendation and approval processes;
- Acquittal and evaluation requirements; and
- 'Tips' for preparing a strong application.

6.9.2 Procedures will be documented and made available to City staff, Community Assessment Panel members and Council. The procedures will support efficient and transparent Community Grants administration and business continuity.

6.9.3 For public accountability purposes, Councillors must document any queries relating to Community Grants and log them via Councillor Support. City staff will provide documented responses to Councillors via Councillor Support.

6.9.4 Applicants will be provided with written acknowledgment of their application being received.

6.9.5 Applicants will be advised of the outcome of their application. If their application has been unsuccessful, the applicant will be offered constructive feedback to promote capability building.

6.9.6 In alignment with VAGO recommendations, where any grant allocations vary from Community Assessment Panel funding recommendations, the Community Assessment Panel will be informed and provided with an explanation.

6.9.7 Information about Community Grant recipients and funded activities will be made publicly available through the City's website.

6.9.8 Community Grants aggregated data will be made publicly available through Council's annual report.

6.9.9 Where any person expresses dissatisfaction with Community Grant processes or decision-making, the matter will be managed in accordance with the Complaint Handling Policy.

7. ROLES AND RESPONSIBILITIES

7.1.1 It is the role of Council to adopt the policy.

7.1.2 All City staff, Community Assessment Panel members and Councillors have a responsibility to ensure adherence to the policy.

7.1.3 In alignment with VAGO recommendations and the Principle of Transparency, it is the role of City staff to:

- Develop Community Assessment Panel Terms of Reference;
- Recruit Community Assessment Panel members using a documented set of criteria; and
- Manage all communication with Community Assessment Panel members.

7.1.4 It is the responsibility of Councillors to not communicate with any Community Assessment Panel member regarding any Community Grant matter.

7.1.5 The Community Partnerships Unit is responsible for:

- Ensuring all City staff and Community Assessment Panel members have access to the policy and strategic documents which guide decision making;
- Developing and maintaining the procedures;
- Coordinating annual training opportunities for City staff, Community Assessment Panel members and Councillors; and
- Reviewing the policy as required.

7.1.6 Applicants are responsible for completing all application requirements and for ensuring information provided in an application is true and correct to the best of their knowledge.

7.1.7 Recipients are responsible for Funding Agreement adherence, including completing an Acquittal and Evaluation.

8. RELATED DOCUMENTS

Readers are encouraged to access relevant documents and/or resources which are available as per the below.

These include:

Greater Bendigo Council Plan 2021-2025 *Mir wimbul*
Healthy Greater Bendigo 2021-2025
Social Justice Framework
Community Engagement Policy
Complaint Handling Policy
Fraud and Corruption Policy
Gender Equality Act 2020
Healthy Facilities Policy and Healthy Facilities Design Checklist
Lease and Licence Policy
Local Government Act 2020
Partnership and Sponsorship Policy (Draft)
Reducing Harm from Gambling Policy
VAGO's 'Fraud Control Over Local Government Grants' report (May 2022)

Further information or advice on this policy should be directed to Community Partnerships.

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
Month, year	*Insert initials*	*Business Unit*	*Eg. Develop, Review (significant) Review (administrative), Update*	*Increase version number each time document is updated/changed*	*Month, year*
Month, year	*Insert initials*	*Business Unit*	*Eg. Develop, Review (significant) Review (administrative), Update*	*Increase version number each time document is updated/changed*	*Month, year*

Community Grants – Specific Provisions

Grant category	Community Group Essentials	Small	Medium	Partnering for Impact	Community Christmas Meal Event
Grant objective	To support community groups with the affordability of operational costs that are essential to their effective and safe functioning e.g. insurance coverage, essential training for volunteers. These grants could be likened to community group first aid … not something a group should ever aspire to need, but it could mean the difference between a group's ongoing viability.	To support activities that will contribute to Council Plan or local Community Plan outcomes.	To support activities that will contribute to Council Plan or local Community Plan outcomes.	To boost capacity for collective impact towards Council Plan outcomes.	To support local community connections and inclusion at Christmas time.
Maximum grant amount	$2,000	$2,000	$10,000	$75,000 over three financial years, with a maximum of $25,000 in any one financial year	$1,000
Application frequency	Apply at any time	Apply at any time	Three times per year: August; November; February	Triennially (once every three years)	Once per year: September
Reciprocity expectation scale	Low	Low	Moderate	High	Low
Application expectation scale	Low	Low	Moderate	High, including a work plan and evaluation plan	Low

Grant recommendation method	Coordinator Strong Communities	Coordinator Strong Communities	Community Assessment Panel	Community Assessment Panel	Coordinator Strong Communities
Grant approval method	Manager Community Partnerships	Manager Community Partnerships	Manager Community Partnerships and Director Healthy Communities and Environments	Council	Manager Community Partnerships
Activity scope variation request recommendation method	Coordinator Strong Communities	Coordinator Strong Communities	Coordinator Strong Communities	Coordinator Strong Communities	Coordinator Strong Communities
Activity scope variation request approval method	Manager Community Partnerships	Manager Community Partnerships	Manager Community Partnerships and Director Healthy Communities and Environments	Manager Community Partnerships and Director Healthy Communities and Environments	Manager Community Partnerships
Funding Agreement template	Simple	Simple	Standard	Standard	Simple
Acquittal template	Standard	Standard	Standard	Standard	Standard
Acquittal timeframe	Within 45 days of funded activity completion	Within 45 days of funded activity completion	Within 90 days of funded activity completion	Prior to end of each financial year, with satisfactory completion required to receive next grant instalment	Within 45 days of funded activity completion
Evaluation template	Simple	Simple	Standard	Standard	Simple
Evaluation timeframe	Within 45 days of funded activity completion	Within 45 days of funded activity completion	Within 90 days of funded activity completion	Prior to end of each financial year, with satisfactory completion required to receive next grant instalment	Within 45 days of funded activity completion

15.2. Council Meeting Schedule 2023

Author:	Tiffany O'Connell, Acting Coordinator - Governance
Responsible Director:	Jessica Clarke-Hong, Acting Director Corporate Performance

Purpose

The purpose of this report is to nominate Council Meeting dates for 2023.

Recommended Motion

That Council endorse the 2023 Council Meeting dates as outlined in this report.

Executive Summary

It is proposed that the Council Meeting dates for 2023, as detailed in this report be confirmed and advertised.

Background

Previous Council decision dates: December 13, 2021.

Report

To comply with the Governance Rules, item 6.6.1 requires, “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.”

It is proposed that the following Council Meeting dates for January 2023 through to December 2023 be adopted. The dates are generally based on Council Meeting being held on the 4th Monday of every month.

The schedule of Council Meetings will be posted on the City of Greater Bendigo website and be made available from the Customer Service Centres.

The consistent monthly meeting is considered by the Council to continue to have a number of advantages:

- Certainty for the community and interested parties;
- Ensure meeting agendas are available in a timely manner to the community; and
- Opportunities to engage with the community between Council Meeting.

Proposed Council Meeting 2023 dates:

- Monday January 30
- Monday February 27
- Monday March 27
- Monday April 24
- Monday May 22
- Monday June 26
- Monday July 24
- Monday August 28
- Monday September 25
- Monday October 23
- Tuesday November 7 (Meeting to Elect the Mayor and Deputy Mayor)
- Monday November 20; and
- Monday December 11

All Meetings will commence at 6:00pm at the Bendigo Town Hall, unless otherwise notified.

Policy Context

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

Secondary Council Plan Reference(s)
Goal 1 - Accountable, financially responsible, equitable, transparent decision making

Other Reference(s)

Governance Rules

Conflict of Interest

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

Attachments

Nil

15.3. Q1 - Council Plan Highlights

Author:	Kathryn Loy, Corporate Planning and Reporting Officer
Responsible Director:	Jessica Clarke-Hong, Acting Director Corporate Performance

Purpose

To report to Council progress on the implementation of the Annual Plan initiatives for the 1st quarter of 2022 - 2023.

Recommended Motion

That Council note the progress of implementing Annual Plan initiatives for 2022-2023.

Executive Summary

The City of Greater Bendigo Council Plan *Mir Wimbul* contains Council's vision, values and direction for 2021-2025, which underpin the way the City manages and conducts its operations. The Annual Action Plan 2022-2023 supports this and details initiatives for the financial year. This document provides the highlights from the 1st quarter.

Background

The Council Plan is a critical document that guides the work of staff at the City of Greater Bendigo. The goals within this plan will help to deliver on the community vision to create a bright and happy future for us all as we prepare to support a population of 200,000 people by 2050. The Council Plan was adopted by Council on 18 October 2021.

Report

The Council Plan is based on seven outcomes, which are the main focus areas 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

Communications/Engagement

The community vision and values were developed by a dedicated community panel of 61 residents who were specifically chosen to complete this important work.

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. Q1 Council Plan Highlights [**15.3.1** - 3 pages]



September 2022 Update

COUNCIL PLAN 2021-2025

Mir wimbul

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 Council Plan is based on seven outcomes, which are the main focus areas of the Council Plan:

Outcome 1: **Lead and govern for all**

A community that works together to achieve our shared vision.

Outcome 2: **Healthy, liveable spaces and places**

A community where all people can live healthy, safe, harmonious lives in affordable and accessible settings.

Outcome 3: **Strong, inclusive and sustainable economy**

An inclusive, sustainable and prosperous community where all people can thrive.

Outcome 4: **Aboriginal reconciliation**

A community that recognises and respects Aboriginal people and culture and enables the self-determination of Traditional Owners.

Outcome 5: **A climate resilient and healthy landscape**

A regional community that enjoys a restored and thriving natural environment.

Outcome 6: **A vibrant, creative community**

A community that inspires a culture of creativity, activates its spaces, nurtures and supports talent, champions inclusion and access, and shows the world.

Outcome 7: **A safe, welcoming and fair community**

A community where people are respected, safe to participate in all aspects of community life and have equitable access to the resources they need.

CITY OF GREATER BENDIGO

Outcome 1: **Lead and govern for all**

- Implementation of all IT technologies for Galkangu (Bendigo GovHub) is being worked on in conjunction with State Government
- The IT Strategy was adopted and endorsed

Outcome 2: **Healthy, liveable spaces and places**

- Marong Kindergarten and Community Hub is being progressed with detailed design underway
- Tenders have closed for the renewal/upgrade for the Spring Gully Soccer Field Lighting
- Funding from State Government towards the Hargreaves/ Mundy Street cycleway has been secured
- Concept plans for the construction of the toilet building at the O'Keefe Rail Trail at Longlea Lane have been completed
- The project plan has been submitted for the Strathfieldsaye Green Spine
- Railway stations at Huntly and Raywood were officially opened in August



Outcome 3: **Strong, inclusive and sustainable economy**

- The Invest Loddon Mallee website was launched in July 2022
- Scope and costings have been developed for improving shelter at the Bendigo Livestock Exchange
- Construction commenced in August of the Bendigo Airport Business Park and Terminal Expansion
- The construction contract has been awarded for the Bendigo Tramways Expansion

Outcome 4: **Aboriginal reconciliation**

- White Hills Botanical Gardens was identified for dual naming and Larni Garingilang has been launched
- Discussions have commenced with DJAARA and Taungurung to co-design a process to support increased self-determination of Dja Dja Wurrung and Taungurung people to heal Country





Outcome 5: **A climate resilient and healthy landscape**



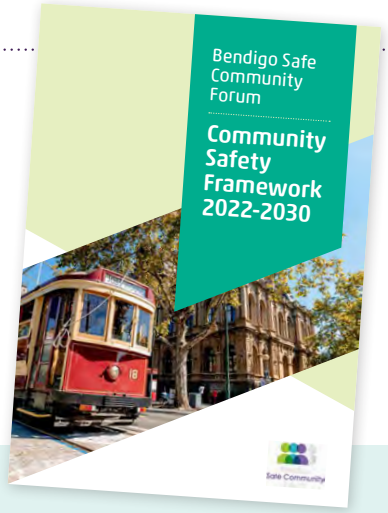
- Works are programmed to implement Gurri Wanyarra energy efficiency initiative
- The final year of Lighting the Regions is being delivered
- A draft Zero Carbon Plan is currently being prepared for Councillors review
- Consultants have been appointed to prepare the scope for a Gateway Study for Big Hill and Mandurang landscape preservation
- Development of a Biodiversity Strategy is underway and community input into the draft has been sought

Outcome 6: **A vibrant, creative community**

- A report regarding the funding for the Bendigo Art Gallery is being prepared for Councillors
- The heritage study for the Former Shire of Huntly, Stage 2 is underway
- The business case and advocacy document have been completed for the redevelopment of the Golden Dragon Museum

Outcome 7: **A safe, welcoming and fair community**

- The Community Safety Framework has been completed and adopted by the Bendigo Safe Community Forum
- Funding has been secured to develop a levee bank design for Bendigo Creek between Howard Street and Leans Road, Huntly



Your Council

The City of Greater Bendigo is represented by nine Councillors, with three Councillors representing each ward.

Eppalock Ward

Cr Matthew Evans
T 4408 6694 M 0437 867 028
E m.evans@bendigo.vic.gov.au

Cr Margaret O'Rourke
T 4408 6692 M 0429 061 096
E m.orourke@bendigo.vic.gov.au

Cr Greg Penna
T 4408 6690 M 0429 721 958
E g.penna@bendigo.vic.gov.au

Lockwood Ward

Deputy Mayor Cr Dr Jennifer Alden
T 4408 6695 M 0499 005 735
E j.alden@bendigo.vic.gov.au

Cr Rod Fyffe OAM
T 4408 6688 M 0419 874 015
E r.fyffe@bendigo.vic.gov.au

Cr Vaughan Williams
T 4408 6696 M 0437 858 776
E v.williams@bendigo.vic.gov.au

Whipstick Ward

Mayor Cr Andrea Metcalf
T 4408 6697 M 0499 009 096
E a.metcalf@bendigo.vic.gov.au

Cr David Fagg
T 4408 6698 M 0437 892 918
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Cr Julie Sloan
T 4408 6689 M 0437 862 975
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CITY OF GREATER BENDIGO

15.4. Audit and Risk Committee - Appointment of Chairperson

Author:	Anna Connolly, Risk and Assurance Advisor
Responsible Director:	Jessica Clarke-Hong, Acting Director Corporate Performance

Purpose

To recommend the appointment of Jovana Obradovic-Tantra as the Audit and Risk Committee (ARC) Chairperson through until September 30, 2023.

Recommended Motion

That Council approve, on the recommendation of the ARC, the appointment of Jovana Obradovic-Tantra as the ARC Chairperson for the next 12 months concluding on the September 30, 2023.

Executive Summary

The ARC Charter in section 3.1.3 states that the Committee will appoint the Chairperson who in accordance with section 53 of the Act must not be a Councillor (Section 53(4)) and must not be a member of Council staff (Section 53(3)(c)). The appointment will then be approved by Council.

It also states that the Chairperson must be appointed to the ARC at the first meeting, post October 1 through until the September 30 of the following year. In accordance with the Charter Jovana Obradovic-Tantra was nominated to be appointed as the Chairperson at the meeting held on the November 10, 2022.

Background

Council is committed to good governance, public transparency and accountability to the City of Greater Bendigo's community. The ARC has been established to strengthen Council's governance, risk management, financial management and to drive continuous improvement. Pursuant to section 53(2) of the Local Government Act 2020 (the Act), the Committee is an advisory committee and does not have any delegated powers, including executive powers, management functions, or delegated financial responsibility.

The Committee comprises of seven members (three Councillors and four independent, external members), appointed by Council and is an advisory committee of the Council established to assist the Council to discharge its responsibilities under the Act to:

- monitor the compliance of Council policies and procedures with:
    - the overarching governance principles
    - the Act and the regulations and any Ministerial directions

    - other relevant laws and regulations
- monitor internal controls
- monitor Council financial and performance reporting
- monitor and provide advice on risk management and fraud prevention systems and controls
- oversee internal audit function
- oversee external audit functions.

The Committee engage with management in discharging its responsibilities and formulating its advice to the Council. The Committee operates to advise the Council on how best to fulfil its responsibilities and facilitate decision making by providing a forum for improving communication between the Council members and senior management, finance, risk and compliance managers, internal auditors and external auditors. The committee meet at least four times per year.

As outlined in the ARC Charter, the Chairperson will be appointed for a one year term, with the appointment to occur at the first meeting post the October 1 each year. Jovana Obradovic-Tantra was nominated at the November 10, 2022 Committee Meeting to be appointed to the role of Chairperson of the ARC. As stated in the Charter, the appointment of the Chairperson must then be approved by Council.

Previous Council decision dates: The last appointment of the Chairperson was presented to Council for approval at the meeting held on the January 24, 2022

Report

The ARC Charter requires that the appointment of the Chairperson of the Committee must be approved by Council.

Priority/Importance

The next ARC meeting will be held on February 23, 2023.

Communications/Engagement

Not applicable

Financial Sustainability

Not applicable

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

Nil

15.5. Audit and Risk Committee Chairperson Biannual Activity and Performance Report

Author:	Anna Connolly, Risk and Assurance Advisor
Responsible Director:	Jessica Clarke-Hong, Acting Director Corporate Performance

Purpose

The purpose of this report is to brief Councillors on the Audit and Risk Committee (ARC) Chairperson's biannual activity and performance report, which provides a summary of the activities and findings of the Committee since the last report.

Recommended Motion

That Council note the Audit and Risk Committee Chairperson’s biannual report.

Executive Summary

In accordance with the Local Government Act (2020) and the ARC Charter, the ARC Chairperson is required to provide biannual reports to Council on the activities and findings of the Committee, with one including the annual performance.

Background

The ARC is an advisory committee of the Council established to assist the Council to discharge its responsibilities under the Act to:

- monitor the compliance of Council policies and procedures with:
  - the overarching governance principles;
  - the Act, the regulations, and any Ministerial directions;
  - other relevant laws and regulations;
- monitor internal controls;
- monitor Council’s financial and performance reporting;
- monitor and provide advice on risk management and fraud prevention systems and controls;
- oversee internal audit function; and
- oversee external audit functions.

In accordance with the Local Government Act (2020), the City are required to have an Audit and Risk Committee Charter adopted. One of the requirements of the ARC Charter is for the ARC Chairperson to provide two reports per year.

Previous Council decision dates: May 23, 2022

Report

The ARC Charter requires that the ARC Chairperson report to Council biannually, a summary of the activities and achievements of the Committee during the financial year with one of the reports providing information on the performance of the Committee which has been collated from the Self-Assessment Questionnaire which is distributed to ARC members annually. The report has been provided by the Chairperson, Warren Pollock (who completed his ARC Independent Member term on the September 30, 2022) in Attachment 1 - Audit and Risk Committee Chairperson Biannual Activity and Performance Report.

Communications/Engagement

The report has been tabled at the Audit and Risk Committee on the November 10, 2022 for noting.

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. Audit and Risk Committee Chairperson Biannual Activity and Performance Report [**15.5.1** - 11 pages]

City of Greater Bendigo
Audit and Risk Committee
Biannual Activity and Performance Report

1 April 2022 - 30 September 2022

Contents

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3. Audit and Risk Committee Membership 4
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1. Introduction

The role of the Audit and Risk Committee (Committee) is set out in the Audit and Risk Committee Charter, adopted by Council on 19 August 2020. The Audit and Risk Committee (the Committee) has been established to strengthen Council's governance, risk management, financial management and to drive continuous improvement. Pursuant to section 53(2) of the Local Government Act 2020 (the Act), the Committee is an advisory committee and does not have any delegated powers, including executive powers, management functions, or delegated financial responsibility.

The Committee is an advisory committee of the Council established to assist the Council to discharge its responsibilities under the Act to:

- monitor the compliance of Council policies and procedures with:
  - the overarching governance principles
  - the Act and the regulations and any Ministerial directions
  - other relevant laws and regulations
- monitor internal controls
- monitor Council financial and performance reporting
- monitor and provide advice on risk management and fraud prevention systems and controls
- oversee internal audit function
- oversee external audit functions.

The Committee engage with management in discharging its responsibilities and formulating its advice to the Council. The Committee operates to advise the Council on how best to fulfil its responsibilities and facilitate decision making by providing a forum for improving communication between the Council members and senior management, finance, risk and compliance managers, internal auditors and external auditors.

2. Purpose of the biannual activity report

This report meets the reporting requirements to Council as required by section 54(5) of the Local Government Act 2020 (Act). The report provides Council and the community with a summary of the matters that the Audit and Risk Committee has addressed in the reporting period in discharging its responsibilities under its Charter and under the Act.

Further, the report provides Council with the Committee's findings and recommendations for the period. This report provides an overview of the activity of the Audit and Risk Committee from 1 April 2022 to 30 September 2022.

3. Audit and Risk Committee Membership

The Committee comprises of seven members, four independent members and three Councillors. In addition to the members, other attendees include the CEO, Director Corporate Performance, Manager Financial Strategy, Manager Governance, Risk and Assurance Advisor and Internal and External Auditors.

Independent Members:



Warren Pollock - Chair of the Committee
September 2016 – 30 September 2022
Warren is an independent member of the City of Greater Bendigo Audit and Risk Committee and currently is the Chair of this committee, holding this role for the past 4 years.

He has more than 25 years' experience in the Audit, Risk, and Finance industry. Warren is a Partner of MGR Accountants, a large Bendigo based accounting firm. He has held this position for more than a decade and has significant experience in a variety of industries including, local government, education and the health sector.

Warren is a Chartered Accountant, an ASIC Registered Company Auditor, Qualified member of the Institute of Internal Auditors and an approved Self-Managed Superannuation Fund auditor.



Jovana Obradovic-Tantra
October 2018 – Current
Jovana is currently serving her second term on the council's Audit and Risk Committee (ARC).

She is a governance professional, with over 15 years' experience in a wide array of industries including ports, transport, warehousing, heavy industry, construction, and manufacturing. She started her own compliance consultancy in 2016 servicing a variety of SMEs and local government clients.

She understands the shifting risk landscape faced by local government and proactively works with the ARC towards better outcomes for the council.



Stephen Brown
October 2020 – Current
Stephen has held senior management and executive positions in the banking and finance industry during his career of over thirty years. In addition to his executive work Stephen is also an experienced Board Director.

He is a Graduate of the Australian Institute of Company Directors, a registered Company Auditor and a Fellow of the Chartered Accountants Australia and New Zealand.



Rob Stephenson
October 2021- Current
Rob Stephenson is a qualified accountant, with broad experience during more than thirty years employed in professional roles in Bendigo. His roles have included public accounting, non-bank finance and member-service sectors, including as Head of La Trobe University's Bendigo Campus, and most recently, as Interim CEO of Be.Bendigo.

Since finishing his role at La Trobe, Rob has become more deeply involved in a range of Community Boards and organisations, with a focus on Leadership Development, Learning and Education. Rob is a Fellow of the Royal Society of Arts, CPA Australia and Institute of Managers & Leaders, and Member of Australian Institute of Company Directors and International Leadership Association.

Councillor Members:



Mayor Cr Andrea Metcalf
November 2019 – Current

Cr Metcalf is a lifelong resident of Bendigo and is returning to Council for a second term. She is focused on being accessible to the community and looks forward to hearing from and meeting with residents throughout this term. So as the community understands her decision making, Cr Metcalf also looks forward to continuing her record on speaking to most matters before Council.

Cr Metcalf is passionate about support for the business community in the wake of the COVID-19 pandemic and also wants to see the development of a sustainable outcome to manage waste as the Eaglehawk Landfill approaches the end of its life.
She also understands the importance of community facilities and is a keen supporter of Greater Bendigo's rural communities, and wants to help them develop and maintain their unique characteristics.

Cr Metcalf lives with her husband Jason and has two adult children.



Cr Margaret O'Rourke
December 2016 - Current
This is Cr O'Rourke's second Council term. Her focus will be to support our business community to recover and thrive following the COVID-19 pandemic. She is also interested in the health and wellbeing of families and seeing the continued development of open space and recreational facilities to support this. She believes advocacy to State and Federal governments will be critical to driving the continued success of Greater Bendigo and the region. Her focus will also be on sustainably managing growth, protecting our environment, and ensuring the differing needs of rural communities are understood and met.

Cr O'Rourke is a long-time Bendigo resident and lives with her husband and two teenage daughters. She is a former manager of Telstra Countrywide and her current Board appointments include Deputy Chair at Bendigo Kangan Institute and Director at Goulburn Murray Water.



Cr Julie Sloan
December 2021 - Current
Cr Julie Sloan has lived in the Whipstick Ward for 21 years and joins Council for the first time. Her vision for the Whipstick Ward and wider municipality is of a healthy, engaged and inclusive community that is proud of its culture, environment, animal welfare, and vibrant economic growth.

Her favourite parts of her ward include the forests, parks and lakes, native wildlife, family and community spaces, art and culture precincts, recreation reserves, local eateries, markets and friendly local traders. Cr Sloan is interested in supporting strategies that encourage economic and employment growth in small business, local construction and manufacturing industries.

Other issues important to Cr Sloan include sustainable environmental outcomes, considering animals and the environment in decision making, reconciliation and healing initiatives, community arts and culture hubs and interconnected cycling and pedestrian networks across the municipality and outlying towns.

4. Audit and Risk Committee Attendance

The Committee met twice during the period on 26 May 2022 and 8 September 2022 with attendance outlined below:

Member	Meetings Attended
Warren Pollock (Chair)	2 of 2
Jovana Obradovic-Tantra	2 of 2
Stephen Brown	2 of 2
Rob Stephenson	2 of 2
Mayor Cr Andrea Metcalf	2 of 2
Cr Margaret O'Rourke	2 of 2
Cr Julie Sloan	2 of 2

5. Key Activities for the Reporting Period

26 May 2022

Matter considered	Summary
Review of actions arising from previous meeting	The Committee reviewed the status of actions arising as a result of matters raised at previous Committee meetings.
Occupational Health and Safety and Wellbeing Report	A summary was given on the Occupational Health and Safety and Wellbeing Report. The acknowledgment was made that there is more work to be undertaken in relation to the report to capture changes in legislation.
Quarterly Finance Report	The report showed an operating surplus against budget. The City continues to be a low risk for the majority of the key Victorian General's Office (VAGO) financial sustainably indicators.
Interim Management Letter	The interim report was tabled with most of the work already being completed.
Internal Audit - Status Report	Council's internal auditors presented a report on the status of the internal audit program.
Review of actions arising from previous internal audits	The Committee reviewed the status of the implementation of agreed management actions arising from previous internal audits.
Review of relevant reports and publications	Recent relevant reports and publications were presented to the Committee.
Report on Gifts, Benefits and Hospitality	The register for Councillors and employees Gifts, Benefits and Hospitality was presented to the Committee.
Fuel and Purchasing Card Report	The report on Fuel and Purchasing cards was presented to the Committee.
Bi-Annual Chairperson Report	The Bi-Annual Chairperson report was presented to the Committee.
Report by the Chief Executive Officer	The CEO provided an overview of the following items: • Federal Government funding for the Airport has recently been signed • 2022-2023 proposed budget was considered by Council on the 20 April 2022 • Announcement from the State of Victoria that Bendigo will host a number of events for the 2026 Commonwealth Games.

8 September 2022

Matter considered	Summary
Review of actions arising from previous meeting	The Committee reviewed the status of actions arising as a result of matters raised at previous Committee meetings.
Draft Financial Statements and Performance Statement	The City has prepared draft annual Financial Statements for the financial year ending 30 June 2022.
Draft Management Letter	A new finding on the Service Provider Indicator on Aquatic Facilities Utilisation was added. Five findings remain outstanding.
Closing Report	The report was approved by the Auditor General with no changes.
Quarterly Finance Report	The report showed an operating surplus against budget. The year was impacted by continual lockdown restrictions, surge in inflation and global supply chain limitations.
Cost Increases Report	A report was tabled providing an update on the significant cost increases experienced by the City and more broadly the State, over the past 12 months and the impact that this is having.
Internal Audit - Status Report	Council's internal auditors presented a report on the status of the internal audit program.
Internal Audit Plan	A proposed Strategic Internal Audit Scope for 2023/24, 2024/25 and 2025/26 was presented by the City's internal auditor for endorsement to be approved by Council.
Review of relevant reports and publications	Recent relevant reports and publications were presented to the Committee.
Report on Business Continuity, Disaster Recovery Planning and Emergency Management	The completed internal audit was tabled at the Committee with five audit actions recommended.
Report on Past Issues Contract Management Audit	The review of a previous audit confirmed that all nine actions were deemed to be completed.
Meeting without Management	A meeting without management was held by the Audit and Risk Committee.
Resource, Recovery and Education Report	The Committee were satisfied with the report and recommended actions.
Review of actions arising from previous internal audits	The Committee reviewed the status of the implementation of agreed management actions arising from previous internal audits.
Strategic Risk Register	A report was tabled on the newly revised Strategic Risk Register.
Audit and Risk Committee Charter Review	The Audit and Risk Committee Charter was due for review. There were only minor changes made, therefore approved by the ARC.
Report by the Chief Executive Officer	The CEO provided an overview of the following items:

	• Minister Harriet Shing, Minister for Regional Development visited Bendigo late August 2022 to participate in sod turning for the Bendigo Airport redevelopment • 2022-2023 budget was formally adopted at the Council meeting of 27 June 2022 • Reappointment of the Chief Executive Officer for a one year term effective from December 2022 was approved at the Council meeting of 27 June 2022
Contaminated Land Policy Report	A completed report and Policy were provided to the Committee for their information as a follow up to a prior Internal Audit action.

6. Internal Audit

AFS and Associates were appointed as the Internal Auditor on July 1, 2019 with a renewal of the contract on July 1, 2022 for a further 12 months (ending June 30, 2023). The internal audit function provides an independent review of the effectiveness and efficiency of selected internal control processes and forms a key component of the Council's Governance and Risk Management Framework. The Internal Audit actions are reported and monitored by the Audit and Risk Committee at each meeting.

Below is an overview of the Internal Audits undertaken in 2021/22:

2021/22	
Occupational Health and Safety and Wellbeing (including working alone and WorkCover claim management)	**September 2021**
Fees and Charges	**November 2021**
Past Issues Follow Up— Portable and Attractive Assets	**February 2022**
Developer Contributions Planning	**March 2022**
Business Continuity Management/ Disaster Recovery Planning/Emergency Management	**May 2022**
Past Issues Follow Up – Contract Management	**May 2022**

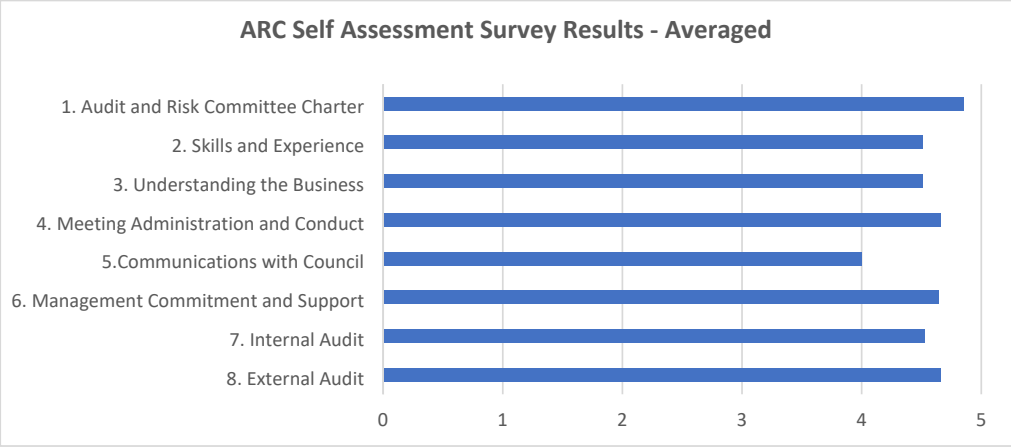
Below is an overview of the Internal Audits scheduled for 2022/23:

2022/23	
Low Value Procurements (including Purchasing Cards)	**11- 15 July 2022**
Community and Stakeholder Engagement (service coverage to be confirmed at scoping)	**2 – 10 November 2022**
Workforce and Succession Planning (including Gender Equity)	**February 2023**
Payroll	**March 2023**
Past Issues Follow Up – specific focus to be confirmed	**Twice a year**

7. Audit and Risk Committee Annual Performance

As outlined in the Audit and Risk Committee Charter (S5.1.2) the Chairperson will prepare a report to Council on the Committee's activities twice per annum including the Committee's findings and recommendations. One of these reports will be prepared after the meeting at which the annual financial report and the annual performance statement have been considered and recommended to Council for adoption. This report should also include how the Committee has discharged its responsibilities as set out in the ARC Charter and to report on the ARC's annual self- assessment of the Committee's performance (refer S4.1.1 of the ARC Charter).

The ARC Self-Assessment Survey has 8 sections with a number of questions in each. For reporting the average of the responses and of each of the sections has been averaged and is outlined in the graph below:



The comments in the Self-Assessment were positive in regards to the level that the Committee is operating at and the information that is being provided, with strong commitment and support from Management. With some large Agenda's recently, there was some feedback on whether additional meeting time needs to be scheduled. This will be discussed with the Committee to find a suitable outcome.

8. Meeting schedule for 2022

The Committee's meeting schedule for the remainder of 2022 is as follows:

- 10 November 2022

The Committee's meeting schedule for 2023 is as follows:

- 23 February 2023
- 18 May 2023
- 14 September 2023
- 9 November 2023

This report provides an overview of the requirements of the Audit and Risk Committee Charter and Committee Workplan and I am pleased to report that the Committee has met its objectives during the reporting period.

Warren Pollock
Chair
On behalf of the Audit & Risk Committee

15.6. Audit and Risk Committee Meeting Minutes - 10 November 2022

Author:	Anna Connolly, Risk and Assurance Advisor
Responsible Director:	Jessica Clarke-Hong, Acting Director Corporate Performance

Purpose

The Audit and Risk Committee Charter, as per the Public Transparency principles and Governance principles in the Act, states that the unconfirmed minutes of the Audit and Risk Committee meetings are provided to Council at the first available opportunity after clearance by the Committee Chairperson following each Committee meeting for information and approval.

Recommended Motion

That Council:

1. Approve the unconfirmed minutes of the Audit and Risk Committee held on November 10, 2022;
2. Note that the minutes will be endorsed by the members of the Committee at the next Committee meeting to be held on February 23, 2023, and any substantive changes to the unconfirmed minutes will be reported to the next Council meeting.

Executive Summary

The Audit and Risk Committee's (Committee) Charter requires that the unconfirmed minutes of each Committee meeting will be reported to Council at the first available opportunity after clearance by the Committee Chairperson following each Committee meeting for information and approval.

Background

Council is committed to good governance, public transparency and accountability to the City of Greater Bendigo's community. The Audit and Risk Committee has been established to strengthen Council's governance, risk management, financial management and to drive continuous improvement. Pursuant to section 53(2) of the Local Government Act 2020 (the Act), the Committee is an advisory committee and does not have any delegated powers, including executive powers, management functions, or delegated financial responsibility.

The Committee comprises of seven members (three Councillors and four independent, external members), appointed by Council and is an advisory committee of the Council established to assist the Council to discharge its responsibilities under the Act to:

- monitor the compliance of Council policies and procedures with:
    - the overarching governance principles

    - the Act and the regulations and any Ministerial directions
    - other relevant laws and regulations
- monitor internal controls
- monitor Council financial and performance reporting
- monitor and provide advice on risk management and fraud prevention systems and controls
- oversee internal audit function
- oversee external audit functions.

The Committee engage with management in discharging its responsibilities and formulating its advice to the Council. The Committee operates to advise the Council on how best to fulfil its responsibilities and facilitate decision making by providing a forum for improving communication between the Council members and senior management, finance, risk and compliance managers, internal auditors and external auditors. The committee meet at least four times per year. In addition to these meetings, one or more special meetings may be held to review the Council's annual financial statements and performance statement, or to meet other responsibilities of the committee.

Previous Council decision dates: The minutes of the meeting held on September 8, 2022 were provided for approval to Council at the meeting held on October 24, 2022.

Report

The Committee Chair has reviewed the draft and unconfirmed minutes of the November 10, 2022 Committee meeting and has approved the release. The unconfirmed minutes of the meeting are attached to this report.

Communications/Engagement

As part of its commitment to good governance, Council's Audit and Risk Committee acts as an independent advisory committee to Council, established under Section 53 of the Local Government Act 2020.

The Audit and Risk Committee Charter requires the Committee meet with Council's Internal and External Auditors in reviewing Council's financial and non-financial reporting as well as risk management. The Chairperson also prepares a report to Council on the Committee's activities twice per annum including the Committee's findings and recommendations along with agreed actions. The minutes have been circulated in draft format to the attendees of the Committee.

Policy Context

Primary Council Plan Reference

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

Secondary Council Plan Reference(s)

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

Other Reference(s)

Not applicable

Conflict of Interest

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

Attachments

1. Audit and Risk Committee Meeting 10 November 2022 draft Minutes [**15.6.1** - 6 pages]

AUDIT AND RISK COMMITTEE MEETING MINUTES

Thursday, 10 November 2022 2.00-4.00pm
Location: Bendigo Town Hall

1. Membership

Present:
Members:
Jovana Obradovic-Tantra (appointed Chair during the meeting)
Stephen Brown
Robert Stephenson
Tony Ridley
Cr Julie Sloan

Officers:
Craig Niemann, Chief Executive Officer
Andrew Cooney, Acting Director Commonwealth Games (Agenda item 7 only)
Nathan Morsillo, Manager Financial Strategy
Geoff Fallon, Acting Manager Governance
Nathan Cutting, Acting Coordinator Financial Reporting and Operations
Anna Connolly, Risk and Assurance Advisor
Rosemary Broad, Risk and Assurance Officer

Attendees:
Brad Ead, Internal Auditor, AFS and Associates Pty Ltd

Apologies:
Mayor Cr Andrea Metcalf
Cr Margaret O'Rourke
Jessica Clarke-Hong, Acting Director Corporate Performance
Kathie Teasdale, External Auditor, RSD and Accountants
Mahesh Silva, External Auditor, RSD and Accountants
Erin Nankivell, Internal Auditor, AFS and Associates Pty Ltd

2. Welcome

Craig Niemann opened the meeting and welcomed all in attendance with a special mention to Tony Ridley as the newly appointed independent member.

3. Acknowledgement of Country

AUDIT AND RISK COMMITTEE MEETING MINUTES

Thursday, 10 November 2022 2.00-4.00pm
Location: Bendigo Town Hall

4. Declarations of Conflict of Interest and Pecuniary Interest

Committee recommendations must be transparent and accountable, to protect the public interest, maintain the integrity of the Committee and Council and enable the public to be confident that the Committee is performing its duties properly. If a conflict of interest exists, it must be declared and managed.

Division 2 of Part 6 of the *Local Government Act 2020* applies to Independent Members, as if the memberwere a member of a delegated Committee. A member has a ***conflict of interest*** if they have:

(a) a general conflict of interest within the meaning of section 127 of the Act

(b) a material conflict of interest within the meaning of section 128 of the Act

Members of the Committee will provide declarations in accordance with statutory requirements.

At the beginning of each committee meeting, members are required to declare any conflict of interest that may apply to matters on the meeting agenda and will then be required to leave the room while those items are considered. Declared conflicts will be appropriately recorded in the minutes.

The declarations of conflict of interest outlined below will be considered standing declarations:

- Stephen Brown declared that he is an employee of the Bendigo and Adelaide Bank
- Stephen Brown declared that he is on the Board of Directors of Vision Super
- Robert Stephenson declared that he is currently Advocacy lead of Be Bendigo
- Craig Niemann declared that his son works at AFS and Associates Pty Ltd
- Cr O'Rourke declared that she is a customer of AFS and Associates Pty Ltd

5. Previous Minutes

The minutes of the Audit and Risk Committee meeting held on 26 May 2022 were previously circulated.

Motion: That the minutes of the Audit and Risk Committee meeting of 26 May 2022 be accepted.

Moved: ***Robert Stephenson*** **Seconded:** ***Stephen Brown***

6. Election of Chair for 2023

Craig Niemann called for nominations for the position of Chair of the Audit and Risk Committee.

Motion: Stephen Brown nominated Jovana Obradovic-Tantra as Chair.

As there were no other nominations Craig Niemann declared Jovana Obradovic-Tantra as the new Chair for 2023.

7. Commonwealth Games Update

Andrew Cooney tabled the report as read. The Victorian State Government announced in April 2022 that the 2026 Commonwealth Games will be held in Regional Victoria with Bendigo nominated as one of the four Host Cities.

The City is seeking an integrated approach that considers not only the development of necessary infrastructure, but also achieving legacy outcomes for First Nations People, our community, the environment, culture and creativity, and the economy.

To ensure the City is well positioned to advocate and deliver these legacy outcomes, a Director of Commonwealth Games was appointed on 1 July 2022 in a temporary role and has now been advertised for a fixed term until following the conclusion of the games. A number of sports and venues have already been confirmed as well as the site for the Athlete's Village.

General discussion followed including security provisions for the Commonwealth Games and inclusion of a Risk Register.

Action: Commonwealth Games Update to be included as a standard item agenda.

8. Quarterly Finance Update

Introduction and overall commentary

Nathan Morsillo provided an introduction and summary of the Quarter 1 Finance Report. The City's operating result as at September 30, 2022 is favourable to budget. However the budget was prepared on the basis of stable inflation rates, and this is not expected to continue.

Quarterly Finance Report Q1

Nathan Morsillo provided an overview of the Q1 results:

- A favourable variance from Operational and Capital Government grants were recorded partly due to receipted funds in the 2021/2022 financial year.
- There was a small favourable variance for employee benefits due to staff vacancies.
- A favourable variance was also recorded for User Fees and Charges due to Bendigo Art Gallery Elvis exhibition from July (increased ticket sales) and increased parking fine revenue for the period.
- The recent floods have impacted the City with some regular maintenance projects on hold whilst flood clean-up takes priority. Grants, insurance, and other disaster recovery funding is available which cover the cost of elements of the damage caused by the floods. It was noted

that the costs have been estimated at $10M for the City, significantly lower than some of our neighbouring municipalities – but still significant.

9. Internal Auditor Update

Council's Internal Auditor from AFS and Associates, Brad Ead provided an overview of the reports which were tabled as read.

Internal Audit Program Status Update

The following is a status update on audits:

Audits	Commencement of Fieldwork	Status
Community and Stakeholder Engagement	2 November 2022	Closing meeting scheduled for 16 November 2023
Workforce and Succession Planning	March 2023	Scoping document has been finalised
Payroll	March 2023	Scoping document is being finalised with key stakeholders to be approved by the ARC in February 2023
Past Issues Audit	March 2023	To be determined and scheduled

A proposed change has been requested to swap the Payroll Internal Audit from July 2023 to March 2023 at a similar time to the Workforce and Succession Planning Internal Audit, and to move the Native Vegetation Audit from March to July 2023.

The Audit and Risk Committee have agreed to the above recommendation by the internal auditor.

Recent Reports and Publications

Recent reports and publications were presented to the Committee.

Low Value Procurement Internal Audit (transactions under $1,500)
There are significant opportunities that exist within the low value procurement process to ensure key controls are in place. The Supplier set up in the software system Tech-One needs review. There are very good internal controls on purchasing cards.

Action: To review the wording that 10,000 of the 17,000 Purchase Orders are raised after the invoice as noted on page 3 of the report. This figure as per the graph on page 27 of the report should read 1,600, not 10,000. AFS and Associates to review and correct the report.

Planning Document for the Workforce and Succession Planning Internal Audit

The objective of the audit is to review the reliability and effectiveness of internal controls to manage risks associated with maintaining a capable and adequate workforce, succession planning and gender equity compliance.

Fieldwork is due to commence on 27 March 2023 and a pre meeting with key stakeholders has already been undertaken to assist the scope and objectives.

Action: AFS and Associates to include opportunities for staff retention and staff development in the scope as well as disability provisions.

10. Risk and Assurance

Anna Connolly provided an overview of the reports which were tabled as read.

Risk and Assurance Report

An update on Risk and Assurance activities was provided:

- Fraud and Corruption mandatory E-learning package continues to be rolled out with retraining now due for most employees
- Update on insurance coverage for buildings due to the recent flood event
- Overview of outstanding, overdue and completed Internal Audit Actions
- Self-Assessment Survey

There was general discussion on the report and CCTV, with some additional information to be included in future reports around operations and relevant standards.

Motion: That the request for an extension to the Airport Operations Internal Audit findings be approved.

Moved: ***Stephen Brown*** **Seconded:** ***Cr Julie Sloan***

Action: To consider extending the September Audit and Risk Committee meetings due to the number of reports tabled usually tabled at this meeting.

11. CEO Report

The report was taken as read.

- Cr Andrea Metcalf has been elected as Mayor for the next year and Cr Jen Alden as Deputy

Mayor

- As a result of the significant rainfall in mid-October, the impact of the heavy rain and flooding across the City of Greater Bendigo and surrounding municipalities is still being managed and assessed.
- City of Greater Bendigo staff were deployed to neighbouring Councils to assist with emergency management.
- The City continues to advocate for State and Federal Government funding for the Art Gallery redevelopment project.

12. Workplan

The Audit and Risk Committee Workplan was attached to the Agenda for information only.

13. General Business

- The Biannual Activity and Performance Report was tabled
- The Budget is now out in the Community for consultation on the 'Let's Talk' platform
- To review if Audit and Risk Committee meetings from May 2023 should be held in the new Galkangu building or to continue in the Town Hall
- A tour of some of the City assets is to be considered for 2023 for the Audit and Risk Committee Independent Members
- Adequacy and frequency of meetings to be monitored and reviewed over the course of 2023

Upcoming 2023 meetings

Date	Time	Comments
23 February 2023	1-3pm	Bendigo Town Hall
18 May 2023	1-3pm	Bendigo Town Hall
14 September 2023	1-3pm	Bendigo Town Hall
9 November 2023	1-3pm	Bendigo Town Hall

Meeting closed at 3.55pm

Distribution

A *copy of the minutes will be distributed to all attendees and all Councillors*

15.7. Draft Domestic Animals Act S.25 and S.26 Council Order

Author:	Samuel Johnston, Coordinator Investigations
Responsible Director:	Stacy Williams, Director, Healthy Communities and Environments

Purpose

The purpose of this report is to seek Council's endorsement for the release of the draft order under Section 25 and Section 26 of the Domestic Animals Act 1994 (DAA), for a period of public consultation/exhibition.

Recommended Motion

That Council release the draft DAA Section 25 and Section 26 Order for public consultation/exhibition, prior to returning to Council for endorsement of the final Order.

Executive Summary

The draft Order has been developed as a key action in the implementation of the adopted Domestic Animal Management Plan 2021-2025. It has been developed with governance provided by an internal working group.

Background

Council adopted the Domestic Animal Management Plan 2021-2025 (Plan) on November 15, 2021. Two of the key actions from the Plan for the next four years were to consider a 24-hour cat containment order and consider the municipality becoming default on leash. The DAA provides provision for Councils, by resolution, to make such orders under sections 25 and 26.

Section 25 of the DAA refers to cats found at large. This section allows Council to make an order, that specifies where cats are permitted during what hours as prescribed by the order. It also provides the penalty if cats are found at large. Currently, there is an order in place that requires cats to be secured to the owner's property from sunset to sunrise. The new order is proposing to require cats to be securely confined to the owner's property at all times.

In considering whether to introduce a 24-hour cat containment as an order under Section 25 of the DAA, a number of items highlighted the positive benefits, including:

- Reduction in nuisance issues between neighbours;
- Reduction in impact on native fauna;
- Positive welfare consideration in relation to reduced fighting and disease transmission;

- Less opportunity for spraying or faecal matter to be left in public places and/or neighbouring properties;
- Cats kept in a safe, secure environment often live longer;
- Cats who roam are at risk of injury from cars, human cruelty, poison baits, attacks from other animals and unwanted pregnancies.

Section 26 of the DAA refers to dogs and cats found in places specified by the Council. This section allows Council to make an order that prohibits dogs and cats in any public place; or impose conditions regarding restraint or times where dogs and cats are or are not permitted. This order is proposing to prohibit dogs from certain public places within the municipality, as noted in Schedule 2 of the draft order attached. In addition, it is proposing that dogs must be on leash at all times, unless in designated off leash areas which are contained in Schedule 1 of the draft order.

Currently the City is a default off leash municipality, meaning dogs are allowed to be off leash but under effective control at all times, unless designated. There are 10 existing sites that are designated as on leash, including Lake Weeroona, Rosalind Park and Canterbury Gardens. The draft order intends to switch the current state of play from off leash default unless designated on leash, to on leash default unless designated off leash. In addition, the order suggests several prohibited areas for dogs expanding on the only current order not allowing dogs on the playing surface of the Queen Elizabeth Oval.

During the development of the order and determining whether to continue as a default off leash municipality or move to a default on leash municipality. Benchmarking across other local government areas was undertaken and found at that time:

- 60 local governments were default on leash;
- A further five considering a move to become default on leash;
- Six were off leash, however had a significant number of designated on leash areas;
- Six were default off leash; and

One council did not respond.

Previous Council decision dates: At its meeting of 15 November 2021, Council adopted the Domestic Animal Management Plan 2021-2025.

Report

The Domestic Animal Management Plan 2021-2025 (DAMP) was developed in accordance with the requirements of the *Domestic Animals Act 1994* (DAA) and adopted by Council on 15 November 2021. The DAMP 2021-2025 is the fourth DAMP developed by the City and replaces the previous DAMP which was adopted by Council in 2016. To satisfy the clauses set out in Part 5A of the DAA, Council must consider, in preparing a DAMP, a review of the existing orders and Local Laws, to determine whether further orders or changes to Local Laws are desirable in relation to the management of cats and dogs in the municipality.

During the development of the draft DAMP in 2021, residents were invited to participate in an online survey to provide feedback, including experiences and opinions, to provide guidance on the City's management of domestic animals in the municipality, for the benefit of all over the next four years. The survey received 1131 responses and a small number of submissions. During the exhibition period for the draft DAMP, a total of 40 submissions were received.

As expected, the responses and submissions received during the consultation periods for the DAMP reflected the diverse views held in the community regarding pet ownership. Within the survey responses, the consideration of a 24-hour cat containment requirement and the proposal to default to an on leash municipality both received more positive feedback than negative. 69% of respondents who owned a dog supported the dogs on leash default for the municipality, compared to 27% against, while 80% of respondents supported a 24-hour cat containment order.

The feedback provided during the development of the DAMP supported the City in placing both a 24-hour cat containment requirement and the municipality becoming default on leash, as key actions for implementation. The draft Order has been developed with governance provided by an internal working group from varied stakeholders across the organisation.

In addition to the public feedback received via the survey, the work of the City's Animal Services team in responding to incidents and concerns raised, supports the implementation of the orders. Over the previous six years, the team have investigated on average 167 attacks by dog per year and 82 dog rushes a year. A review of this data shows approximately 25% of the attacks recorded had the potential for a different outcome if the City had controls via an order in place, requiring dogs to be on leash. A dog rush is where a dog approaches a person to less than 3 metres in a menacing manner displaying aggressive tendencies.

Given the order will require dogs be on leash at all times unless designated, the internal working group identified several areas to be designated as off leash which are contained within the schedule to the order. The considerations when identifying these sites were:

- City owned or managed land;
- Proximity to play spaces and playgrounds;
- Environmental/culturally sensitive sites including waterways;
- Use of the space as sporting field, natural reserve or passive reserve;
- Proximity to arterial roads/schools/early learning centres/residential; and
- Size of the identified site.

It is noted that the sites identified are all located on City owned or managed land. Land that is classified as a National Park or State Park will be required to follow the requirements set out by Parks Victoria. Parks Victoria's website indicates that all State

Forests, with the exception of the Murrindindi Scenic Reserve and Stevenson's Falls Reserves permit dogs provided they are on leash and under the owner's control. Dogs are not allowed in most National Parks including Greater Bendigo National Park. However, dogs are allowed on leash on specified roads and trails in the One Tree Hill section of the park. Dogs walking off these roads and trails is not permitted. The orders are focused on City owned or managed land and do not make recommendations for land controlled by others.

The identification of the designated off leash areas also took into account the City's registration data for dogs. Based on our most recent registration data, Kangaroo Flat and Golden Square have the highest number of dog registrations per suburb with Strathfieldsaye, Eaglehawk, Bendigo, Maiden Gully, Strathdale and Kennington close behind.

The internal working group also identified the importance of providing off leash areas for dogs to exercise and socialise, to minimise dog behavioural issues, such as barking dog nuisance.

The objective of the DAMP was for Council to have a comprehensive plan, informed by community engagement, that promotes responsible pet ownership and guides the management of domestic animals across the municipality, that aligns with and meets the expectations of the community. The release of this draft order is one step in fulfilling that objective for the current DAMP.

Priority/Importance

It is a high priority to release the draft order for public consultation to seek community feedback and submissions to be considered, prior to returning the final draft for adoption by Council. If Council resolves to adopt the order, it will come into effect once it has been published in the Victorian Government Gazette or a chosen date specified within the order.

Options considered

There were several options considered. Staff could:

- Do nothing resulting in the current state of affairs regarding cat containment and dogs' restraint remaining in situ and facing risk of not implementing the DAMP as adopted;
- Draft an order for public consultation; or
- Release an amended draft order.

Staff have drafted an order as attached and will amend as necessary based on Councillor and community feedback.

Timelines

December 2022 – Council endorsed the draft Order and released the order for public exhibition seeking community feedback.
February/March 2023 – The City considers submissions and finalises the Order.
Mid 2023 – Council considers the final Order for adoption. If Council choose to adopt the Order by resolution, the Order is then required to be published in the Government Gazette and a newspaper that circulates the municipal district.

Communications/Engagement

Internal Consultation:

- The draft Order has been developed with internal consultation and collaboration with relevant units and key positions, detailed in the following table:

Unit	Key contributors
Communications	Media & Communications Specialist Online Communication Officer
Parks and Open Space	Coordinator Sports Fields and Reserves
Community Partnerships Unit	Engaged Communities Officer – Community Engagement
Active and Healthy Communities	Coordinator Sport and Leisure
Climate Change and Environment	Climate Change Resilience Officer
Safe and Healthy Environments	Manager Safe and Healthy Environments Coordinator Local Laws and Animal Services Team Leader Local Laws Operations Manager - BARC

- Direct consultation has also been undertaken with the Local Laws team involved in delivering the City's animal services, to ensure a thorough review has been undertaken.

External Consultation:

- The draft Order will be on public exhibition for a period of time. Given that it is intended that Council will endorse its release to the community in mid December 2022, it is reasonable that the time available for public comment is extended through to February 2023.
- In terms of engagement, the draft order will be advertised through the "Let's Talk" platform. In addition, a list of more than 70 stakeholders will be contacted and

invited to make a submission. These are mostly businesses and organisations, as well as a number who submitted interest during the development of the DAMP in 2021, to be contacted on future domestic animal management issues.

- It should be noted that there was an initial misunderstanding in the community about the cat containment proposal, with the concept mis-represented in the media. The proposal does not restrict cats to 'indoors' 24/7 as reported, rather cats must be contained to the property 24/7. The City clarified this point on social media at the time.

Financial Sustainability

The draft Order has been developed utilising existing resources.

If the Order is adopted and gazetted, further work will be required including updates to the websites and signage to assist the public identify the newly designated off leash areas and the implications of the draft order. There is allowance in the team's existing budget to undertake this work.

There are no additional staff resources required or requested at this time. The focus and outcomes of the draft order will align with the City's Compliance Policy. Therefore it will be an education and preventative approach first to enable behaviour change in the community, with enforcement action being the final option.

Risk Assessment

There is significant risk if Council does not have rigorous management processes in place to manage dog attacks and other nuisance issues, with the relevant delegations in place. Alternatively, there is a slight risk to the organisation if actions of the DAMP are not implemented.

Policy Context

Primary Council Plan Reference

City of Greater Bendigo Council Plan *Mir wimbul* 2021-2025
Outcome 1 - Lead and govern for all
Outcome 2 - Healthy, liveable spaces and places

Secondary Council Plan Reference(s)

Goal 1 - Accountable, financially responsible, equitable, transparent decision making
Goal 1 - Strengthened community health and wellbeing

Other Reference(s)

City of Greater Bendigo Domestic Animal Management Plan 2021-2025

Section 6 Nuisance
Action: consider a 24-hour cat containment to bring the requirement of keeping cats in line with that of keeping dogs contained

Section 7 Dog attacks
Action: conduct a feasibility study on the requirement to keep dogs on leashes in public areas unless designated otherwise

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 Domestic Animals Act S 25 and S 26 Order (1) [**15.7.1** - 19 pages]
2. Map detailing designated off leash areas [**15.7.2** - 1 page]

COUNCIL ORDER MADE UNDER SECTION 25 AND 26 OF THE DOMESTIC ANIMALS ACT 1994

Notice is hereby given that the Greater Bendigo City Council at its Council Meeting held on {insert date}, resolved to make the following Order pursuant to sections 25(2) and 26(2) of the *Domestic Animals Act 1994*.

For the purpose of this Order:

'Designated Off Leash Area' means any place or part of a place declared by a resolution of Council included in this Order.

'Public Place' has the same meaning as in section 3 of the *Summary Offences Act 1966*.

'Effective Control' means that whilst on or off lead, the person in apparent control of a dog does not allow the dog to worry, cause a nuisance or threaten any person or animal.

'Owner' has the same meaning as in section 3 of the *Domestic Animals Act 1994*.

'the Act' refers to the *Domestic Animals Act 1994.*

'Prohibited Area' means a place specified in Schedule 2 of the Order and the playing surface of any sporting oval when an organised event is in progress (including sports training).

1. Revocation of previous orders
   All previous Orders made by Council under section 25 and 26 of the Domestic Animals Act 1994.
2. Cat containment
   Pursuant to section 25 of the Act, cats within the municipality are to be securely confined to the owner's property, or the property where they are kept at all times. Cats may leave the property if they are securely confined with an appropriate cat carrier or other reasonable means of restraint.
3. Dogs must be on leash
   Pursuant to section 26 of the Act, the person in apparent control of a dog must keep the dog under their effective control at all times, by means of a chain, cord or leash (not exceeding 3 metres in length) while the dog is in a **Public Place** except where that **Public Place** is a **Designated Off Leash Area**.
4. Prohibited Areas
   A dog must not enter or remain in any **Prohibited Area**. The prohibition applies in a **Prohibited Area** regardless of whether the dog is on a chain, cord or leash.
5. Owner's Obligations in a **Designated Off Leash Area**
   A dog may be exercised off a chain, cord or leash in a **Designated Off Leash Area** if the owner:
   - Does not allow the dog to worry, threaten or attack any person or animal; and
   - Carries a chain, cord or leash not exceeding 3 metres in length sufficient to bring the dog under control by placing the dog on the chain, cord or

DRAFT

leash if the dog behaves in a manner which worries, threatens or attacks any person or animal; and
- Actively supervises the dog and maintains a clear and unobstructed view of the dog at all times; and
- Brings the dog under effective control by placing the dog on a chain, cord, or leash immediately upon the dog commencing to worry, threaten or attack any person or animal: and

The dog must be brought under effective control by means of a chain, cord or leash if the dog is within 20 metres of:
- An organised sporting event, or practising thereof;
- Children's play equipment area;
- An organised public meeting or event, including when being prepared for;
- A permanent BBQ or picnic facility;
- Any skate park or BMX facility

Dogs declared menacing, dangerous or a restricted breed are not permitted to be off leash.

Designated Off Leash Areas are subject to change as the municipality develops. Dogs that are aggressive to people or other animals, behave in an anti-social manner, should be muzzled and are not permitted to be off leash.

6. Shared paths
Dogs are required to be on leash on shared pathways and 5 metres either side, even if the pathways run through a **Designated Off Leash Area**. This requirement does not apply in the case of shared paths through a fenced off leash dog park.

Schedule 1 – Designated Off Leash Areas

Reserve Name (if known)	Suburb	Street Address	Postcode	Additional information
Allingham St Dog Park	Kangaroo Flat	Cnr Allingham St and Chapel St, (238-250 Allingham St)	3555	Off Leash Dog Park
Harcourt Dog Park	Strathdale	33 Gittins Drive	3550	Off Leash Dog Park
Heathcote Dog Park	Heathcote	Herriot St	3523	Off Leash Dog Park
Truscott Reserve Dog Park	California Gully	35 Murdock St	3556	Off Leash Dog Park
Finn St Reserve	White Hills	64 Finn Street	3550	
Crusoe Heights	Kangaroo Flat	70 Morrison Street	3555	
Garden Gully Creek Reserve	Ironbark	2 Bradshaw St	3550	Section of reserve to be designated (shown in Appendix 1)
Pasley Street	Huntly	50 Pasley Street	3551	

DRAFT

Reserve				
Long Gully Reserve	Long Gully	21 Cunneen St	3550	Section of reserve to be designated (shown in Appendix 1)
Reserve	Eaglehawk	Cnr Bullock and Crowther St	3556	
Quarry Hill Reserve	Quarry Hill	4-14 Peel St		Section of reserve to be designated (shown in Appendix 1)
Queen Street Reserve	Bendigo	194 Queen St	3550	
Reserve	Axedale	1 Raglan St	3551	
Emily Way (between Emily Way and Norelle Crescent)	Golden Square	38-40 Norelle Crescent	3555	
Alder St Reserve	Kangaroo Flat	101 Alder Street	3555	
Molesworth St Reserve	Kangaroo Flat	19-21 Molesworth Rd	3555	
Reserve	Maiden Gully	2D Glenelg Drive	3551	
Reserve	North Bendigo	12A Jacobs Street	3550	
Reserve	Strathfieldsaye	995 Wellington Street	3551	Section of reserve to be designated (shown in Appendix 1)

Schedule 2 – Dog Prohibited Areas

1. Playing surface of the Queen Elizabeth Oval
2. Playing surface of the Tom Flood Sports Centre (including cycling track)
3. Playing surface of Epsom Huntly Recreation Reserve AFL No. 1 and Pitch No. 5
4. Playing surface of the Bendigo Regional Hockey Complex pitches
5. Within the fenced area of the Bendigo Regional Tennis Complex
6. All playgrounds or children's play equipment areas
7. Playing surface of any synthetic sports grounds
8. Crusoe Reservoir and No. 7 Park
9. Within the grounds of any City Aquatic facilities

DRAFT

APPENDIX 1: Maps detailing the section of reserves being Designated off leash areas

Allingham St Off Leash Dog Park, Allingham St KANGAROO FLAT



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Harcourt Park Off Leash Dog Park, Gittins Drive STRATHDALE



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Heathcote Off Leash Dog Park, Herriot St HEATHCOTE



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Truscott Reserve Dog Park, Murdock St CALIFORNIA GULLY



Finn St Reserve, Finn St WHITE HILLS



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Crusoe Heights Reserve, Morrison St KANGAROO FLAT



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Garden Gully Creek Reserve, 2 Bradshaw St BENDIGO



Pasley Street Reserve, 50 Pasley St HUNTLY



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Long Gully Reserve, 21 Cunneen St LONG GULLY



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Reserve, Cnr Bullock and Crowther St EAGLEHAWK



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Quarry Hill Reserve, 4-14 Peel St QUARRY HILL



Reserve, Queen St BENDIGO



Reserve, 1 Raglan St AXEDALE



Reserve, Between Emily Way and Norelle Crescent GOLDEN SQUARE



Reserve, Alder St KANGAROO FLAT



Reserve, Molesworth St KANGAROO FLAT



Reserve, between Glenelg Drive and Edwards Road MAIDEN GULLY



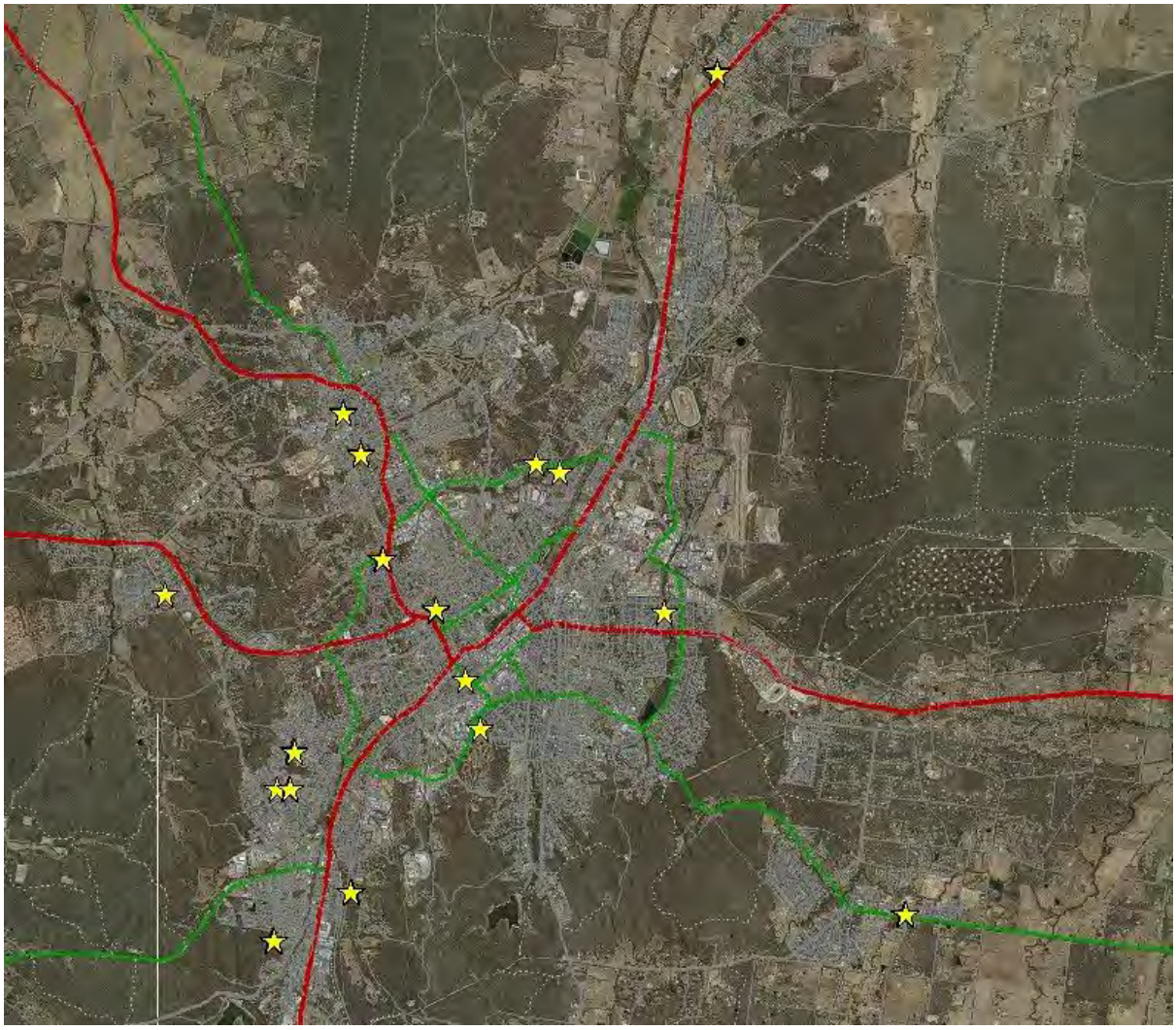
Reserve, Jacobs St NORTH BENDIGO



Reserve, off Kiwarra Court STRATHFIELDSAYE



Map highlighting location of designated off leash area within the City of Greater Bendigo.



15.8. Contracts Awarded under Delegation

Author:	Greg Painter, Procurement Coordinator
Responsible Director:	Jessica Clarke-Hong, Acting Director Corporate Performance

Purpose

To inform Council of contracts signed under Delegation.

Recommended Motion

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

Policy Context

Primary Council Plan Reference

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

Secondary Council Plan Reference(s)

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

Conflict of Interest

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

Attachments

1. Contracts Awarded Under Delegation Council Report 01 November 2022 to 31 November 2022 [**15.8.1** - 1 page]

Capital Contracts							
Contract No	Project	Successful Contractor	Delegated Officer	Date Signed	Price	Practical Completion	Budget
CT000644	Axedale Tennis/Netball Court Renewal	APL Concreting Pty Ltd	Craig Niemann	3/11/2022	$723,177.00 (ex GST)	1/04/2023	$800,000.00
CT000651	Spring Gully Soccer Ground Lighting Upgrade	DeAraugo & Lea Electrical Contractors (VIC) Pty Ltd	Stacy Williams	28/11/2022	$365,200.00 (ex GST)	30/04/2023	$435,600.00
VP321784	Ewing Park Public Toilets & Shelters	Regional Home Builders Pty Ltd	Craig Niemann	16/11/2022	$588,979.00 (ex GST)	25/01/2023	$2,183,698.00
Service Contracts							
Contract No	Project	Successful Contractor	Delegated Officer	Date Signed	Price	Contract Term & Options	Budget
Contracts Awarded at Council							
Contract No	Project	Successful Contractor	Delegated Officer	Date Signed	Price	Practical Completion / Contract Term & Options	Budget

15.9. Nature Strip Policy Review

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

Purpose

The purpose of this report is to seek Council endorsement of the revised Nature Strip Policy. Updates to the policy provide clear steps and guidelines for residents to modify and maintain their abutting Nature Strip.

Recommended Motion

That Council endorse the Nature Strip Policy.

Executive Summary

The Nature Strip Policy 2022 and accompanying Nature Strip Guidelines 2022 have been developed to provide clear direction to residents about what they can do on nature strips abutting their properties. Where a modification to the nature strip complies with the requirements of this Policy, a person will not be required to apply for a permit. If the proposed modification does not comply with this Policy, a permit is required.

Background

This Policy supersedes the Nature Strip Policy 2006 and has been updated to consider urban greening and cooling, promote biodiversity and to include a policy position on growing edibles in the road reserve.

The Nature Strip Policy 2022 also intends to achieve a balance between the benefits that well-maintained nature strips provide to Bendigo’s urban environment while recognising that any risks that could arise as a result of landscaping are managed to minimise loss and damage.

Report

Modifying nature strip landscaping was previously only permitted by gained approval through a Works within Road Reserve Permit at the cost to the resident. The revised Policy allows residents to modify Nature strips provided that the modifications comply with this Policy and accompanying Nature Strip Guidelines. If any proposed landscaping treatment does not comply with this Policy or the Guidelines, a permit is required. Applications for a permit can be made via the City of Greater Bendigo website or Customer Service Call Centre.

Communications/Engagement

Internal engagement has been conducted with:

- Active and Healthy Lifestyles
- Engineering
- Climate Change and Environment
- Parks and Open Spaces
- Local Laws

Risk Assessment

It is crucial that community safety is not compromised, and Council has a clear position and process for Nature strip modification. Nature strip landscaping is not appropriate in all locations. Landscape design and planting must be undertaken to maintain adequate clearance, accessibility and visibility for pedestrian, bicycle and vehicular traffic when using, entering or exiting an intersection, driveway or footpath.

Policy Context

Primary Council Plan Reference

City of Greater Bendigo Council Plan *Mir wimbul* 2021-2025
Outcome 5: A climate resilient and healthy landscape

Secondary Council Plan Reference(s)

Goal 3 - Thriving landscapes and ecosystems
Outcome 2: Healthy, liveable spaces and places

Conflict of Interest

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

Attachments

1. NATURE STRIP POLICY [**15.9.1** - 4 pages]
2. NATURE STRIP GUIDELINES [**15.9.2** - 13 pages]

NATURE STRIP POLICY 2022

Approval Level:	Council
Policy Type:	Council
Approval Date:	TBC
Review Cycle:	2 years
Review Date:	TBC
Responsible Officer:	Coordinator of Public Space Design
Owner:	Parks and Open Space
Responsible Directorate:	Presentation and Assets
Relevant Legislation/Authority:	TBC
DOCSETID:	TBC

1. PURPOSE AND SCOPE OF THIS POLICY

The Nature Strip Policy 2022 and accompanying Nature Strip Guidelines 2022 have been developed to provide clear direction to residents about what they can do on nature strips abutting their properties. Where a modification to the nature strip complies with the requirements of this Policy, a person will not be required to apply for a permit. [1] If the proposed modification does not comply with this Policy, a permit is required.

The objective of the Policy is to ensure that if nature strips are modified, they are landscaped and maintained appropriately to minimise the risk to the community. The nature strip must provide for unobstructed and safe flow of pedestrian traffic, access for postal deliveries, safety of vehicles using the road, kerbside parking, and safe and practical conditions for emptying municipal bins.

Please note that parking any vehicles or trailers on the nature strip is prohibited.[2][3]

2. BACKGROUND

This Policy supersedes the Nature Strip Policy 2006 and has been updated to consider urban greening and cooling, promote biodiversity and to include a policy position on growing edibles in the road reserve.

The Nature Strip Policy 2022 also intends to achieve a balance between the benefits that well-maintained nature strips provide to Bendigo's urban environment while recognising that any risks that could arise as a result of landscaping are managed to minimise loss and damage.

3. DEFINITION OF A NATURE STRIP

A nature strip is the area of public land situated between the property boundary and the road edge, excluding any public pavement. In most cases a nature strip is grassed, but in the circumstances provided for in this Policy, alternative landscape treatments can be considered.

4. MODIFYING NATURE STRIPS

Modifying nature strip landscaping is permitted, provided that the modifications comply with this Policy and accompanying Nature Strip Guidelines. If any proposed landscaping treatment does not comply with this Policy or the Guidelines, a permit is required. Applications for a permit can be made via the City of Greater Bendigo website or Customer Service Call Centre.

[1] Works Within Road Reserve Permit – Vehicle crossing / Nature strip landscaping
[2] Greater Bendigo City Council Community Local Law #2.4 – Motor vehicles on Council land
[3] VicRoads Road Rule 197 – Stopping on a path, dividing strip, nature strip or painted island

5. APPROVED NATURE STRIP MODIFICATION OPTIONS

Description of treatment options	Permit Required	Application Fee Required
Turf	No	No
Native grass	No	No
Granitic Sand, Organic or Inorganic Material	No	No
Understory planting	No	No
Edibles in raised planters	Yes	No
Any treatment that does not fit the descriptions above	Yes	Yes

A minimum footpath width of 1.5m clear of obstruction is to be retained.

Explanatory images, diagrams and helpful information are provided in the Nature Strip Guidelines to accompany the above. The Nature Strip Guidelines 2022 are accessible via the City of Greater Bendigo website or customer service call centre.

6. UNACCEPTABLE NATURE STRIP TREATMENTS

Synthetic turf, plastic or weed mat	Modification for vehicle or trailer parking
Laying of additional paving or concrete	Irrigation systems
Above ground edging or retaining walls	Letterboxes, which must be on private property.
Fencing; including metal stakes or star pickets	Any form of wiring
Shredded plant products such as wood chips and bark, other than that specified in Section 7 of this Guideline, or pea straw or similar.	Planting of street trees (this is happily done by the City – please make a request and we will program a tree specimen in the upcoming planting program!)
Crushed rock or toppings larger than 20mm in size, bluestone pitchers, road base, pavers, bollards, sculptures, and boulders	Planting of species that are known to be Weeds of the Bendigo Region
Fruit or vegetable crops without a permit	

Please note that the City has the right to remove any landscaping deemed unsafe or inappropriate.

7. SAFETY MEASURES

7.1 Public safety while undertaking landscaping works

While undertaking landscaping works, the resident is responsible for erecting safety fencing to direct foot traffic around areas of uneven ground and modified ground surface. This fencing must not interfere with the footpath or be a hazard in itself. The safety fencing is used to delineate areas and guide pedestrian movement around an active work site.
Metal star pickets must never be used on nature strips because of the potential risks of electrocution if any power cable is inadvertently damaged.

No building materials or equipment are to be placed or stored on nature strips at any time. [4]

7.2 Fire Hydrant Visibility

Any modifications to the nature strip must not cover, obscure, or hide any fire hydrant or their marker posts. They must also not hinder or impede access to, or use of hydrants.

[4] Greater Bendigo City Council Community Local Law #11.15 – Building Material and Equipment

7.3 Excavation & Cultivation

Prior to carrying out any excavation or cultivation of a nature strip, the resident must contact and lodge an enquiry with **Before You Dig Australia** (BYDA) to establish the location of underground services. Damage caused to underground services can result in serious injury or death or may result in severe fines and repair costs.

As far as possible, all excavation and cultivation should be undertaken by hand and to a depth of no more than 150mm, as mechanical and deep excavation may cause damage to underground infrastructure and services. Care needs to be taken when excavating or cultivating near street trees to ensure no damage is caused to the root system. Guidance in relation to excavation around street trees is provided in the Nature Strip Guidelines. The resident is responsible for repairing any damage to City of Greater Bendigo assets caused by nature strip modification works.

8. UTILITIES AND MAINTENANCE WORK

The City of Greater Bendigo and utility companies may from time to time undertake maintenance and service upgrade work within and alongside a nature strip. While all care will be taken to reinstate nature strips to their former condition as part of maintenance activities, the City of Greater Bendigo cannot guarantee that utility companies or maintenance contractors will reinstate or replace plants, mulch, or any other modifications made to the nature strip, to the condition existing prior to maintenance work.

9. MAINTENANCE OF NATURE STRIPS

Generally, and with the exception of street tree planting and management, the City of Greater Bendigo does not maintain nature strips. It is common practice for residents of abutting properties to maintain nature strips by regular mowing, edging turf, weeding, and picking up litter.

The rateable owner adjacent to the nature strip is responsible for anything altered from standard City install, regardless of whether they were the initial installer or not. Any works completed on a nature strip remain the responsibility of the current property owner or occupant to maintain.

9.1 How nature strips are maintained

Residents must ensure that all nature strips modified in accordance with this Policy are always kept in a well-maintained and safe condition by:

- ensuring plants are pruned so that they do not protrude onto pathways, driveways or over the kerb;
- keeping plants (other than street trees) pruned to a height of no more than 1 metre at all times
    - plants must be kept under 1m in height when within 1 metre of the road and adjacent driveways to maintain pedestrian and driver lines of sight
    - The City of Greater Bendigo encourages planting of shrubs no taller than 0.5m tall.
- keeping the nature strip free of weeds and rubbish, any tripping hazards, and any protruding objects.

9.2 Failure to maintain a nature strip

Failure to appropriately maintain a nature strip can be characterised as a breach of community local law by one or more of the below:

- The condition of the nature strip is a traffic or pedestrian hazard;
- The nature strip landscaping interferes with pedestrian access;
- The nature strip landscaping is a fire hazard;
- The nature strip landscaping interferes with the visibility of motorists, cyclists and pedestrians at intersections, curves in the road and near driveways;
- The presentation of the nature strip impacts unfavourably on local streetscape amenity.

If a resident fails to maintain a grassed or modified nature strip or a nature strip does not comply with this Policy, the resident may be issued with a Notice to Comply[5] to reinstate or modify in accordance with the Nature Strip Policy.

10. ENFORCEMENT

10.1 Failure to Comply

Failure to comply with a Notice to Comply will result in infringement[6]. Ongoing non-compliance may result in the resident being subject to prosecution from Local Law.

10.2 Removal

If the City of Greater Bendigo must reinstate the nature strip, the cost of the reinstatement will be charged to the resident who did the landscaping.

10.3 Existing Modified Nature Strips

If your nature strip is already modified, please contact The City on 1300 002 642 to discuss how this can be brought to be compliant with this policy.

Alternately you may wish to remove the modifications and revert to grass. The rateable owner adjacent to the nature strip is responsible for anything altered from standard City install, regardless of whether they were the initial installer or not. Any works completed on a nature strip remain the responsibility of the current property owner or occupant to maintain.

11. RELATED DOCUMENTS

Readers are encouraged to access relevant documents and/or resources which are available as per the below:

- Accompanying Nature Strip Guidelines 2022
- Road Management Act
- Essential Services
- Invasive Plants and Animals Policy, 2019
- WWRR Application form
- Urban Tree Management Policy, 2017
- Tree Protection Fact Sheet

12. ENQUIRIES AND ADDITIONAL INFORMATION

For further information regarding this policy contact the City's Customer Service Call Centre.

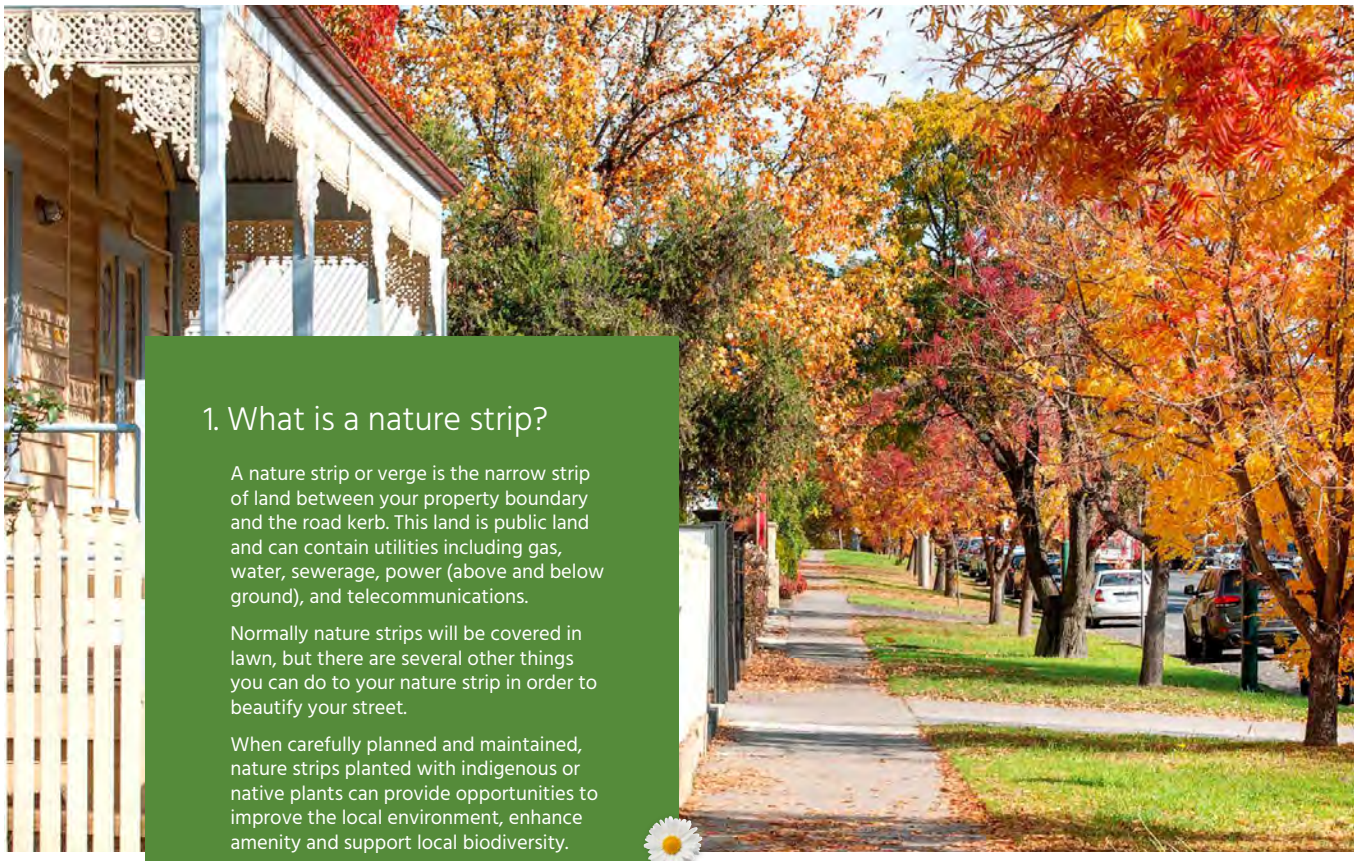
[5] Greater Bendigo City Council Local Law #10.19 – Notice to Comply
[6] Greater Bendigo City Council Local Law #10.26 – Infringement Notices

NATURE STRIP

Guidelines



CITY OF GREATER BENDIGO

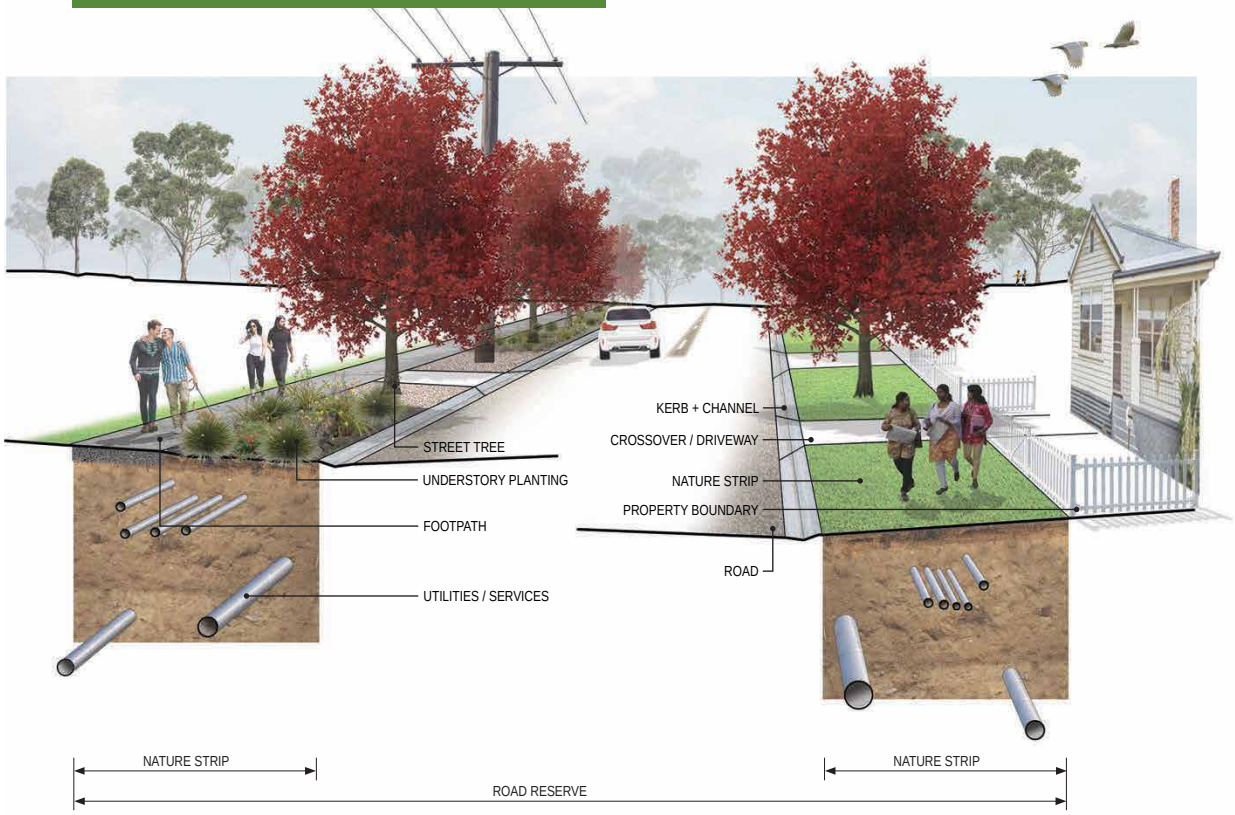


1. What is a nature strip?

A nature strip or verge is the narrow strip of land between your property boundary and the road kerb. This land is public land and can contain utilities including gas, water, sewerage, power (above and below ground), and telecommunications.

Normally nature strips will be covered in lawn, but there are several other things you can do to your nature strip in order to beautify your street.

When carefully planned and maintained, nature strips planted with indigenous or native plants can provide opportunities to improve the local environment, enhance amenity and support local biodiversity.



2. Functions of a nature strip

Nature strips are an integral part of Bendigo's urban environment because they:

- Accommodate power poles, light poles, and a range of underground services such as water and gas supply pipes, storm water, sewage, telephone and, sometimes, electrical cables
- Allow clear visibility between motorists, cyclists and pedestrians at intersections, curves in the road and near driveways
- Allow for pedestrian access along the street where there is no footpath
- Allow for penetration of rainwater and air into the soil while reducing stormwater runoff and pollution into local drains and waterways
- Provide a flat space for the kerbside collection and emptying of rubbish and recycling bins
- Improve soil health and promotes growth of nearby trees and gardens.
- Can allow vehicles to park safely at the kerbside and for door opening space between the road and footpath
- Can visually soften the effect of hard streetscape elements such as roads, footpaths, driveways, fences, and buildings
- Provide for pedestrian, pram, pusher and wheelchair traffic between the road and footpath
- Act as additional footpath space when two or more people walk together
- Provide space for street tree planting
- Help to cool the local climate, making for more pleasant environment, especially during hot summer weather



3. Purpose of the nature strip policy guidelines

These guidelines are designed to provide:

- Detail on the functionality and benefits presented by natures strips
- Information on community responsibility to maintain nature strips throughout the City of Greater Bendigo
- Available options for residents who wish to upgrade their nature strip without the requirement for a Working Within Road Reserves (WWRR) permit[1]
- How to apply for a WWRR permit to undertake nature strip works that require one
- Information around treatments that aren't permitted

DID YOU KNOW? Parking of any vehicles or trailers on the nature strip is prohibited.

4. Rural road reserves

A rural road reserve is the narrow strip of land between your property boundary and the road in areas outside the urban area designated by the 60 km sign. This land is public land and houses utilities that may include gas, water, power, and telecommunications. These areas are also important for traffic safety, as well as being a place where indigenous or native plants survive and provide opportunities to improve the local environment, provide shade, enhance amenity, and support local biodiversity.

Modification of rural road reserves is **not permitted**.[2,3]

5. Maintenance of nature strips

Generally, the City does not carry out maintenance of nature strips (excluding street trees). The usual practice is for residents of adjoining properties to maintain the verge by regular mowing, weeding and rubbish removal.

Following the modification of a nature strip, residents are expected to keep the nature strip in a well maintained and safe condition including:

- Any modification work must be in line with the treatments outlined within these guidelines
- Plants are to be pruned so that they do not protrude onto pathways, driveways or back of kerb and maintain specified buffer zones
- The nature strip is to be kept free of weeds and rubbish
- Where mulch is used, a cover is to be maintained over the nature strip. Mulch material must be kept stable and properly contained. No mulch spillage is allowed on the footpath, driveways or in the kerb and channel
- The nature strip is to be free of any tripping hazards and any protruding objects, excluding raised planters approved through a WWRR permit
- Please do not place lawn clippings around the base of trees as the build-up of material around the trunk promotes fungal decay

Please refer to our Protection and retention of Trees on development sites for how to best protect existing trees.

[1] Works Within Road Reserve Permit – Vehicle crossing / Nature strip landscaping

[2] Greater Bendigo City Council City Community Local Law #2.4 – Motor vehicles on Council land

[3] VicRoads Road Rule 197 – Stopping on a path, dividing strip, nature strip or painted island



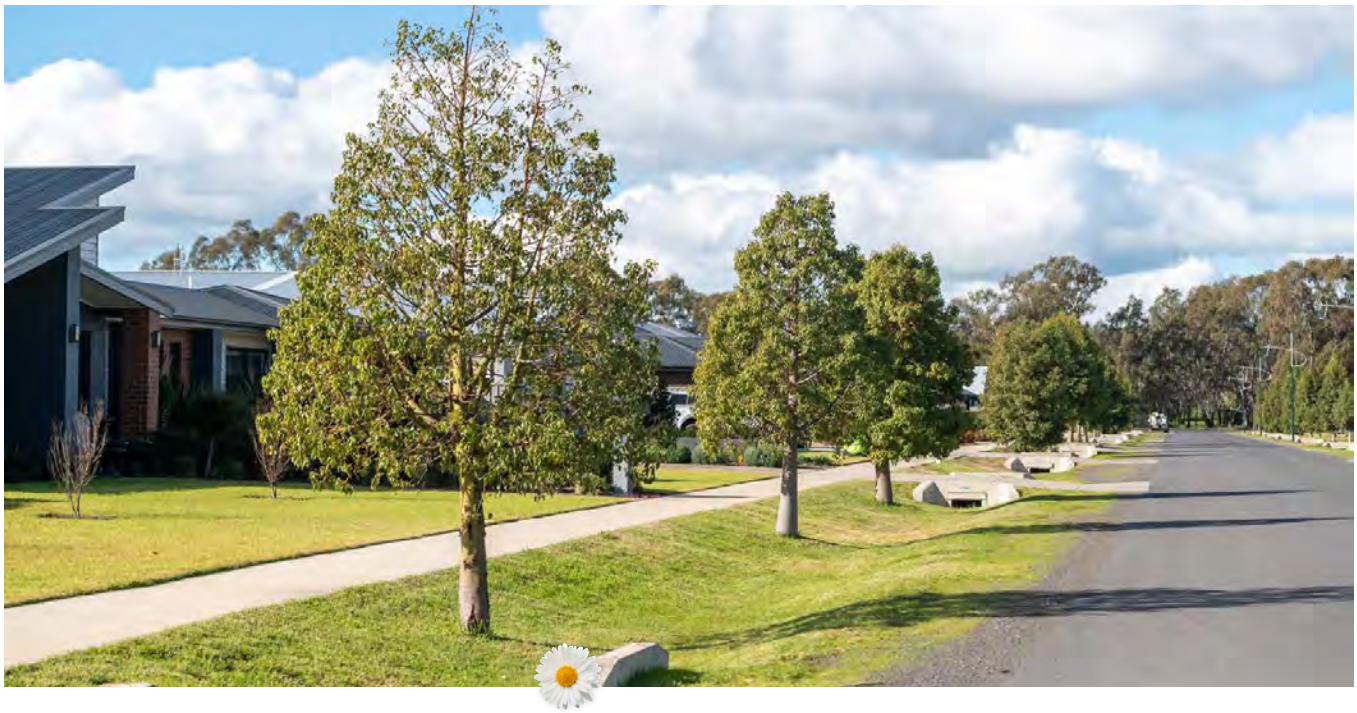
6. Street trees

The City is actively increasing its tree planting efforts under the Greening Greater Bendigo 2020 strategy. When considering alternative nature strip treatments, consideration is to be given to any existing or future street trees. If there is currently no tree in the nature strip, it is quite likely that one will be planted in the future.

The City's planted nature strip trees are not to be pruned or lopped by property owners; all maintenance of City planted trees will be carried out by the City.

If you require a street tree in the nature strip, a request to the City's Urban Forest Planning Unit via the tree requests web-link form. Residents can also contact Customer Service on 1300 002 642 to request a street tree planting.





7. Nature strip modification

Modifying nature strips is permitted, provided the modifications meet the specifications outlined in these guidelines. If any proposed landscaping treatment does not comply with this Policy and any accompanying Guidelines, a permit is required.

Works must avoid any damage to street trees and their root systems, as well as any impact to underground services.

Other than the footpath, hard paving such as concrete or asphalt is not permitted without a permit from the City, as it inhibits access to underground services. A minimum footpath width of 1.5 metres should be retained at all times. Synthetic turf or hard paving, such as concrete or bricks, cannot be used on nature strips as it stops water being absorbed into the ground. This increases flooding during high rainfall, significantly increases surface temperatures on hot days and deprives street trees or other plants of water.

Nature strip treatments should also ensure that space is left for waste collection.

A 30cm plant free buffer zone should be left between the nature strip and kerb end.

If modification is considering crossover works. Consent is required prior to the installation of any driveway or vehicle crossing. This consent is separate and in addition to a building permit (if applicable) and ensures that the proposed facilities are designed in accordance with local laws, and the Road Management Act. To find out more go to vehicle crossings and driveways.

8. Existing modified nature strips

If your nature strip is already modified, please contact the City on 1300 002 642 to discuss how it can be brought in line to meet these guidelines.

Alternately you may wish to remove the modifications and revert to grass. The rateable owner adjacent to the nature strip is responsible for anything altered from standard City install, regardless of whether they were the initial installer or not. Any works completed on a nature strip remain the responsibility of the current property owner or occupant to maintain.

9. Permits for driveways, landscaping or other minor works within the road reserve

The road reserve is the public land beyond your property boundary, and includes roadside or nature strips, drains, verges, shoulders, and roadways.

For any treatments not covered within the scope not covered within the scope of these guidelines, such as driveway construction, a Works Within Road Reserve application form must be completed.

You can download and complete a hard-copy application or submit an application online.

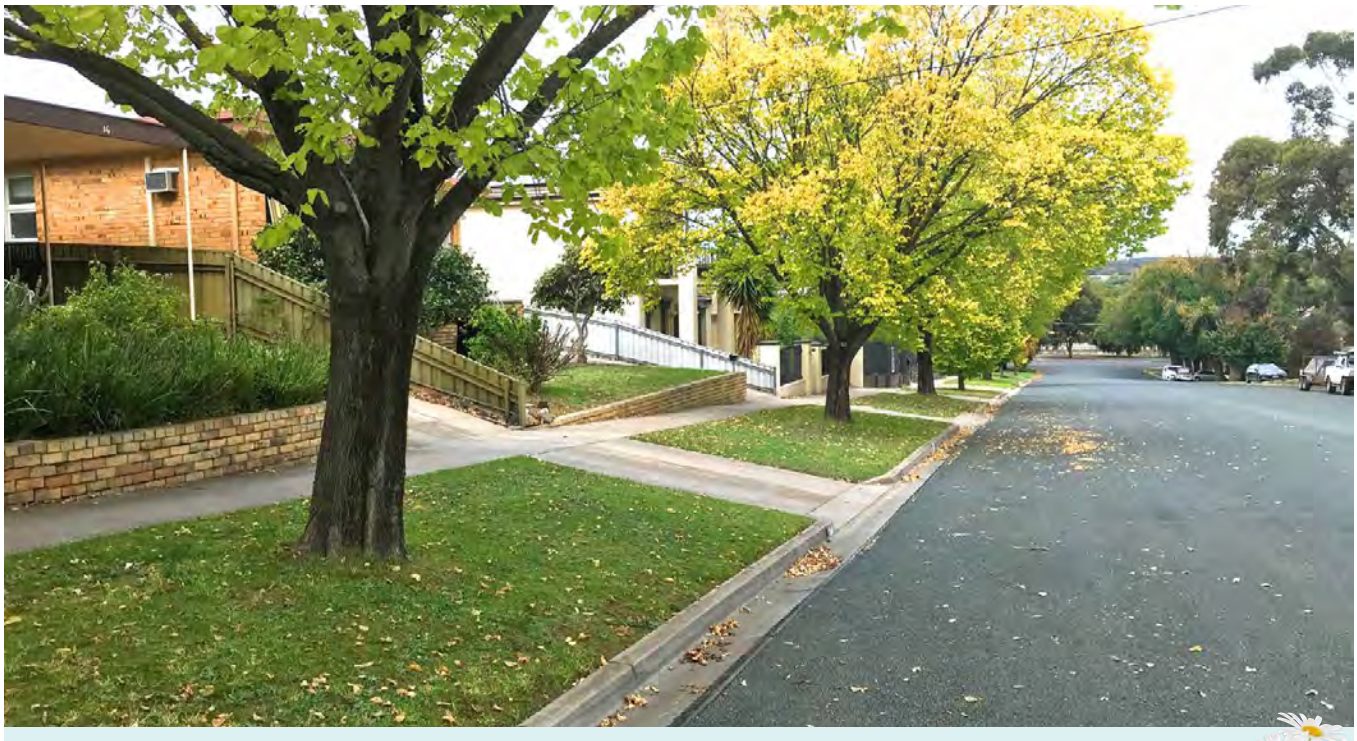
For more information about works within the road reserve, please contact our Engineering and Public Space Unit on 1300 002 642 or engineering@bendigo.vic.gov.au

10. Treatment options

Description	WWRR permit required	Application Fee required
Turf (Natural)	No	No
Native grass	No	No
Granitic Sand, Organic or Inorganic Material	No	No
Understory planting	No	No
Raised planters	Yes	No
Any treatment that does not fit the descriptions above	**Yes**	**Yes**

TURF (NATURAL)

Benefits	Considerations
✓ Promotes biodiversity	Choose drought tolerant or 'warm season' grasses and these will remain in good health with very little maintenance
✓ Supports the growth of street trees	
✓ Green spaces reduce the urban heat and can be several degrees cooler than surrounding hard surfaces	
✓ Reduces the number of pollutants and storm water runoff into drains and water ways	



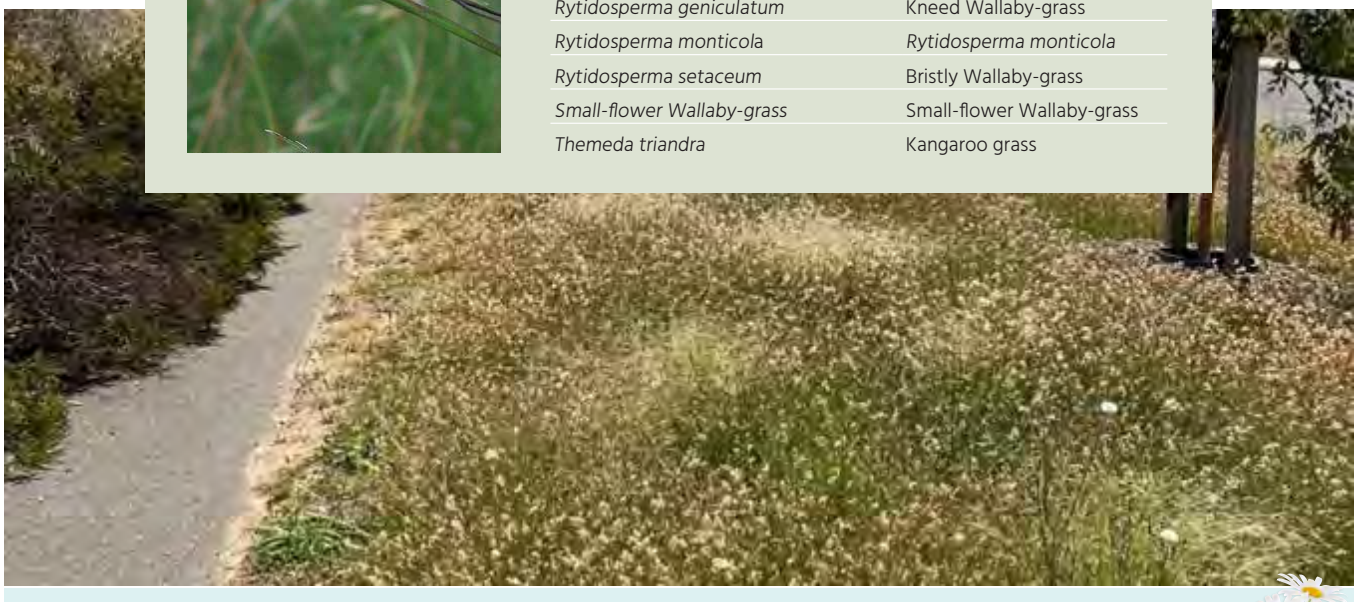
NATIVE GRASS

Benefits	Considerations
✓ Promotes biodiversity, carbon capture and soil health	Choose drought tolerant or 'warm season' grasses and these will remain in good health with very little maintenance.
✓ Supports the growth of street trees	Suggested species are recommended below.
✓ Green spaces reduce the urban heat and can be several degrees cooler than surrounding hard surfaces	
✓ Species may have indigenous food and fibre links	
✓ Reduces the number of pollutants and amount of storm water runoff into drains and water ways	



Suggested native grasses and sedges

Botanical Name	*Common Name*
Amphibromus pithogastrus	Plump Swamp Wallaby grass
Aristida jerichoensis var. subspinulifera	Jericho Wire-grass
Austrostipa breviglumis	Cane Spear-grass
Austrostipa hemipogon	Half-Bearded Spear-grass
Austrostipa mollis	Soft Spear-grass
Austrostipa scabra ssp. Falcata	Variable Spear-grass
Bothriochloa macra	Red-leg grass
Carex appressa	Tall Sedge
Carex tereticauli	Basket Sedge
Chloris truncata	Windmill grass
Isolepis congrua	Slender Club-sedge
Juncus psammophilus	Sand Rush
Microlaena stipoides	Weeping grass
Poa labillardierei	Common Tussock grass
Rytidosperma geniculatum	Kneed Wallaby-grass
Rytidosperma monticola	*Rytidosperma monticola*
Rytidosperma setaceum	Bristly Wallaby-grass
Small-flower Wallaby-grass	Small-flower Wallaby-grass
Themeda triandra	Kangaroo grass



GRANITIC SAND, ORGANIC or INORGANIC MATERIAL

This treatment must be done without excavating or stripping more than 150mm of topsoil to lay materials. If more than 150mm of topsoil is to be removed, a WWRR permit will be required.

Benefits	Considerations
✓ A low maintenance alternative to turf	Mulch on the nature strip must be maintained in a level and weed free condition. The level of the mulch must not extend above the level of the footpath or kerb; This treatment will require periodic weeding and occasional topping up of mulch
	Avoid dark coloured and dyed mulches to reduce heat absorption and leaching of dyes into surrounding landscape
✓ Permeable surface that supports the health of street trees and soil	Keep mulches from spilling over into path, driveways or in the kerb and channel
	Do not place mulch around the base of street trees as a build-up of mulch or grass clippings promotes decay
	Pine bark 6mm to 15mm in size, pine wood or hardwood chips 12mm to 25mm in size, to an optimal depth of 75mm and natural in colour may also be used
	Crushed Rock (**NOT** road base) and Recycled Brick are permitted
	Increased temperature compared to green treatments
	Topping particles used must be no greater than 20mm in size

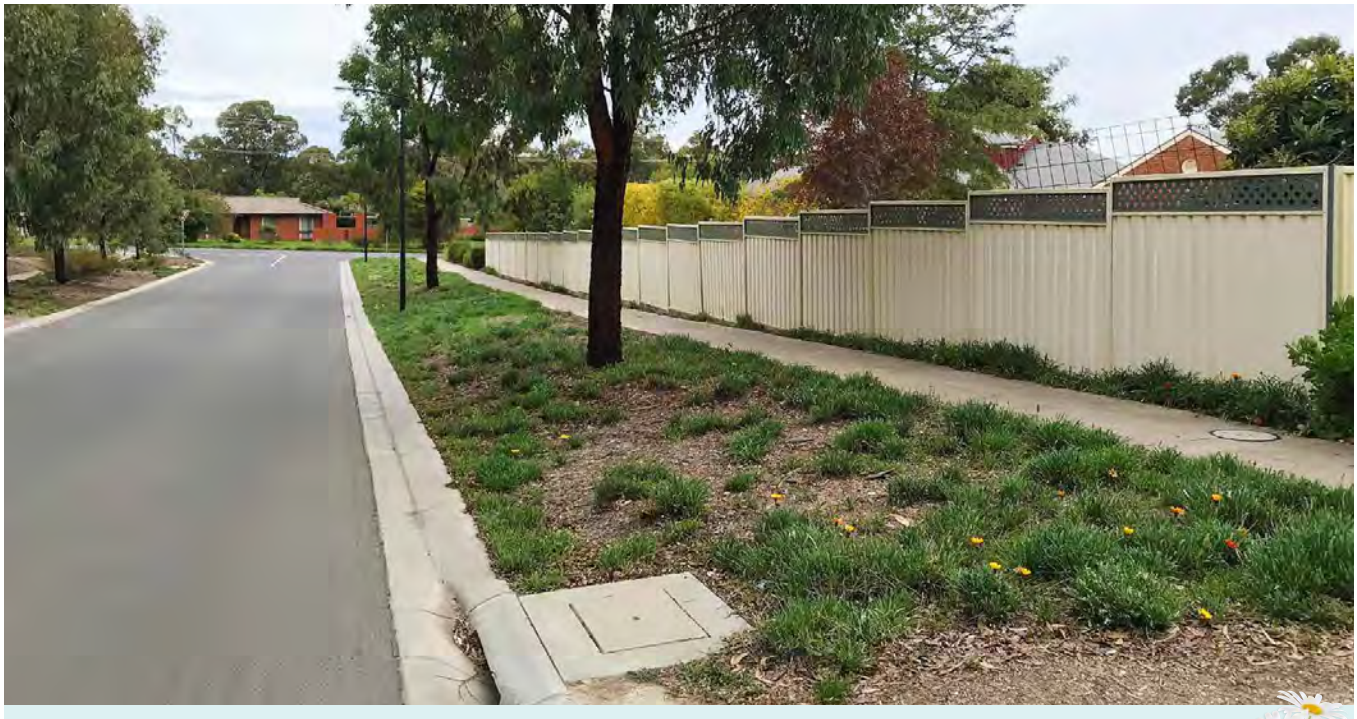






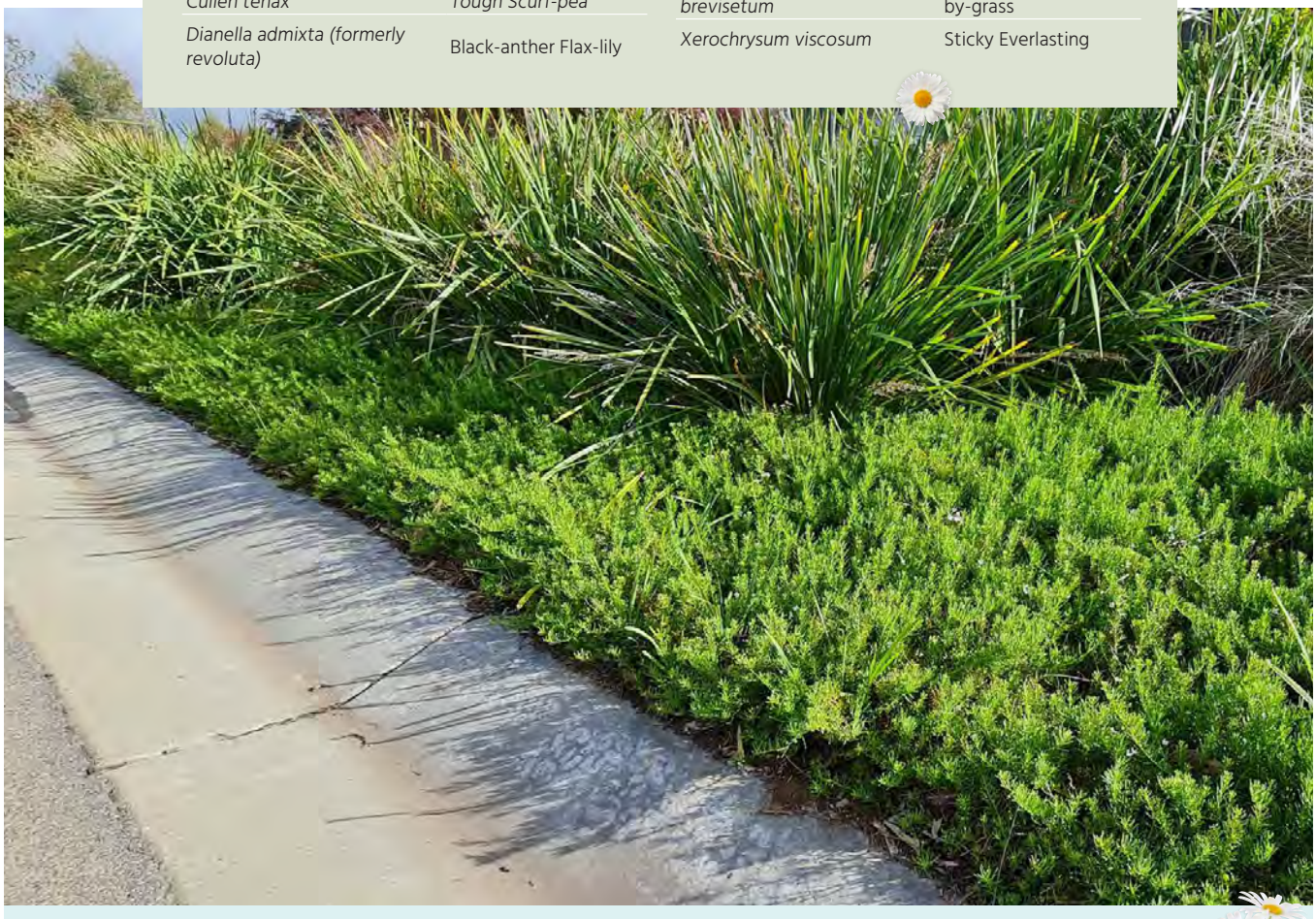


UNDERSTOREY PLANTING	
Benefits	**Considerations**
✓ Promotes biodiversity in urban areas	The City encourages low growing plant species under 0.5m to be planted. Species must be kept under 1m in height particularly within 1 metre of the road and adjacent driveways to maintain pedestrian and driver lines of sight
✓ Provides habitat for native fauna	Select plants that grow no taller than 1m height or can be pruned back to 1m in height. This is to maintain visibility along the street
	Select plants that are hardy and that can thrive with little irrigation
✓ Reduces the number of pollutants and amount of storm water runoff into drains and water ways	Indigenous plants may be hard to source in, particularly those that are considered threatened species
	Indigenous or native Australian groundcover species are recommended as too are, low growing exotic perennials
	Avoid plants that are known weeds (refer to Weeds of the Bendigo Region document) or that are prickly or poisonous . Plants must be maintained so they do not spread or impact on paths, sight lines and trafficable areas
	Adequate space from the Distance back of kerb is kept clear of plantings to allow for people to enter and exit their vehicles and properties safely
	Plantings on corner blocks are limited to ground cover plants to ensure a good line of sight for motorists and a max growth height of 500mm
	Adequate space is left for placing rubbish and recycling bins for collection
	1.2 metres from the property line is kept clear to allow for pedestrian access, mail, paper, and other deliveries
	Irrigation systems must not be placed within the nature strip



Suggested low growing indigenous and native plants

Botanical Name	*Common Name*	*Botanical Name*	*Common Name*
Acacia acinacea	Gold Dust Wattle	*Dianella longifiolia*	Flax-lily
Ajuga australis	Austral Bugle	*Eriostemon verrucosa*	Bendigo Wax
Arthropodium milleflorum	Vanilla Lily	*Euromyrtus ramosissima*	Rosy Heath-myrtle
Arthropodium strictum	Chocolate Lily	*Grevillea alpina*	Cat's Claws
Bulbine bulbosa	Bulbine Lily	*Kennedia prostrata*	Running Postman
Brachyscome multifida	Cut-leaf Daisy	*Lomandra filiformis ssp. Coriacea*	Wattle Mat-rush
Calocephalus citreus	Lemon Beauty-heads	*Lomandra longifolia*	Spiny-headed Mat-rush
Calotis anthemoides	Cut-leaf Burr-daisy	*Microseris lanceolata*	Yam Daisies
Carpobrotus modestus	Inland Pigface	*Myoporum parvifolium*	Creeping Boobialla
Celmisia tomentella	Silver Snow-daisy	*Pomaderris paniculosa subsp. paniculosa*	Inland Pomaderris
Chrysocephalum apiculatum	Common Everlasting	*Prostanthera nivea var. nivea*	Snowy Mint-bush
Chrysocephalum semipappo-sum	Clustered Everlasting	*Prostanthera saxicola var. bracteolata*	Slender Mint-bush
Correa reflexa var. reflexa	Common Correa	*Pycnosorus globosus*	Drumsticks
Craspedia variabilis	Common Billy-button	*Rytidosperma setaceum var. brevisetum*	Short-bristle Walla-by-grass
Crowea exalata subsp. revo-luta	Whipstick Crowea	*Xerochrysum viscosum*	Sticky Everlasting
Cullen tenax	*Tough Scurf-pea*		
Dianella admixta (formerly revoluta)	Black-anther Flax-lily		



RAISED PLANTERS	
Benefits	**Considerations**
✓ Community participation	On-going commitment to maintaining plantings
	Is there a more appropriate location to grow your food within your own yard
✓ Promotes local food production	Soil contamination - it is the responsibility of the resident to conduct soil testing for contamination before planting fruiting plants and vegetable crops
	Food safety
	Access to utilities
	Biosecurity concerns and control of pests and pathogens, including fruit-fly
	Trip and slip hazards from unharvested produce
	Community support
	Any application for a community garden must comply with The City's Community Gardens Policy. The City has the right to remove any installation deemed unsafe, inappropriate or a threat to biosecurity



11. Unacceptable treatments

- Synthetic turf, plastic or weed mat
- Modification for vehicle or trailer parking
- Laying of additional paving or concrete
- Irrigation systems
- Aboveground edging or retaining walls
- Letterboxes, which must be on private property.
- Fencing; including metal stakes or star pickets
- Any form of wiring
- Shredded plant products such as wood chips and bark, other than that specified in this Guideline, or pea straw or similar
- Planting of street trees (this is happily done by the City – please make a request and we will program a tree specimen in the upcoming planting program!)
- Crushed rock or toppings larger than 20mm in size, bluestone pitchers, pavers, bollards, sculptures, and boulders
- Planting of species that are known to be Weeds of the Bendigo Region
- Fruit or vegetable crops without a permit

Please note that the City has the right to remove any landscaping deemed unsafe or inappropriate.

12. Enforcement

The City is very much aware of the need to provide a safe environment within all areas of the municipality.

The City may remove any modification works that impact on the safety of the public or public services. The landholder will be informed by the City first and have the opportunity to rectify the modifications, before The City initiates any rectification works.

If the property owner fails to act, a delegated City Officer will issue a 'Notice to Comply', directing that the problem be fixed by a specific date. Failure to act in accordance with a 'Notice to Comply' may result in enforcement action by Local Law.

13. Unpermitted species

Any species found on the current declared noxious weeds list must not be planted in any capacity.

Other prohibited weed species are outlined in the below table.

Prohibited Weed Species

Botanical Name	*Common Name*
Vinca major	Blue Periwinkle
Gazania linearis	Gazania
Freesia leichtlini	Freesia
Hedera helix	English Ivy
Opunitia spp.	Prickly Pear
Erica lusitanica	Spanish Heath
Lonicera japonica	Japanese Honey Suckle

14. Related policies and strategies

- Urban Tree Management Policy
- Invasive Plants and Animals Policy 2019
- Greening Greater Bendigo 2020-2070

15. Resources and references

- Creating Wildlife-Friendly Gardens booklet
- City of Greater Bendigo - Indigenous Plant Book 3rd Edition

For more information on identification and control of pests and weeds visit:

- Weeds Identification Guide - North Central Victoria
- Weeds & Biosecurity - Agriculture Victoria
- Queensland Fruit Fly Information



16. HEALTHY, LIVEABLE SPACES AND PLACES

16.1. 33 Russell Street, QUARRY HILL 3550 - Demolition of Existing Dwelling and Outbuildings, Construction of a Dwelling and Replacement of Front Fences

Author:	Laura Gillespie, Statutory Planner
Responsible Director:	Steve Hamilton, Director Strategy and Growth

Summary/Purpose

Application No:	DR/636/2021
Application Documents:	https://epathway.bendigo.vic.gov.au/webdocs/applications.aspx?appid=1012921
Applicant:	Ark Group
Land:	33 Russell Street, QUARRY HILL 3550
Zoning:	General Residential Zone
Overlays:	Heritage Overlay 30
No. of objections:	7
Consultation meeting:	21 June 2022
Key considerations:	• Whether the proposal is consistent with Planning Scheme policy regarding heritage conservation and infill development in the Heritage Overlay. • Whether the proposal will adversely affect the heritage significance of the place being the Quarry Hill Precinct (Heritage Overlay 30). • Objector concerns.
Conclusion:	The proposal, on balance, is an acceptable outcome with regards to the relevant Planning Scheme provisions and is recommended for approval.

Recommended Motion

Pursuant to section 61 of the Planning and Environment Act (1987), Council issue a Notice of Decision to Grant a Permit for demolition of existing dwelling and outbuildings, construction of a dwelling and replacement of front fences at 33 Russell Street, QUARRY HILL 3550, subject to the conditions at the end of this report.

Background Information

The initial application DR/422/2021 was received on 20 May 2021 (refer to Figures 1 and 2 below for the plans). Additional information was requested such as demolition, landscape, streetscape and fencing plans. Initial concerns were raised regarding the scale and bulk, materials and finishes and the steep grade of the driveway. The additional information requested was not provided within the required timeframe and the application lapsed.

On 27 July 2021 the current application and plans were lodged which amended the roof form and addressed some of the previous concerns. The application was then advertised

to adjoining owners and occupiers and objections were received, which are discussed later in the report. A consultation meeting was held on 21 June 2022 and following the meeting the applicant provided further amended plans in response to some of the concerns raised, which were circulated to all parties.

The amended plans (being determined by Council under this application) further reduced the height and scale of the dwelling, the north west and north east elevations show the retention of the existing boundary fences, reducing the walls on boundaries and revised materials were proposed with a lighter palette.

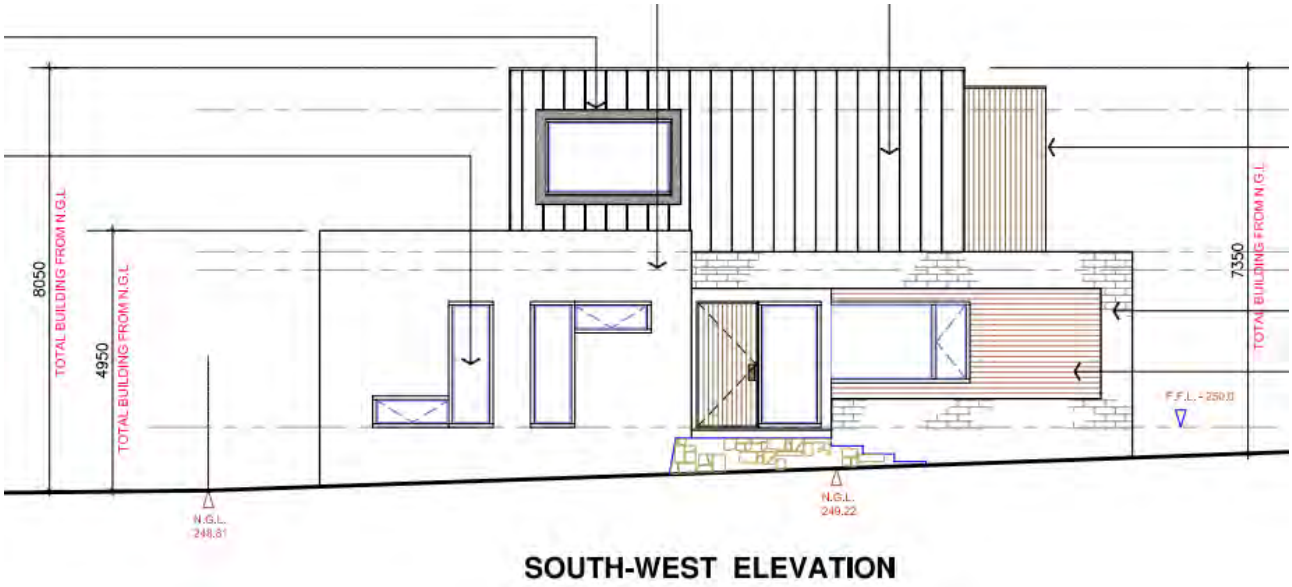


Figure 1: Initial plans submitted under application DR/422/2021 from Russell Street



Figure 2: Initial 3D image submitted under application DR/422/2021 from Graham Street

Report

Subject Site and Surrounds

The site is formally referred to as Lot 1 TP326192H and is known as 33 Russell Street, Quarry Hill.

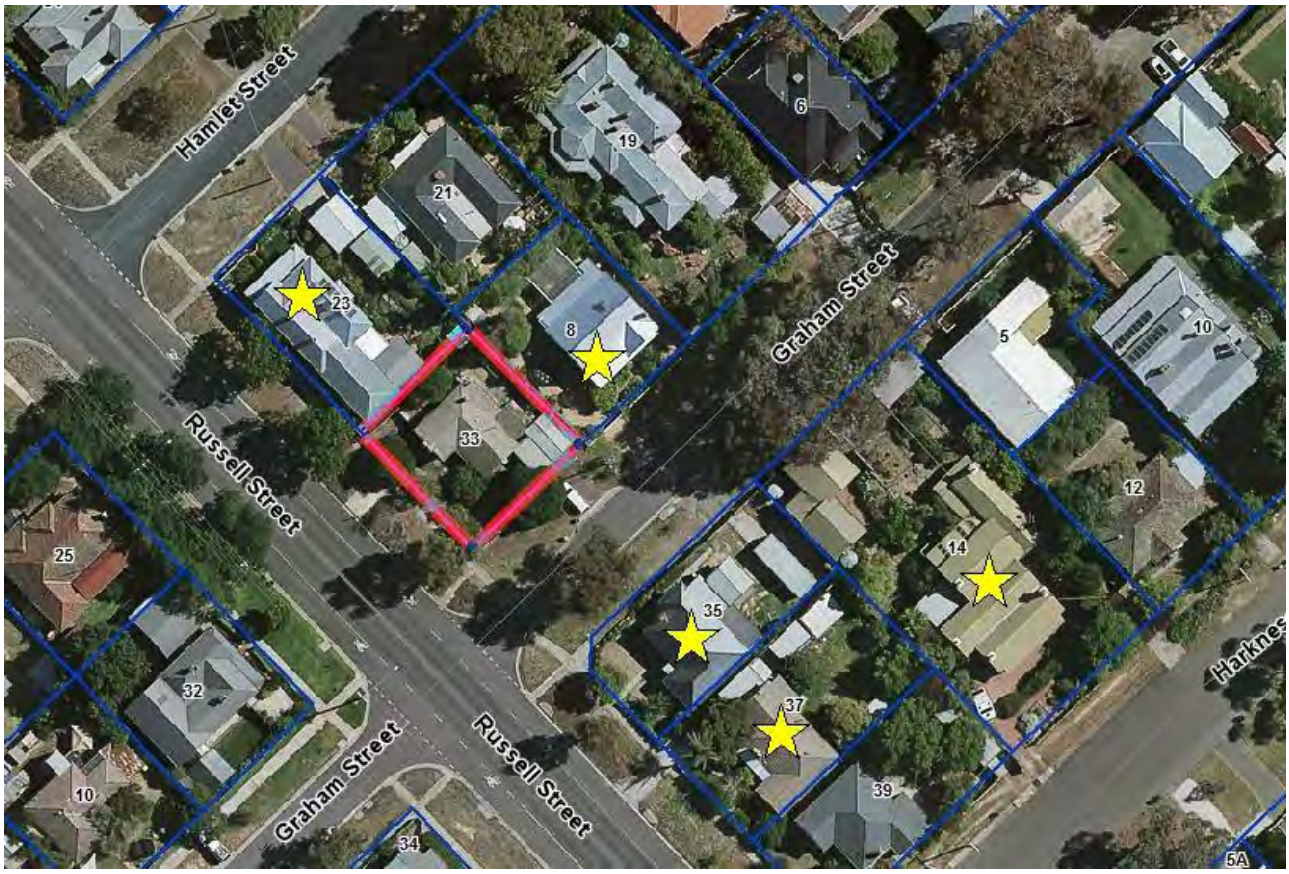


Figure 1: Location map showing subject site. Objectors' properties are marked with a star.

The site is rectangular in shape with an overall area of approximately 450 square metres. It has two street frontages, with an approximate 20 metre frontage to Graham Street and an approximate 21.7 metre frontage to Russell Street. The land has an approximate 1m fall from the north eastern boundary to the western corner to Russell Street.

The site currently contains a single storey weatherboard dwelling (constructed approximately 1956) that is oriented towards Russell Street, with a carport, galvanized iron garage and shed located on the Graham Street side.

A low timber fence presents to both streets. A number of shrubs and trees are located within the front and side setbacks, with a large tree located close to the side boundary with Graham Street. Vehicle access to/from the site is via an existing gravel crossover onto Graham Street.

The site is located within an established residential area which predominantly comprises single storey, detached period dwellings, however some double storey development and infill residential development is found in the area.

Adjoining the site to the north-east at 8 Graham Street is a single storey dwelling (constructed approximately 1930). The dwelling is constructed of weatherboard with a corrugated iron roof. The dwelling is setback approximately 4.5 metres from Graham Street.

Adjoining the site to the north-west at 23 Hamlet Street is a single storey Victorian style dwelling (constructed approximately 1910). The dwelling is constructed of weatherboards with a corrugated iron roof. The dwelling fronts Hamlet Street and its side setback to Russell Street is approximately 2 metres. Vehicle access is via a driveway located off Hamlet Street leading to a double carport.

Proposal

The application proposes the demolition of the existing dwelling, outbuildings and front fences and construction of a dwelling and fences.



Figure 2: Photo of exsting dwelling and fences to be demolished, viewed from Russell Street

The proposed dwelling will contain 3 bedrooms, 2 bathrooms, an open plan kitchen and dining area, a lounge, retreat, 2 balconies, a double garage and swimming pool.

The dwelling will present as single storey from Russell Street with a total height of 7.11m from natural ground level and a total height of 5.99m on the south east elevation from Graham Street. A basement double garage is proposed for the secondary frontage of the site (Graham Street) in response to the fall into that part of the site.

It is proposed to utilise the existing crossover location to provide access to the double garage.

A mix of contemporary materials are proposed including Kliplok / Trimdek roofing, blackbutt timber cladding, cream bricks, adhesive stone cladding and a rendered board painted in cream.

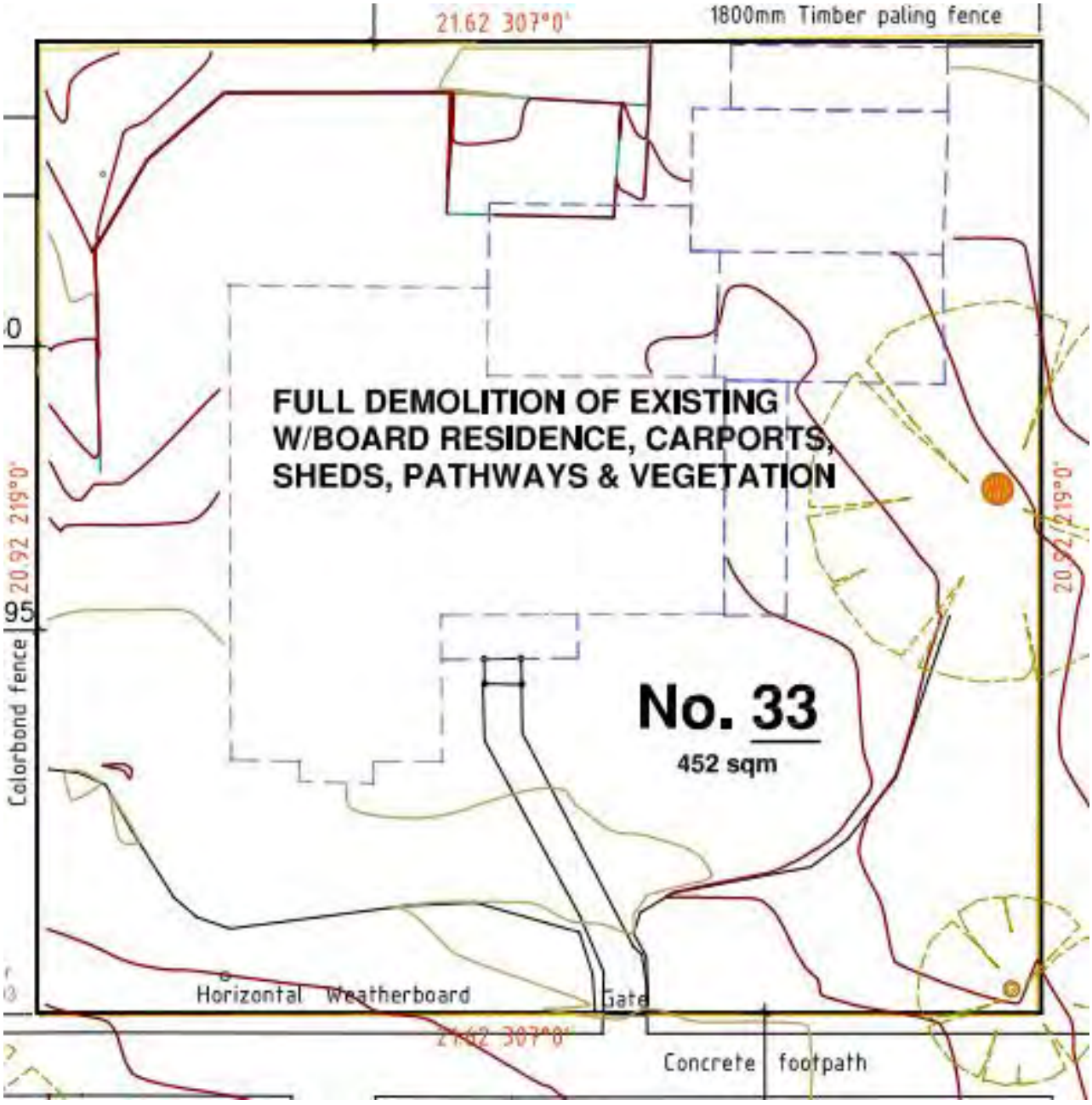


Figure 3: Demolition plan

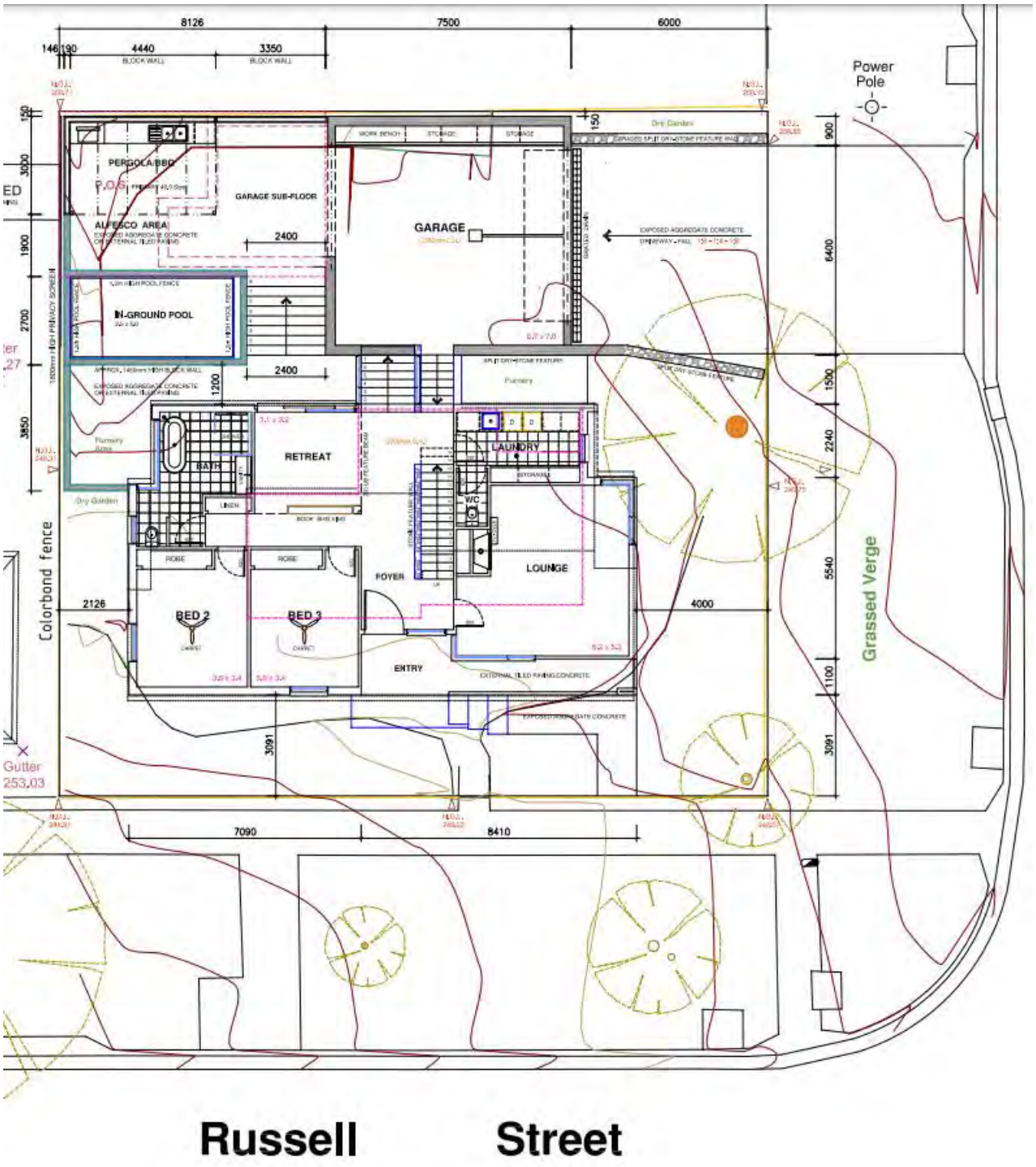


Figure 4: Site and ground floor plan

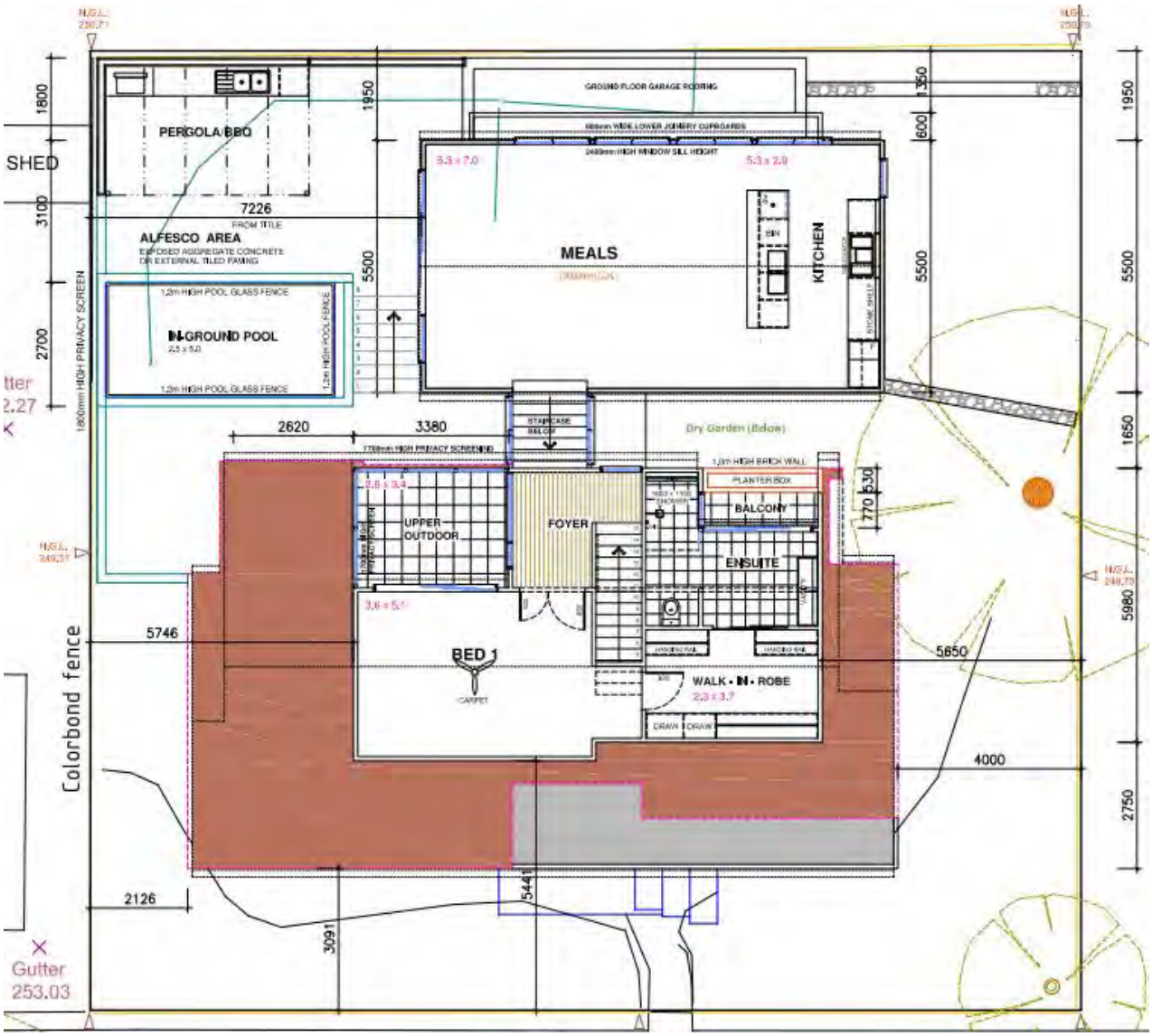


Figure 5: First floor plan

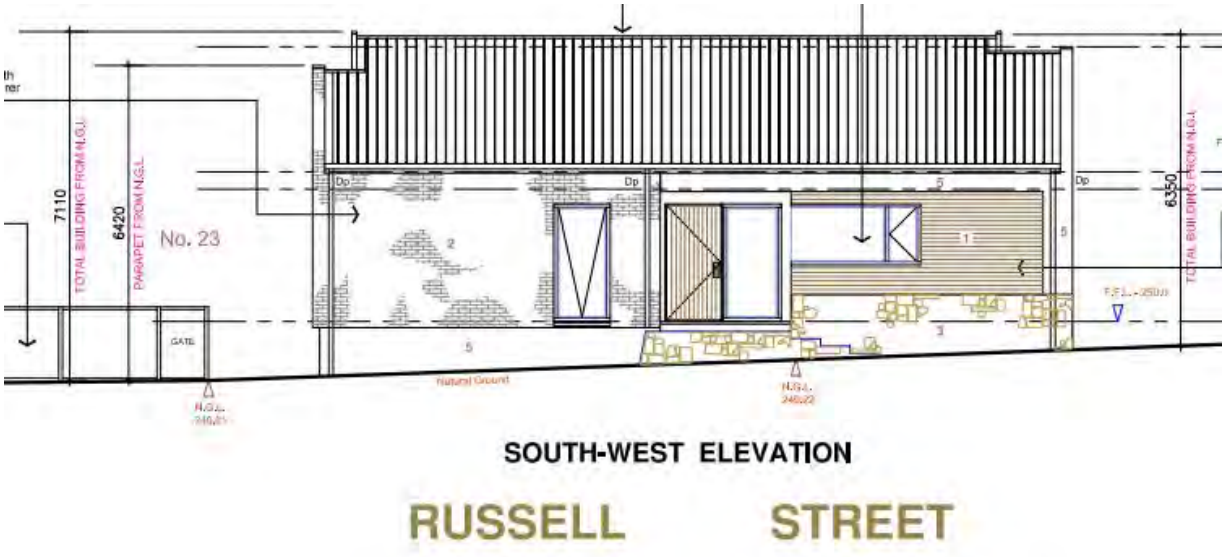


Figure 6: South west elevation to Russell Street

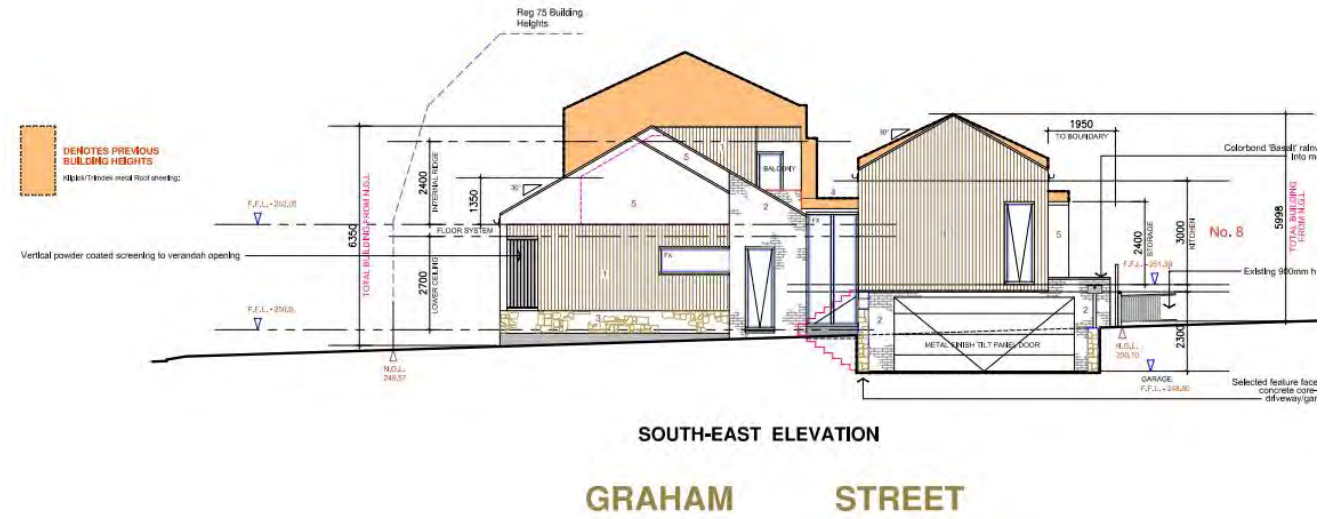


Figure 7: South east elevation to Graham Street. Note the orange shading is indicating the previous designs height.



Figure 8: North east elevation

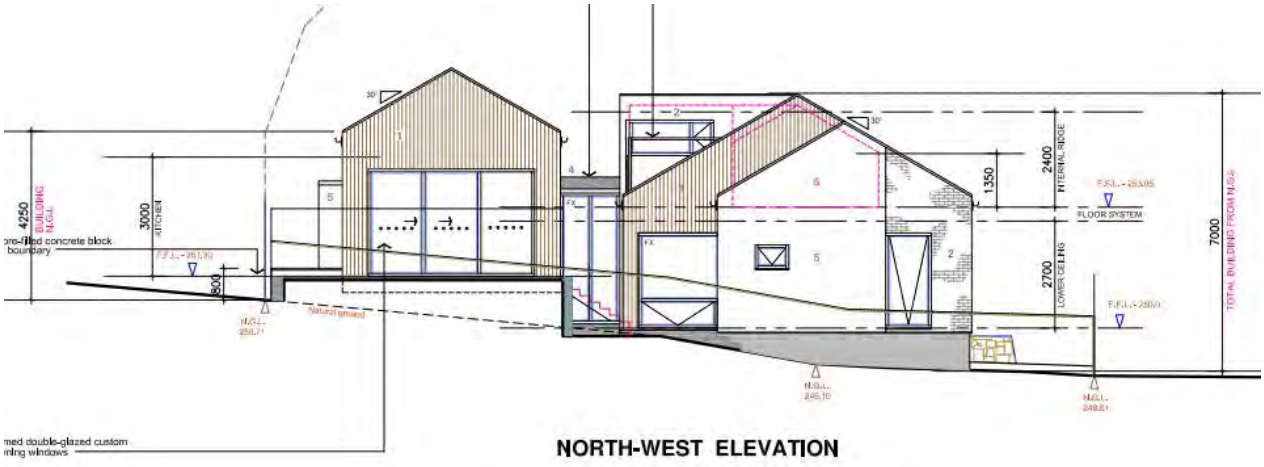


Figure 9: North west elevation

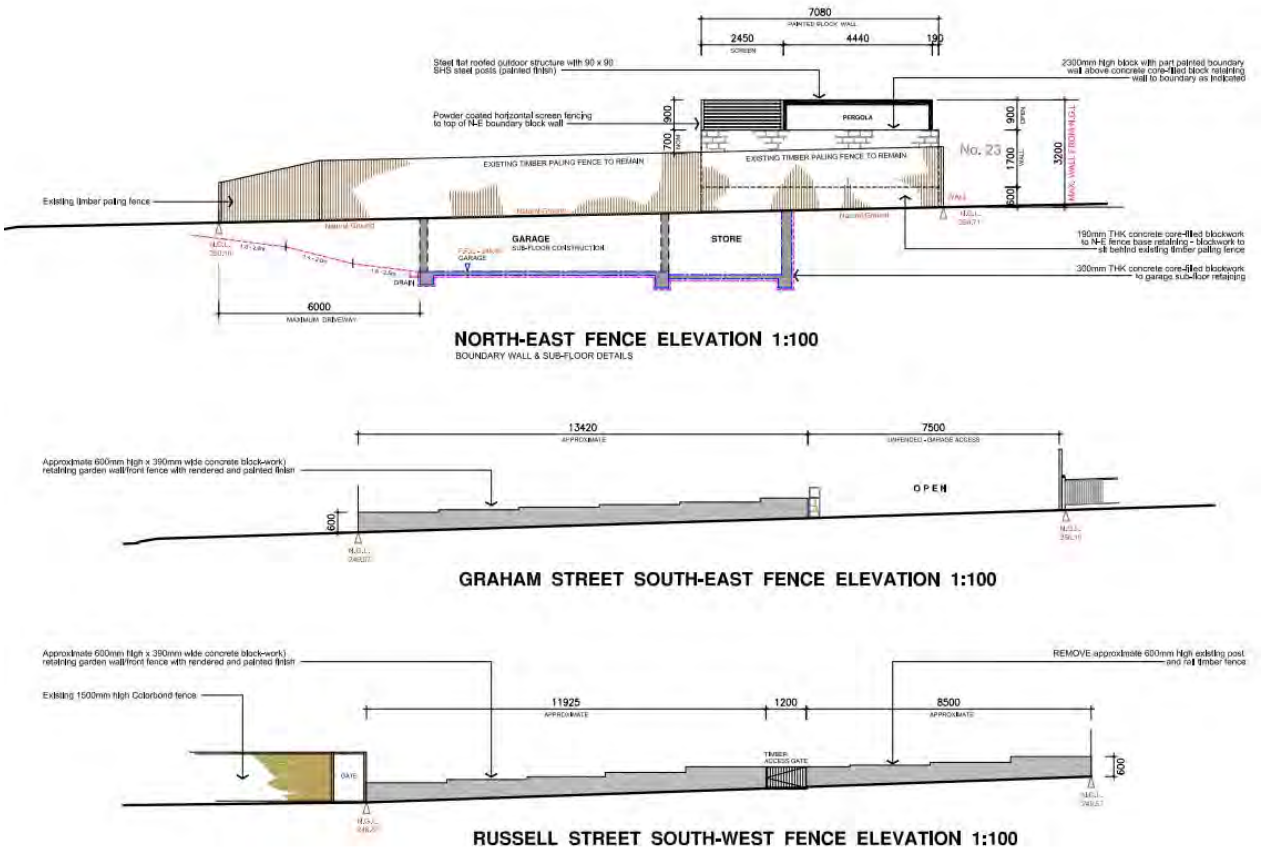


Figure 10: Fencing plans

Colour & material Finishes - Proposed Dwelling		
Kliplok/Trimdek metal Roof sheeting:		Colorbond Dune
Quad Roof Guttering:		Colorbond Dune
Metal Downpipes:		Colorbond Dune
Front Timber Door Frame:		Sikkens natural stain satin finish Front Door
Aluminium Window Frame:		AWS Basalt
Proposed External Walls:		
	1	Rough-sawn Blackbutt vertical/horizontal cladding system with Cutek Grey Mist coating finish
	2	Peterson Tegl D91 (Mixed range) or PGH similar brick veneer face cladding and brick veneer cladding 220 x 105 x 65
	3	Eco Outdoor ' Freeform' Canyonfell random adhesive stone cladding system fixed to stud frame
	4	James Hardie Scyon Matrix 1200 x 3000 x 8mm external cladding - Matt Monument or similar finish
	5	Rendered base with Acrylic painated finish in 'Dulux' Dune half strength cladding.



Figure 11: Materials and colour schedule

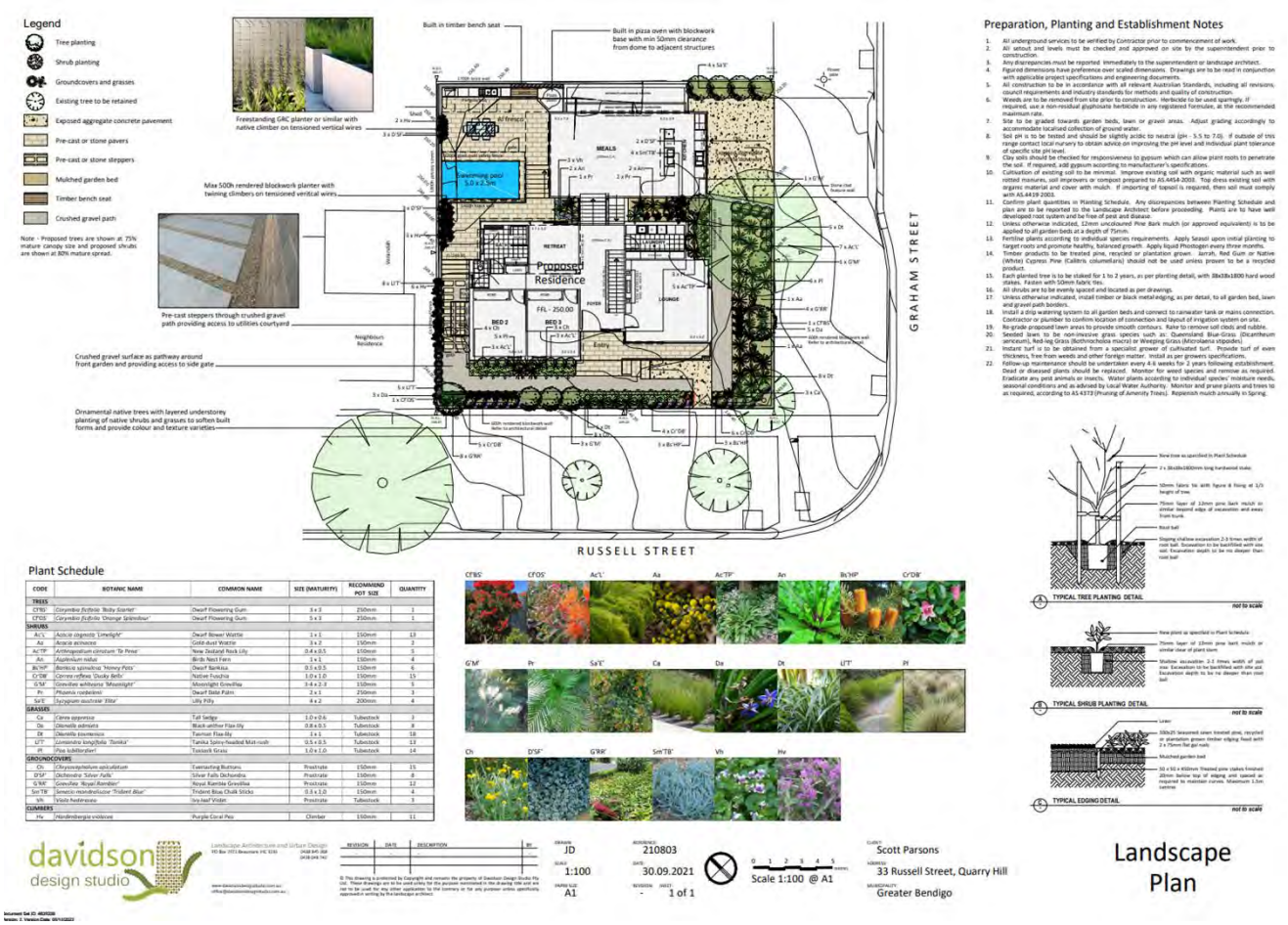


Figure 12: Landscape plan



Figure 13: 3D image of dwelling from corner of Russell and Graham Streets



Figure 14: 3D image of dwelling from Russell Street



Figure 15: 3D image of dwelling from Graham Street

Planning Controls - Greater Bendigo Planning Scheme

Why is a permit needed?

The need for a planning permit is triggered by the Heritage Overlay at clause 43.01-1 which states a permit is required to:

- Demolish or remove a building.
- Construct a building or construct or carry out works.

Note: the application is being assessed under the Heritage Overlay only. ResCode or clause 54 is not applicable to this assessment; however, a review of the plans indicates that the proposal will comply with ResCode without the need for further amendment.

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

Planning Policy Framework

- 15.01-5S Neighbourhood Character
- 15.01-5L-01 Neighbourhood Character- Greater Bendigo
- 15.01-5L-11 Quarry Hill Neighbourhood Character
- 15.03-1S Heritage conservation
- 15.03-1L Post contact heritage conservation – Greater Bendigo
- 32.08 General Residential Zone
- 43.01 Heritage Overlay

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

There is no statutory requirement within the Planning Scheme to consult with any external referral authorities on a proposal of this nature.

The following internal departments have been consulted on the proposal:

Drainage	Unconditional consent – the dwelling will need to be connected to the legal point of drainage discharge and this matter is addressed at Building Permit stage.

Transport	Initial concerns were expressed with respect to the grade of the driveway; however, the applicant (correctly) identified that the standard in question does not apply to single dwellings on a lot.
Heritage	The City's Heritage Advisor initially raised concerns with the following aspects of the proposal: • *Concern over the lack of sympathetic forms.* • *The boxy flat roof forms are not in keeping with the immediate context.* • *The contrast between this and the immediate context, particularly given the prominent corner siting, raises questions about how dominant it will be in the streetscape.* Also commented that: • *The facades are generally well articulated, and the link between the main house and the garage wing which are on different levels work reasonably well to minimize the visual bulk of the building.* • *The sunken approach to the garage is acceptable, with reservations around the treatment of the retaining walls and resulting safety concerns around the drop off. While it reduces the prominence of the garage, which arguably could have been achieved by making use of the secondary frontage.* Upon receipt of amended plans (those being determined by Council), the application was re-referred to the City's Heritage Advisor who provided the following advice: • *It looks like they have taken previous comments on board to some extent. Use of materials is much clearer and forms are more sympathetic. While I'm still not entirely comfortable with the way the kitchen projects over the garage, on the whole the proposal is generally acceptable.*

Public Notification

The application was advertised by way of notice on the site and letters to adjoining owners and occupiers.

As a result of advertising, 7 objections were received, with the grounds of objection being:

- Visual bulk of the building.
- Significant volume on a small block.
- Inconsistency with neighbourhood character.
- Unsympathetic to the heritage of the local area.
- Would dominate from the corner position.
- Safety of the underground garage to pedestrians due to acceleration needed to reverse out.
- Potential drainage issues to underground garage.
- Precedence of atypical buildings in the area does not then permit an inappropriate/atypical building to be approved.
- The proposed design's height does not complement the rhythm of the street.
- Concern with the proposed removal of the side fence which is relatively new.
- Contrary to the infill development objectives within the Heritage Design Guidelines.
- Current dwelling has been rented and left to fall into disrepair.
- Earthworks proposed to create the basement garage could cause vibrations which could cause structural damage to neighboring homes and cracking of old pipes.
- Overdevelopment of the site.

A consultation meeting was held on 21 June 2022 with the applicant, land owner, objectors and one Ward Councillor. Following the consultation meeting, the applicant provided amended plans in response to some of the concerns raised, which were circulated to all parties.

The plans reduced the height and scale of the dwelling, the north west and north east elevations show the retention of the existing boundary fences therefore reducing the walls on boundaries and revised materials were proposed with lighter colours.

No objections were withdrawn as a result of this process. Further comments were made by the objectors, with a summary being:

- Visual bulk of building.
- The dominating bulk of the flat faced building facing Graham Street remains.
- Earthworks proposed to create the basement garage could cause vibrations which could cause structural damage to neighboring homes and cracking of old pipes.
- The revisions to the north west fence show a very high concrete block wall behind the fence which is significantly higher than the existing fence.
- Inconsistent with the character of the area and will have a significantly detrimental impact on the significance, character or appearance of the heritage place.
- Safety of the underground garage to pedestrians due to acceleration needed to reverse out.
- Due to its height and design, it will dominate the existing streetscape, irrespective of its front and side setbacks.
- The following guideline from the Bendigo Heritage Design Guidelines 13 in relation to infill development under the heading height and scale:

> *"On corner sites and open situations, the overall new building height should not dominate adjoining Contributory buildings when viewed from the footpath directly opposite in both streets or from the open situation e.g. adjoining parks".*

Planning Assessment

Whether the proposal is consistent with Planning Scheme policy regarding heritage conservation and infill development in the Heritage Overlay; and Whether the proposal will adversely affect the heritage significance of the place (being the Quarry Hill Precinct) under Heritage Overlay 30.

Planning policy at Clause 15.03-1S Heritage Conservation along with the Heritage Overlay seeks to ensure the conservation of places of heritage significance. Strategies include encouraging appropriate development that respects places with identified heritage values. The Heritage Overlay seeks to conserve and enhance heritage places of natural or cultural significance and ensure that development does not adversely affect the significance of heritage places.

The subject site is located within HO30 (Quarry Hill Precinct) and a permit is required for demolition and buildings and works under the overlay.

The Statement of Significance for the precinct (taken from the Butler and Associates *Eaglehawk and Bendigo Heritage Study 1993)* is as follows:

> *Quarry Hill, because of its hilly terrain, high percentage of Edwardian and late Victorian era housing and its proximity to major cultural sites such as the Bendigo Cemetery, has both a strong period character expressed in its housing and picturesque views to and from the housing stock which enhances its sense of place. It also is a setting for individually significant sites such as the Eyrie which epitomizes the type of housing and the superb effects gained by siting against landscaped hillsides.*

The subject property was constructed outside the period of significance noted above. The dwelling is of a sympathetic scale and form, however is a non-contributory building in the precinct. Russell Street is identified in *Butler and Associates* as a key streetscape in the precinct; though no precinct specific controls apply beyond what the Heritage Overlay triggers for a permit, or the Heritage Overlay Incorporated Plan otherwise exempts from a permit.

Consideration has been given to the relevant decision guidelines of the Heritage Overlay including:

- The significance of the heritage place and whether the proposal will adversely affect the natural or cultural significance of the place.
- Any applicable heritage design guideline specified in the schedule to this overlay.

- Whether the location, bulk, form or appearance of the proposed building will adversely affect the significance of the heritage place.
- Whether the location, bulk, form and appearance of the proposed building is in keeping with the character and appearance of adjacent buildings and the heritage place.
- Whether the demolition, removal or external alteration will adversely affect the significance of the heritage place.
- Whether the proposed works will adversely affect the significance, character or appearance of the heritage place.

The City's local heritage policy at Clause 15.03-1L Post contact heritage conservation - Greater Bendigo has been established to guide decisions on demolition and development of heritage places and seeks to ensure integration of new development by encouraging design that respects the heritage place through its setting, location, bulk, form, materials and appearance. The policy requires new developments to consider the *Heritage Design Guidelines* (City of Greater Bendigo, September 2020) and any statements of significance.

A number of matters raised by the objectors relate to concerns that the proposal is not consistent with the Heritage Design Guidelines (height, scale, dominance), and the proposal not being consistent with or respecting the heritage or neighbourhood character. An assessment against the policy objectives and *Heritage Design Guidelines* referenced at Clause 15.03-1L (and incorporated in the Scheme at the schedule to clause 72.04) is provided as follows:

Demolition:
The Guidelines contain objectives which:
- Allow the demolition of non-contributory buildings in heritage precincts provided the replacement building positively contributes to the heritage significance of the precinct.
- Where demolition is supported, ensure any replacement building displays design excellence and positively contributes to the heritage significance of the place.

The proposed demolition of the 1950's dwelling, outbuildings and fence is generally supported due to the non-contributory status of the property.

Infill Development/New Buildings
The Heritage Policy and Guidelines contain objectives which:
- Encourage new buildings that do not adversely affect the significance, character or appearance of the heritage precinct and are visually recessive;
- Seek to ensure that the design of new buildings responds to the context of the heritage precinct and nearby contributory buildings including scale, height, mass, form, siting, setbacks and materials; and
- Encourage new development within a heritage precinct that is contemporary in appearance and does not copy historic styles or details.

The design advice within the Guidelines states that:

- Atypical buildings found in the heritage precinct should not be used as the reference point for new development design; the design approach should be respectful of the dominant characteristics of the precinct.
- Design should be good quality design that uses the main features of the heritage precinct as a reference point; design that closely imitates, replicates or mimics historic styles is discouraged because it distorts an understanding of the significance of a heritage precinct. A range of design options from conservative to contemporary to modern is appropriate

The proposed dwelling adopts a contemporary design which references several of the character and heritage elements found within the streetscape including the light materials and the gable roof form without replicating historic styles. The primary frontage is to Russell Street and the secondary frontage is to Graham Street where a sunken double garage is proposed. Garages are not uncommon within the Graham streetscape.

The front setback of 3m is generally smaller than the average setback of dwellings fronting Russell Street, but they are not consistent. The adjoining dwelling at number 23 Hamlet Street fronts Hamlet Street so the proposed dwelling is the only one on this block facing Russell Street. The front setback is acceptable. The side setbacks are generally consistent with the rhythm of dwelling spacing within the streetscape. Whilst there is only a 150mm setback from the garage wall to the northern boundary there is a 4m setback to Graham Street.

The mix of materials and shapes creates interest and breaks up the bulk, the first floor bedroom is located within the roof of the front section making the dwelling present as single storey from Russell Street. The south west elevation to Russell Street has a maximum height of 7.11m from natural ground level.

The vertical timber cladding on the Graham Street elevation will have a natural look grey finish which should not be dominant or bright. The projection of the kitchen area over the sunken garage whilst not entirely supported by the City’s Heritage Advisor is still setback 4.3m from the boundary and could help to ensure the garage door does not dominate this elevation. The total height to the tip of the roof of this section from natural ground level is 5.99m. The site sits in a lower position than surrounding dwellings, so the proposed height of the dwelling is not considered to dominate.

The proposal is an *acceptable* design response given that the dwelling incorporates several design elements, as outlined above, which assist in reducing the dominance of the dwelling. The new dwelling adopts a contemporary design which, while there is a degree of subjectively to this judgement can be viewed as being a ‘high quality design and does not adversely affect the significance of the heritage’ as required by clause 15.03-1L.

The proposed dwelling design is an ***acceptable outcome*** within the Heritage Overlay and subject to some minor design changes which can be addressed through an amended plans condition, the proposal will not adversely affect the significance of the heritage place or precinct.

Regarding the interpretation of what is an acceptable outcome in *Knox CC v Tulcany [2004] VSC 375 18 VPR 229*, the Supreme Court considered an appeal against a Tribunal decision to allow a boarding house that had been constructed and used without a permit. While a boarding house is not relevant to this application, a principle from that case is that there is a distinction to be made between **"*acceptable outcomes***" as opposed to an ***"ideal outcomes"***. The Court in this case stated:

> *"The statement that the present outcome "might not be ideal" does not demonstrate an error in law. The planning scheme does not require an ideal outcome as a pre–requisite to a permit. If it did, very few, if any, permits for development would ever be granted and there would be difficult differences of opinion as to whether the outcomes were in fact ideal. The Tribunal is entitled to grant a permit where it is satisfied that the permit will result in a reasonably acceptable outcome having regard to the matters relevant to its decision under the planning scheme".*

Car Parking/ Driveway/Access

The Heritage Design Guidelines contain objectives which seek to ensure that car accommodation and car access points do not dominate the heritage place, are located at least 1 metre behind the primary façade and are designed to ensure that they do not dominate the contributory elements of a heritage place.

The guidelines state:

> "…*where a new crossover and driveway is introduced, they should be located to the side or rear of the building and be no more than one car width wide (about 3 metres), widening out within the allotment for double car parks if necessary".*

The application proposes to construct a double width crossover off Graham Street. The proposed crossover and driveway are wider than the single width crossover and is not supported as it unnecessarily accentuates the appearance of the driveway.

A double garage is proposed so a condition is proposed for amended plans to be provided requiring the crossover width to be narrowed to 3m, widening out within the allotment for the double garage. The garage is technically setback a minimum of 1 metre behind the front line of the dwelling in accordance with the Guidelines as the kitchen above projects 1.7m over the garage.

Fences
This policy seeks to retain and restore original fences where possible, encourage fences that respect the significance and appearance of the heritage place or precinct and encourage low and open style fences that retain views of heritage places.

The application proposes to demolish front fences along the street boundaries. This fence does not make any contribution to the heritage precinct and its demolition is supported.

It is proposed to construct a low scale concrete blockwork fence along the two street frontages. The low fence is consistent with the contemporary design of the dwelling.

Clause 15.01-5S – Neighbourhood Character

It is noted that the site is not affected by a Neighbourhood Character Overlay, however the site is in Quarry Hill Residential Character Precinct 1.

It is debatable as to whether *residential character* should be considered as the permit trigger is only the Heritage Overlay and the Scheme contains extensive policy guidance in this space. As residential character was raised by objectors and for completeness this clause is acknowledged and responded to.

The desired future character is to be achieved by the strategies outlined below:

- *Maintain the existing neighbourhood character of this precinct that is drawn from:*
  - *Intimate heritage cottages and modest dwellings with small garden setbacks, with some larger Edwardian, inter war and post war era dwellings.*
  - *Often small garden setbacks but can vary from street to street.*
  - *An open streetscape due to low and transparent fences.*
  - *Mature trees including native.*
- *Retain heritage buildings that contribute to the valued character of the area in precinct.*
- *Support alterations and extensions that are appropriate to the building era.*
- *Locate car storage facilities behind the front line of the dwelling and use rear access where possible.*
- *Limiting fence heights to no more than 1.2 metres high.*

The proposal seeks to demolish the existing dwelling on the land. The 1950's dwelling is not considered to contribute to the character of the area by not being a 'larger. post war era' dwelling. The open feel of the streetscape should be maintained through the proposed low fence and additional landscaping. The proposal also seeks to retain some existing onsite vegetation as well as street trees. The proposed garage is set predominantly below ground level on the side street so that it does not dominate the street.

Neighbourhood character and heritage share many attributes, but there are important differences between the two concepts which must be recognised. As outlined above, the proposal is an acceptable outcome when considered against both the neighbourhood character and heritage policy frameworks.

Whilst a planning permit is not triggered by the General Residential Zone a minimum garden area of 25% is still required. While the plans appear to comply with this, a condition will ensure the amended plans include this calculation. It is important to note that this zone also allows a building height of up to 11m or 3 storey and the proposal does not exceed this height. ResCode is not part of the assessment of this application and will be assessed at building permit stage, however, it can be noted that the plans show a high level of compliance with ResCode; for example the upper level balcony has a 1.7m privacy screen to prevent overlooking to adjoining properties.

Other Objector Concerns:

Issues raised by objectors; which are not of direct relevance to the consideration of the merits of the application are listed and responded to below in turn:

- *Safety of the underground garage to pedestrians due to acceleration needed to reverse out.*

  This was initially raised as a concern due to the gradient of the driveway not appearing to comply with clause 56.06-9 design standards for car parking which requires a maximum grade of 1:4 (25%), however this design standard does not apply to an application to construct one dwelling on a lot so it out of the scope of this assessment.

- *Current dwelling has been rented and left to fall into disrepair.*

  The dwelling is non-contributory in the heritage precinct. The current state of the dwelling is not considered to be beyond repair so this is not a case of willful ‘demolition by neglect’ in light of this.

- *Earthworks proposed to create the basement garage could cause vibrations which could cause structural damage to neighboring homes and cracking of old pipes.*

  The basement garage would need to be fully engineered to ensure it is constructed correctly and does not cause any damage to surrounding dwellings or infrastructure.

Conclusion

It is evident that the proposal presents a conflict between protecting heritage streetscapes and allowing for appropriate contemporary design.

However, on balance the proposal is in general accordance with the relevant Planning Scheme provisions and as such it can be concluded that the proposal presents an acceptable outcome.

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

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. MODIFIED PLAN REQUIRED
   Before the development starts, amended 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 will then form part of the permit. The plans must be drawn to scale with dimensions. The plans must be generally in accordance with the plans submitted with the application but modified to show:
   (a) Previous design building height shadow removed from south east elevation plan.
   (b) Crossover width narrowed to 3m, widening out within the allotment for the double garage.
   (c) Amended landscape plan to reflect driveway changes.
   (d) Inclusion of a garden area calculation to ensure it is above the required 25%.

2. NO LAYOUT ALTERATION
   The development permitted by this permit as shown on the endorsed plans and/or described in the endorsed documents must not be altered or modified (for any reason) except with the prior written consent of the responsible authority.

3. COMPLETION OF LANDSCAPING
   Before the occupation of the development starts or by such later date as is approved by the responsible authority in writing, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the responsible authority.

4. LANDSCAPING MAINTENANCE
   The landscaping shown on the endorsed plans must be maintained to the satisfaction of the responsible authority, including that any dead, diseased or damaged plants are to be replaced.

5. GENERAL DRAINAGE – BUILDINGS AND HOUSES
   The development must be drained to the satisfaction of the City of Greater Bendigo as the responsible drainage authority.

6. VEHICLE CROSSING

Vehicular access to the subject land from any roadway or service lane (and vice versa) must be by way of a vehicle crossing(s) constructed at right angles to the road, to suit the proposed driveway(s) and vehicles that will use the crossing. A Works within Road Reserves permit must be obtained from the City of Greater Bendigo Engineering Department prior to any work commencing in the road reserve.

7. DEMOLITION ACTIVITIES
   All activities associated with the demolition permitted by this permit must be carried out to the satisfaction of the responsible authority and all care must be taken to minimise the effect of such activities on the amenity of the locality.

8. CONSTRUCTION PHASE
   All activities associated with the construction of the development permitted by this permit must be carried out to the satisfaction of the responsible authority and all care must be taken to minimise the effect of such activities on the amenity of the locality.

9. EXPIRY
   This permit will expire if the development permitted by this permit is not completed within 2 years from the date hereof. The time within which the development must be completed may be extended, on written request to the responsible authority, before or within 6 months after the expiry of this permit where the development has not yet started or 12 months where the development has commenced.

Note:
This development has been assessed and approved under the Planning Scheme provisions ***(Heritage Overlay)*** only. This approval does not indicate that requirements of Part 5 of the Building Regulations 2018 have been satisfied.

Attachments

1. CONFIDENTIAL REDACTED - 33 Russell Street QUARRY HILL - Objections [**16.1.1** - 36 pages]

16.2. 122-140 Midland Highway, EPSOM 3551 - Building and Works for the Construction of 82 Dwellings; Use and Development of the Land for a Childcare Centre; Removal of Native Vegetation and Display Signage

Author:	Adele Hayes, Acting Planning Coordinator
Responsible Director:	Steve Hamilton, Director Strategy and Growth

Summary/Purpose

Application No:	DR/545/2018
Application Documents:	Refer to attachments
Applicant:	B Irani
Land:	122-140 Midland Highway, EPSOM 3551 and Station Street Road Reserve
Zoning:	Mixed Use Zone Transport Zone 2 (Principal road network)
Overlays:	Land Subject to Inundation Overlay (Schedules 1 and 2) Special Building Overlay 2
No. of objections:	4
Consultation meeting:	No, a consultation meeting was not held on the basis that the applicant intended to amend the application after the advertising period, which would require re-advertising of the application. The applicant instead elected to apply to the Victorian Civil and Administrative Tribunal (VCAT); note objectors have the opportunity to be involved in the VCAT proceedings including the Compulsory Conference (mediation) if they choose.
Key considerations:	• Whether the proposal is in accordance with planning policy regarding settlement and infill residential development. • Whether the proposal is consistent with the provisions of the Mixed Use Zone and whether the development presents an appropriate site layout and built form outcome. • Whether the proposal presents an acceptable response to the requirements of Clause 55 (ResCode). • Whether appropriate consideration has been given to traffic, access, vehicle/pedestrian connectivity and car parking. • Whether appropriate consideration has been given to drainage issues and potential flood risk. • Whether the proposal is in accordance with planning policy regarding biodiversity and the protection of

	native vegetation. • Other matters.
Conclusion:	The applicant has appealed to VCAT against the City's failure to determine the Planning application within the statutory timeframe. This report recommends that Council establish the position of *not supporting* the Planning permit at the VCAT Hearing. The proposal, in its current form, represents an unacceptable planning outcome with regards to the relevant provisions of the Greater Bendigo Planning Scheme.

Recommended Motion

Part A

That Council advise VCAT and the permit applicant that it does not support the granting of a permit for building and works for the construction of 82 dwellings; use and development of the land for a childcare centre; reduction in car parking requirements; removal of native vegetation; and display signage at 122-140 Midland Highway, EPSOM 3551 and Station Street Road Reserve on the following grounds:

1. The proposal will not result in acceptable off-site amenity impacts, with regards to noise and dust.
2. The proposal will not result in acceptable on-site amenity impacts.
3. The proposal fails to adequately address whether the outcome unreasonably impacts on the development potential of the western portion of the site.
4. The proposal fails to adequately demonstrate that the impacts on native vegetation are acceptable or have been minimised as far as practical.
5. Insufficient information has been provided to demonstrate that the site is suitable for the intended use and development, when considering the potential for land contamination.
6. Insufficient landscaping has been provided, in particular surrounding the childcare centre and its associated car parking.
7. The proposal fails to provide a drainage and flood strategy that appropriately considers impacts on native vegetation and built form implications.
8. The internal accessway does not comply with Planning Scheme requirements or the City's Infrastructure Design Manual.

Part B

That Council authorise the City's Delegated Committee (constituted by senior City Statutory Planners) to do all things necessary to undertake Council's role in the VCAT process without again bringing the matter before Council, including without limitation consideration of amendments to the application and the power to decide on the application at the conclusion of the VCAT process.

Background Information

The City has expressed concerns throughout the course of the assessment of the application with regards to the proposal not being in accordance with the aspirations of the Greater Bendigo Planning Scheme.

Whilst it is acknowledged that the applicant has made some attempt to address some of these issues through a number of changes to the application plans and associated documentation, the changes have not been sufficient in addressing the issues.

The City advised the applicant last year that the application would be proceeding to a Council Meeting for decision, with the recommendation for refusal. The applicant requested that Council hold off on making a decision on the application. Despite the time that has passed to date, in good faith officers facilitated the applicant a further opportunity to amend the plans. The good faith of officers was not reciprocated, and the City was advised in October this year by the Victorian Civil and Administrative Tribunal (VCAT), that the applicant had lodged an appeal due to the failure of Council to make a decision within the required timeframe.

The table below outlines the timeline of key events:

9 August 2018	Application received.
23 August 2018	The City provides a Request for Further Information and amended plans, including: • Scaled and fully dimensioned plans. • A Preliminary Site Assessment. • A drainage strategy for the site. • A site analysis outlining the design process. • A response to the Further Information request from VicRoads. • Overlooking and overshadowing plans. • Justification for non-compliance with ResCode. • A Landscape Plan. • Details regarding the operation of the childcare centre. • Requested clarification on the land subject to the application, the intended use and development of the entire site, proposed access arrangements and the internal street network, staging, whether any signage is proposed, whether any native vegetation removal is proposed, rationale for not including subdivision as part of the application. • Raised concerns in relation to integration of the development with the surrounding area, lack of dwelling diversity, lack of pedestrian connectivity, non-compliance with ResCode, non-compliance with Clause 52.06, the dominance of garages,

	lack of public open space/linkages to areas of public open space, the general layout. It was requested that the plans and application documentation be amended to address the above concerns. At the request of the applicant, the time allowed to provide the above information was extended on five occasions on 4/10/2018, 7/11/2018, 7/12/2018, 29/01/2019 and 20/03/2019.
4 June 2019	Further information and amendment to application and plans provided by the applicant.
22 July 2019	The application was discussed internally before the Major Projects Panel (MPP). The main comments which were received from the panel were the need to the need to protect the vegetation corridor along Midland Highway and that access would not be supported from Midland Highway in the future therefore this proposal needs to provide appropriate access to the western half of the site.
6 August 2019	Formal City correspondence sent to the applicant advising: • There are inconsistencies in the application documentation as to whether the application includes the subdivision of land. • The Cultural Heritage Management Plan was prepared for subdivision only, and not development. • Written consent is required from the Victorian Rail Track if Lot 1 PS 826370 is proposed to be included as part of this application. • The comments provided by the Major Projects Panel. • The requirement to address Clause 22.10 Environmentally Sustainable Development and Clause 53.18 Stormwater Management in Urban Development. • Non-compliance of garages with Clause 52.06. • Further information required as requested by North Central Catchment Management Authority. • Further information required in relation to the referral responses provided by the City's Traffic and Drainage Engineers. • Raised concerns in relation to the design of the dwellings (dominance of garages, lack of consideration of orientation, streetscape presentation). • The requirement to provide scaled A3 plans of the dwellings. • The need to undertake further investigation in relation to potential land contamination, as recommended by the Preliminary Environmental Site Assessment.

3 April 2020	Further information and amendment to application and plans provided by the applicant.
18 May 2020	The City provided a Request for Further Information and amended plans: • Fully scaled and dimensioned plans. • Signage location to be shown on the plans. • Height of retaining walls to be shown on the plans. • Bicycle spaces to be provided for the childcare centre. • An amended Cultural Heritage Management Plan which is consistent with what the application is seeking approval for. • The need to undertake further investigation in relation to potential land contamination, as recommended by the Preliminary Environmental Site Assessment. • Non-compliance of: o Childcare centre carpark with Clause 52.06. o Station Street road reserve and footpath. o Internal Street (Street C) and need for footpath connectivity. • Traffic Report required to be updated to include the Station Street/Taylor Street/Golf Links intersection & the Station Street/Howard Street intersection. • A plan which clearly shows the native vegetation proposed to be removed. • A full copy of the Native Vegetation Removal Report, and an updated avoid and minimise statement. • A Sustainability Management Plan. • Written justification for non-compliance with a number of ResCode objectives and standards. • Requested clarification on the purpose of the pedestrian/bicycle path at the rear of the western dwellings, who the reserve and drainage basins are intended to be in favour of. • Raised concerns in relation to the absence of development plans for the overall site, access and connectivity with the internal street network, lack of dwelling diversity, unaccounted impacts on trees within Station Street road reserve, the proposed drainage solution and the need for a whole site drainage concept.
3 July 2020	Formal City correspondence sent to the applicant advising: • Further information required in relation to the referral responses provided by the City's Biodiversity Officer, and the Department of Environment, Land, Water and Planning.

27 July 2020	Further information and amendment to application and plans provided by the applicant.
27 August 2020	Further request to amend the application.
13 October 2020	A Subsequent Request for Further Information and amended plans was requested from the City noting that a number of the items contained within the RFI dated 15 May 2020 have not been provided.
15 October 2020.	Request for Further Information and amended plans: • Scaled and fully dimensioned plans. • The height and location of all proposed fencing to be shown on the plans. • The need to undertake further investigation in relation to potential land contamination, as recommended by the Preliminary Environmental Site Assessment. • An amended Cultural Heritage Management Plan. • A plan which clearly shows the native vegetation proposed to be removed. • A full copy of the Native Vegetation Removal Report, and an updated avoid and minimise statement. • Additional information as requested by the Department of Environment, Land, Water and Planning. • Requested clarification in relation to how the drainage basins and anabranch will be protected. • Raised concerns in relation to the absence of development plans for the overall site, access and connectivity with the internal street network, lack of dwelling diversity, the proposed drainage solution and the need for a whole site drainage concept, the proposal not being in accordance with planning policy relating to native vegetation, and non-compliance with ResCode.
13 February 2021	Further information and amendment to application and plans provided by the applicant.
1 March 2021	A Meeting was held with the applicant to discuss the concerns relating to the application.
March 2021	A Notice of the application was given to adjoining/surrounding landowners/occupiers. 4 objections were received. It is noted that the applicant requested that the application proceed to public notice, with knowledge that the City was not supportive of the application in its current form.
2 March 2022	Following the meeting of 1 March 2022, it was agreed that in

	good faith the City would send updated correspondence clarifying both the existing issues and the documentation required to be provided (given the time that had passed since the last formal correspondence was issued) in order for the application to progress. The formal correspondence addressed the additional information requirements and concerns relating to the following: • General issues – including a preference for the application to be amended to include subdivision, the internal accessways and reserves. • Contamination – the requirement to undertake further work in order to determine if the site is suitable for the intended use. • Western portion of the site • Traffic and drainage • Dwelling diversity • Environmentally Sustainable Development • Native vegetation • ResCode • Outstanding referral requirements
August 2022	The applicant circulated amended plans and further information in support of the proposal. However, it is noted that the plans were not accompanied by any application to amend the planning permit, and as such have no status.
10 October 2022	The City received advice from VCAT that an application for review had been lodged.
25 November 2022	A Practice Day Hearing was held as part of the VCAT proceeding. The applicant advised that they intend to amend the application plans and associated documentation.

Planning permit DS/271/2017 was issued on 10 August 2017, to subdivide the land into two lots. The subdivision has not been finalised, with the plan of subdivision pending certification.

Report



Figure 1: Aerial view of the site and surrounding area



Figure 2: The site as viewed from Midland Highway (western boundary)



Figure 3: The site as viewed from Station Street (eastern boundary)



Figure 4: From southern boundary, view to the west boundary

The subject site comprises two allotments formally referred to as Lot 6 PS433037L and Lot 1 PS826370. The site as a whole is known as 122-140 Midland Highway, Epsom.

The subject site is located on the eastern side of the Midland Highway and on the western side of Station Street, and is generally rectangular in shape with an area of 67,478 square metres (6.74 hectares).

The site has an eastern frontage to Station Street of 100.58 metres, a western frontage to the Midland Highway of 162.72 metres, and a depth of 402.29 metres.

The site is currently vacant of built form, with the exception of some unkept structures (an old footbridge and timber fence posts).

Native vegetation in the form of scattered trees and remnant patches are located throughout the site, with vegetation more densely located along Racecourse Creek which runs through the western portion of the site. This includes Red Gum and Yellow Box trees, along with native scrub cover. There is also some non-native vegetation located across the site.

Vehicle access to/from the site is via an existing crossover onto Station Street.

The site is relatively flat, with the most notable level changes found at a raised cropping to the south east, and along a narrow strip of trees to the western boundary. To the north-east, centre and north-west contains the lower parts of the site where a gradual change of levels notes a deviation of 1 metre in some parts.

The site is located within the Mixed Use Zone, with surrounding land located within the Mixed Use Zone, Commercial 2 Zone, Industrial 1 Zone, General Residential Zone, Transport Zone, Public Park and Recreation Zone and Farming Zone.

As a result of the variations in land zonings, surrounding land use and development comprises of a mix of standard residential, industrial, commercial and areas of open space.

The site is adjoined by the following:

- North-east of (and adjacent to) the site at 146C Midland Highway is land within the Mixed Use Zone which contains the Bendigo Pottery site. A number of buildings, chimneys and kilns on the site are listed on the Victorian Heritage Register and is also within the Heritage Overlay under the Planning Scheme. The site is used for a combination of industrial, commercial and other purposes as follows:
  - A ceramic (pottery) manufacturing business which has been operating from the site since 1863.
  - A Function Centre which has been in operation for 40 years, which is located immediately next to the shared boundary. The function centre contains a commercial kitchen from which Goldfields Catering operate.
  - The applicant has advised that transport driver training, and training and testing of earth moving equipment, and VicRoads testing also operates at the rear of the building, adjacent to the shared property boundary.
- North-west of the site at 142 Midland Highway is a 2362 square metre lot within the Mixed Use Zone which contains a dwelling fronting Midland Highway and associated outbuildings to the rear.
- East of the site is Station Street which is classed as a Council owned Collector Road, with the Bendigo Echuca Railway line located further east. Further east is land within the General Residential Zone which contains medium density residential development.
- South of the site is a 31 lot standard medium-density residential subdivision, with a combination of lots developed with single dwellings and vacant lots awaiting residential development.
- West of the site is the Midland Highway which is a Transport Zone 2 (Department of Transport) road. West of the Midland Highway is land within the Commercial 2 Zone containing commercial premises (car dealerships).

The site is strategically located along a key entrance to Bendigo (Midland Highway), and in close proximity to the Epsom Activity Centre which includes a supermarket, retail stores, and other facilities and services. The site is located approximately 6 kilometers north of the Bendigo City Centre.

Proposal

The application proposes building and works for the construction of 82 dwellings; use and development of the land for a childcare centre; reduction in car parking requirements; removal of native vegetation; and display signage as follows:



Figure 5: Proposed Site Plan

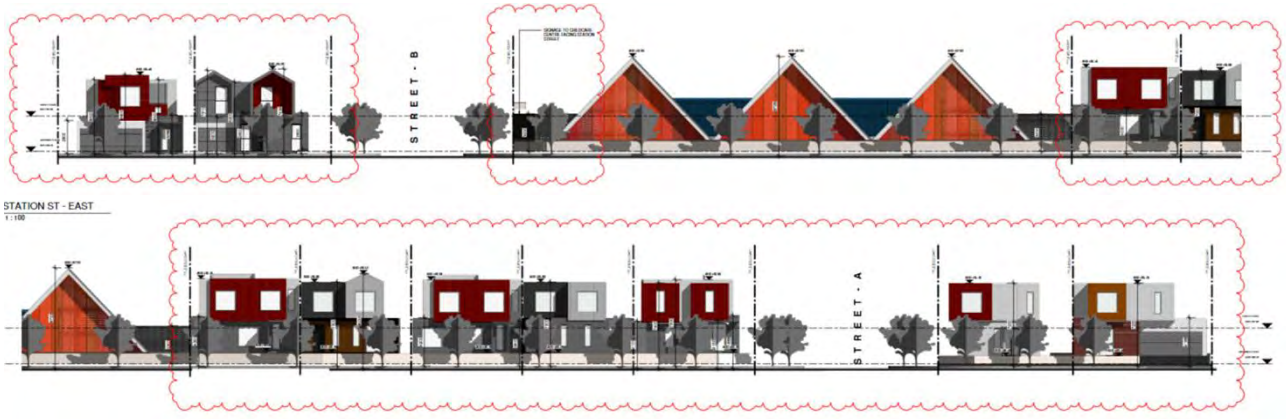


Figure 6: Station Street Elevation Plans

Construction of 82 Dwellings and Associated Works

- Comprising of 4 two bedroom dwellings and 78 three and four bedroom dwellings.
- Located within the eastern portion of the site. 9 dwellings will front Station Street with the remainder to front the internal accessway.
- Dwellings are to be of a contemporary design. The dwelling mix is:
  - For 8 single-storey dwellings (all along the southern boundary of the site); and
  - 74 two-storey design.

- 14 different semi-detached dwelling types (designs) are proposed. The dwelling types differ by way of design detailing on either roof form, materials and colours, exterior wall articulation and internal arrangements.
- Dwellings will be constructed of a mix of brick (red, white, charcoal), render (black and white), weatherboard cladding (black, grey, red, brown) and grey roof sheeting.
- Each dwelling will be provided with Private Open Space (POS) and Secluded Private Open Space (SPOS) in the front, side or rear yards.
- Car parking will be provided in the form of an attached single or double garage and tandem car space.
- No visitor car parking is proposed.
- All vehicle access will be via the internal accessway, with the exception of four dwellings for which vehicle access is provided from Station Street.
- All dwellings are separated by 1.8 metre high boundary fencing.

Use and Development of the Land for a Childcare Centre

- Maximum number of 118 children.
- Hours of operation: Monday – Friday 7:00am – 6.30pm
- Construct a single-storey childcare centre in the south-eastern portion of the site, which will occupy approximately 2400 square metres of the site.
- The childcare centre will feature a 665 square metre indoor area, and a total of 755 square metres of external playground area to the north and south of the building.
- The childcare centre will be of a contemporary design and will be constructed of a mix of metal cladding (red, yellow, blue) and perforated metal cladding (yellow, blue, black).
- 25 car spaces, including 1 accessible car space are provided in a carpark located to the west of the building which is accessed via the internal accessway. 2 bicycle spaces will be provided.
- Display associated advertising signage (location known, design and dimensions unknown).

Infrastructure and Associated Works

- The internal accessway will form a two-way network, with two access points from Station Street.
- All buildings will be connected to the local reticulated drainage and sewerage.
- Two reserve areas are shown on the plans (at the northern and southern ends of the site).
- It is proposed to undertake the following flood mitigation and drainage works:
  - Clear and level the site.
  - Path for overland flow along the southern boundary/partly used for public open space.
  - Sediment basin and detention basin.
  - Anabranch along flow bath into Racecourse Creek.

- Landscaping is proposed surrounding the internal accessway and within the reserve areas.

Removal of Native Vegetation

- Remove approximately 0.694 hectares of native vegetation including 11 large trees (noting that the applicant has provided insufficient information to clarify the full extent of native vegetation removal, and as such remains an unknown at this stage).
- Native vegetation will be removed from within the site (including within Racecourse Creek) and the Station Street road reserve. It is understood that vegetation removal would be in the form of four patches and one scattered tree.
- The vegetation removal falls within the Detailed Assessment Pathway.

No subdivision is proposed as part of the application.

All of the above buildings and works are located within the eastern portion of the site, within an area of approximately 30,417 square metres (3 hectares). The applicant has advised that the western portion of the site will be subject to a future planning permit application.

The applicant has provided a 'Master Plan' which provides inferred details as to how the western portion of the site could be developed, which the application refers to as Stage 2 of the development. This Master Plan has no status and appears to be advisory only. The Master Plan shows a hotel, restaurant/café, conference centre, medical centre and leisure centre. These works are not included as part of the application.

The application has been accompanied by the following documentation, however it is noted that not all documentation is up to date, and there are a number of inconsistencies and inaccuracies across the documentation provided:

- Planning Report
- Preliminary Environmental Site Assessment
- Cultural Heritage Management Plan
- Functional Layout Plan
- Traffic Engineering Assessment and Traffic Survey
- Native Vegetation Impact Assessment, Native Vegetation Removal Report and quotation for the supply of native vegetation credits
- Epsom Growling Grass Frog Survey
- Stormwater and Flood Management Strategy
- Sustainability Management Plan

Planning Controls - Greater Bendigo Planning Scheme

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

Why is a permit needed?

Clause	Permit trigger
Clause 32.04-2 Mixed Use Zone	Use of the land for a childcare centre (Section 2 use).
Clause 32.04-6 Mixed Use Zone	Construction of two or more dwellings on a lot.
Clause 32.04-9 Mixed Use Zone	Construct a building or to construct or carry out works for a use in Section 2 of Clause 32.04-2.
Clause 42.01 Environmental Significance Overlay	• Construct a building or to construct or carry out works. • To remove, destroy or lop native vegetation.
Clause 44.04-2 Land Subject to Inundation Overlay	Construct a building or to construct or carry out works including: • A fence • Roadworks
Clause 44.05-2 Special Building Overlay	Construct a building or to construct or carry out works.
Clause 52.05 Signs	Display a business identification sign.
Clause 52.06 Car parking	To reduce (to zero) the number of visitor car spaces required.
Clause 52.17 Native vegetation	Remove, destroy or lop native vegetation.

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

Municipal Planning Strategy

Clause 02.03-1 Settlement
Clause 02.03-2 Environment and landscape values
Clause 02.03-3 Environmental risks and amenity
Clause 02.03-5 Built environment and heritage
Clause 02.03-6 Housing
Clause 02.03-7 Economic development

Planning Policy Framework

Clause 11	Settlement
Clause 11.01-1S	Settlement
Clause 11.01-1R	Settlement – Loddon Mallee South
Clause 11.01-1L-01	Settlement – Greater Bendigo
Clause 11.01-1L-02	10 minute neighbourhoods – Greater Bendigo
Clause 11.02-1S	Supply or urban land
Clause 11.03-1S	Activity centres
Clause 11.03-1L	Activity centres – Greater Bendigo
Clause 11.03-2S	Growth areas
Clause 12	Environmental and Landscape Values
Clause 12.01-1S	Protection of biodiversity
Clause 12.01-1L	Protection of biodiversity – Greater Bendigo
Clause 12.01-2S	Native vegetation management
Clause 13	Environmental risks and amenity
Clause 13.03-1S	Floodplain management
Clause 13.03-1L	Floodplain management – Greater Bendigo
Clause 13.04-1S	Contaminated and potentially contaminated land
Clause 13.07-1S	Land use compatibility
Clause 14.02-1S	Catchment planning and management
Clause 14.02-2S	Water quality
Clause 15	Built Environment and Heritage
Clause 15.01-1S	Urban design
Clause 15.01-1L-01	Landscaping – Greater Bendigo
Clause 15.01-1L-03	Signs
Clause 15.01-2S	Building design
Clause 15.01-2L	Environmentally sustainable development – Greater Bendigo
Clause 15.01-5S	Neighbourhood character
Clause 16	Housing
Clause 16.01-1S	Housing supply
Clause 17	Economic Development
Clause 17.02-1S	Business
Clause 17.02-1L	Business – Greater Bendigo

Other Provisions

Clause 32.04	Mixed Use Zone
Clause 42.01	Environmental Significance Overlay
Clause 44.04	Land Subject to Inundation Overlay
Clause 44.05	Special Building Overlay
Clause 52.05	Signs
Clause 52.06	Car parking
Clause 52.17	Native vegetation
Clause 55	Two or more dwellings on a lot and residential buildings

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	Referral Type	Comment
Department of Transport	s55	**No objection, did not request any conditions.**
Department of Environment, Land, Water and Planning (DELWP)	s55	**Objected to the application**, on the following grounds: • The application does not adequately address the objectives of Clause 42.01 Environmental Significance Overlay Watercourse Protection of the Greater Bendigo Planning Scheme. • The application does not adequately address the requirements of Clause 52.17 of the Greater Bendigo Planning Scheme. • Insufficient information has been provided for an adequate assessment to be made concerning the impacts of the proposed developments.
North Central Catchment Management Authority	s55	**No objection, subject to conditions** relating to development occurring in accordance with the Water Technology Report; the provision of detailed plans for the floodway bypass; construction requirements for floodworks; requirements for stormwater runoff and fill.

Referral	Referral Type	Comment
Coliban Water	s52	**No objection, subject to conditions** relating to requirements to provide reticulated water and sewerage services; and for Coliban Water assets to be protected.
Country Fire Authority	s52	**No objection subject to conditions** relating to requirements to provide fire hydrants and road construction requirements.
Traffic	Internal	**No objection** subject to the following requirements: • The provision of a Traffic Impact Assessment Report. • The provision of a Type BAR right turn treatment in Station Street at Streets A and B. • Standard requirements relating to accessible car spaces; car space dimensions; construction requirements for the carpark; sightlines; the requirement to obtain a works within road reserve permit. Queries were raised in relation to whether the land is proposed to be subdivided, in which case construction requirements for roads (which differ from common property accessways) would need to be considered.

Referral	Referral Type	Comment
Drainage	Internal	**Did not support the application**, and requested further information as follows: • The drainage concepts submitted for the application require the use of land external to the application. This land should be incorporated into this application as required to enable the applicant to implement a drainage solution. • The developer should also demonstrate how the western half of the site will be developed in the future. • The east west section of road D is unacceptable with insufficient width and no pedestrian facility • The proposed shared path at the western end of the application is undesirable, disconnected and poorly located. • The traffic study should investigate the intersections of Station Street/Golf Course Road and Station Street/Howard Street. • Details will need to be supplied regarding the proposed tree pit treatment for water quality.
Biodiversity	Internal	**Did not support the application**, and requested further information as follows: • According to the Native Vegetation Impact Assessment large significant trees within the creek running through the west section (stage 2) of the property are proposed to be removed to allow flood works. Large trees within creek corridors provide important habitat for native fauna species and should be retained. The Parks and Open Space department does not support the removal of these trees and would like to see a redesign of the flood works that result in these trees being retained or the removals minimised.
Landscape Development	Internal	**Did not support the application**, and requested further information as follows: Expressed concerns about only one access street to Stage 2 and the Master Plan for Stage 2 is very schematic and not well thought out. In particular how it relates to Stage 1. More information required.

Referral	Referral Type	Comment
Parks & Open Space	Internal	Anabranch (Bypass channel) referred to in Drainage report is considered a 'Waterway' and therefore the 30 m required setback applies. • No native vegetation should be permitted to be removed from within the 'Environmental Significance Overlay' designated area or from any Public Land to facilitate the development.
Environmentally Sustainable Development Officer	Internal	**Did not support the application**, and requested further information as follows: (a) Revised BESS report to include the thermally similar development type dwellings with all 4 sides exposed as indicted on the plan. (b) Provide daylight modelling demonstrating that a minimum 30% of the nominated area achieves a daylight factor of at least 2% demonstrating achieving IEQ1.4 Daylight Access. This will then determine if skylights will be required. (c) Indicate on plan or commit to indicate on plan: I. Hot water unit II. Heating and cooling system III. Clothes lines IV. Location of three bin system V. 1000 litre rain water tanks and the roof area connected and notation detailing connection to toilets VI. Location of bicycle storage area

Public Notification

The application was advertised by way of notice on the site and letters to adjoining and nearby owners and occupiers. It is noted that the applicant requested that the application proceed to advertising despite the City clearly stating that it did not support the proposal at officer level.

As a result of advertising, 4 objections were received, with the grounds of objection being:

- Loss of privacy.
- Increase in traffic and impact on existing vehicle congestion on Station Street and neighboring intersections.
- Property devaluation.
- Proximity of the residential development to the existing industrial and commercial operation at Bendigo Pottery:
    - Impacts on the existing business operations, and concerns that the development would result in restrictions on long standing uses occurring on the site).

- Impacts of the existing noise, dust, traffic, loading/unloading, odour etc. on proposed residential development.
- Appropriateness of having a residential development directly adjoining a industrial site and in such close proximity, without a suitable buffer (potential amenity impacts).
- Function Centre operations.
- Commercial kitchen operations.

- Proposed access arrangements (require greater thought).



Figure 7: Location map showing subject site. Objectors' properties marked with a star.

The objections are discussed in further detail below.

A consultation meeting was not held, as based on the concerns raised by the City, the applicant notified the City of the intention to amend the application after the advertising period, which would require re-advertising of the application.

Planning Assessment

Whether the proposal is in accordance with planning policy regarding settlement and infill residential development.

The Municipal Planning Strategy through Clause 02.03-1 acknowledges the strong population growth that Greater Bendigo has experienced, with such growth supported by

state Government strategies and forecast to continue. The City is in the process of developing the Managed Growth Strategy which will provide a framework on how Greater Bendigo should grow to accommodate such growth and will be guided by a number of principles including directing housing to areas of low bushfire risk, providing a diversity of housing types and avoiding loss of habitat and native vegetation.

Clause 02.03-6 Housing recognises the key housing issues for Greater Bendigo as being:

- The location of residential development
- Housing diversity
- Housing affordability
- The management of rural residential development

The policy states that there is currently a mismatch between household structure and the type of dwellings available and being built. The Australian Bureau of Statistics Census indicates that one and two person households make up more than half of all households, however, the current stock of housing is dominated by large family houses and in recent years almost all new houses have had three or more bedrooms. This is contributing to both housing affordability issues and unnecessary use of resources by limiting the offer of small dwellings.

The Planning Policy Framework at Clause 11.01-1R Settlement – Loddon Mallee South which seeks to support Bendigo as the regional city and the major population and economic growth hub for the region through a number of strategies including facilitating increased residential densities for underutilised sites and land in Bendigo.

Clause 11.01-1L-01 Settlement – Greater Bendigo has the objective to manage Greater Bendigo's outward growth and avoid further sprawl by directing growth to identified locations. In short, this policy provides greater direction on how this growth should occur. A key identified strategy is to direct growth to areas within the Bendigo Urban Growth Boundary.

Clause 11.01-1L-02 10 minute neighborhoods – Greater Bendigo has the objective to develop a network of attractive neighbourhoods that allow most people to access local facilities and services within 10 minute walking or cycling from their home.

Clause 15 Built Environment and Heritage states that planning should ensure all land use and development appropriately responds to its surrounding landscape and character, values built form and cultural context.

Clause 13.07-1S Land use compatibility seeks to protect community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts. Identified strategies include:

- *Ensure that use or development of land is compatible with adjoining and nearby land uses.*

- *Avoid locating incompatible uses in areas that may be impacted by adverse off-site impacts from commercial, industrial and other uses.*
- *Avoid or otherwise minimise adverse off-site impacts from commercial, industrial and other uses through land use separation, siting, building design and operational measures.*
- *Protect existing commercial, industrial and other uses from encroachment by use or development that would compromise the ability of those uses to function safely and effectively.*

Clause 16.01-1S Housing supply has the objective to facilitate well-located, integrated and diverse housing that meets community needs. Identified strategies include increasing the proportion of housing in designated locations in established urban areas and reduce the share of new dwellings in fringe areas; encourage higher density housing development on sites that are well located in relation to jobs, services and public transport; and identify opportunities for increased residential densities to help consolidate urban areas.

At a strategic level, the site is suitable for residential development and there is high level of policy support for a residential development in this location. The site is 6.74 hectares in size, is currently vacant, and is located within the Urban Growth boundary in close proximity to the Epsom Activity Centre which is in accordance with planning policy objectives relating to urban growth and settlement. The site is located within a 10 minute neighbourhood and the required services (water, power and gas) are readily available for connection.

Whilst there is a clear need for additional housing supply to support population growth, such growth must be carefully managed in order to ensure that it occurs in a well planned manner. The specifics of the proposal and whether it is acceptable having regard to the site context and the applicable policies is discussed in greater detail below. The issue of land use compatibility is also discussed in greater detail below.

Whether the proposal is consistent with the provisions of the Mixed Use Zone and whether the development presents an appropriate site layout and built form outcome.

The site is located within the Mixed Use Zone which contains the following identified purposes:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To provide for a range of residential, commercial, industrial and other uses which complement the mixed-use function of the locality.*
- *To provide for housing at higher densities.*
- *To encourage development that responds to the existing or preferred neighbourhood character of the area.*
- *To facilitate the use, development and redevelopment of land in accordance with the objectives specified in a schedule to this zone.*

In essence, the Mixed Use Zone provides potential for a variety of different land uses which can co-exist. The Mixed Use Zone is the highest order residential zone and accordingly there must be an expectation for higher density residential development.

The use of the land for a dwelling is ‘as of right’ within the Mixed Use Zone, meaning that the land use does not require planning approval. Planning approval is, however, required for the construction of two or more dwellings on a lot, noting that the proposal is to construct 82 dwellings on the site (with no subdivision proposed). It states that a development must meet the requirements of Clause 55.

Both the use and development of the land for a childcare centre requires planning approval within the zone.

The Decision Guidelines of the Zone direct consideration to be given to the following, as relevant:

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *For two or more dwellings on a lot, dwellings on common property and residential buildings, the objectives, standards and decision guidelines of Clause 55. This does not apply to an apartment development of five or more storeys, excluding a basement.*

The Decision Guidelines of the Zone provide somewhat limited guidance in assessing the application. Alongside the decision guidelines of the zone are the general decision guidelines of Clause 65.01 which include the following relevant considerations:

- *Any significant effects the environment, including the contamination of land, may have on the use or development.*
- *The orderly planning of the area.*
- *The effect on the environment, human health and amenity of the area.*
- *Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.*
- *The extent and character of native vegetation and the likelihood of its destruction.*
- *Whether native vegetation is to be or can be protected, planted or allowed to regenerate.*
- *The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.*

The starting point for any application is a consideration of the context of the site and surrounding area. This is important in order to ensure that the proposal appropriately responds to its physical context, including adjoining/surrounding land use and development. This is further echoed in state planning policy at Clause 13.07-1S as outlined above.

The site adjoins the Bendigo Pottery site to the north which is used for a combination of commercial, industrial and other land uses, which have been occurring on the site for a significant period of time. The application plans show 17 dwellings proposed to be constructed along the northern boundary of the site, with setbacks as little as 3.1 metres. The design response would result in the outdoor living areas (secluded private open space) of these dwellings being located adjacent to industrial and commercial land use and development, and upper floor habitable room windows overlooking the Bendigo Pottery site. Concerns were raised by objectors in relation to these matters, with concerns

that the proposal if approved could limit the existing long-standing operations of Bendigo Pottery. As the 'agent of change' in this instance it is incumbent on a permit applicant to respond to the existing context as well as the amenity of future residents. There are concerns that the existing commercial and industrial land uses present a potential conflict with regards to providing an acceptable relationship with the site in terms of noise, dust and odour. It is unclear as to how the proposal has considered this interface, given the minimal setbacks proposed.

When considering land use compatibility and how residential and non-residential land uses can coexist, consideration must also be given to the proposed childcare centre (within the development), given that this is proposed to be located in close proximity to dwellings. Both the 25 space carpark and four outdoor playgrounds have the potential to produce a significant amount of noise which could unreasonably impact on residential amenity. The proposal fails to give appropriate consideration to this issue.

There is a lack of information regarding the potential future development of the western portion of the site, and adequate analysis as to whether the proposed development would enable an appropriate design outcome to be achieved.

The proposal is for a 'part site' design, with only an indicative 'Master Plan' provided detailing how the western portion of the site could be developed. This Masterplan includes a hotel, restaurant/café, conference centre, medical centre and leisure centre which would all generate a high volume of traffic and have the potential to adversely affect residential amenity. The application material, however, states that *the mud map is purely speculative and does not reflect any actual intentions or discussions for the site but rather, put to paper an outline of possible uses.* Based on these comments, the plan provided does not appear to provide any real purpose, or provide the City with an understanding. Having an understanding of what is to occur in this portion of the site is important in the context of this application as it is required in order to inform the following:

- Whether the proposal limits the reasonable development potential of the western portion of the site.
- Whether the proposed drainage strategy is feasible.
- The cumulative extent of impacts on native vegetation.
- Open space.
- Access and connectivity, noting that a single access point is proposed.
- Whether an appropriate interface is provided between the proposal and the western portion of the site.

The lack of clarity around plans for the western portion of the site poses a number of challenges in considering the above issues, and determining whether the proposal presents as an orderly planning outcome. These issues remain unaddressed.

There is little in the way of direct guidance in the Planning Scheme as to preferred neighbourhood character outcomes for the site. As such, character in this context is best

considered in conjunction with the existing development located to the south of the site. Six of the seven dwellings which are proposed along the eastern boundary of the site will front Station Street, which presents a clear opportunity for positive streetscape presentation of the development to Station Street. The presentation of the development to Station Street is generally acceptable, with the exception of the following:

- The two dwellings located within the north-east corner of the site which have a minimal front setback, which is inconsistent with the character of the area.
- The current drainage strategy (which is unresolved), relies on the eastern portion of the site being filled which would result in a retaining wall as high as 1.8 metres being constructed along Station Street. This is a poor urban design outcome, and the City has provided clear advice than an alternative drainage response needs to be considered in order to reduce the extent of fill required in this portion of the site and to provide an acceptable built form outcome.

The internal presentation of the development is generally acceptable with the exception of the presentation along Streets B and C, for which the presentation will be largely one of inactive frontages associated with either rear fencing, fencing associated with the childcare centre, or garages. An improved internal streetscape presentation should be provided.

The City's Environmentally Sustainable Development policy at Clause 15.01-2L seeks to achieve best practice in environmentally sustainable development from the design stage through to construction and operation. It is a mandatory requirement for the proposal to address the identified performance strategies. The application was referred to the City's ESD Officer who requested further information and does not support the proposal in its current form. The requested information has not been provided, and the proposal fails to satisfactorily address the requirements of this policy.

Little to no landscaping is proposed surrounding the childcare centre, which is inconsistent with planning policy and presents a poor amenity outcome.

Whether the proposal presents an acceptable response to the requirements of Clause 55 (ResCode).

The application proposes the construction of 82 dwellings which will be location on a single lot at the time of approval, given that the application does not include subdivision. As such the proposal is required to be assessed against the residential development provisions of Clause 55 of the Planning Scheme, which is more commonly known as ResCode. A proposal must meet all objectives, and should meet the relevant standards.

The proposal has been assessed against Clause 55 of the Planning Scheme, and fails to comply with the following requirements:

- Clause 55.02-5 Integration with the street objective (Standard B5) noting that the drainage strategy would require a 1.9 metre high retaining wall along portions of the Station Street frontage. The location of secluded private open space for some

dwellings would result in high fences along street frontages/on corner sites. This is not a desirable planning outcome.

- Clause 55.03-1 Street setback objective (Standard B6) noting that the side setbacks for dwellings 15, 28, 37, 38, 47, 48, 58, 59, 67 are less than 2m.
- Clause 55.03-4 Permeability and stormwater management objectives (Standard B9) noting that it is unclear as to how this has been calculated.
- Clause 55.03-8 Landscaping objectives (Standard B13) noting that it is unclear as to how this objective is met, given that no landscaping plan has been provided. It is unclear as to how this will impact the POS and SPOS calculations.
- Clause 55.05-4 Private open space objective (Standard B28) noting that:
  - It does not appear that the POS and SPOS calculations have given consideration to external storage, site services, landscaping etc. and there are some instanced where the minimum SPOS width of 3m is not achieved.
  - The amenity value of the areas of secluded private open space for fourteen of the dwellings located between Streets C and D is compromised, and would result in 'canyon' effect between the first floors of these dwellings.
- Clause 55.0505 Solar access to open space objective (Standard B29) noting that the secluded private open space for the dwelling located along the southern boundary of the site will be significantly overshadowed.
- Clause 55.06-1 Design detail objective (Standard B31) – there are remaining concerns over the dominance of the garages, and the balance between the dwelling facades and garages.

In order to justify the areas of non-compliance, the applicant has relied on the site being located within the Mixed Use Zone for which one of the purposes is to provide for housing at higher densities. Clause 32.04-7 of the Mixed Use Zone allows an opportunity for a number of ResCode standards (street setback, site coverage, permeability, side and rear setbacks etc.) to be modified within the schedule to the Zone, from the standards found within Clause 55. It is noted that there are no ResCode variations included in the schedule to the Zone.

Whilst it is acknowledged that the proposal is located within the Mixed Use Zone, there are no ResCode variations included in the schedule to the Zone. Reducing the overall number of dwellings could aid in better addressing some of the requirements. Minimum standard amenity outcomes have been compromised in order to achieve maximum yield. Given the size of the site, it is unclear as to why this is required.

Further to this, there is no reason as to why the proposal cannot and should not comply with the relevant standards, given that there are no site constraints in this regard.

Objector concerns regarding overlooking/privacy

Concerns were raised by objectors that the proposal would result in overlooking and a lack of privacy to their property. The Planning Scheme sets the parameter for what is

considered to be a reasonable amount of overlooking. Whilst the proposal complies with the overlooking provisions, it is accepted that the proposal would result in a varied level of amenity.

Whether appropriate consideration has been given to traffic, access and vehicle/pedestrian connectivity.

The application proposes that the dwellings and childcare centre will be accessed via an internal accessway, with two access points proposed from Station Street. It is unclear as to whether it is intended to subdivide the site, noting that an internal accessway (common property accessway) and a declared road (Council road) have different construction requirements under the Planning Scheme and Infrastructure Design Manual. The City's Traffic and Development Engineers have advised that the proposed accessway widths are insufficient, and do not meet the required specifications.

The site layout shows Street A which is the only form of vehicle connection to the western portion of the site. The application material states that this will allow for future development opportunities to be integrated to the site. The proposal in its current form does not present a cohesive design and may not result in an orderly planning outcome with regards to access and connectivity.

In the absence of development plans for the overall site, the City is unable to determine whether a single access road to the western portion of the site is appropriate (given that it is unclear as to whether future access to the site from the Midland Highway would be supported by the Department of Transport) and has concerns that this may limit the potential for the balance of the land to be further developed.

The Master Plan provided for the western portion of the site is the only information available to the City with regards to the applicant's intentions for the development of this portion of the site. There are concerns that both pedestrian and vehicle access requirements for a hotel, restaurant/café, conference centre, medical centre and leisure centre have not been properly considered, and it is unclear as to how the proposal would result in an acceptable planning outcome with regards to traffic, access and connectivity.

In addition to the above, the Station Street road reserve width and footpath do not comply with Council standards. Whether or not there is an intention to subdivide the land (whether that be now or in the future) has flow-on effects insofar as an internal accessway (i.e. common property accessway) and a declared Council road have different construction requirements under the Planning Scheme and Council's Infrastructure Design Manual. This issue was raised with the applicant but has not been addressed.

The City's Traffic and Drainage Unit have requested further information and stated that changes are required, and do not support the proposal in its current form.

Whether appropriate consideration has been given to drainage issues and potential flood risk.

Clause 02.03-3 of the Municipal Planning Strategy identifies flooding as one of the key environmental risks for Greater Bendigo. Planning policy through Clauses 13.03-1S and 13.03-1L seeks to manage risk from flooding, and ensure that floodplains are able to function in their intended manner.

The site is affected by a Land Subject to Inundation Overlay Schedules 1 and 2 which indicates that different parts of the site are susceptible to flooding from waterways, with depths ranging from up to, and greater than 350 millimeters. The application was referred to North Central Catchment Management Authority as the relevant floodplain manager who did not object to the granting of a permit subject to conditions. Based on the referral comments provided, it is unlikely that the proposal will result in an unreasonable level of flood risk.

The application was accompanied by a Stormwater and Flood Management Strategy (Drainage Strategy) which applies to the eastern portion of the site. It is noted that the Stormwater and Flood Management Strategy provided pre-dates and was not prepared in relation to the most recent iteration of plans (on which Council must form its position).

Concerns relating to the Drainage Strategy have been raised consistently with the applicant throughout the process, with the City's Development Engineer clearly advising that a whole site drainage solution is required. A drainage solution has not yet been achieved, with the following concerns remaining unaddressed:

- The drainage strategy is unresolved, with a number of key design flaws.
- At present, it is proposed that considerable fill would be brought in to the site in order to raise the height of the eastern boundary of the site. This would result in a 1.9 metre high retaining wall being located along portions of the eastern boundary of the site fronting on to Station Street. The current drainage concept is unresolved and would result in a poor built form outcome along Station Street, and an undesirable road grading of 9% coming into the intersection.
- The current drainage strategy includes a stormwater pump station. While this is an allowable system component it is important that the number of these systems is minimised. The City would require a *whole of site drainage concept,* with the City's Development Engineer has expressed it would not be appropriate to consider a part site drainage plan.
- The City's Drainage Engineer has expressed a desire for the drainage system to be combined with the existing basin at 31 Langley Drive, so that there will just be one Council drainage asset in the area (if subdivision is proposed).
- There are concerns that the current drainage strategy would result in extensive vegetation removal occurring along Racecourse Creek. There are several trees worthy of retention located within the anabranch to the creek.

- It is unclear as to how the proposed drainage infrastructure is intended to be protected. No agreement has been reached with the City with regards to the infrastructure being located within reserves and handed over to the City for management.

It is evident that an acceptable drainage solution for the site has not been achieved, hence failing to address a number of fundamental issues. The applicant has placed a reliance on the City to resolve the issues on their behalf.

Whether the proposal is in accordance with planning policy regarding biodiversity and the protection of native vegetation.

Clause 02.03-2 of the Municipal Planning Strategy identify biodiversity and native vegetation as being two of the four key environment and landscape values for Greater Bendigo.

Planning policy through Clauses 12.01-1S, 12.01-1L, 12.01-2S seek to protect and enhance Victoria's biodiversity and ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. Native vegetation helps maintain Victoria's biodiversity as it forms the basis of Victoria's ecological communities.

Clause 12.01-1L Support biodiversity values through the retention of remnant vegetation in current and future built up areas, where it can be demonstrated that the vegetation can be managed in a way that bushfire risk to human life will not be increased.

Additionally, Clause 52.17 Native vegetation also seeks to ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. This is achieved by applying the following 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):

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.

The application in its current form proposes to remove 0.694 hectares of native vegetation (including 11 large trees) which falls within the Detailed Assessment Pathway. Based on the inconsistencies in application documentation, it Is unclear as to whether this reflects the full extent of native vegetation required to be removed in order to facilitate the proposal. In addition to this, given that a drainage/flood solution is yet to be developed, it is unclear as to whether this would result in any additional impacts on native vegetation, particularly in proximity to Racecourse Creek.

The Guidelines state that an application to remove native vegetation must demonstrate or provide appropriate evidence to show that no options exist to avoid native vegetation removal and that will not undermine the objectives of the proposed use or development.

Where native vegetation removal cannot be avoided, an application must demonstrate or provide appropriate evidence to show that no options exist to further minimise the impacts of native vegetation removal, that will not undermine the objectives of the proposed use or development.

The Native Vegetation Assessment Report states that vegetation removal along the creek cannot be avoided, and further minimisation cannot occur. The applicant has failed to provide sufficient evidence to satisfy the City that sufficient measures have been taken to avoid or minimise the removal of native vegetation, which is contrary to the policy requirements.

It is noted that planning approval is also required for the removal of native vegetation within the Environmental Significance Overlay which applies to the native vegetation within and surrounding Racecourse Creek. Schedule 1 to the Environmental Significance Overlay includes the following relevant environmental objectives:

- *To protect and encourage the long term future of flora and fauna habitat in and along watercourses.*
- *To conserve existing wildlife habitats close to natural watercourses and, where appropriate, to allow for generation and regeneration of habitats.*

The application was referred to the Department of Environment, Land, Water (DELWP) and Planning who have objected to the application. DELWP in their referral response have stated that the Native Vegetation Removal report/site assessment report is unsatisfactory, noting the following:

- There are inaccuracies in the documentation with regards to a lack of alignment across plans and planning reports.
- The full impacts of both stages of development are unknown (noting that the material refers to this as being stage 1 of 2 stages of development).
- It is unclear as to whether the proposal has been assessed against the Detailed Assessment Pathway.
- The proposal has not been appropriately sited and designed to avoid impacts on native vegetation (fails to meet the three-step approach).
- The application does not adequately address the contribution the native vegetation proposed to be removed makes to land and water protection, including proximity to waterway, erosion potential, groundwater discharge or recharge, and salinity.
- No details of proposed revegetation have been provided.
- The impacts of the proposal on the Growling Grass Frog, which has been recorded on the site and is a vulnerable and endangered species, are unclear.

The application was referred to the City’s Biodiversity Officer and Parks and Open Space Unit who stated that they did not support the proposal on the basis that a number of large, significant trees within the creek corridor are proposed to be removed which provide important habitat for native fauna species. It was requested that the flood works be redesigned, and an amended proposal be presented to the City which results in these trees being retained or their removal minimised.

It should be noted that the City is supportive of the removal of the native vegetation within the western portion of the site and within the Station Street road reserve. The primary concerns relates to the vegetation located within proximity to Racecourse Creek and its surrounds, particularly the large trees.

Given the inaccuracies and insufficiency of the material provided, the City does not have sufficient information in order to obtain a clear understanding of the full impacts of the proposal in relation to the protection of native vegetation, biodiversity and the natural environment. Based on the information available, the proposal is not in accordance with the relevant planning policy framework.

Other matters

Subdivision

It is remains unclear as to whether the application is intended to include subdivision, given the inconsistencies within the application material. Despite clarification being sought on a number of occasions, the City has not received any clear advice in relation to this matter. Given that the original application did not seek approval for subdivision and the application ahs never been formally amended to include this, the proposal has not been assessed against planning policy relating to subdivision. If it is intended that subdivision will form part of this application or a future application, this will have flow on effects in terms of consideration of roads, open space, permit triggers and referral authorities. The City considers it beneficial that the subdivision of the land be assessed in conjunction with the current proposal.

Open space

The application proposes the creation of two reserves which the application material states are intended to be handed over to Council.

This approach is not uncommon for *subdivision applications*, where reserves are created in order to meet public open space contribution requirements, in discussion with the City. In essence, the City must be accepting of taking on the reserve area and in order to do so there must be a benefit to the City. The City has the *Greater Bendigo Public Space Plan, June 2019* in place to assist in such determinations. The City's Engineering Unit and Parks and Open Space Unit are not accepting of these areas being handed over to Council, and no discussions have occurred with the City in relation to these areas. Further to this, in the absence of a subdivision application, such areas would form part of a common property arrangement.

Land contamination

Planning policy through Clause 13.04-1S has the objective to ensure that contaminated and potentially contaminated land is used and developed safely. Relevant strategies include:

- *Ensure contaminated or potentially contaminated land is or will be suitable for the proposed use, prior to the commencement of any use or development.*
- *Protect a sensitive use (residential use, childcare centre, kindergarten, pre-school centre, primary school, even if ancillary to another use), children's playground or secondary school from the effects of contamination.*
- *Facilitate the remediation of contaminated land to make the land suitable for future intended use or development.*

As outlined above, the Decision Guidelines at Clause 65.01 also require consideration to be given to any significant effects the environment, including the contamination of land, may have on the use or development.

In short, it must be satisfactorily demonstrated that land is suitable for its intended use and it is integral that this occur at subdivision stage given that future dwellings on the land would not require planning approval.

A preliminary soil assessment was requested to be provided on the basis that the City had reason to believe that the land may be potentially contaminated. A Preliminary Environmental Site Assessment prepared by Compass Environmental was provided in response to the request. The Assessment states on page 25 that *further investigation of the potential former use of site for mining activities is recommended to better understand the implication on the proposed development. This should include gaining a better understanding of the presence of a possible mine shaft in the north of the site, and better characterizing the deep fill encounter. Consideration of geotechnical and structural implications is also recommended.*

In response to this recommendation, a number of requests were made to the applicant to provide a more detailed assessment, prior to the City making a decision on the application. The applicant maintained their position that this information could be provided at a later date. Whilst it is acknowledged that in theory such a requirement could form a permit condition, where sensitive land uses in the form of dwellings and a child care centre are proposed, further investigations should be undertaken up-front at the permit application stage in order to assess and determine the acceptability of the proposal, and inform decision making.

Cultural Heritage

A Cultural Heritage Management Plan (CHMP) was provided as part of the original application material, in accordance with legislative requirements. The CHMP was

amended as part of the application process to reflect the current proposal and reflects the full extent of the activity area. The City is of the view that the applicant has fulfilled their requirements under the Aboriginal Heritage Act 2006 and Aboriginal Heritage Regulations 2018.

Conclusion

The applicant has appealed to the Victorian Civil and Administrative Tribunal (VCAT) against the City's failure to determine the application within the statutory timeframe.

Had the application not been appealed and Council were to make a determination on it, the officer recommendation would have been to refuse the application in its current form on the basis that it represents an unacceptable planning outcome.

Whilst in principle an application for a residential development and childcare centre could be supported, the proposal lacks clear and consistent information, with a piecemeal approach having been adopted to the provision of plans and accompanying documentation across a four year period. This has meant that a number of key issues remain unresolved. In order to reach a satisfactory planning outcome, competing policy objectives must be considered collectively, and balanced in favour of net community benefit.

It is recommended that this application not be supported on this basis.

Options

Council, acting as the responsible authority for administering the Planning Scheme, may resolve to advise VCAT and the permit applicant that, had it been making the decision on the application, that it would have: granted a permit, granted a permit with conditions, or refused 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

1. Planning Report - August 2020 [**16.2.1** - 25 pages]
2. Plans - July 2020 [**16.2.2** - 79 pages]
3. Childcare Centre Plans - April 2020 [**16.2.3** - 3 pages]
4. Native Vegetation Impact Assessment - February 2021 [**16.2.4** - 37 pages]
5. Native Vegetation Removal Report - February 2021 [**16.2.5** - 8 pages]
6. Traffic Engineering Assessment Report - July 2020 [**16.2.6** - 48 pages]
7. Concept Master Plan Layout (Stage 2) - February 2021 [**16.2.7** - 1 page]

SongBowdenPlanning

Town Planning Report

Proposed residential and child care centre development at:

122-140 Midland Hwy, Epsom

Prepared for:
Boman Irani

August 2020
Rev. C

Level 1, 722 High Street Kew East VIC 3102 Tel 03 9859 7775 Fax 03 9077 6116 ABN 49 114 771 747 ACN 114 771 747

1 Introduction

This report has been prepared on behalf of Mr. B. Irani and accompanies an application for planning permit for the construction of 83 dwellings and a childcare centre, on land located at 122-140 Midland Hwy, Epsom.

The key purpose of this report is to provide:

- A written neighbourhood and site description, including a design response.
- An assessment of the proposal against relevant State and local planning policies and controls contained within the Greater Bendigo Planning Scheme.
- An assessment of the proposal against the requirements of Clause 55 (Two or more dwellings on a lot and residential buildings).

This report should be read in conjunction with:

Architectural Plans – August 2020	KUD (Kavellaris Urban Design)
Traffic Engineering Assessment – July 2020	Traffix Group
Amended - Cultural Heritage Management Plan – May 2020	Heritage Insight Pty Ltd
Native Vegetation Impact Assessment – April 2020	Tree Wishes Land Care Advice
Preliminary Environmental Site Assessment – April 2019	Compass Environmental
Stormwater and Flood Management – February 2020	Water Technology
Functional Layout Plan – August 2020	Millar Merrigan

2 Site and Surrounds

2.1 The Subject Site

The subject site is comprised of two lots, the larger is identified as Lot 6 on Plan of Subdivision 433037L consisting of 66,530m². The smaller of the two lots is identified as lot 1 on PS826370004B (previously VicTrack land), the lot is wedge shaped and comprises of an area of 957m².

The sites represent a significant landholding in this regional city location. The site is irregular in shape, yielding a total site area of 67,478m².

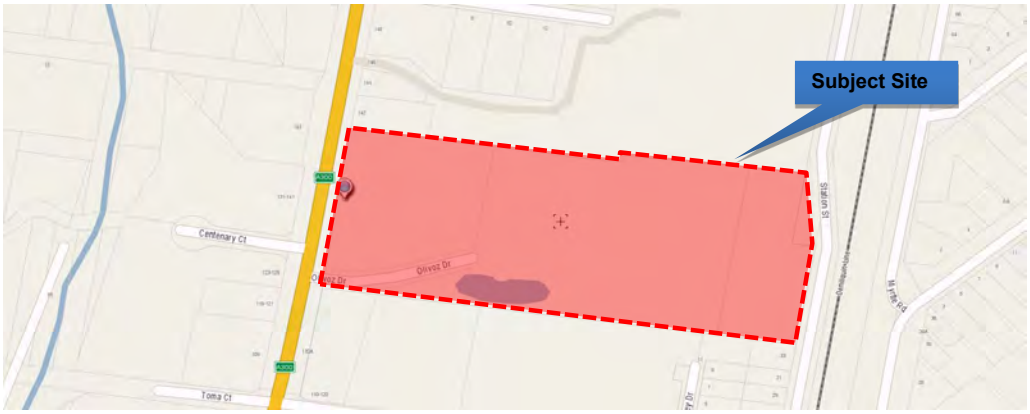


Figure 1 Locality Plan

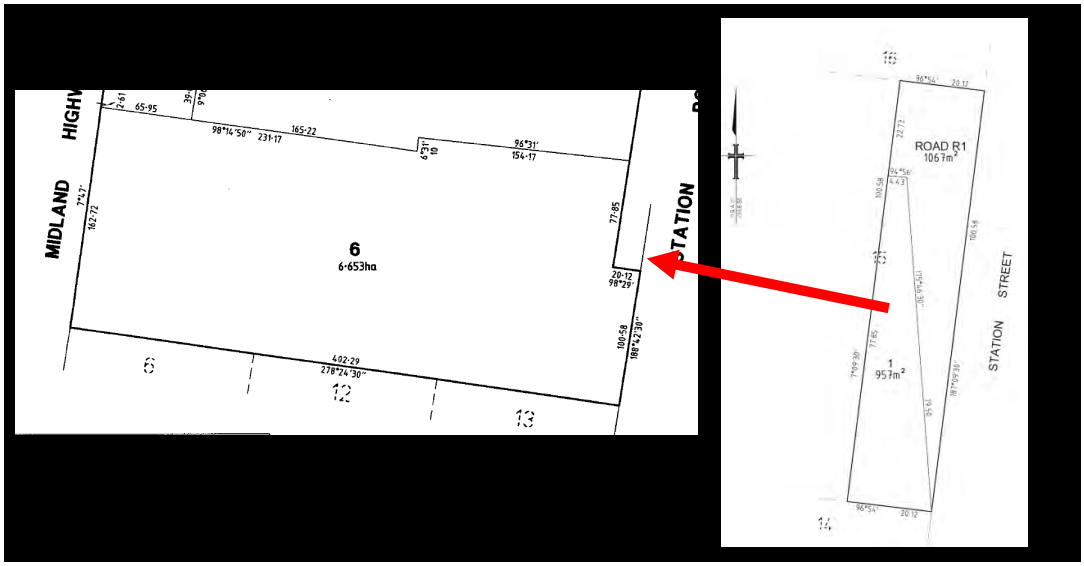


Figure 2 Lot 6 and Lot 1 form the planning unit

The sites street frontage is to the east to Station Street. The site is located in Bendigo's northern suburban area and on the main northern entry into Bendigo.

The site lacks any boundary fencing with exception to the eastern boundary along Station Street. The site each contains some unkept structures (footbridge, timber fence posts). The site has a single point of access on eastern boundary from Station Street, see figure 3.

The subject site is relatively flat with the most notable level changes found at a raised cropping to the south east and along a narrow strip of trees to the western boundary. To the north east, centre and north west contains the lower parts of the site where a gradual change of levels notes a deviation 1.0m in some parts.

Vegetation on site is sparse, mainly consisting of grass and shrubs with only a few small trees and 2 large trees, one to the south east corner and one to the northern boundary. Figures 5 to 7 relate to the above description.

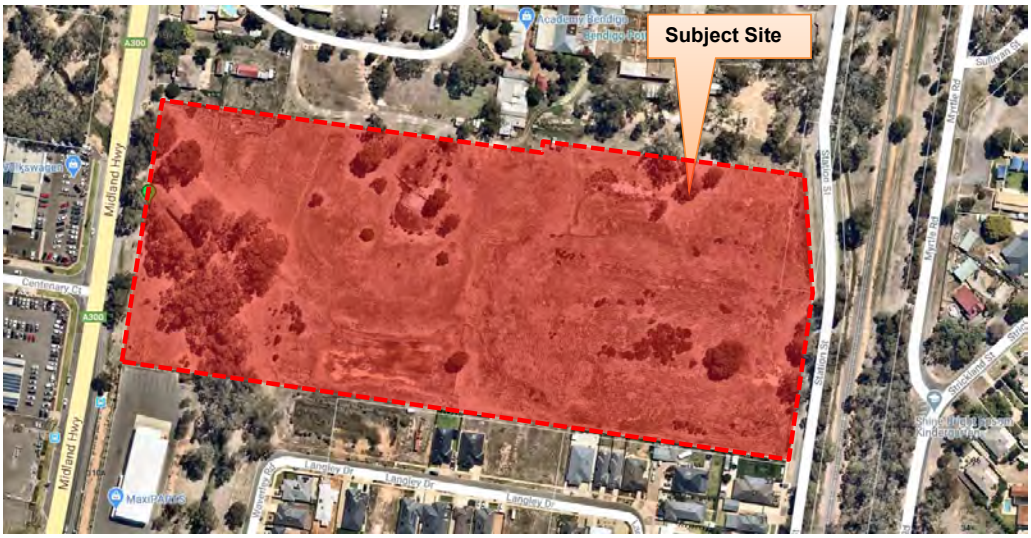


Figure 3 Aerial of subject site



Figure 4 Streetscape of Station Street and eastern boundary of subject site



Figure 5 Streetscape of Midland Hwy and western boundary of subject site



Figure 6 From southern boundary, view to the west boundary



Figure 7 Taken from the north east, view to the south west



Figure 8 Unkept bridge structure in centre of site

2.2 The Surrounds

Station Street is part of the local road network of Greater Bendigo connecting the site to local services, shops and the residential hinterland to the north and east. Midland Hwy is part of the State and National Hwy network forming a major spine of activity and growth within and beyond Bendigo.

Locally and adjoining the site:

To the North:

A number of industrial and commercial sites exist where manufacturing and retail occurs. Further on along Howard Street is an east west spine resembling a neighbourhood activity centre where daily requirements can be met, containing a grouping of supermarkets, petrol station, child care centre, medical clinic and a sports oval, surrounded by low and medium density residential.

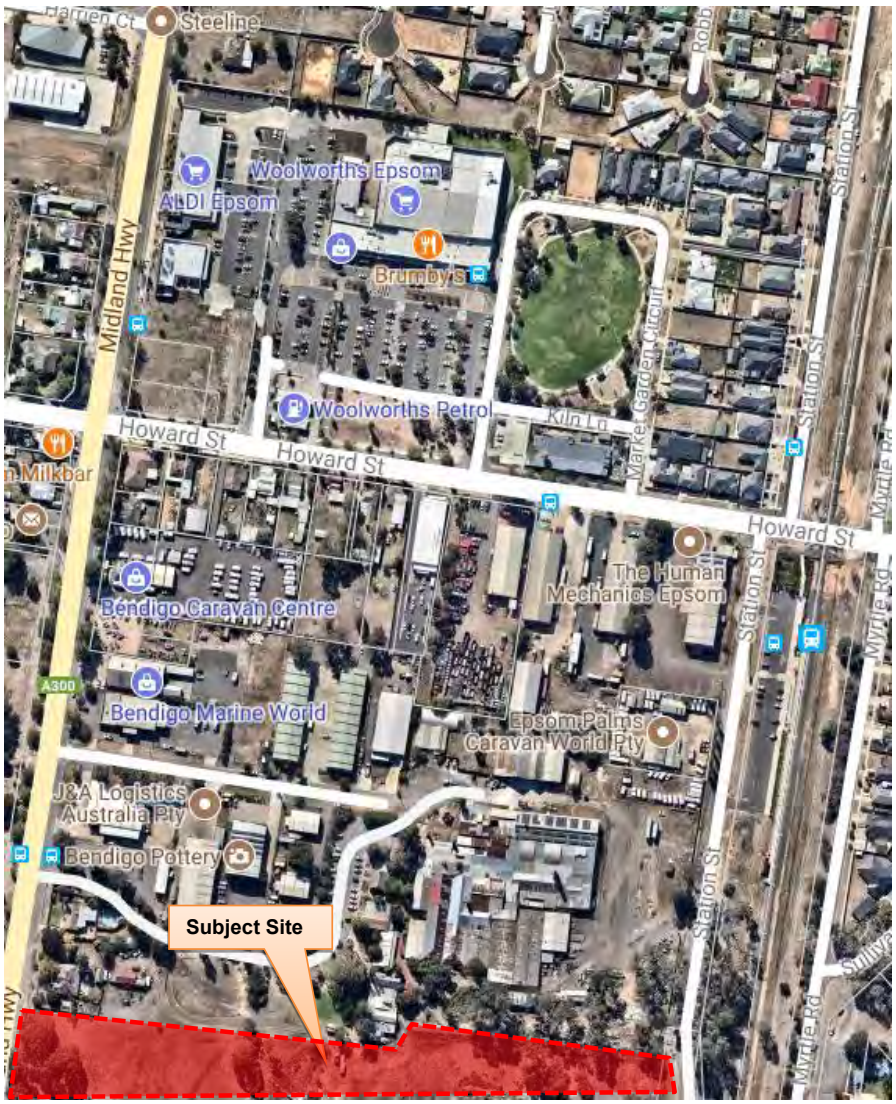


Figure 9 Northern context of the subject site

To the south

Immediately to the south is a recent residential subdivision and development, similar to the proposal on the subject site. Dwellings on the site range from attached and detatched, low and medium density. Large commercial and retail lots are dispersed around residential buildings with large vacant lots or car dealerships. The tree corridor on the western boundary (part of Racecourse River) of the subject site continues further south amongst recent development and vacant lots to the golf course.

The treed corridor and waterway links to the golf course, train line and other residential pockets in the area.



Figure 10 Southern context of the subject site

To the west

Immediately to the west of the subject site is the northern stretch of the treed corridor and waterway, spanning the western boundary of the site connecting to Bendigo Creek. Midland Hwy abuts the site, where a spine of commercial and retail activity is located. Beyond commercial spine is a north south creek abutting to the rear, further on a farming area and low density residential is located.



Figure 11 Western context of the subject site

To the east

Immediately abutting the site is Station Street, in parallel is a train line and beyond is a wide expanse of residential hinterland comprising a range of residential developments of low density residential. The golf course identified in the southern context extends on a diagonal axis north and to the east.



Figure 12 Eastern context of the subject site

Accessibility

The site is accessible by a variety of means, located close to main arterials and public transport. Daily requirements can be accessed either by walking or public transport. This is explored in the following tables:

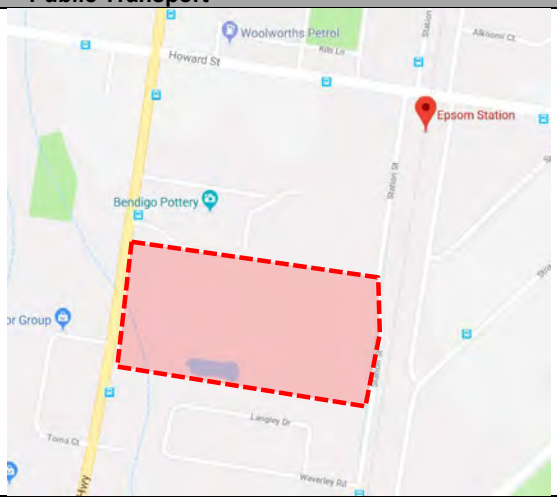
Shopping and Retail

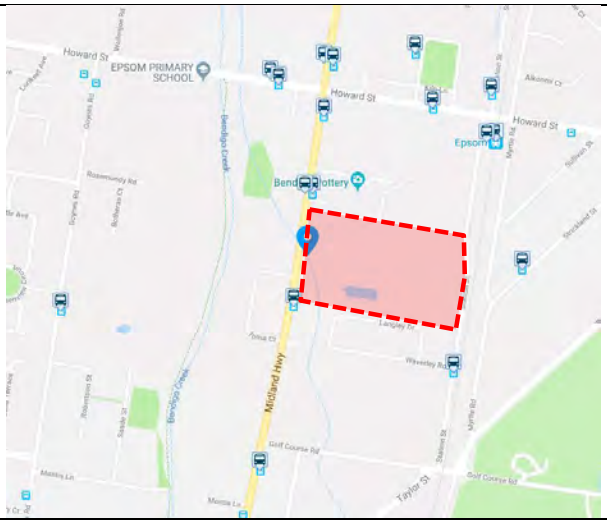
- Woolworths - Aldi - Woolworth Petrol - Reject Shop - Chemist Warehouse - Post Office	Clustered 350m north
- Bendigo City Centre	Located 6.0km south

Medical	
- Epsom Clinic - Dorevitch Pathology	Located 300m north
- Tristar Medical Group	Located 500 south west
- White Hills Medical Centre	Located 2.9km south west

Education (within 3.0km)	
- Epsom Primary School	Located 500m north west
- White Hills Primary School	Located 2.9km south west
- Holy Rosary School	Located 1.8km south west

Public Parks and Recreation	
- Sandhurst Bushland Reserve	Located 1.7km west
- Public Park	Located 350m north

Public Transport	
Train: Epsom Train Station 250m north. Service run from Melbourne to Echuca/Moama	

Bus: Bendigo Station - Epsom Station via Goynes Rd (Route 50)	

3 The Proposal

It is proposed to construct 83 dwellings and a child care centre on the subject site. The scope of the residential development and child care applies to eastern half to an area 30,417.50m³. As the area is subject to flooding and lacking any capacity through existing infrastructure to cope with the drainage of the developed area the site has undertaken its own measures to mitigate flood impacts. Construction requirements to accommodate flooding and drainage have been amalgamated with proposed works to the western portion of the site where its proposed to construct:

- Path for overland flow along the southern boundary / partly used for public open space
- Sediment Basin and Detention Basis
- Anabranch along flow path into Racecourse Creek

The proposal will also include the removal of vegetation to accommodate the flooding and drainage measures necessary to undertake any develop of the site.

The site will be accessed from the western side of Station Street with internal accessways to form part of the public street network. All internal roads have crossovers, nature strips and street trees (tree pits). All streets proposed will be dual carriageway. The site will include 1 lane way to the south of Street C.

The site is proposed to be cleared and levelled in accordance with the flood management strategy devised by Water Tech and the Functional Layout Plan prepared by Millar Merrigan. The site will include the removal of all trees contained within the developable area, some along racecourse creek and 1 within Station Street to allow for the construction of Street B(tree 29 as per Arborist assessment). Trees east of the proposed Child Care Centre, although incur some encroachment are likely to be removed due to Council needing to urbanise infrastructure, aligned with the southern road alignment, kerb and channel including underground services.

The child care centre will front onto Station Street accessible from the northern side of Street B.

The child care centre is proposed to occupy approximately 2,400m² of the site and cater for 118 children with a provision of 25 car parking spaces and 2 bicycle spaces. It's proposed hours of operation are 7:00am - 6:30pm Monday to Friday. The development is proposed to be single storey with an internal area of 665m² and an outdoor play area of 755m², the entry is orientated to the car park. The internal arrangement will comprise of 4 child care rooms sharing 2 sets of facilities comprising of a preparation/kitchen, toilets, storage, pantry and laundry. Other rooms within the building are change/locker room, staff toilets, interview room, office, reception and lobby area. The finished floor levels will be flush with the north adjoining dwellings fronting to Station Street.

Child care centre car park contains 2 disabled bays designed to Australian Standard, remaining parking bays and aisle area are dimensioned in accordance with 52.06 design guidelines.

Dwellings are accessed either from Station Street or the proposed internal road network. Each dwelling is to have a crossover and driveway connecting directly to the road, no shared access arrangements are proposed.

Its proposed that dwellings will consist of 14 typologies, 1 of which are bespoke dwellings. Dwellings vary the number of floors, either single or double, and bedrooms from 2 to 4. Four dwellings will have reverse living arrangements, with their Secluded Private Open Space located on a first floor balcony (Types F and K). Each dwelling contains an undercover vehicle structure of either a single car garage tandem space on the driveway or a double car garage. Dwellings are generally semi-detached with some paired sharing a party wall and a double width crossover to provide for adequate on street parking provision and street trees.

Paired dwellings are detached from other paired dwellings to provide a detached rhythm and maintain a low grain pattern, reflective of the surrounding stock around the site. Each dwelling is oriented to face the street, generally, private open space is located to their frontage and secluded private open space to the rear. All dwellings are separated with boundary fencing 1.8m high.

The dwelling types differ by way of design detailing on either:

- Roof form
- Materials and Colours
- Exterior wall articulation
- Internal arrangements

To the south west of the site an allocation of land for the purposes of accommodating the flow of water in flood events as well as public open space is set aside. This area also serves as public open space forming part of the greater pedestrian and bicycle path for linkages to the west and south. To the north west corner of the site land set aside for a substation and open space. All buildings will be connected to the local reticulated drainage and sewerage. Further details are shown on the submitted application plans.

4 Planning Framework

4.1 State Planning Policy Framework

The subject site is affected by the following strategies in the State Planning Policy Framework (SPPF):

Settlement (Clause 11.01)

Key objective applicable:

- Seek to promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.

Applicable strategies to deliver on this objective are:

- Develop sustainable communities through a settlement framework offering convenient access to jobs, services, infrastructure and community facilities.
- Focus investment and growth in places of state significance in Metropolitan Melbourne and the major regional cities of Ballarat, Bendigo, Geelong, Horsham, Latrobe City, Mildura, Shepparton, Wangaratta, Warrnambool and Wodonga.
- Create and reinforce settlement boundaries.
- Provide for growth in population and development of facilities and services across a regional or sub-regional network.
- Plan for development and investment opportunities along existing and planned transport infrastructure.
- Deliver networks of high-quality integrated settlements that have a strong identity and sense of place, are prosperous and are sustainable
- Encourage a form and density of settlements that supports sustainable transport to reduce greenhouse gas emissions.
- Limit urban sprawl and direct growth into existing settlements.
- Promote and capitalise on opportunities for urban renewal and infill redevelopment.
- Develop compact urban areas that are based around existing or planned activity centres to maximise accessibility to facilities and services.
- Ensure retail, office-based employment, community facilities and services are concentrated in central locations.
- Ensure land that may be required for future urban expansion is not compromised.

The proposal also seeks to deliver on the aspirations of the *Plan Greater Bendigo, Action Plan* in expectation of the regional growth forecasted in coming years along an identified key transport corridor.

Biodiversity (Clause 12.01)

It is policy to assist the protection and conservation of Victoria's biodiversity; and to ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation.

Biodiversity (Clause 12.05)

It is policy to protect and conserve environmentally sensitive areas; and to protect and enhance significant landscapes and open spaces that contribute to character, identity and sustainable environments.

Floodplains (Clause 13.03)

To assist 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.*
- *Floodplain areas of environmental significance or of importance to river health.*

The proposal has undergone review by the relevant flood plain authority and Council's Drainage Engineer, in response a rigorous review to balance the objectives of both authorities of ensuring the flooding impacts and drainage of the site is accommodated whilst avoiding off impacts as far as is practical is achieved. Water Tech has produced their report in response to comments from NCCMA dated 2nd August 2019. Millar Merrigan has produced a functional layout plan that also responds to NCCMA's and Council's Drainage Engineer requirements.

Built Environment and Heritage (Clause 15.01)

It is policy that land use and development planning must support the development and maintenance of communities with adequate and safe physical and social environments for their residents, through the appropriate location of uses and development and quality of urban design.
A stated objective of this policy is to achieve architectural and urban design outcomes that contribute positively to local urban character and enhance the public realm while minimising detrimental impact on neighbouring properties.

As detailed in the town planning drawings, the site's street layout provides future connectivity to adjoining sites. To the north and west, Streets A and E terminate at the site boundaries to provide future development opportunities to be integrated to the site. To the east the site has 2 streets intersecting with Station Street allowing vehicle access to and from the site as well as to the local public transport network. Pedestrian and bicycle paths are woven around the dwellings connecting future residents with adjoining sites and local services. The layout of the streets and paths are typical of urban developments.

Interfaces are responsive by way of pathways and built form scale. To the south the adjoining scale is predominantly single storey, as such dwellings proposed to interface are single storey. To the west a bike and pedestrian path will provide a respectful separation from any future developments. To the north the scale of development is similar to warehousing, a double storey form here is transitionary in scale. To the east Station Street connects the site to the greater area, this interface is proposed with a Childcare Centre and double storey dwellings with consistent setbacks.

Energy and Resource Efficiency (Clause 15.02)

The street layout promotes the majority of dwellings to the orient east west to allow for passive solar energy use and capture. The layout sees to the majority of dwellings generally having uninterrupted solar access to their SPOS areas. Dwellings to the north have their SPOS generally to the north of the of the dwelling. To the south, dwellings are single storey to allow an adequate amount of solar energy to their SPOS areas.

Each dwelling will have roof top solar hot water services to limit their overall reliance on fossil fuel use. The Childcare Centre will have rainwater tanks to capture stormwater. Streetscape treatments to offset stormwater discharge will be by way of street pits to sequester treat flow subsequently directed into the flood/public reserve to the south west of the site.

The sites proposed network of roads and pathways allows encourages modes of travel other than vehicles. The sites location next to Epsom train station aligns with State policy to locate consolidated sites along transport corridors.

Heritage (Clause 15.03)

More applicably, Clause 15.03-2S seeks to ensure the protection and conservation of places of Aboriginal cultural heritage significance.

The application is accompanied by a CHMP that has undertaken comprehensive explorative work, identifying the location and management of assets, this report however was produced for a subdivision application for the site, just prior the application for development. Although the report is directed to subdivision, the data contained is highly relevant and will form part of a revised report directed to the development application. A letter of comfort from Heritage Insights also accompanies this application indicating the suitability of the information provided to proceed with review and notice of the application in confidence.

Residential Development (Clause 16.01)

State policy in respect to Housing seeks to provide housing diversity, efficient provision of infrastructure, access to service and facilities including public transport and include provision for affordable housing.

To achieve this objective, Clause 16.01 includes the following strategies.

Increase the supply of housing in existing urban areas by facilitating increased housing yield in appropriate locations, including under-utilised urban land.

Ensure an adequate supply of redevelopment opportunities within the established urban area to reduce the pressure for fringe development.

Facilitate residential development that is cost-effective in infrastructure provision and use, energy efficient, incorporates water efficient design principles and encourages public transport use.

Identify opportunities for increased residential densities to help consolidate urban areas.

To locate new housing in designated locations that offer good access to jobs, services and transport

To deliver more affordable housing closer to jobs, transport and services.

Movement Networks (Clause 18.02)

To promote the use of sustainable personal transport; and to facilitate greater use of public transport and promote increased development close to high-quality public transport routes.

4.2 Local Planning Policy Framework

The Local Planning Policy Framework (LPPF) is comprised of the municipal strategic Statement (MSS) and local planning policies.

4.2.1 Municipal Strategic Statement (MSS)

Clause 21.04 Strategic Directions - Key land use themes

Clause 21.04 sets out the key issues and influences for the municipality. These consist of:

- Settlement;
- Housing;
- Environment;
- Economic Development; and
- Infrastructure.

Each of these issues is identified as a key theme in Clause 21.04 Strategic Directions and again dealt with in detail in Clauses 21.05 – 21.09.

Clause 21.05 Compact Greater Bendigo

Further support to Clauses 11 (Settlement) and Clause 16 (Housing) of the State Planning Policy Framework, this Clause merges the aforementioned with the *Greater Bendigo Residential Strategy (2014)*. This strategy is focussed on supporting and planning for the increased liveability of Greater Bendigo and seeks to support and promote a compact Bendigo urban area and small towns. The four themes underpinning the strategy include:

- Compact Greater Bendigo
- Connected Greater Bendigo
- Healthy Greater Bendigo
- Housing Greater Bendigo

The following objectives are considered to have been applied in the development the proposed development:

- To provide a policy framework on the timing and direction of urban growth and consolidation for the urban areas of Greater Bendigo.
- To better manage the city's growth by focusing development into designated growth areas, preventing development in areas which council wants to protect, and discouraging proposals to expand the urban area except where consistent with the Bendigo Urban Area Residential Growth Framework
- To create attractive neighbourhoods that feature well designed residential and mixed use developments, offer a range of housing choices, convenient access to public transport and activity centres, and have community and commercial facilities that are highly accessible by a variety of transport modes in particular walking and cycling.
- To provide a greater choice in housing types and densities that responds to community needs.
- To provide higher density housing at strategically identified key development sites
- To improve the design quality of new housing, the public domain and open spaces. To create communities that promote social interaction and healthy living.
- To manage development in areas of risk from bushfire and flooding.

Clause 21.09 Integrated transport and land use planning

The sites location and the proposal respond well to the policies contained given the existing local public transport, its considered that the proposal will satisfy objectives:

- To facilitate the integration of transport and urban growth in the municipality as per the Integrated transport and land use strategic framework plan, increasing the levels of accessibility, use and transport choice for all members of the community.
- To support improved connections between Bendigo and rural towns and communities.
- To increase the number of residents and visitors who walk or cycle.
- To ensure the appropriate provision of infrastructure that meets council and community expectations.

4.2.2 Local Planning Policy

Clause 22.04 Salinity and Erosion Risk Policy

The application is accompanied by reports from Water Tech and Compass Environmental to determine the effect of the proposal to the area and the sites suitability in the balance of existing conditions.

Clause 22.10 Environmentally Sustainable Development

The proposal has a number on initiatives to demonstrate that it can accommodate sustainable design elements. To dwellings, roof top solar hot water, to the childcare centre rainwater tanks. Overall, the site has number of methods to treat and drain stormwater by way of street tree pits and the flooding reserve to the south west of the site. Should further detail of the sites capability to deliver on the policies of this Clause is required, this can be provided by way of a condition on Permit.

Clause 22.29 Advertising and Signage Policy

The proposed childcare centre will have business identification to its south east corner located at the tangent of Station Street and Street B. The pole sign will be minimal in area and non-illuminated to respect the predominant residential area.

4.3 Zoning and Overlay Controls

4.3.1 Zoning



Figure 13 Zoning applicable to the subject site.

Under the provisions of the Greater Bendigo Planning Scheme the subject site is included within the Mixed-Use Zone at Clause 32.04. The purpose of the MUZ is:

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To provide for a range of residential, commercial, industrial and other uses which complement the mixed-use function of the locality.

To provide for housing at higher densities.

To encourage development that responds to the existing or preferred neighbourhood character of the area.

To facilitate the use, development and redevelopment of land in accordance with the objectives specified in a schedule to this zone.

Under the requirements of the zone:

- A permit is required for any use not listed in Table 1 (child care centre) and to construct a building or construct or carry out works for a use in a Section 2 of Clause 32.04-2.
- A permit is required to construct more than one dwelling on the allotment pursuant to Clause 32.04-6. The proposal must meet the requirements of Clause 55 of the Planning Scheme.

4.3.2 Overlays

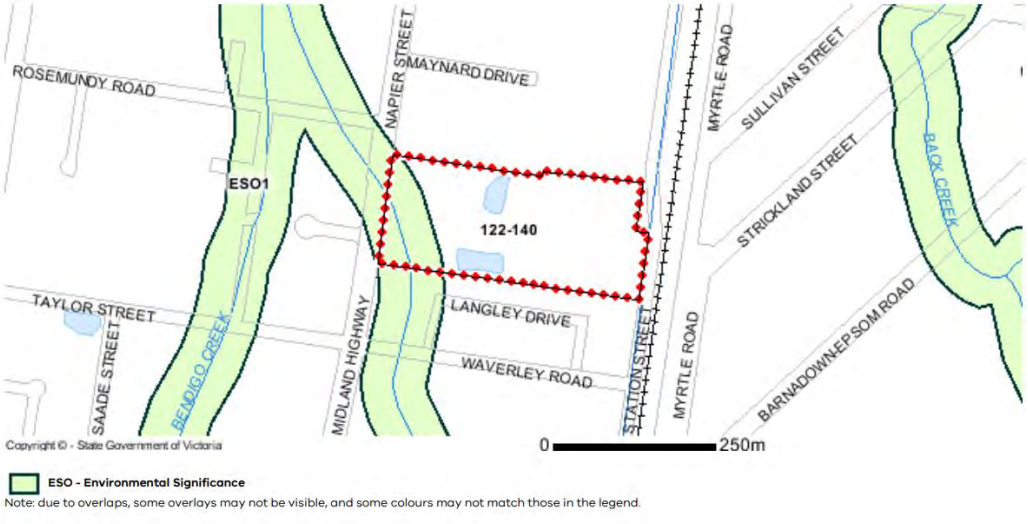


Figure 14 Extent of ESO1

Pursuant to Clause 42.01 Schedule 1 to the Environmental Significance Overlay (ESO1), a permit is required for the works pertaining to the proposed flood path and drainage works pursuant to Clause 42.01, Schedule 1 (Watercourse Protection).



Figure 15 Extent of LSIO1 & LSIO2

The subject site is affected by a Land Subject to Inundation Overlay – Schedules 1 & 2 (LSIO1, LSIO2).

Pursuant to Clause 44.04 Schedule 1 & 2 to the Land Subject to Inundation Overlay (LSIO1 & LSIO2), a permit is required to construct a building or to construct or carry out works, including:

5 Dwellings and Child care centre.
6 A fence
7 Bicycle pathways and trails
8 Flooding and drainage works

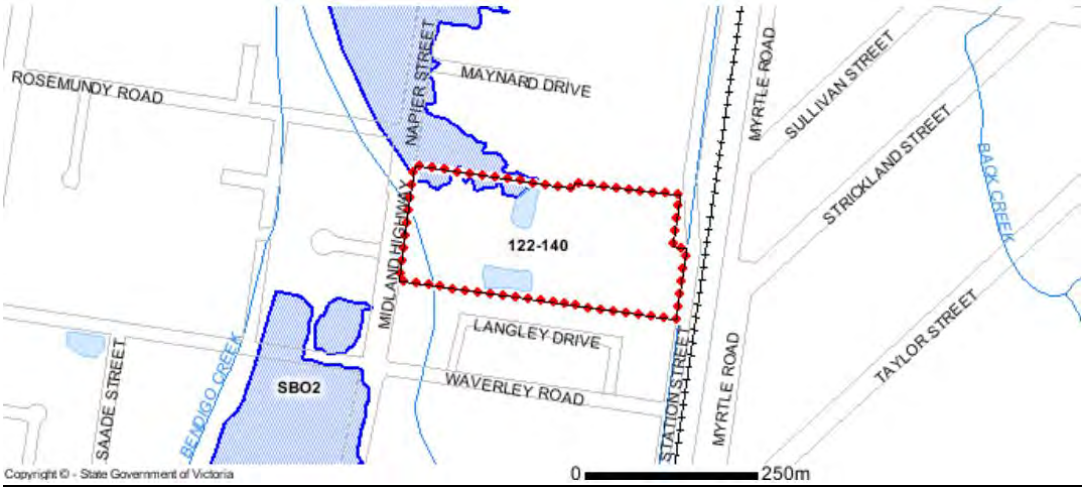


Figure 16 Extent of SBO

The subject site is affected by Special Building Overlay, Schedule 2. Pursuant to Clause 44.05, Schedule 2 a permit is not required as no works are proposed within the affected area, shown in the above figure.

The part of site has also been identified to be an "area of cultural heritage sensitivity".

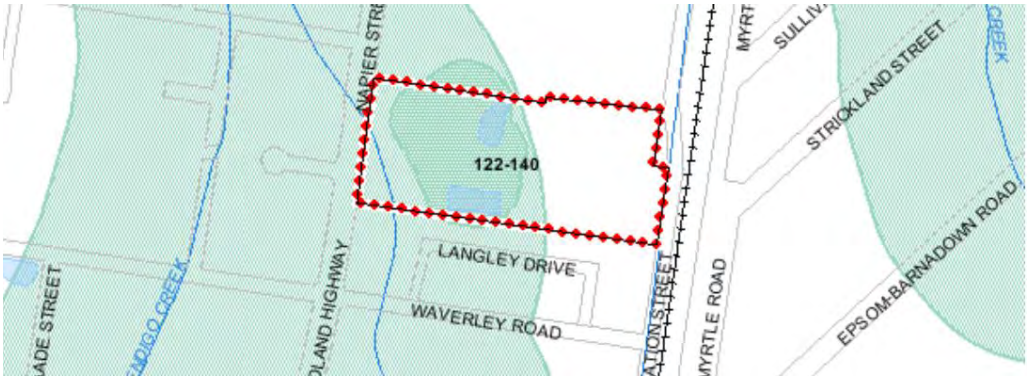


Figure 17 Coverage of area identified as having cultural heritage sensitivity.

The proposal to develop multiple dwellings and a child care centre at 122 – 140 Midland Highway, Epsom will trigger a Cultural Heritage Management Plan, this is a mandatory requirement for the proposed activity because:

9 All or part of the activity area is an area of cultural heritage sensitivity (Aboriginal Heritage Regulations 2007, Division 1, 6(a)); and
10 The proposed activity is a high impact activity (Aboriginal Heritage Regulations 2007, Division 1, 6(b)).

The activity area is located within 200 metres of a waterway known as Racecourse Creek and therefore falls within an area of cultural heritage sensitivity as defined in the Aboriginal Heritage Regulations 2007 r. 23. The proposed activity is for a subdivision. This is a high impact activity as defined in the Aboriginal Heritage Regulations 2007 r. 46 (1) (a).

4.4 Particular Provisions

- Clause 52.05 Signs
- Clause 52.06 Car Parking
- Clause 52.17 Native Vegetation
- Clause 52.34 Bicycle Parking
- Clause 55 Two or More Dwellings on a Lot and Residential Buildings
- Clause 65 Decision Guidelines

4.4.1 Clause 52.05 Signs

Pursuant to Clause 52.05-13 the proposed pole sign for childcare centre is a section 2 item requiring a permit. The sign will consist of 2m² (2m wide x 1m high) at a maximum of 3.3m high, above the finished floor level of the play area in its south east corner.

The sign will not be illuminated in anyway.

4.4.2 Clause 52.06 Car Parking

Pursuant to Clause 52.06-2, prior to a new use commencing or a new building being occupied, the car parking spaces required under Clause 52.06-5 must be provided on the land or as approved under Clause 52.06-3 to the satisfaction of the Responsible Authority.

Specifically, Clause 52.06 requires:

- one car space for each one or two bedroom dwelling;

- two spaces for each three bedroom dwelling; and
- visitor car parking at a rate of one space for every 5 dwellings.
- a rate of 0.22 car spaces per place (child)

Based on the above rates, the child care centre generates a statutory requirement of twenty five (25) car spaces for 118 places. The proposal provides 25 spaces.

Based on the above rates, the residential component generates a statutory requirement of 162 car spaces for 83 dwellings with no less than 3 bedrooms and 4 dwellings with 2 bedroom. The proposal provides 166 residential car parking spaces, a minimum of 2 spaces to each dwelling, with at least 1 enclosed. Additionally, 1 visitor space is required for every 5 dwellings. The proposal for 83 dwellings generates a requirement of 16 visitor spaces. The proposed streets will have a capacity to hold 50-60 car spaces.

A Traffic Engineering Assessment prepared for the proposal, is enclosed.

4.4.3 Clause 52.17 Native Vegetation

The site has been assessed for the presence of Native Vegetation by Tree Wishes. There has been identified Native Vegetation on and off site.

4.4.4 Clause 52.34 Bicycle Facilities

Clause 52.34 does not specify a statutory requirement for child care centres and as such bicycle parking is required to the satisfaction of the Responsible Authority. Despite no requirement, 2 spaces have been provided for the child care centre.

4.4.5 Clause 55 Two or More Dwellings on a Lot and Residential Buildings

An assessment against the objectives and standards of Clause 55 has been undertaken and is included as Appendix 1 to this report.

5 Planning Considerations

5.1 Overview

In preparing this design response, careful consideration has been given to Council's MSS and Local Policies, with particular regard given to potential off-site amenity impacts and the level of amenity within the development itself.

Bearing this in mind, the key issues for consideration of the subject application relate to:

- Compliance with relevant planning policies
- Appropriateness of built form
- Traffic and car parking
- Potential for impacts on adjoining properties
- Internal amenity for future residents

The following sections of this report will examine these issues in further detail.

5.2 Compliance with Policy

The proposal to construct a residential development comprising 83 dwellings and a child care centre is entirely supported by the zoning and State and local planning policies (PPF and LPPF).

State policies seek to encourage the provision of land for, amongst other uses, residential land use. State policy objectives include a desire to support urban consolidation with the aim of increasing population as well as housing choice and diversity.

The proposed development will provide an opportunity for townhouse style development in support of the land's residential zoning. The proposal will respect and enhance its context whilst capitalising on the opportunities the site presents.

The development will specifically improve housing choice amongst the community and achieve wider urban consolidation objectives. It will also ensure that policy initiatives encouraging development near major public transport facilities and consolidation of residential activities within existing urban areas are met.

There are strong policy themes found throughout the City of Greater Bendigo's Municipal Strategic Statement, local policies and reference documents, including a desire to support State polices for urban consolidation.

Overall, it is considered that the proposal complies with the overarching principles and objectives of PPF, the LPPF and the relevant reference documents.

5.3 Appropriateness of the Built Form

As highlighted above, the acceptability of the proposed development having regard to the future character aspirations by the Planning Scheme is a key consideration in assessing this proposal.

The key elements of neighbourhood character as it relates to this site are considered to be:

- A mixture of building styles, era and designs.
- A mixture of building heights and setbacks.

On this basis, it is submitted that the proposal is acceptable given:

- The development introduces a two storey, townhouse scale to the site, in a manner consistent with the local neighbourhood character in a zone that contemplates in its purpose to provide for housing at higher densities.
- The layout of the development ensures that accessways/car parking structures do not dominate the streetscape.
- The development will provide an appropriate transition in height to the adjoining residential interfaces, which assists to mitigate any adverse offsite impacts.
- The architectural response for the site is high quality in terms of design, detailing and use of materials. The application of varying materials and finishes assist to break up the building mass across facades and add visual interest.

5.4 Traffic and Car Parking

The particular Planning Scheme clauses of relevance in terms of traffic are Clauses 18.01 and 52.06. It is submitted that the proposed development responds appropriately to these Clauses and is acceptable given:

- Consistent with state planning policies, the proposal promotes the use of sustainable transport such as walking, cycling and public transport as alternative modes of travel to reduce reliance on private motor vehicles.
- Is compliant with the statutory requirements of Clause 52.06.
- The proximity and convenience of train and bus services on the sites doorstep.

Traffix Group has prepared a Traffic Engineering Assessment to accompany the application. This report confirms that the proposal is highly acceptable.

5.5 Potential Off-Site Amenity Impacts

The potential for amenity impacts is considered to be limited to the residential component as follows:

- Overshadowing
- Visual bulk

The proposed development to construct double storey townhouses are designed to ensure that amenity impacts are well within the requirements of Clause 55 (Rescode). Care has been taken to apply appropriate setbacks at the interfaces of dwellings within the site.

Open space is to be located around the boundaries of dwellings to ensure that the proposal will provide separation from adjoining properties and when combined with landscaping to retain a low grain detached character.

The proposal will have minimal traffic implications given the multiple site access points to Station Street. Station streets north south orientation and connectivity to the local network and nearby areas.

The level site ensure that dwelling heights are consistent thus reducing shadowing and bulk issues for the adjoining dwellings.

It is considered that the careful location of the double storey component, combined with the separation from the boundaries of the proposed dwellings will ensure that amenity impacts are well within reasonable limits. No unreasonable overshadowing occurs onto the surrounding properties.

Overall, the proposed redevelopment has suitably responded to the amenity considerations surrounding the site and would not unreasonably affect the current levels of amenity enjoyed by residents.

5.6 Internal Amenity

The dwellings have been designed to provide future residents with a high level of internal amenity.

It is submitted that the provision of sustainable development principles outlined in Clause 55 will ensure that the proposal provides occupants with a high level of amenity.

The proposed dwellings provide future occupants with a modern appearance with the convenience of a double storey townhouse. All rooms have adequate access to daylight and are of adequate size to ensure the internal layout of the proposed dwelling will meet the needs of future occupants.

6 Conclusion

The proposed development represents an appropriate response to the site and surrounding area and will provide additional housing in a highly sought-after location with excellent access to existing services and infrastructure. It also provides services needed to support new families in a convenient location.

The new dwellings and childcare centre are well designed in terms of having a quality appearance and providing visual interest along each of the facades, and also in terms of protecting the amenity of the adjoining properties.

The proposal provides a suitable response to the outcomes sought by the Greater Bendigo Planning Scheme for the following reasons:

- It advances objectives and strategies contained in the LPPF of the Greater Bendigo Planning Scheme in terms of housing diversity, urban design, neighbourhood character, traffic and car parking and amenity considerations.
- The proposed development has had appropriate regard to the potential for off-site amenity impacts.
- It provides a high level of amenity for future occupants of the development.

Accordingly, the proposed development is considered to be entirely appropriate and worthy of support.

SongBowdenPlanning

DEVELOPMENT SUMMARY

Dwelling	Type	Ground Fl (m²)	First Fl (m²)	Total Dwelling (m²)	S.P.O.S (m²)	Total - P.O.S (m²)	No. of Bedrooms
1	A	85	79	164	27	46	3
2	C	85	75	160	28	46	3
3	B	87	78	165	30.5	48.5	3
4	A	85	79	164	33	51	3
5	C	85	75	160	35	53	3
6	B	87	78	165	38	56	3
7	A	85	79	164	40	58	3
8	C	85	75	160	43	61	3
9	B	87	78	165	45	63	3
10	A	85	79	164	47	65	3
11	C	85	75	160	50	68	3
12	B	87	78	165	52	70	3
13	A	85	79	164	55	74	3
14	-	99	85	184	54	65	3
15	-	86	85	171	35	86.4	3
16	K	123	71	194	40	65	4
17	C	85	75	160	38	53	3
18	B	87	73	160	33	52	3
19	A	85	79	164	33	52	3
20	D	113	73	186	54	81	4
21	B	87	73	160	33	52	3
22	C	87	73	160	33	52	3
23	A	85	79	164	33	52	3
24	D	113	73	186	54	81	4
25	A	85	79	164	33	52	3
26	B	87	73	160	33	52	3
27	C	85	75	160	33	52	3
28	M	105	96	201	9	51	3
29	L	102	84	186	39	55	3
30	K	123	71	194	51	81.5	3
31	K	123	71	194	51	81.5	3
32	L	102	84	186	39	54.9	3
33	L	102	84	186	39	54.9	3
34	K	123	71	194	51	81.5	3
35	K	123	71	194	51	81.5	3
36	L	102	84	186	39	55	3
37	F	106	97	203	9	51	3
38	F	106	97	203	9	51	3
39	K	123	71	194	50	81.5	3
40	K	123	71	194	51	81.5	3
41	L	102	84	186	39	54	3
42	L	102	84	186	39	54	3
43	K	123	71	194	51	82.5	3
44	K	123	71	194	51	82.5	3
45	L	102	84	186	39	54.9	3
46	L	102	84	186	39	54.9	3
47	M	105	96	201	9	51	3
48	A	85	79	164	24	37	3
49	B	87	73	160	27	43	3
50	C	85	75	160	27	43	3
51	C	85	75	160	27	43	3
52	B	87	73	160	27	43	3
53	A	85	79	164	27	43	3
54	C	85	75	160	27	43	3
55	F	106	97	203	48	48	3
56	A	85	79	164	29	96	3
57	B	87	78	165	29	96	3
58	K	123	71	194	42	67	3
59	B	87	78	165	24	37	3
60	C	85	75	160	27	43	3
61	A	85	79	164	27	43	3
62	B	87	78	165	27	43	3
63	C	85	75	160	27	43	3
64	A	85	79	164	27	43	3
65	A	85	79	164	27	43	3
66	M	105	96	201	9	49	3
67	F	106	97	203	9	117	3
68	E	102	84	186	40	97	3
69	E	102	84	186	41	117	3
70	G	123	71	194	46	109	4
71	E	102	84	186	41	136	3
72	J	87	0	87	52	73	3
73	I	129		129	45	73.8	2
74	I	129		129	45	73.8	2
75	J	158		158	52	73	3
76	J	158		158	52	73	3
77	I	129		129	45	73.8	2
78	I	129		129	45	73.8	2
79	J	158		158	52	73	3
80	J	158		158	52	73	3
81	D	113	73	186	42	69	4
82	H	102	84	186	51	69	3
83	K	123	71	194	45	66	3

	m²	%
SITE - STAGE 1	30,417.50	100
SITE COVERAGE	9,328.13	30.70
SITE PERMEABILITY	10,570.84	34.75

Revision	Issue	Checked	Date
C	RFI Submission	SN	24.05.2019
E	RFI Submission	PG	17.07.2020

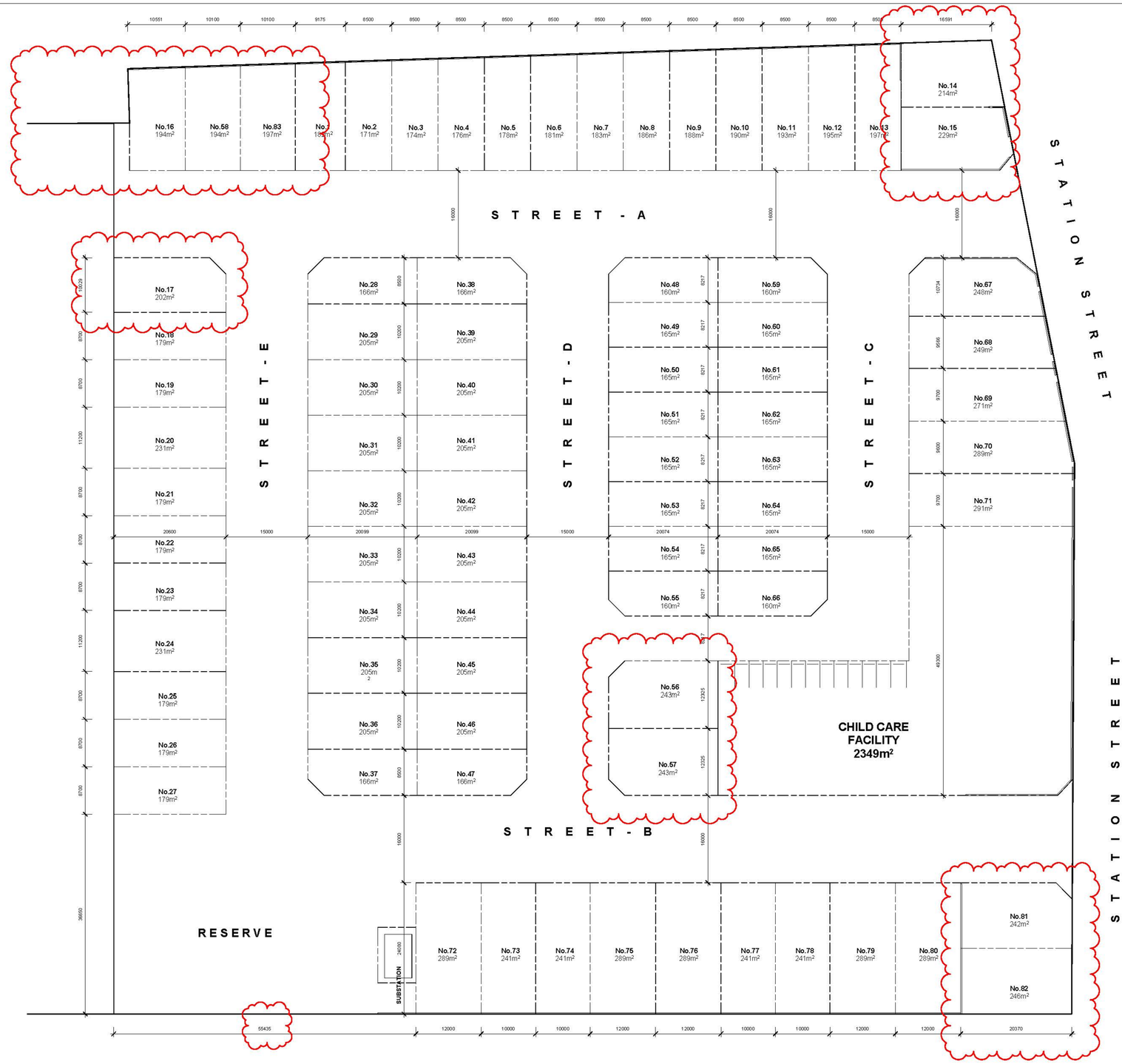
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PROJECT No: 18-005
TITLE: DEVELOPMENT SUMMARY
ADDRESS: 122 - 140 Midland Highway, Epsom
CLIENT: DR. BOMAN IRANI
DATE: 10.04.2018 | DRAWN: SN | SCALE: @A0 | REV: E | SHEET: TP00 | READY FOR ISSUE: TP
NORTH



Revision	Issue	Checked	Date
A	RFI Submission review	SN	20.12.2018
C	RFI Submission	SN	24.05.2019
E	RFI Submission	PG	17.07.2020

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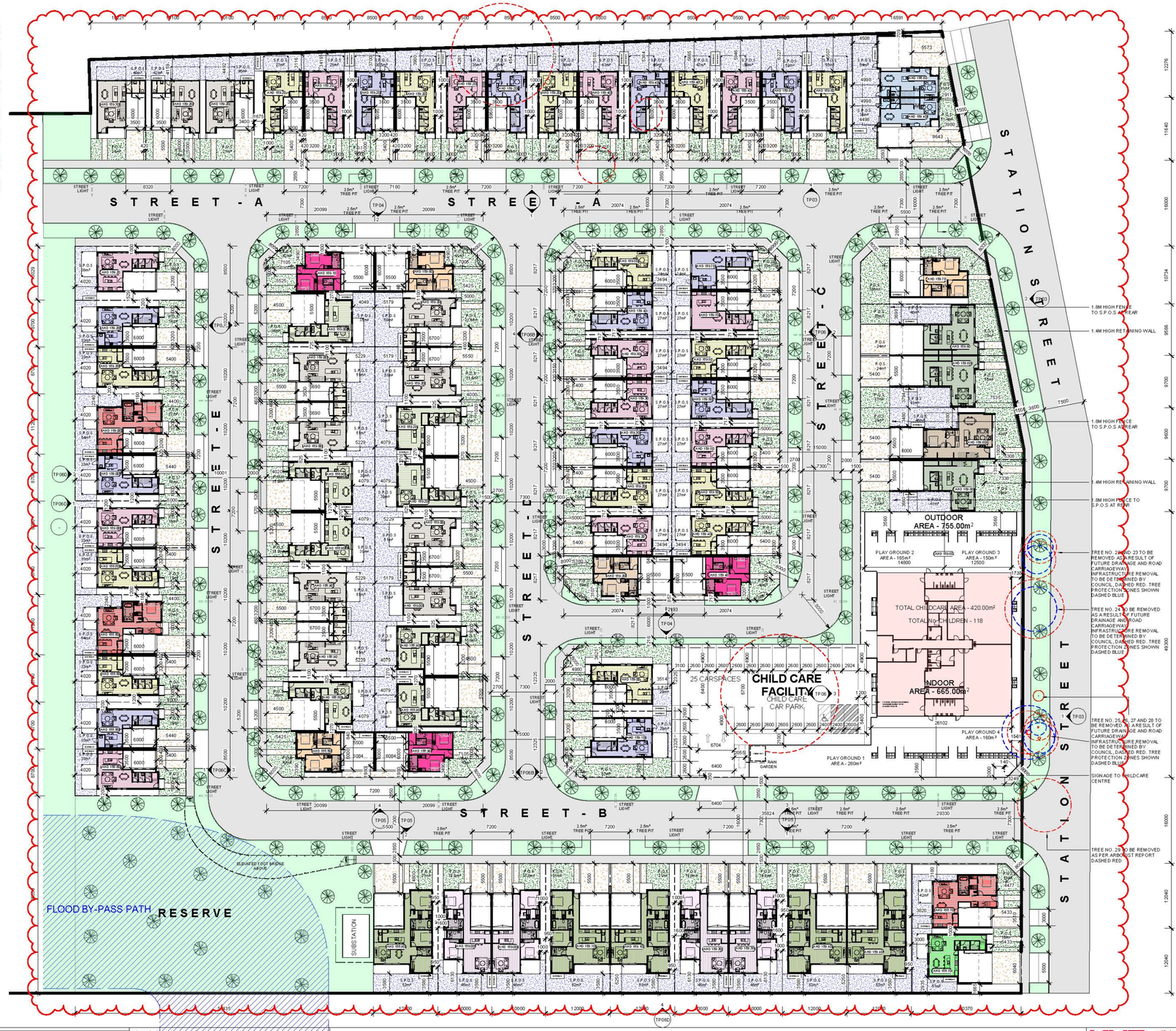
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ADDRESS: 122 - 140 Midland Highway, Epsom
CLIENT: DR. BOMAN IRANI

NORTH

DATE:	DRAWN:	SCALE:	REV:	SHEET:	REASON FOR ISSUE:
10.04.2018	SN	1 : 250@A0	E	PS01	TP

NOTES

- FENCING TO ALL SECLUDED PRIVATE OPEN SPACES TO BE MINIMUM 1.8M HIGH TIMBER PALING FENCES
- ALL GARAGE SIZES ARE AS FOLLOWS:
  SINGE GARAGE - 6.0M x 3.5M
  DOUBLE GARGE - 6M x 5.5M
- ALL TANDENM CARSPACES TO BE MINIMUM 5.4M IN LENGTH
- ALL HIGHLIGHT WINDOWS TO BE MINIMUM 1.7M ABOVE FINISHED FLOOR LEVEL
- *SERVICES* BOX ALLOWS FOR HWS AND 1000L RWT TO EACH DWELLING. 12000L RWT TO BE PROVIDED TO CHILDCARE CENTRE AS PER ESD REPORT.



BUILDING TYPE LEGEND

- TYPE A
- TYPE B
- TYPE C
- TYPE D
- TYPE E
- TYPE F
- TYPE G
- TYPE H
- TYPE I
- TYPE J
- TYPE K
- TYPE L
- TYPE M
- BESPOKE DWELLINGS
- CHILD CARE CENTRE

LEGEND

- TREE/ VEGETATION TO BE RETAINED
- TREE/ VEGETATION TO BE REMOVED
- TREE PROTECTION ZONE. REFER ARBORIST REPORT FOR SPECIFICATION
- OG - OBSCURE GLAZING TO 1.7M ABOVE FINISHED FLOOR LEVEL
- PRIVATE OPEN SPACE
- SECLUDED PRIVATE OPEN SPACE

Revision	Issue	Checked	Date
A	RFI Submission review	SN	20.12.2018
B	Flood by-pass path / Reserve	SN	15.05.2019
C	RFI Submission	SN	24.05.2019
E	RFI Submission	PG	17.07.2020

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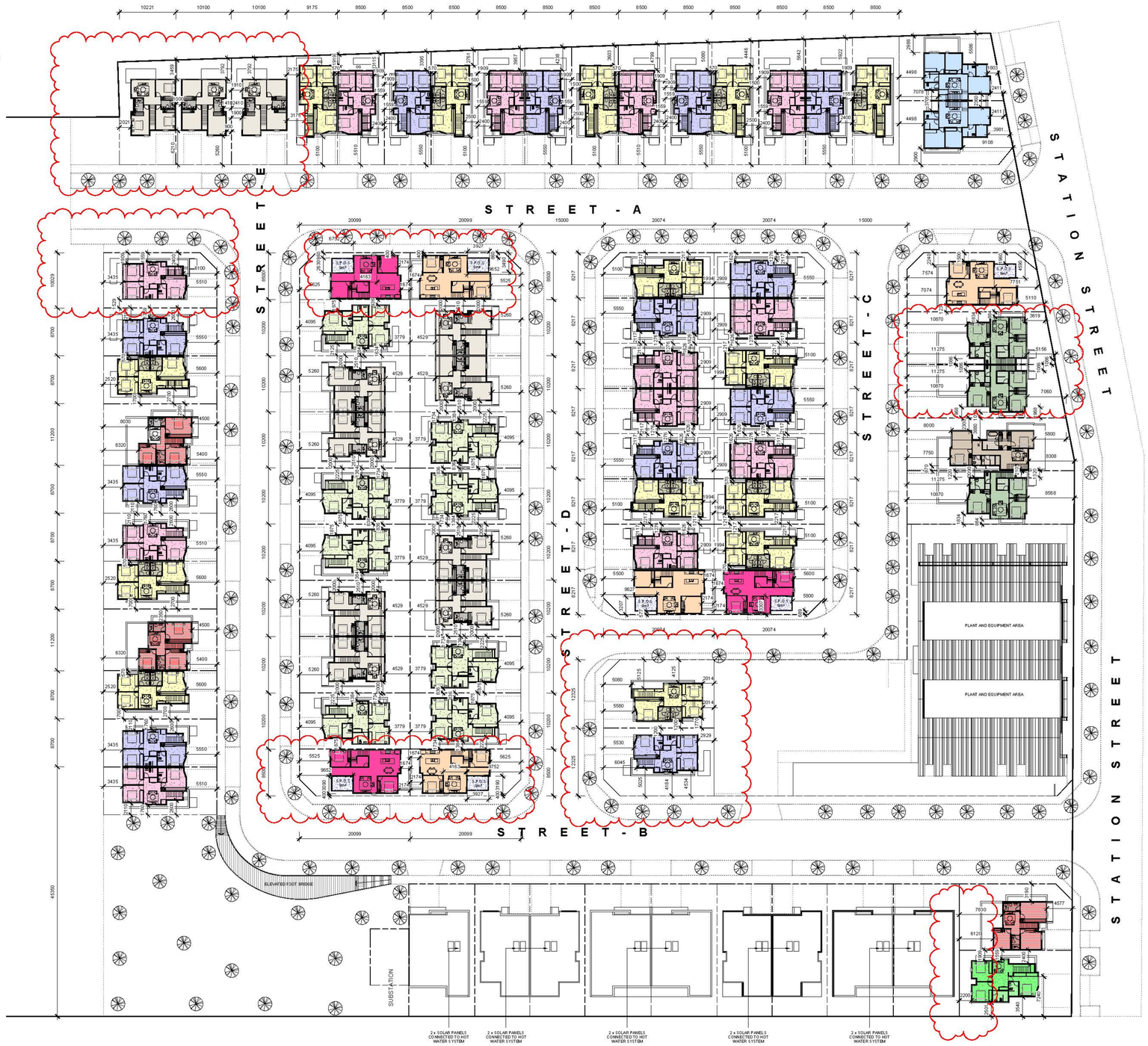
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CLIENT: DR. BOMAN IRANI

DATE:	DRAWN:	SCALE:	REV:	SHEET:	REASON FOR ISSUE:
25.08.2020	SN & TN	1 : 250@A0	E	TP01	TP

NORTH

NOTES

1. ALL HIGHLIGHT WINDOWS TO BE MINIMUM 1.7M ABOVE FINISHED FLOOR LEVEL
2. ALL OBSCURE GLAZED WINDOWS TO BE OBOURED TO 1.7M ABOVE FINISHED FLOOR LEVEL



BUILDING TYPE LEGEND

- TYPE A
- TYPE B
- TYPE C
- TYPE D
- TYPE E
- TYPE F
- TYPE G
- TYPE H
- TYPE I
- TYPE J
- TYPE K
- TYPE L
- TYPE M
- BESPOKE DWELLINGS

Revision	Issue	Checked	Date
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C	RFI Submission	SN	24.05.2019
E	RFI Submission	PG	17.07.2020

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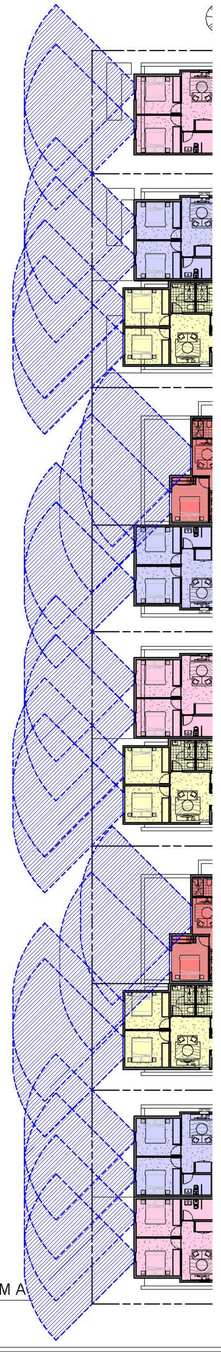
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10.04.2018	SN & TN	1 : 250@A0	E	TP02	TP



A DIAGRAM A
1 : 150



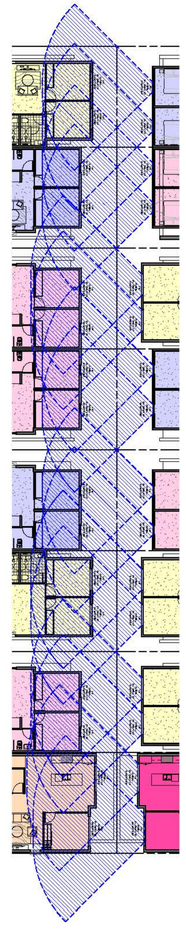
B.1 DIAGRAM B - RIGHT LEFT
1 : 150



B.2 DIAGRAM B - LEFT SIDE
1 : 150



C.1 DIAGRAM C - LEFT SIDE
1 : 150



C.2 DIAGRAM C - RIGHT SIDE
1 : 150

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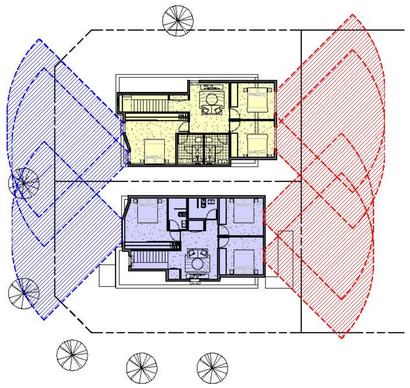
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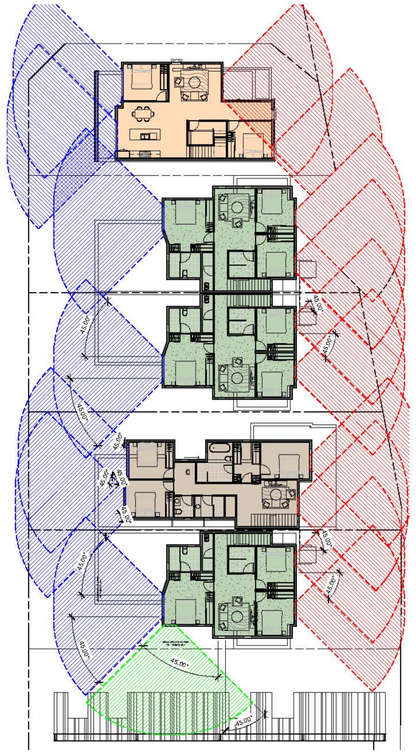
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ADDRESS: 122 - 140 Midland Highway, Epsom
CLIENT: DR. BOMAN IRANI

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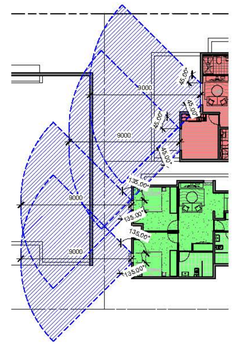
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10.04.2018	SN	1 : 150@A0		TP02 B	TP



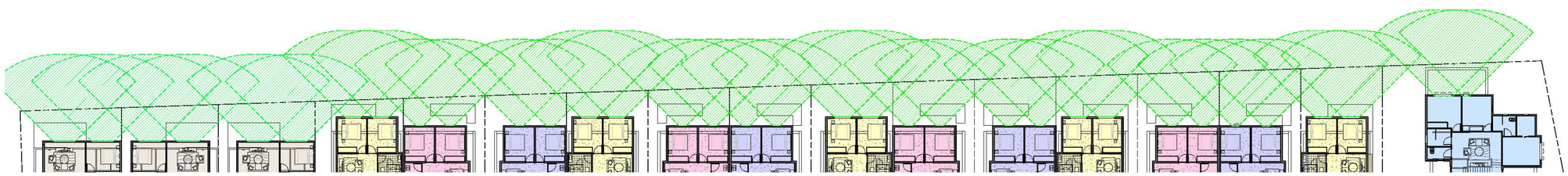
D DIAGRAM D
1 : 150



E DIAGRAM E
1 : 150



F DIAGRAM F
1 : 150



G DIAGRAM G
1 : 150

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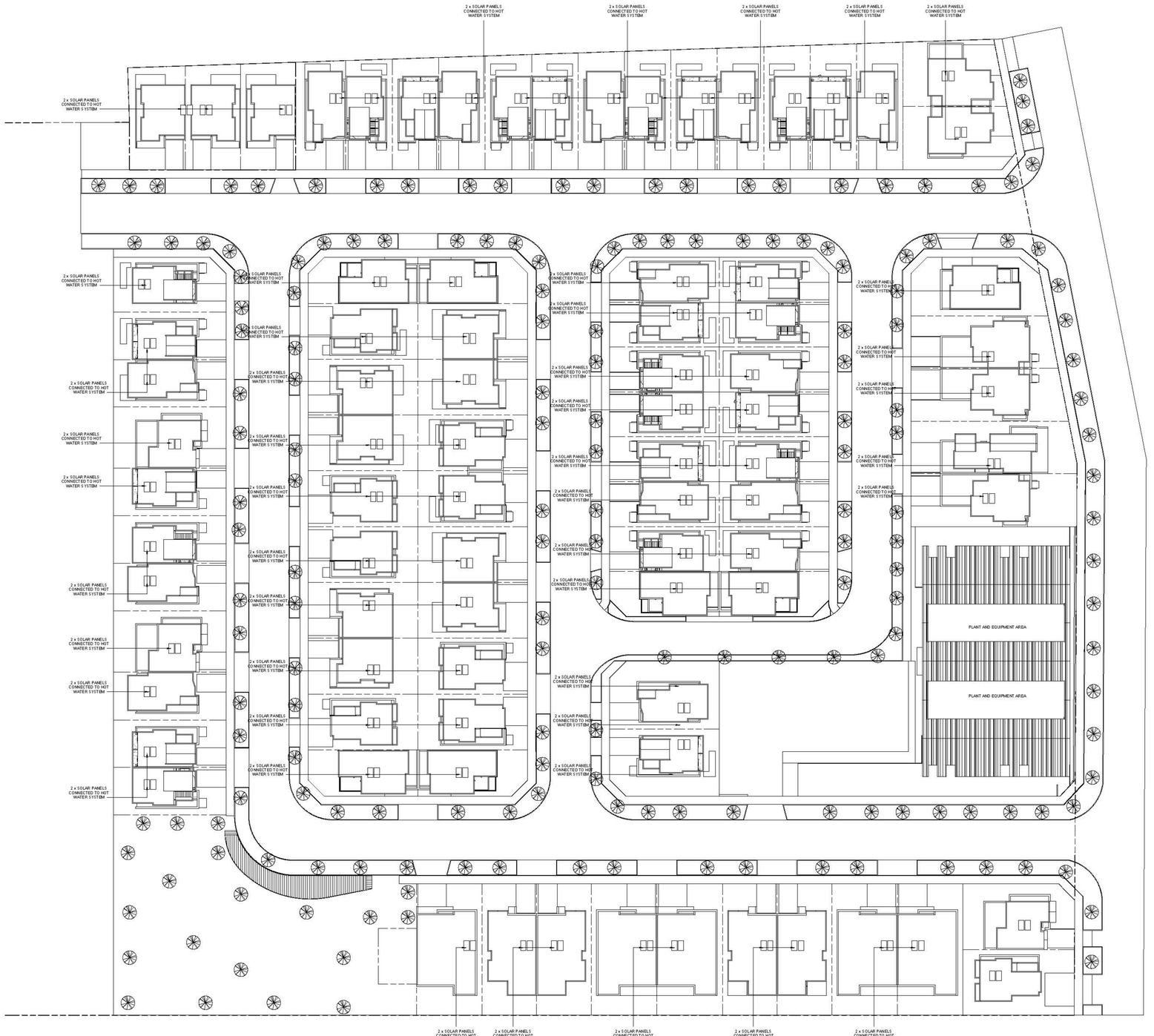
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CLIENT: DR. BOMAN IRANI

NORTH

DATE:	DRAWN:	SCALE:	REV:	SHEET:	REASON FOR ISSUE:
10.04.2018	SN	1 : 150@A0		TP02 C	TP



Revision	Issue	Checked	Date

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SK - SCHEMATIC DESIGN
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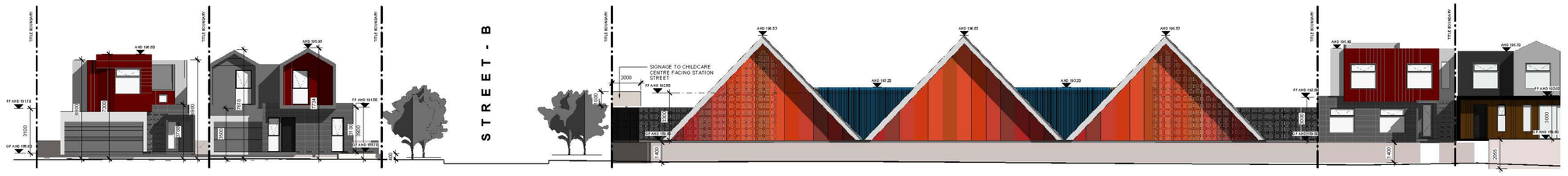
KUD
Kovalistic Urban Design
Kovalistic urban & interior planning & branding design consultants
T / F+ 76 Belmont Street, Cremorne 3121 - Vic.
M 0412 345 678
M 0 417 7429 4701
enquiries@kud.com.au www.kud.com.au

PROJECT No: 18-005

TITLE:
ROOF PLAN
ADDRESS:
122 - 140 Midland Highway, Epsom
CLIENT:
DR. BOMAN IRANI

NORTH

DATE:	DRAWN:	SCALE:	REV:	SHEET:	REASON FOR ISSUE:
10.04.2018	SN	1 : 250@A0		TP02 D	TP



1 STATION ST - EAST
1 : 100



2 STATION ST - EAST Cont.
1 : 100



3 STREET A - NORTH
1 : 100



4 STREET A - NORTH Cont.
1 : 100

Revision	Issue	Checked	Date
A	RFI Submission review	SN	20.12.2018
C	RFI Submission	SN	24.05.2019
D	RFI Submission	FT/TN	25.03.2020
E	RFI Submission	PG	17.07.2020

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DD - DESIGN DEVELOPMENT

RFI Submission

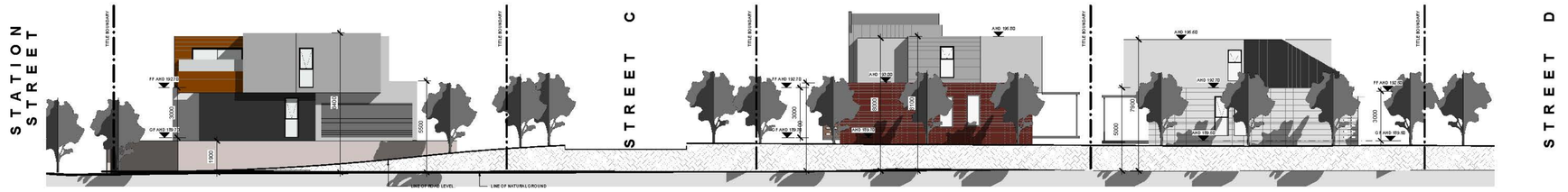
certificate holder planning consultants pty ltd
Suite 2b, 2a Balmain Street, Cremorne VIC 3121
t. 03 9421 4710
f. 613 7429 4710
info@kud.com.au www.kud.com.au

PROJECT No: 18-005

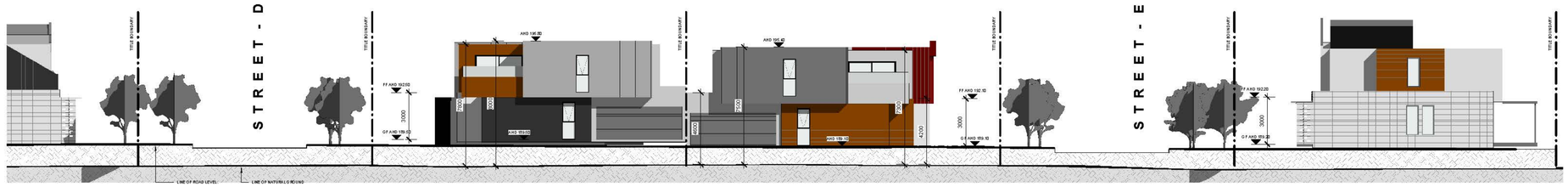
TITLE: STREETSCAPE ELEVATIONS
ADDRESS: 122 - 140 Midland Highway, Epsom
CLIENT: DR. BOMAN IRANI

NORTH

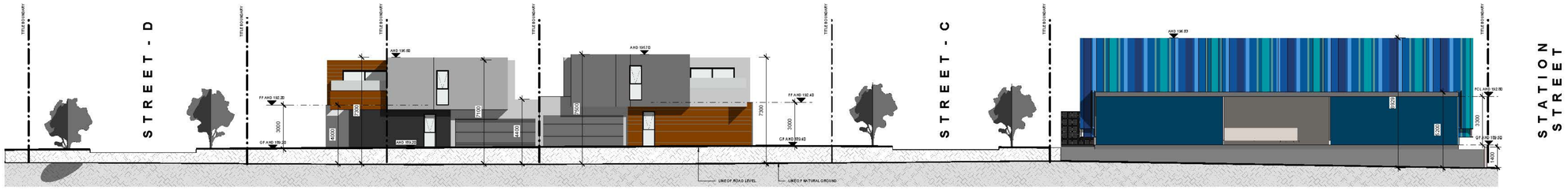
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10.04.2018	SN & TN	1 : 100@A0	E	TP03	TP



1 STREET A - SOUTH
1 : 100



2 STREET A - SOUTH Cont.
1 : 100



3 R.O.W - NORTH
1 : 100



4 R.O.W - SOUTH
1 : 100

Revision	Issue	Checked	Date
A	RFI Submission review	SN	20.12.2018
C	RFI Submission	SN	24.05.2019
E	RFI Submission	PG	17.07.2020

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DD - DESIGN DEVELOPMENT

RFI Submission

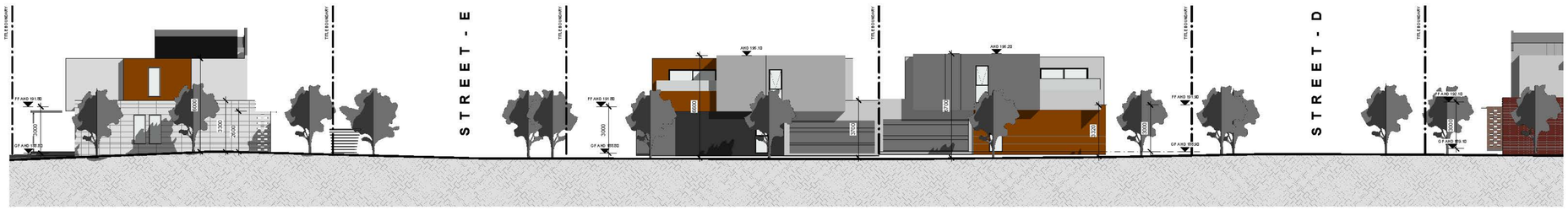
KUD
architecture interior planning urban design
1,7-11 St Kilda Road, Melbourne VIC 3004
ABN 11 142 7427 4731
info@kud.com.au www.kud.com.au

PROJECT No: 18-005

TITLE: STREETSCAPE ELEVATIONS
ADDRESS: 122 - 140 Midland Highway, Epsom
CLIENT: DR. BOMAN IRANI

NORTH

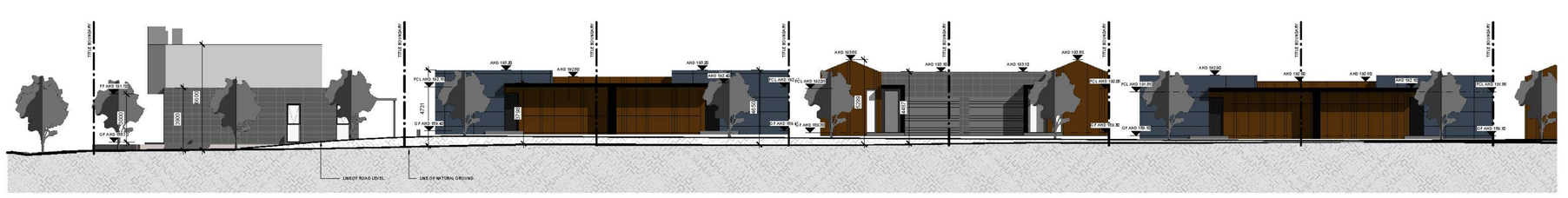
DATE	DRAWN:	SCALE:	REV:	SHEET:	REASON FOR ISSUE:
10.04.2018	SN	1: 100@A0	E	TP04	TP



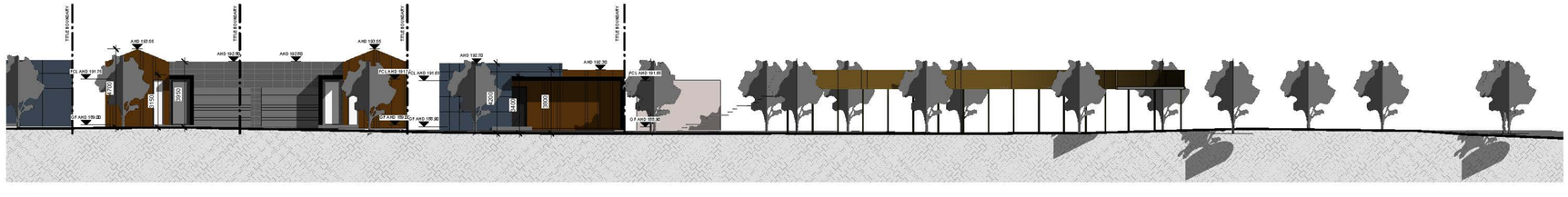
4 STREET B - NORTH
1 : 100



3 STREET B - NORTH Cont.
1 : 100



1 STREET B - SOUTH
1 : 100



2 STREET B - SOUTH Cont.
1 : 100

Revision	Issue	Checked	Date
A	RFI Submission review	SN	20.12.2018
C	RFI Submission	SN	24.05.2019
E	RFI Submission	PG	17.07.2020

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TI - TENDER ISSUE-NOT FOR CONSTRUCTION
TP - TOWN PLANNING
SK - SCHEMATIC DESIGN
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RFI Submission

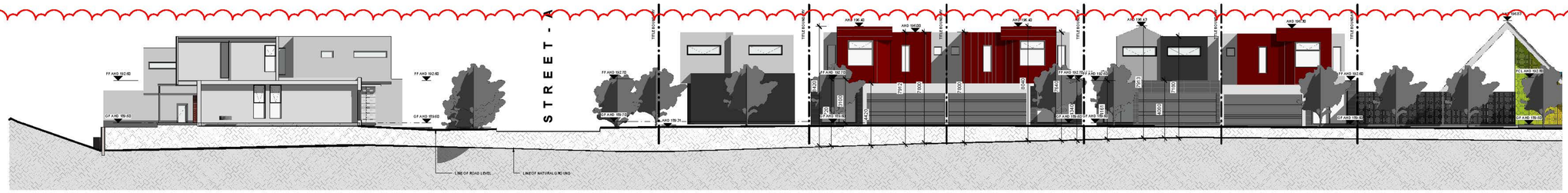
KUD
architecture interior planning urbandesign consultants
L 1 A - 71 Balmain Street, Cremorne 3121 - Vic
T 03 9421 1777
F 9 415 7427 ATH
enquiries@kud.com.au www.kud.com.au

PROJECT No: 18-005

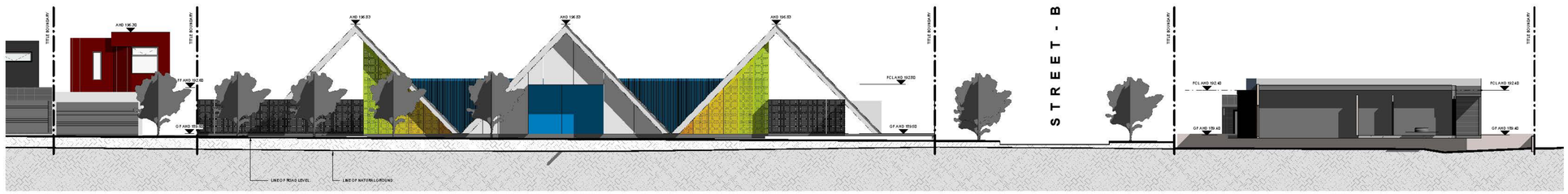
TITLE: STREETSCAPE ELEVATIONS
ADDRESS: 122 - 140 Midland Highway, Epsom
CLIENT: DR. BOMAN IRANI

NORTH

DATE:	DRAWN:	SCALE:	REV:	SHEET:	REASON FOR ISSUE:
10.04.2018	SN	1 : 100@A0	E	TP05	TP



2 STREET C - WEST
1 : 100



3 STREET C - WEST Cont.
1 : 100



4 STREET C - EAST
1 : 100



1 STREET C - EAST Cont.
1 : 100

Revision	Issue	Checked	Date
A	RFI Submission review	SN	20.12.2018
C	RFI Submission	SN	24.05.2019
E	RFI Submission	PG	17.07.2020

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RFI Submission

kud
kovalaski urban design
certificate holder planning urbandesign.com.au#1
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t 03 9427 4700
e 03 9427 4701
info@kud.com.au www.kud.com.au

PROJECT No: 18-005

TITLE:
STREETSCAPE ELEVATIONS
ADDRESS:
122 - 140 Midland Highway, Epsom
CLIENT:
DR. BOMAN IRANI

NORTH

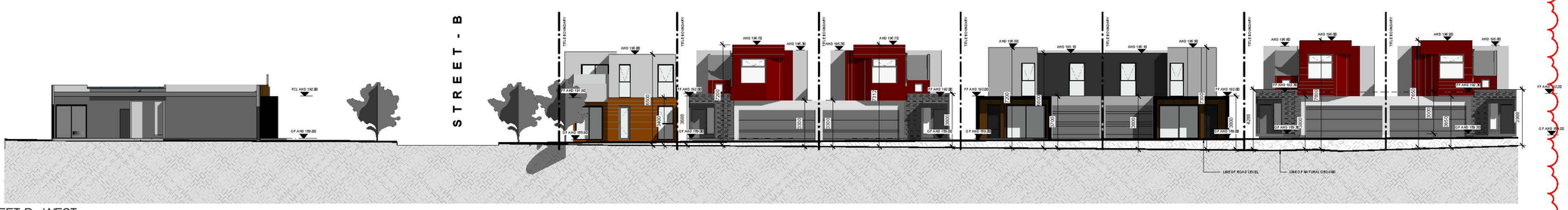
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10.04.2018	SN	1 : 100@A0	E	TP06	TP



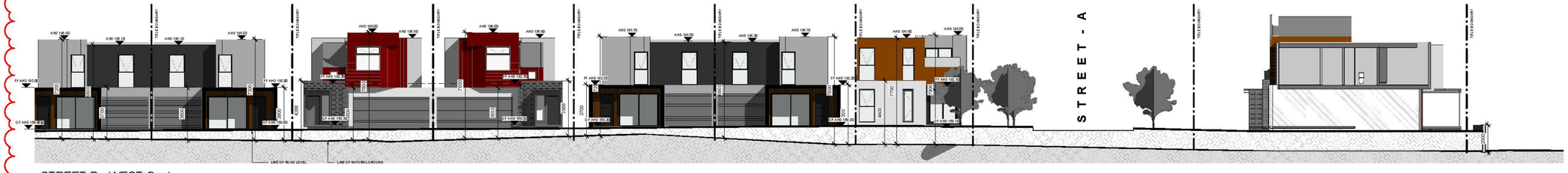
1 STREET D - EAST
1 : 100



2 STREET D - EAST Cont.
1 : 100



3 STREET D - WEST
1 : 100



4 STREET D - WEST Cont.
1 : 100

Revision	Issue	Checked	Date
A	RFI Submission review	SN	20.12.2018
C	RFI Submission	SN	24.05.2019
E	RFI Submission	PG	17.07.2020

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RFI Submission

KUD architecture interior planning urbandesign consultants
L7a - 75 Sturton Street, Cremorne 3121 - Vic Australia
T + 613 9421 4711
studio@kud.com.au www.kud.com.au

PROJECT No: 18-005

TITLE: STREETSCAPE ELEVATIONS
ADDRESS: 122 - 140 Midland Highway, Epsom
CLIENT: DR. BOMAN IRANI

NORTH

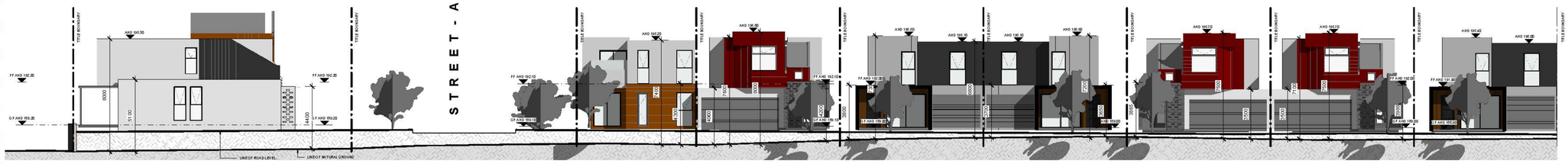
DATE:	DRAWN:	SCALE:	REV:	SHEET:	REASON FOR ISSUE:
10.04.2018	SN	1 : 100@A0	E	TP06B	TP



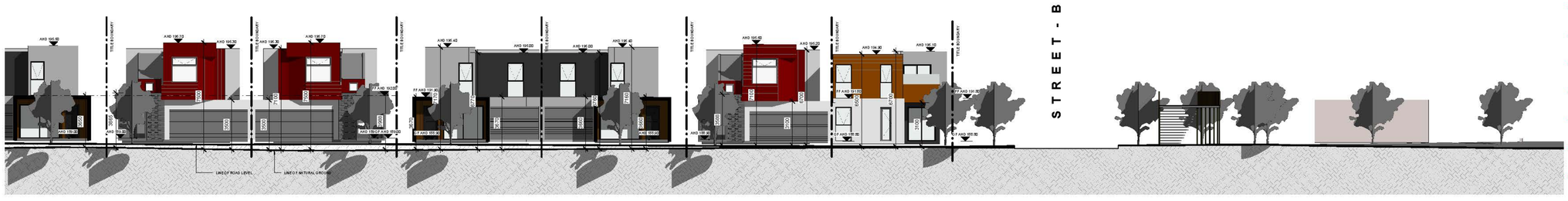
1 STREET E - EAST
1 : 100



2 STREET E - EAST cont.
1 : 100



3 STREET E - WEST
1 : 100



4 STREET E - WEST cont.
1 : 100

Revision	Issue	Checked	Date
A	RFI Submission review	SN	20.12.2018
C	RFI Submission	SN	24.05.2019
E	RFI Submission	PG	17.07.2020

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RFI Submission

KUD
architecture interior planning urban design
1,7 / 71 Balmain Street, Cremorne VIC 3121
ABN 83 142 687 470
info@kud.com.au www.kud.com.au

PROJECT No: 18-005

TITLE: STREETSCAPE ELEVATIONS
ADDRESS: 122 - 140 Midland Highway, Epsom
CLIENT: DR. BOMAN IRANI

NORTH

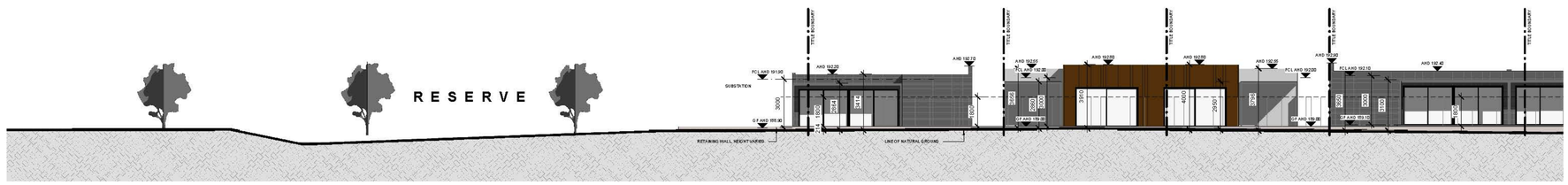
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10.04.2018	Author	1 : 100@A0	E	TP06C	TP



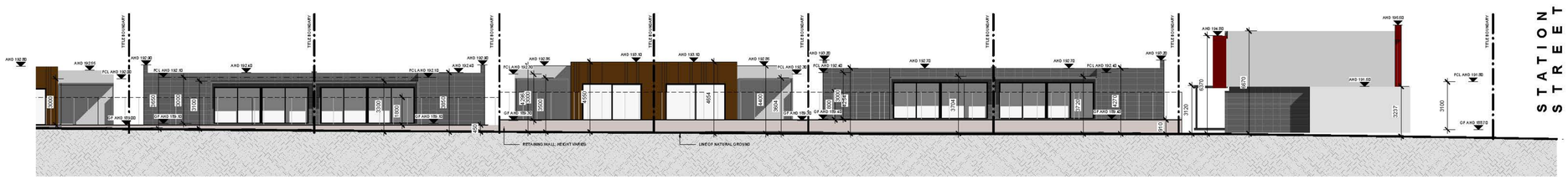
1 WEST ELEVATION
1 : 100



2 WEST ELEVATION Cont.
1 : 100



3 SOUTH ELEVATION
1 : 100



4 SOUTH ELEVATION Cont.
1 : 100

Revision	Issue	Checked	Date
E	RFI Submission	PG	17.07.2020

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RFI Submission

KUD CONSULTING ENGINEERS
certificate holder planning urban design civil works
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t 03 9421 4700
f+ 613 9429 4701
enquiries@kud.com.au www.kud.com.au

PROJECT No: 18-005

TITLE: REAR ELEVATIONS
ADDRESS: 122 - 140 Midland Highway, Epsom
CLIENT: DR. BOMAN IRANI

NORTH

DATE:	DRAWN:	SCALE:	REV:	SHEET:	REASON FOR ISSUE:
10.04.2018	SN	1 : 100@A0	E	TP06D	TP



1 NORTH ELEVATION
1 : 100



2 NORTH ELEVATION cont.1
1 : 100

Revision	Issue	Checked	Date
E	RFI Submission	PG	17.07.2020

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RFI Submission

KUD kavellaris urban design
architecture interior planning urban design project directors
L1+, 76 Bathurst Street, Gardenvale VIC 3185 - Vic
Australia
T + 613 9429 4733
enquiries@kud.com.au www.kud.com.au

PROJECT No: 18-005

TITLE: REAR ELEVATIONS
ADDRESS: 122 - 140 Midland Highway, Epsom
CLIENT: DR. BOMAN IRANI

DATE	DRAWN	SCALE	REV.	SHEET	REASON FOR ISSUE
25.08.2020	PG	1 : 100@A0	E	TP06E	TP

NORTH



1 - WHITE COLOURED BRICKS IN STACK BOND COURSE



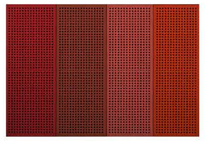
5 - BLACK RENDER FINISH



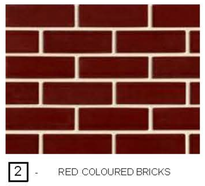
9 - WEATHERBOARD CLADDING WITH BLACK PAINT FINISH



13 - ROOFING SHEETING WITH GREY PAINT FINISH



17 - PERFORATED METAL CLADDING WITH HUE OF RED PAINT FINISH



2 - RED COLOURED BRICKS



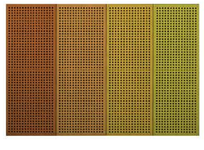
6 - WHITE PAINT FINISH



10 - WEATHERBOARD CLADDING WITH GREY PAINT FINISH



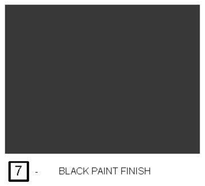
14 - METAL CLADDING WITH HUE OF RED PAINT FINISH



18 - PERFORATED METAL CLADDING WITH HUE OF YELLOW PAINT FINISH



3 - CHARCOAL COLOURED BRICK IN STACK BOND COURSE



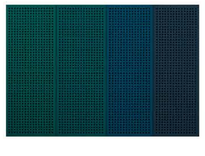
7 - BLACK PAINT FINISH



11 - WEATHERBOARD CLADDING WITH RED PAINT FINISH



15 - METAL CLADDING WITH HUE OF YELLOW PAINT FINISH



19 - PERFORATED METAL CLADDING WITH HUE OF BLUE PAINT FINISH



4 - WHITE RENDER FINISH



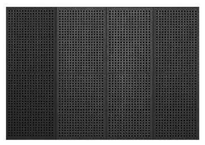
8 - GREY PAINT FINISH



12 - WEATHERBOARD CLADDING WITH BROWN PAINT FINISH



16 - METAL CLADDING WITH HUE OF BLUE PAINT FINISH



20 - PERFORATED METAL CLADDING WITH BLACK PAINT FINISH



21 - BLUESTONE TILES



22 - FIBRE CEMENT SHEETING WITH PAINT FINISH

Revision	Issue	Checked	Date
A	RFI Submission review	SN	20.12.2018
C	RFI Submission	SN	24.05.2019

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DRAWING LEGEND:
WD - WORKING DRAWINGS
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TP - TOWN PLANNING
SK - SCHEMATIC DESIGN
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RFI Submission

KUD architecture interior planning urbandesign consultants
L7A - 71 Balmain Street, Cremorne 3121 - Vic Australia
t + 613 7477 4722
studio@kud.com.au www.kud.com.au

PROJECT No: 18-005

TITLE: MATERIAL SCHEDULE
ADDRESS: 122 - 140 Midland Highway, Epsom
CLIENT: DR. BOMAN IRANI

NORTH

DATE:	DRAWN:	SCALE:	REV:	SHEET:	REASON FOR ISSUE:
10.04.2018	SN	@A0	C	TP07	TP



Revision	Issue	Checked	Date
A	RFI Submission review	SN	20.12.2018
C	RFI Submission	SN	24.05.2019

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DD - DESIGN DEVELOPMENT

RFI Submission

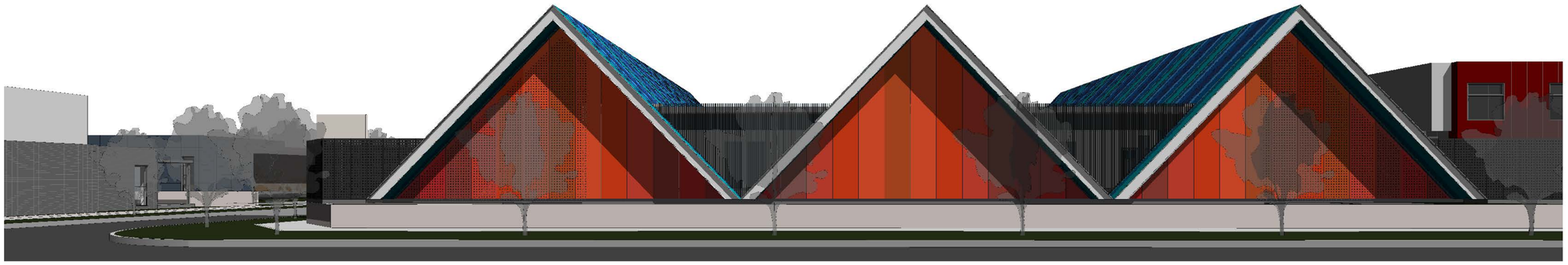
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1/14 - 16 Kalmia Street, Ascot, Vic 3183 - Vic
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enquiries@kud.com.au www.kud.com.au

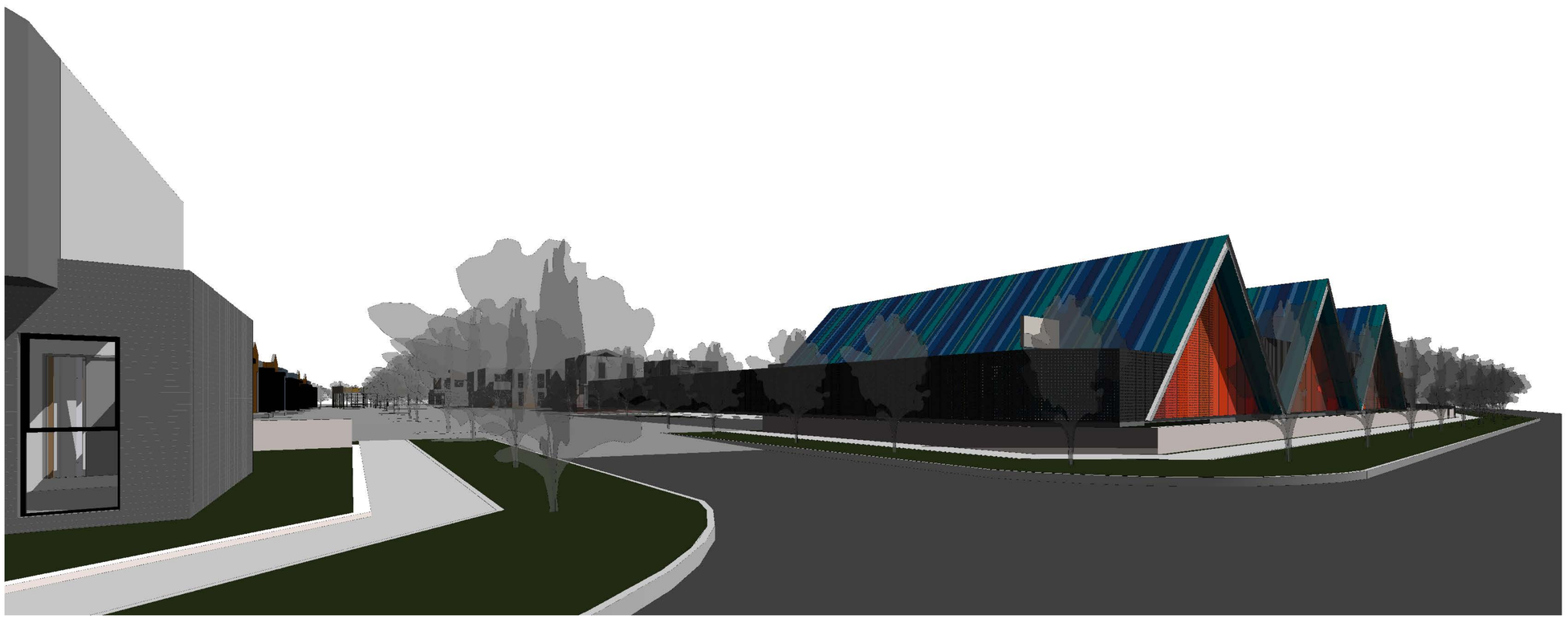
PROJECT No: 18-005

TITLE: AXONOMETRIC VIEW
ADDRESS: 122 - 140 Midland Highway, Epsom
CLIENT: DR. BOMAN IRANI

NORTH

DATE	DRAWN:	SCALE:	REV:	SHEET:	REASON FOR ISSUE:
10.04.2018	SN & TN	@A0	C	TP08	TP





Revision	Issue	Checked	Date
A	RFI Submission review	SN	20.12.2018
C	RFI Submission	SN	24.05.2019

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PROJECT No: 18-005

TITLE: VIEWS
ADDRESS: 122 - 140 Midland Highway, Epsom
CLIENT: DR. BOMAN IRANI

NORTH

DATE:	DRAWN:	SCALE:	REV:	SHEET:	REASON FOR ISSUE:
10.04.2018	SN & TN	@A0	C	TP09	TP





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A	RFI Submission review	SN	20.12.2018
C	RFI Submission	SN	24.05.2019

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RFI Submission

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kavakatis@kud.com.au www.kud.com.au

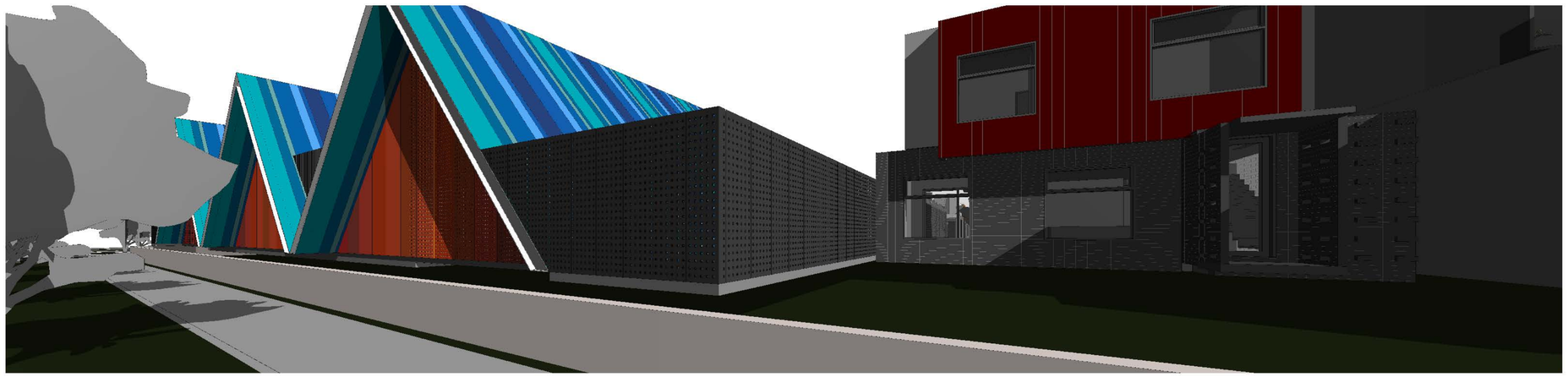
PROJECT No: 18-005

TITLE: VIEWS
ADDRESS: 122 - 140 Midland Highway, Epsom
CLIENT: DR. BOMAN IRANI

NORTH

DATE:	DRAWN:	SCALE:	REV:	SHEET:	REASON FOR ISSUE:
10.04.2018	SN & TN	@A0	C	TP10	TP





Revision	Issue	Checked	Date
A	RFI Submission review	SN	20.12.2018
C	RFI Submission	SN	24.05.2019

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RFI Submission

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enquiries@kud.comau www.kud.comau

PROJECT No: 18-005

TITLE: VIEWS
ADDRESS: 122 - 140 Midland Highway, Epsom
CLIENT: DR. BOMAN IRANI

NORTH

DATE	DRAWN	SCALE	REV.	SHEET	REASON FOR ISSUE
10.04.2018	SN & TN	@A0	C	TP11	TP





Revision	Issue	Checked	Date
A	RFI Submission review	SN	20.12.2018
C	RFI Submission	SN	24.05.2019

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RFI Submission

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L7+ - 71 Bolman Street, Cremorne 3121 - Vic
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PROJECT No: 18-005

TITLE:
VIEWS
ADDRESS:
122 - 140 Midland Highway, Epsom
CLIENT:
DR. BOMAN IRANI

NORTH

DATE:	DRAWN:	SCALE:	REV:	SHEET:	REASON FOR ISSUE:
10.04.2018	SN & TN	@A0	C	TP12	TP





Revision	Issue	Checked	Date
A	RFI Submission review	SN	20.12.2018
C	RFI Submission	SN	24.05.2019

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RFI Submission

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PROJECT No: 18-005

TITLE: VIEWS
ADDRESS: 122 - 140 Midland Highway, Epsom
CLIENT: DR. BOMAN IRANI

NORTH

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10.04.2018	SN & TN	@A0	C	TP13	TP



SOLAR STUDY TAKEN DURING SPRING EQUINOX SEPTEMBER 22ND

Revision	Issue	Checked	Date
A	RFI Submission review	SN	20.12.2018
C	RFI Submission	SN	24.05.2019
E	RFI Submission	PG	17.07.2020

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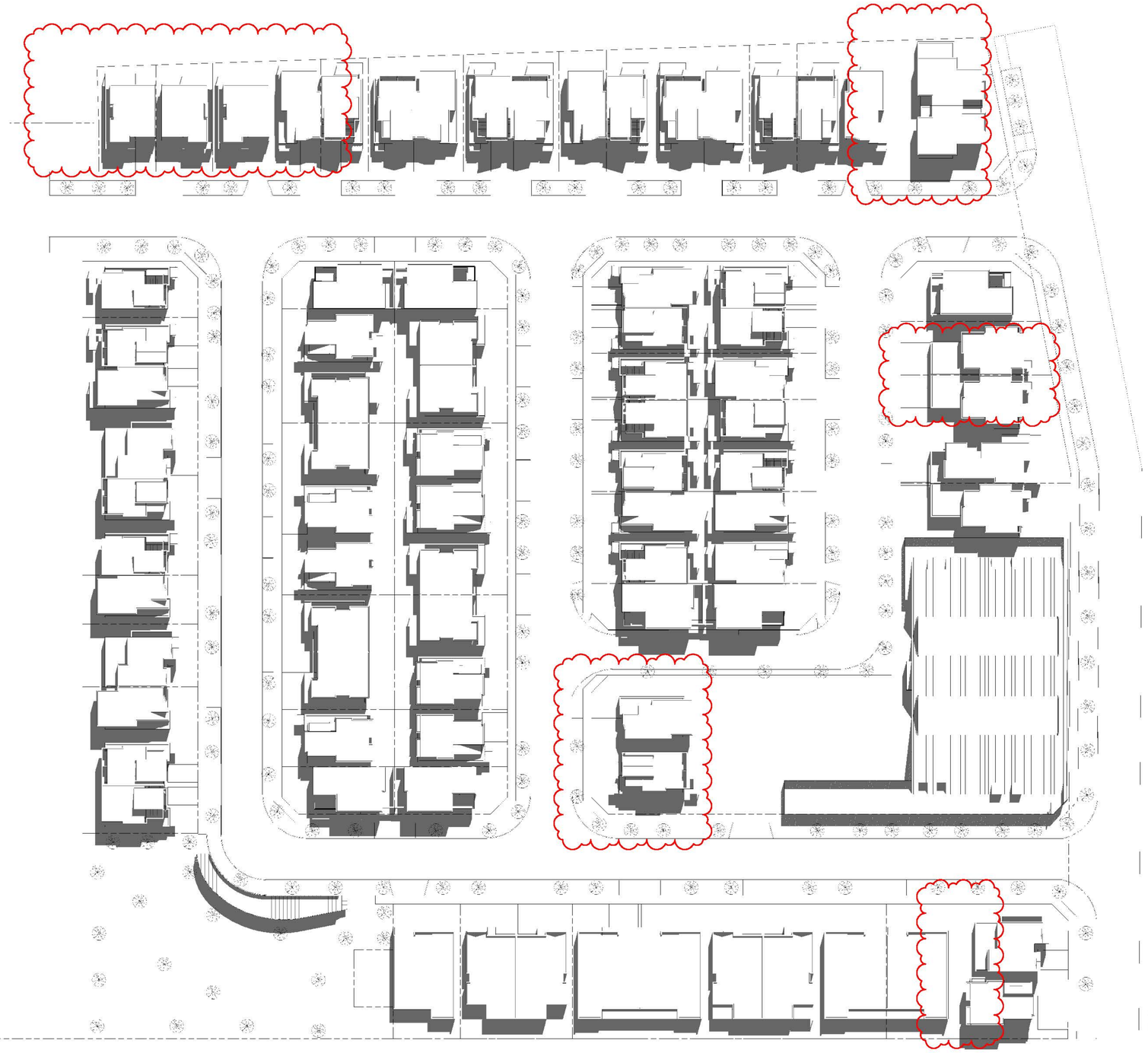
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T+ 613 9421 4711
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PROJECT No: 18-005

TITLE
SAM SHADOW DIAGRAM
ADDRESS:
122 - 140 Midland Highway, Epsom
CLIENT:
DR. BOMAN IRANI

DATE	DRAWN	SCALE	REV.	SHEET	REASON FOR ISSUE
10.04.2018	SN & TN	1 : 250@A0	E	SD01	TP

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SOLAR STUDY TAKEN DURING SPRING
EQUINOX SEPTEMBER 22ND

Revision	Issue	Checked	Date
A	RFI Submission review	SN	20.12.2018
C	RFI Submission	SN	24.05.2019
E	RFI Submission	PG	17.07.2020

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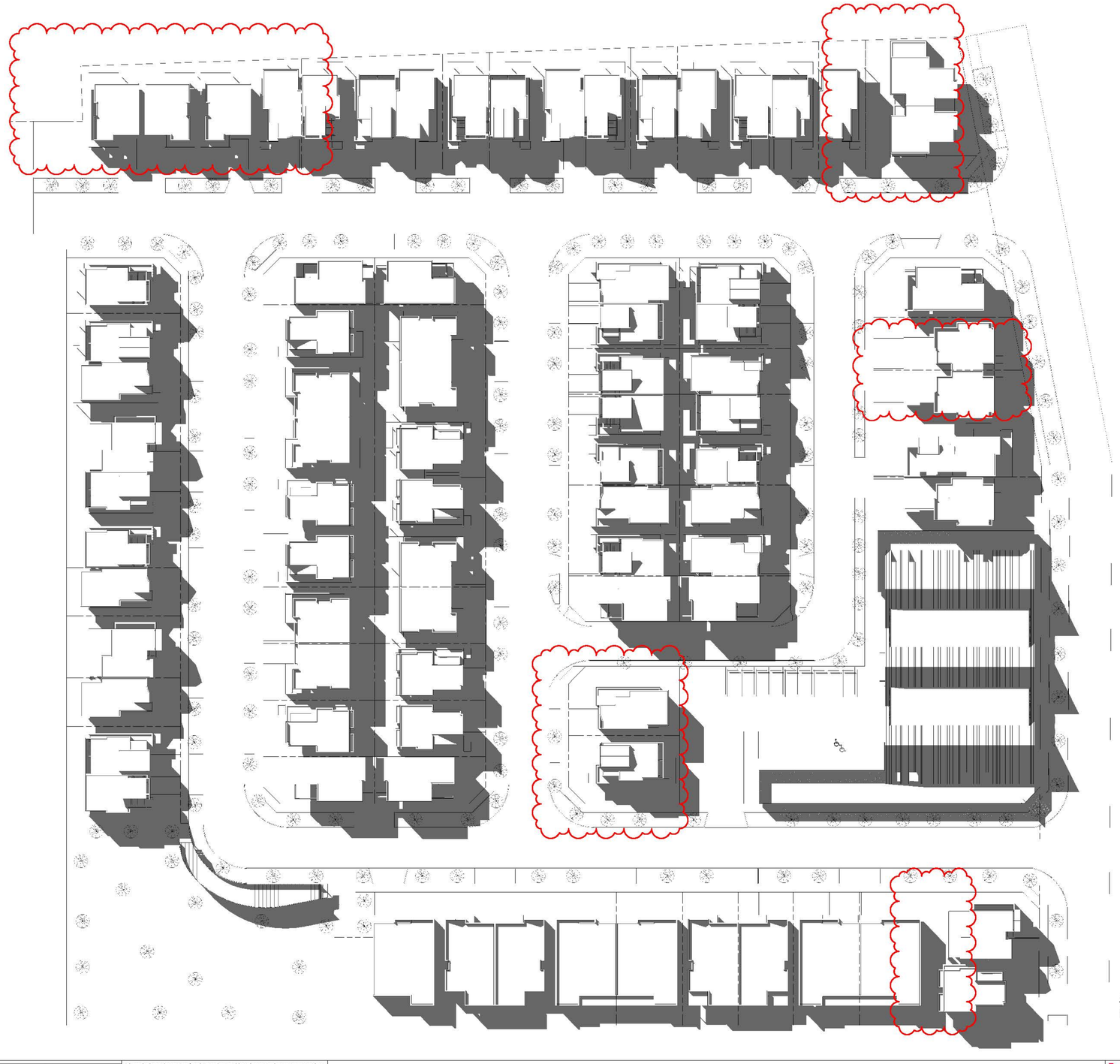
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1,7 / 71 Balmain West, Cremorne 3121 - Vic.
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E kud@kud.com.au www.kud.com.au

PROJECT No: 18-005

TITLE:
12PM SHADOW DIAGRAM
ADDRESS:
122 - 140 Midland Highway, Epsom
CLIENT:
DR. BOMAN IRANI

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DATE:	DRAWN:	SCALE:	REV:	SHEET:	READ ON FOR ISSUE:
10.04.2018	Author	1 : 250@A0	E	SD02	TP



SOLAR STUDY TAKEN DURING SPRING EQUINOX SEPTEMBER 22ND

Revision	Issue	Checked	Date
A	RFI Submission review	SN	20.12.2018
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RFI Submission

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PROJECT No: 18-005

TITLE
3PM SHADOW DIAGRAM
ADDRESS:
122 - 140 Midland Highway, Epsom
CLIENT:
DR. BOMAN IRANI

DATE	DRAWN:	SCALE	REV.	SHEET:	REASON FOR ISSUE:
10.04.2018	Author	1 : 250@A0	E	SD03	TP

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SOLAR STUDY TAKEN DURING SPRING
EQUINOX SEPTEMBER 22ND

Revision	Issue	Checked	Date
A	RFI Submission review	SN	20.12.2018
C	RFI Submission	SN	24.05.2019
E	RFI Submission	PG	17.07.2020

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RFI Submission

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PROJECT No: 18-005

TITLE: 10AM SHADOW DIAGRAM
ADDRESS: 122 - 140 Midland Highway, Epsom
CLIENT: DR. BOMAN IRANI

DATE:	DRAWN:	SCALE:	REV:	SHEET:	REASON FOR ISSUE:
10.04.2018	SN & TN	1 : 250@A0	E	SD04	TP

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EQUINOX SEPTEMBER 22ND

Revision	Issue	Checked	Date
A	RFI Submission review	SN	20.12.2018
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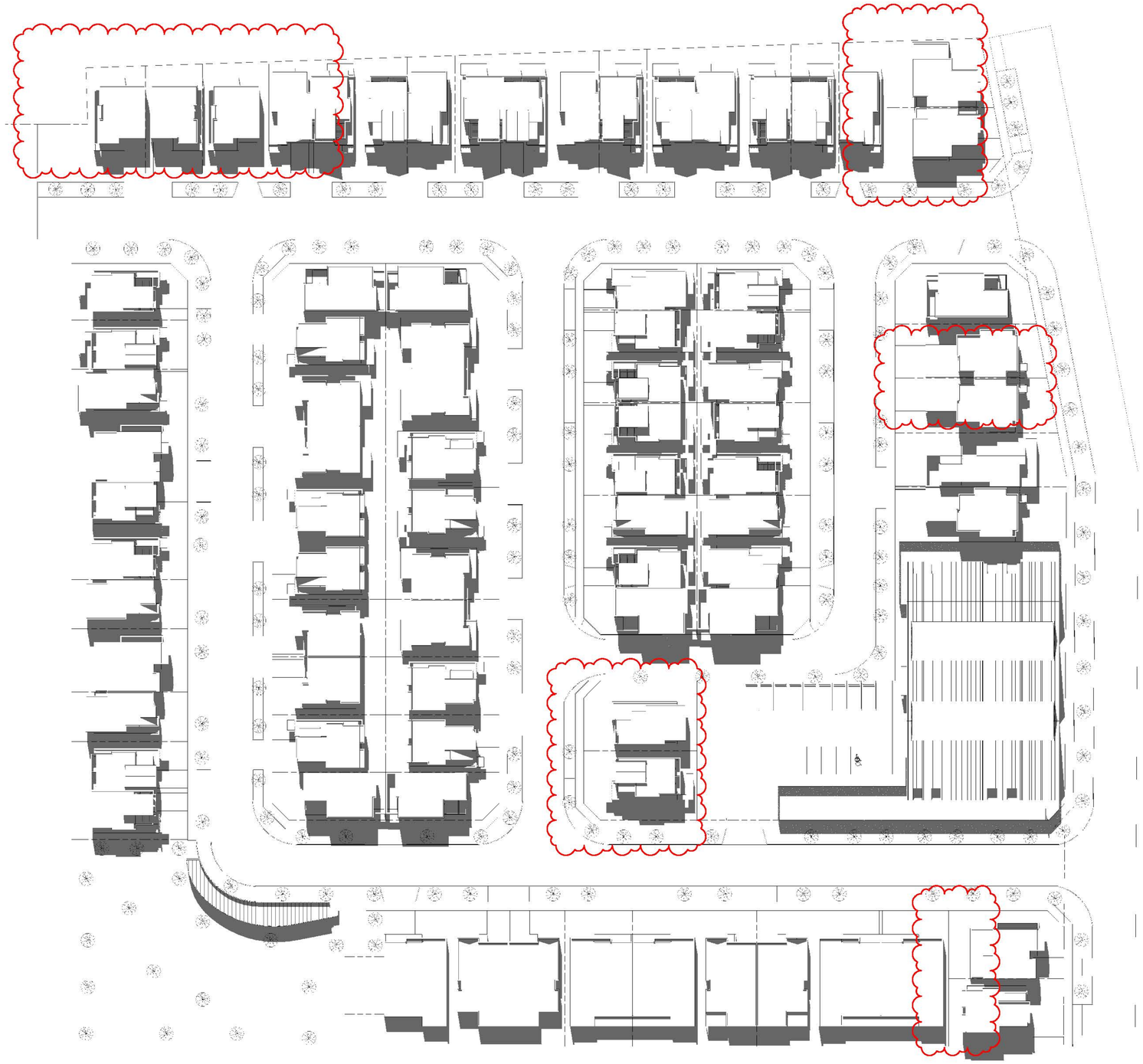
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PROJECT No: 18-005

TITLE:
11AM SHADOW DIAGRAM
ADDRESS:
122 - 140 Midland Highway, Epsom
CLIENT:
DR. BOMAN IRANI

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10.04.2018	SN & TN	1 : 250@A0	E	SD05	TP

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EQUINOX SEPTEMBER 22ND

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A	RFI Submission review	SN	20.12.2018
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SK - SCHEMATIC DESIGN
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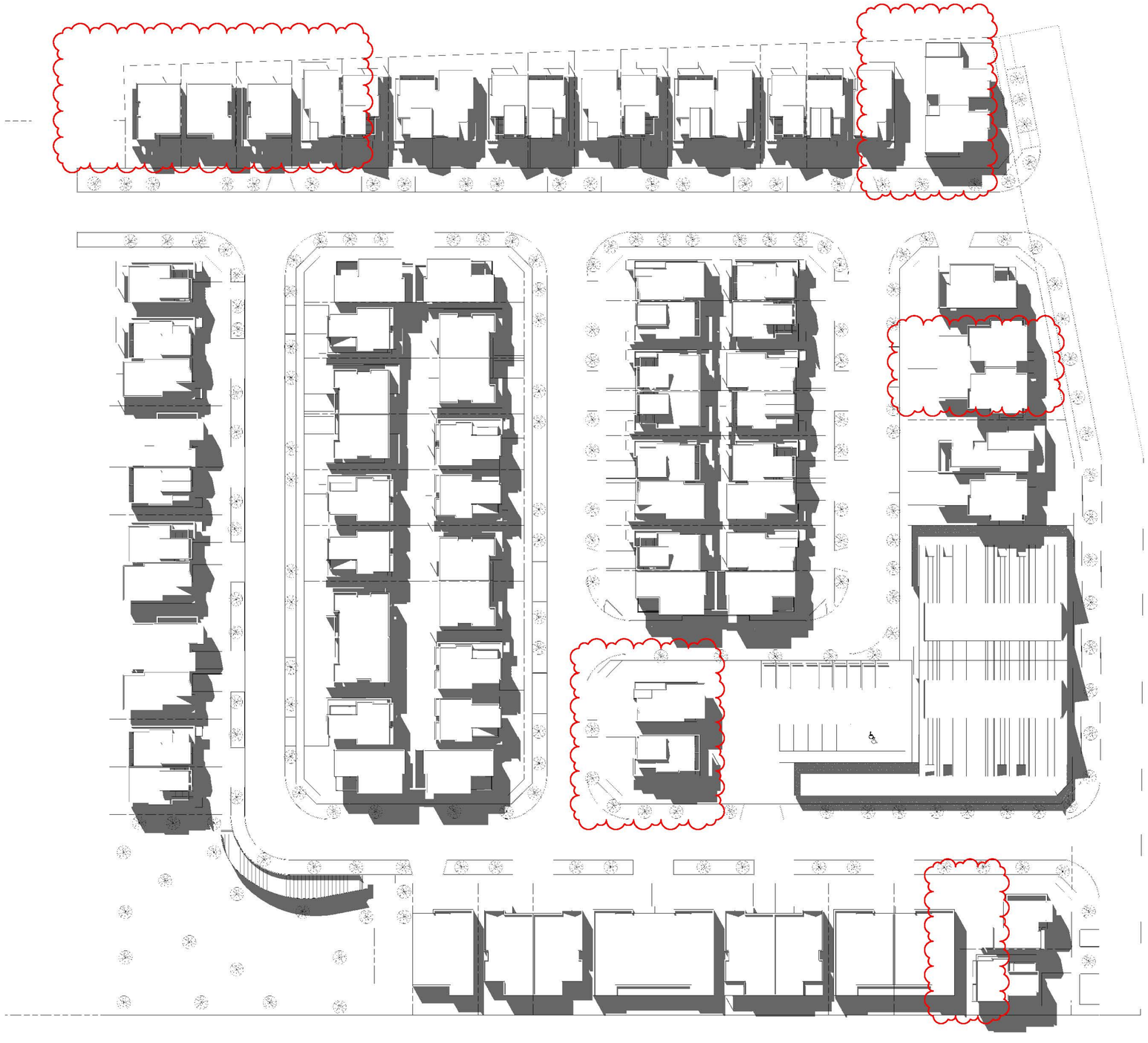
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PROJECT No: 18-005

TITLE:
1PM SHADOW DIAGRAM
ADDRESS:
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CLIENT:
DR. BOMAN IRANI

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10.04.2018	SN & TN	1 : 250@A0	E	SD06	TP

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SOLAR STUDY TAKEN DURING SPRING EQUINOX SEPTEMBER 22ND

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A	RFI Submission review	SN	20.12.2018
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E	RFI Submission	PG	17.07.2020

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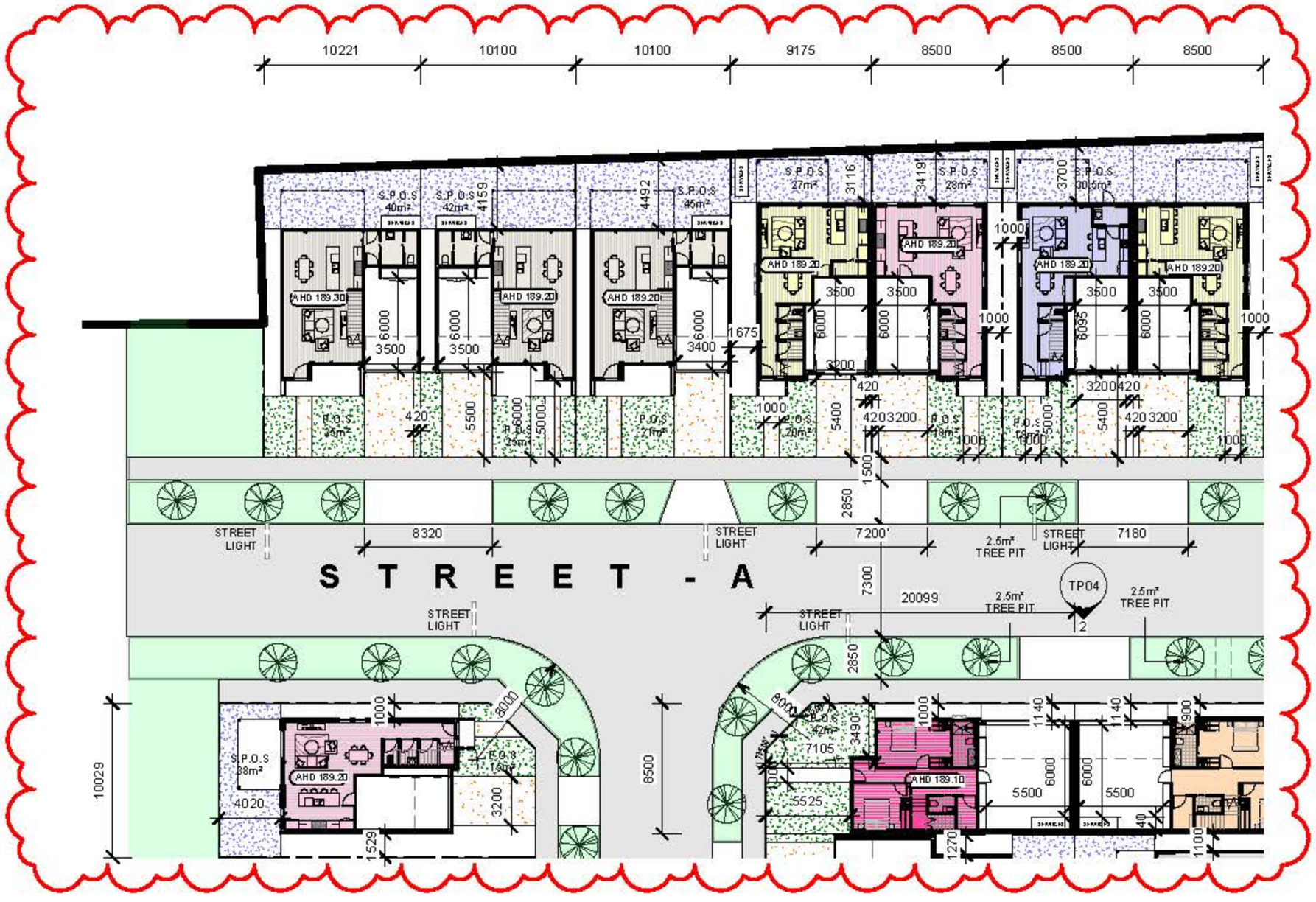
KUD
architecture interior planning urban design consultancy
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Australia
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kudmelbourne@kud.com.au www.kud.com.au

PROJECT No: 18-005

TITLE
2PM SHADOW DIAGRAM
ADDRESS:
122 - 140 Midland Highway, Epsom
CLIENT:
DR. BOMAN IRANI

DATE:	DRAWN:	SCALE:	REV:	SHEET:	REASON FOR ISSUE:
10.04.2018	SN & TN	1 : 250@A0	E	SD07	TP

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Revision	Issue	Checked	Date
D	RFI Submission	FT/TN	25.03.2020
E	RFI Submission	PG	17.07.2020

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WD - WORKING DRAWINGS TI - TENDER ISSUE-NOT FOR CONSTRUCTION TP - TOWN PLANNING SK - SCHEMATIC DESIGN DD - DESIGN DEVELOPMENT

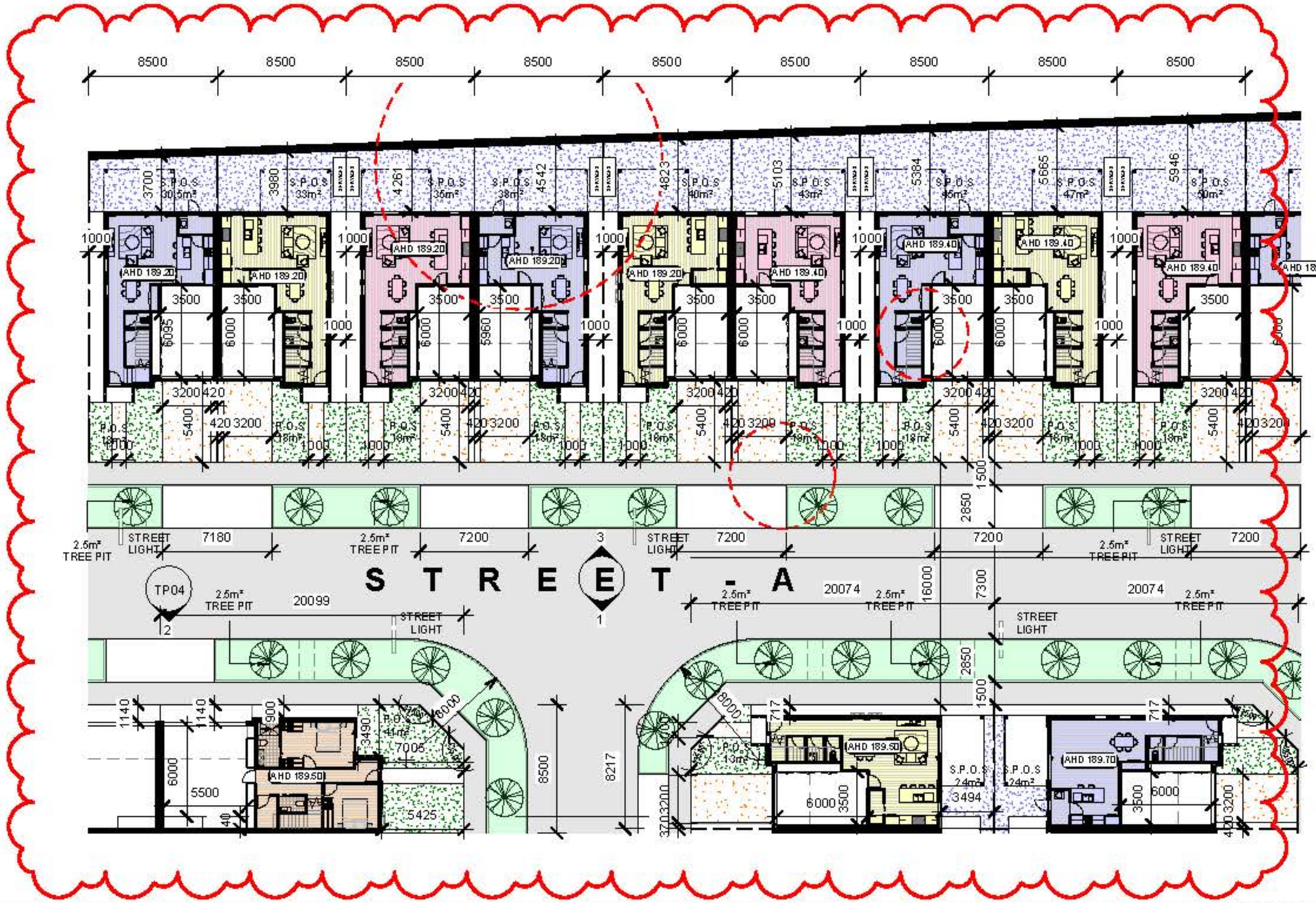
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PROJECT No: 18-005

TITLE: Ground Floor Plan - 1/12
ADDRESS: 122 - 140 Midland Highway, Epsom
CLIENT: DR. BOMAN IRANI

NORTH

DATE:	DRAWN:	SCALE:	REV:	SHEET:	REASON FOR ISSUE:
25.08.2020	PG	1:250	E	TP27	TP



Revision	Issue	Checked	Date
D	RFI Submission	FT/TN	25.03.2020
E	RFI Submission	PG	17.07.2020

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DRAWING LEGEND:
WD - WORKING DRAWINGS TI - TENDER ISSUE-NOT FOR CONSTRUCTION TP - TOWN PLANNING SK - SCHEMATIC DESIGN DD - DESIGN DEVELOPMENT

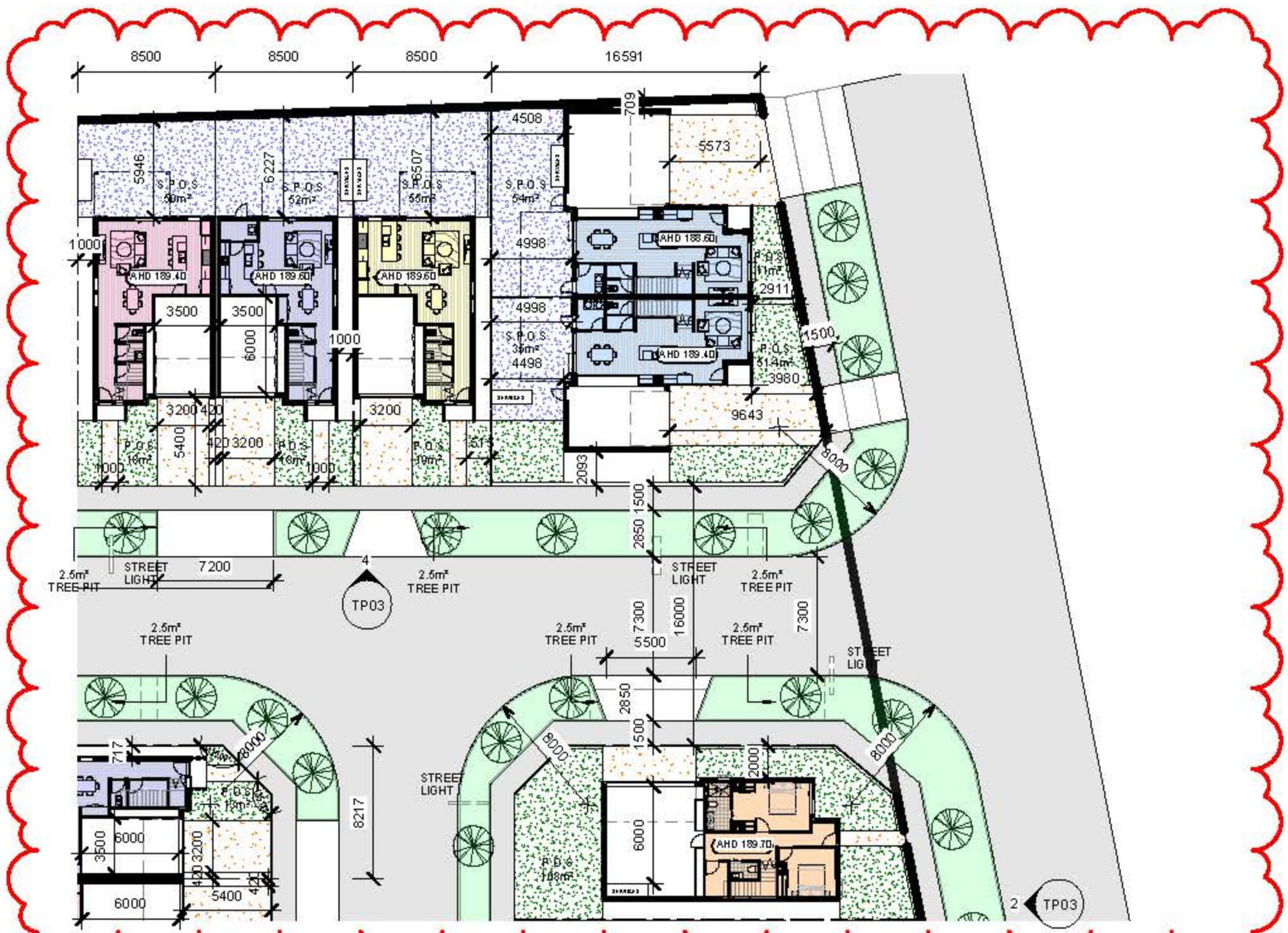
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t: + 61 3 9429 4733
enquiries@kud.com.au www.kud.com.au

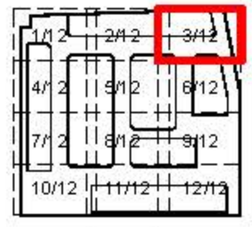
PROJECT No: 18-005

TITLE: Ground Floor Plan - 2/12
ADDRESS: 122 - 140 Midland Highway, Epsom
CLIENT: DR. BOMAN IRANI

NORTH

DATE:	DRAWN:	SCALE:	REV:	SHEET:	REASON FOR ISSUE:
25.08.2020	PG	1:250	E	TP28	TP





key plan

Revision	Issue	Checked	Date
D	RFI Submission	FT/TN	25.03.2020
E	RFI Submission	PG	17.07.2020

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DRAWING LEGEND:
WD - WORKING DRAWINGS TI - TENDER ISSUE-NOT FOR CONSTRUCTION TP - TOWN PLANNING SK - SCHEMATIC DESIGN DD - DESIGN DEVELOPMENT

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PROJECT No: 18-005

TITLE: Ground Floor Plan - 3/12
ADDRESS: 122 - 140 Midland Highway, Epsom
CLIENT: DR. BOMAN IRANI

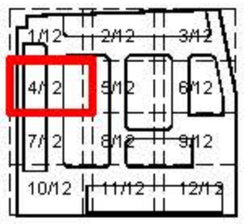
NORTH

DATE:	DRAWN:	SCALE:	REV:	SHEET:	REASON FOR ISSUE:
25.08.2020	PG	1:250	E	TP29	TP



LEGEND

- PRIVATE OPEN SPACE (P.O.S)
- SECLUDED PRIVATE OPEN SPACE (S.P.O.S)
- DRIVEWAY / WALKWAY



key plan

Revision	Issue	Checked	Date
D	RFI Submission	FT/TN	25.03.2020
E	RFI Submission	PG	17.07.2020

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WD - WORKING DRAWINGS TI - TENDER ISSUE-NOT FOR CONSTRUCTION TP - TOWN PLANNING SK - SCHEMATIC DESIGN DD - DESIGN DEVELOPMENT

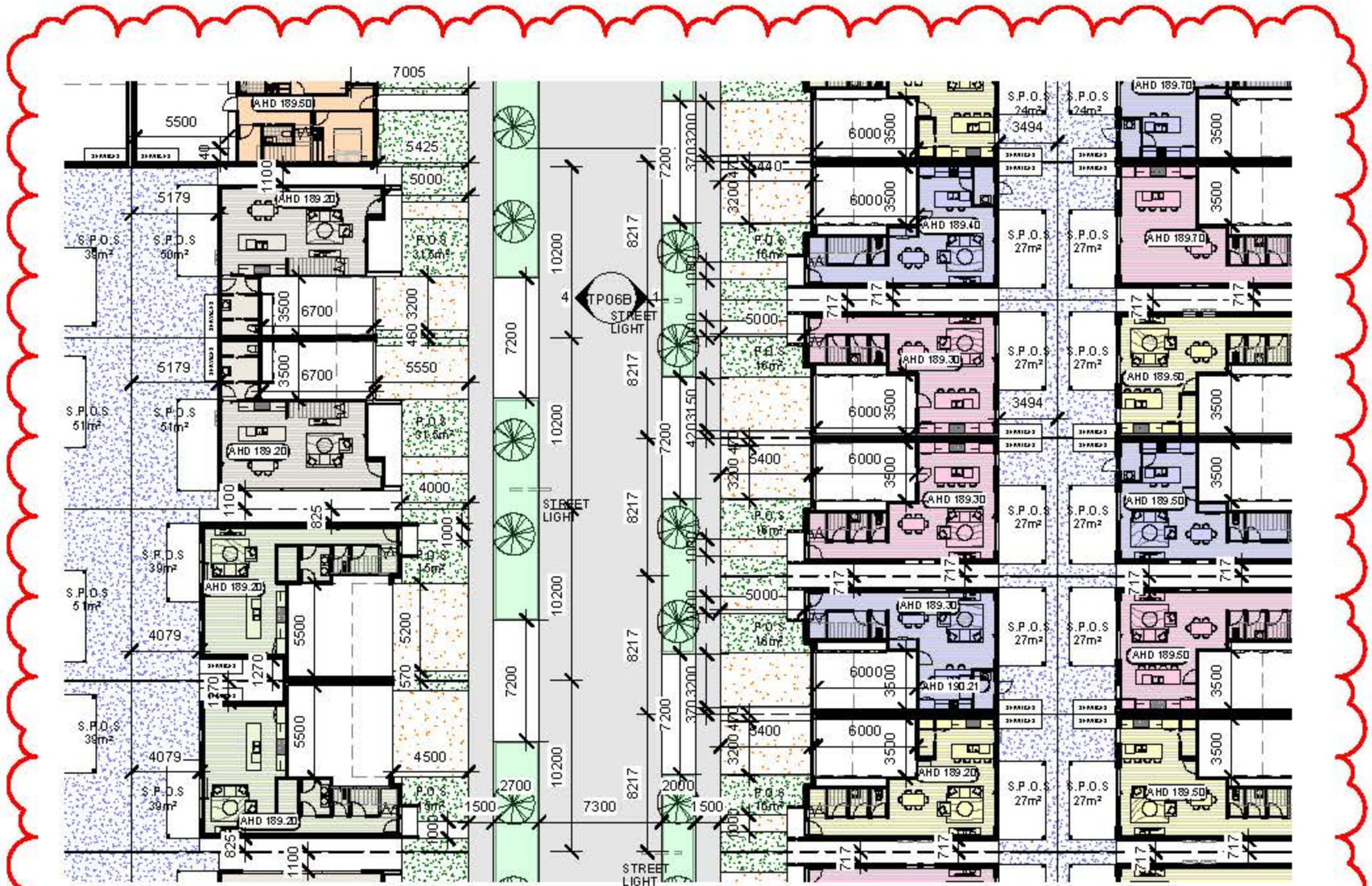
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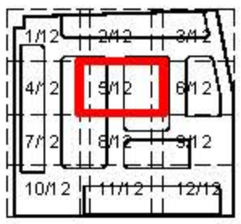
PROJECT No: 18-005

TITLE: Ground Floor Plan - 4/12
ADDRESS: 122 - 140 Midland Highway, Epsom
CLIENT: DR. BOMAN IRANI

NORTH

DATE:	DRAWN:	SCALE:	REV:	SHEET:	REASON FOR ISSUE:
25.08.2020	PG	1:250	E	TP30	TP





key plan

Revision	Issue	Checked	Date
D	RFI Submission	FT/TN	25.03.2020
E	RFI Submission	PG	17.07.2020

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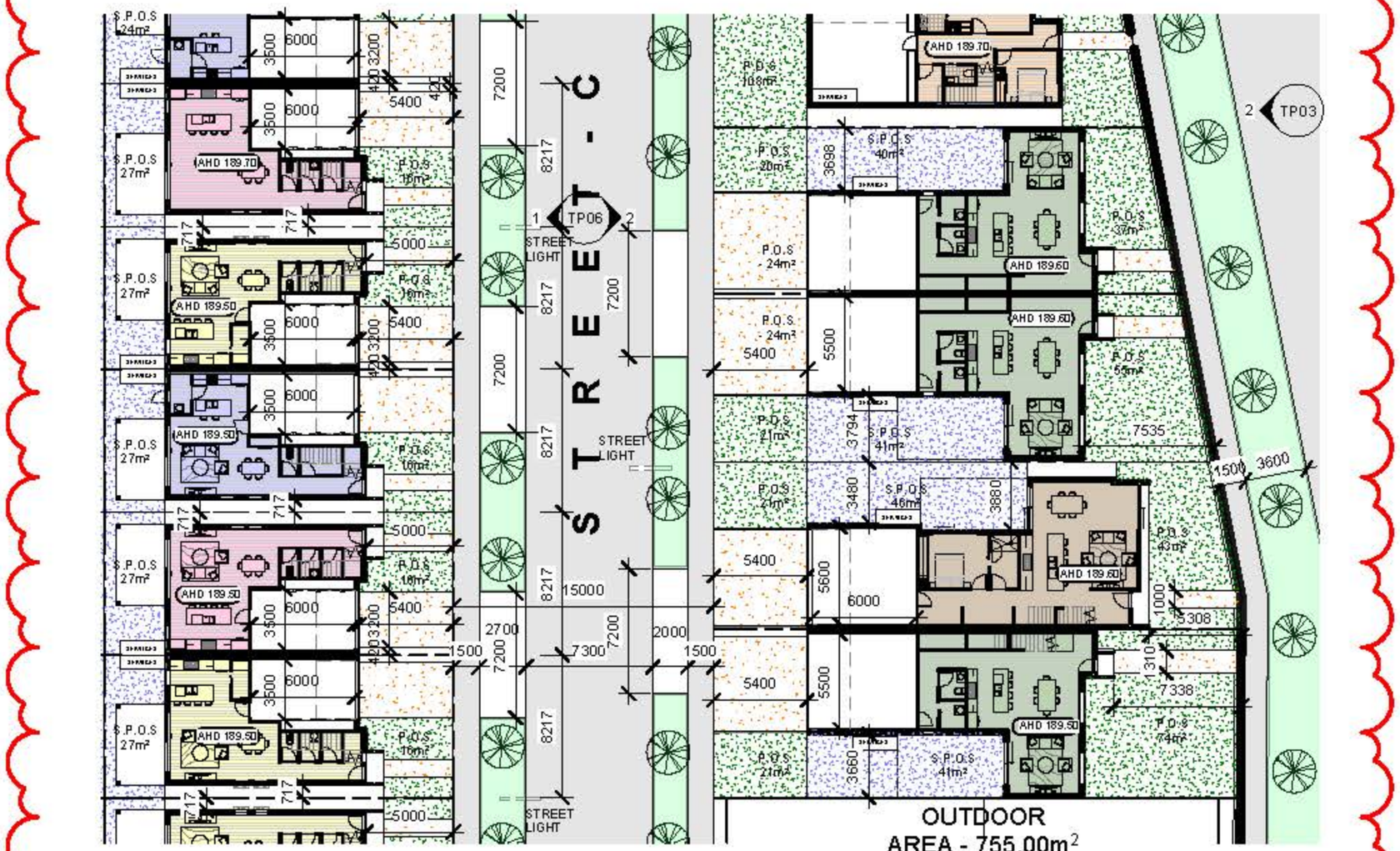
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PROJECT No: 18-005

TITLE: Ground Floor Plan - 5/12
ADDRESS: 122 - 140 Midland Highway, Epsom
CLIENT: DR. BOMAN IRANI

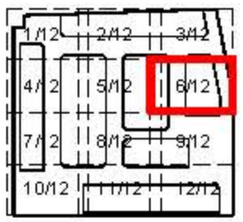
NORTH

DATE:	DRAWN:	SCALE:	REV:	SHEET:	REASON FOR ISSUE:
25.08.2020	PG	1:250	E	TP31	TP



LEGEND

- PRIVATE OPEN SPACE (P.O.S)
- SECLUDED PRIVATE OPEN SPACE (S.P.O.S)
- DRIVEWAY / WALKWAY



key plan

Revision	Issue	Checked	Date
D	RFI Submission	FT/TN	25.03.2020
E	RFI Submission	PG	17.07.2020

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PROJECT No: 18-005

TITLE: Ground Floor Plan - 6/12
ADDRESS: 122 - 140 Midland Highway, Epsom
CLIENT: DR. BOMAN IRANI

NORTH

DATE:	DRAWN:	SCALE:	REV:	SHEET:	REASON FOR ISSUE:
25.08.2020	PG	1:250	E	TP32	TP





key plan

Revision	Issue	Checked	Date
D	RFI Submission	FT/TN	25.03.2020
E	RFI Submission	PG	17.07.2020

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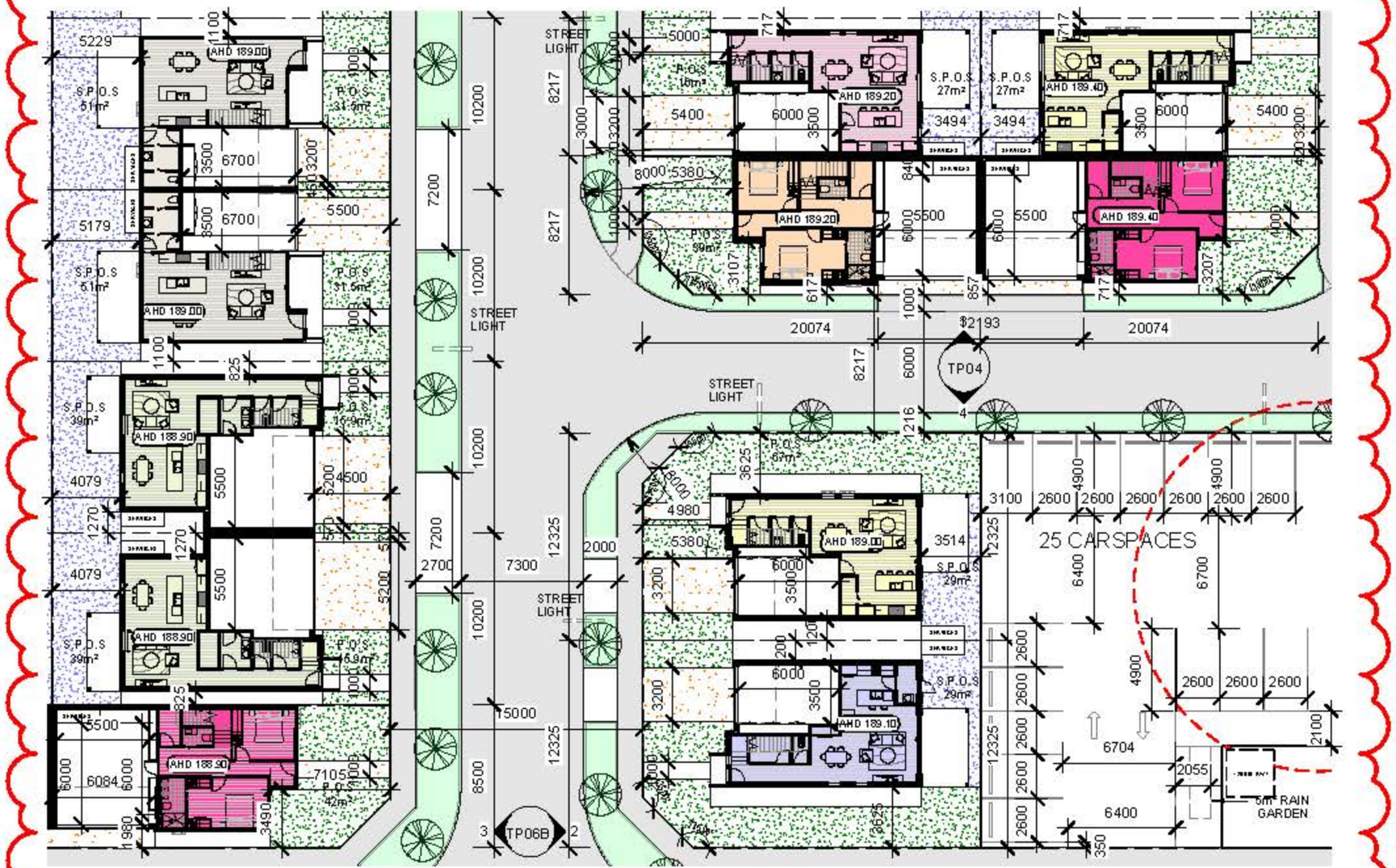
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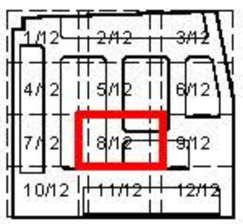
PROJECT No: 18-005

TITLE: Ground Floor Plan - 7/12
ADDRESS: 122 - 140 Midland Highway, Epsom
CLIENT: DR. BOMAN IRANI

NORTH

DATE:	DRAWN:	SCALE:	REV:	SHEET:	REASON FOR ISSUE:
25.08.2020	PG	1:250	E	TP33	TP





key plan

Revision	Issue	Checked	Date
D	RFI Submission	FT/TN	25.03.2020
E	RFI Submission	PG	17.07.2020

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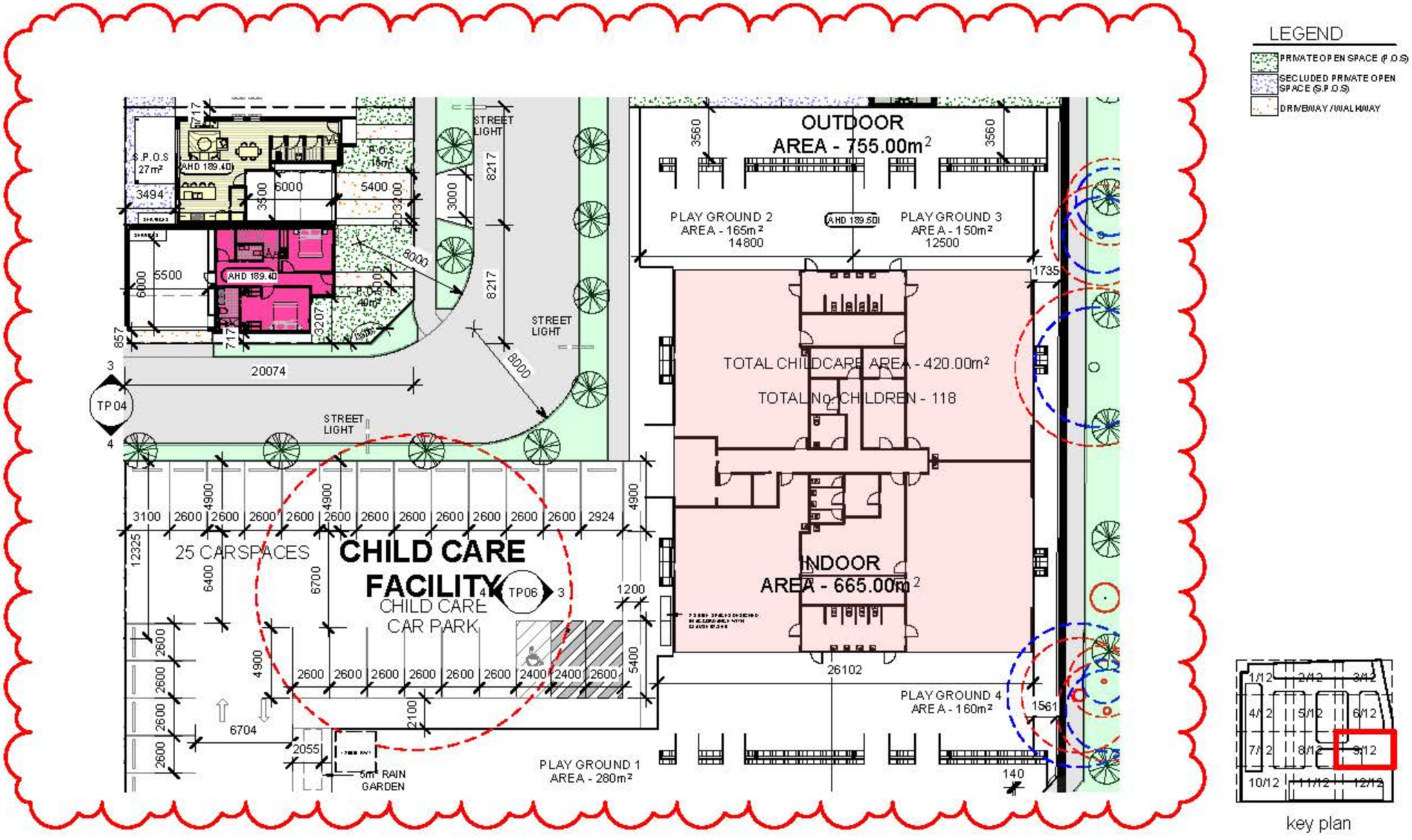
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PROJECT No: 18-005

TITLE: Ground Floor Plan - 8/12
ADDRESS: 122 - 140 Midland Highway, Epsom
CLIENT: DR. BOMAN IRANI

NORTH

DATE:	DRAWN:	SCALE:	REV:	SHEET:	REASON FOR ISSUE:
25.08.2020	PG	1:250	E	TP34	TP



Revision	Issue	Checked	Date
D	RFI Submission	FT/TN	25.03.2020
E	RFI Submission	PG	17.07.2020

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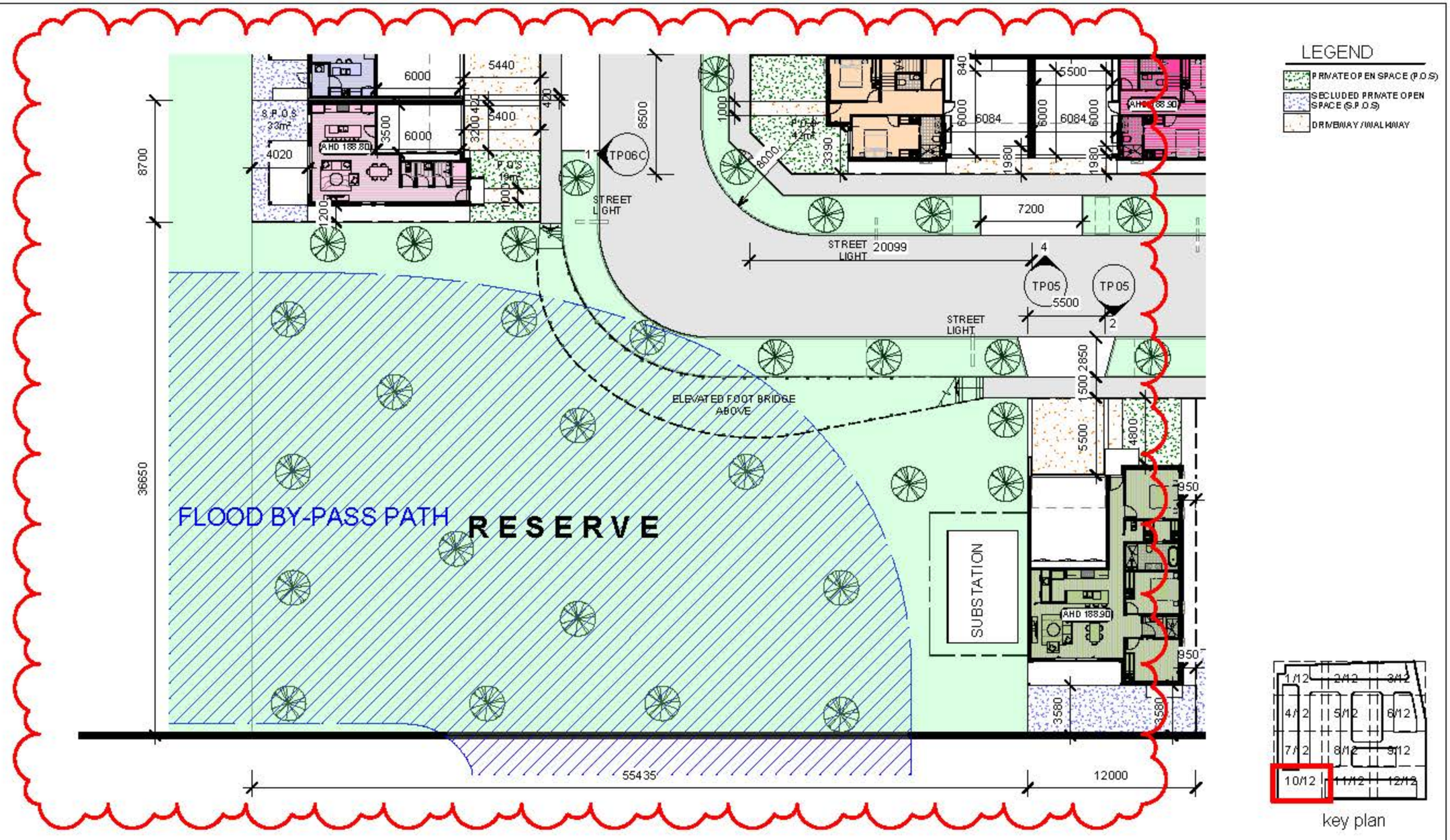
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PROJECT No: 18-005

TITLE: Ground Floor Plan - 9/12
ADDRESS: 122 - 140 Midland Highway, Epsom
CLIENT: DR. BOMAN IRANI

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DATE:	DRAWN:	SCALE:	REV:	SHEET:	REASON FOR ISSUE:
25.08.2020	PG	1:250	E	TP35	TP



Revision	Issue	Checked	Date
D	RFI Submission	FT/TN	25.03.2020
E	RFI Submission	PG	17.07.2020

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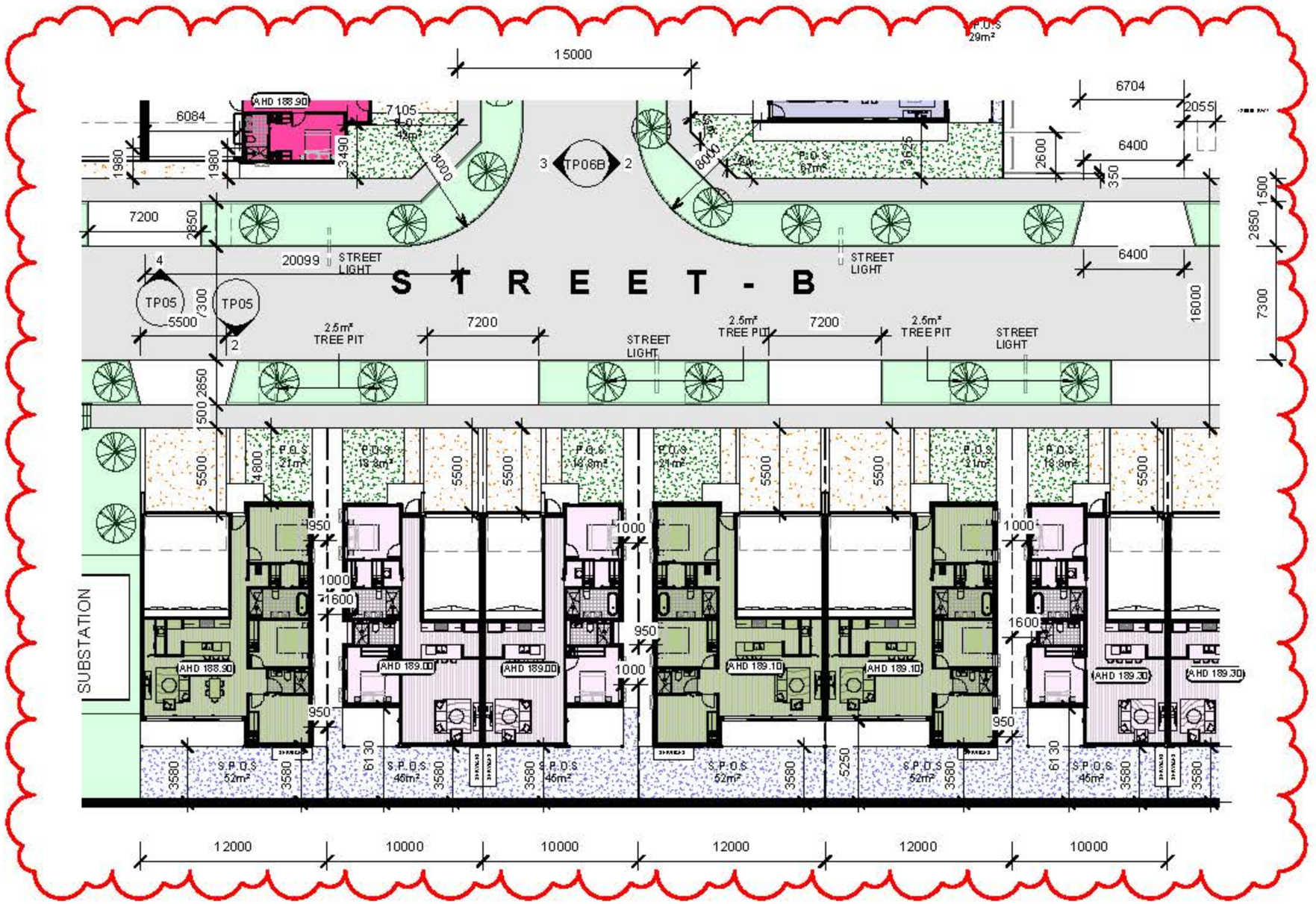
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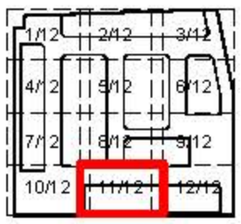
PROJECT No: 18-005

TITLE: Ground Floor Plan - 10/12
ADDRESS: 122 - 140 Midland Highway, Epsom
CLIENT: DR. BOMAN IRANI

NORTH

DATE:	DRAWN:	SCALE:	REV:	SHEET:	REASON FOR ISSUE:
25.08.2020	PG	1:250	E	TP36	TP





key plan

Revision	Issue	Checked	Date
D	RFI Submission	FT/TN	25.03.2020
E	RFI Submission	PG	17.07.2020

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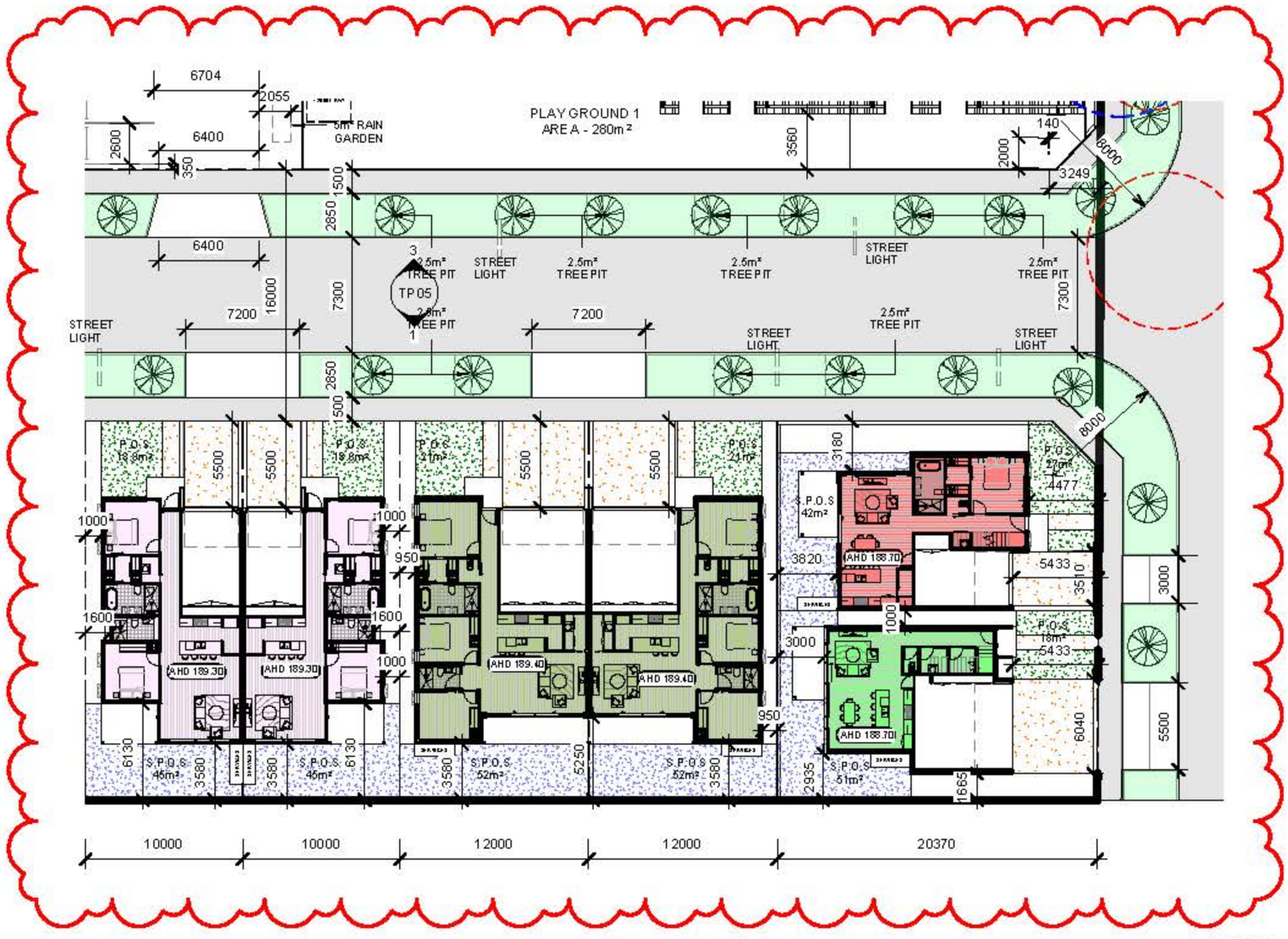
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PROJECT No: 18-005

TITLE: Ground Floor Plan - 11/12
ADDRESS: 122 - 140 Midland Highway, Epsom
CLIENT: DR. BOMAN IRANI

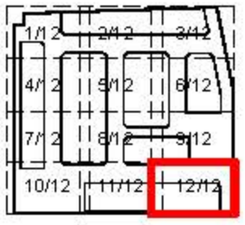
NORTH

DATE:	DRAWN:	SCALE:	REV:	SHEET:	REASON FOR ISSUE:
25.08.2020	PG	1:250	E	TP37	TP



LEGEND

- PRIVATE OPEN SPACE (P.O.S)
- SECLUDED PRIVATE OPEN SPACE (S.P.O.S)
- DRIVEWAY / WALKWAY



key plan

Revision	Issue	Checked	Date
D	RFI Submission	FT/TN	25.03.2020
E	RFI Submission	PG	17.07.2020

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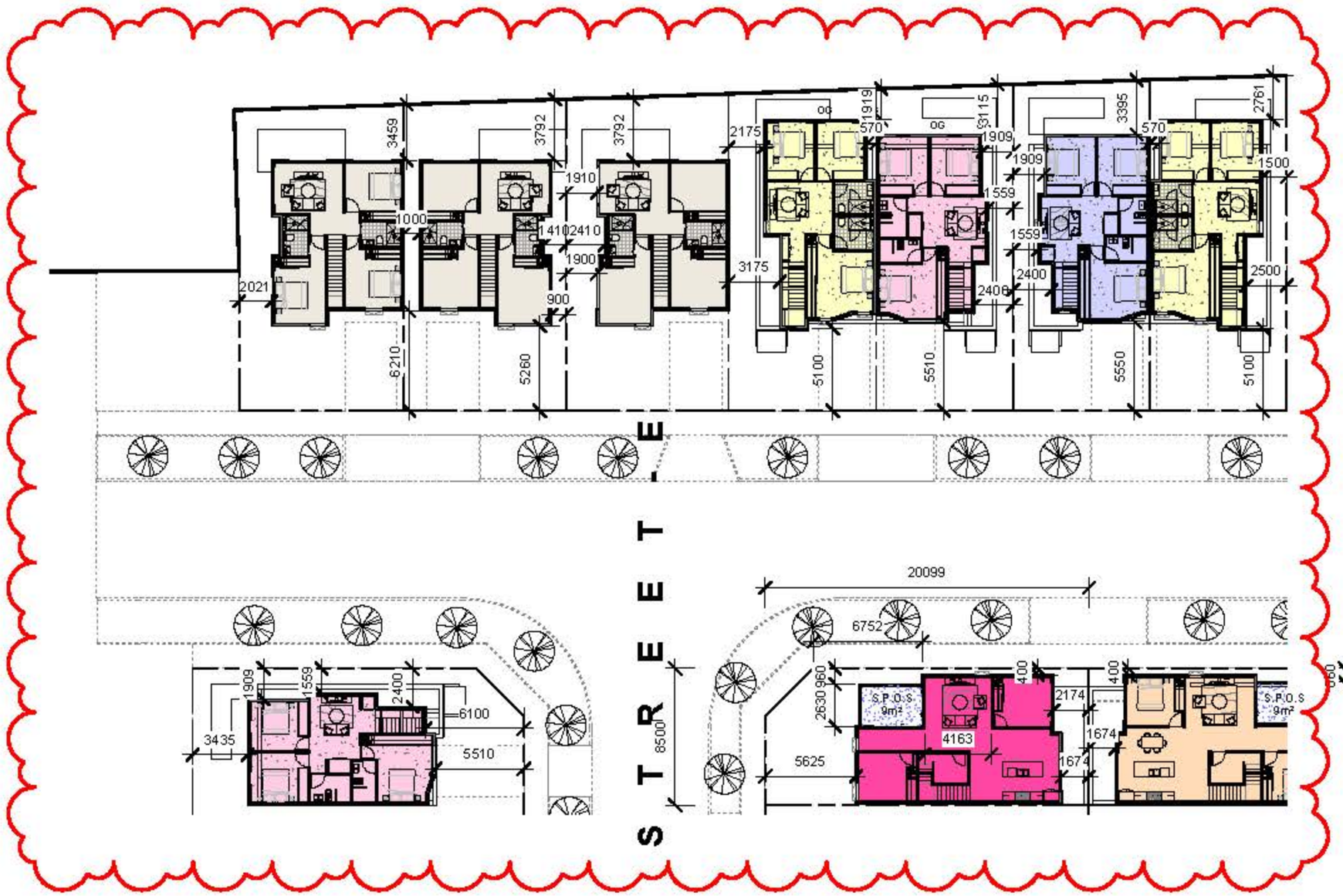
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PROJECT No: 18-005

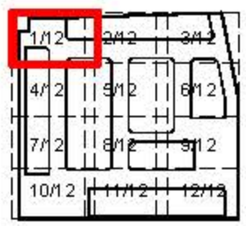
TITLE: Ground Floor Plan - 12/12
ADDRESS: 122 - 140 Midland Highway, Epsom
CLIENT: DR. BOMAN IRANI

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DATE:	DRAWN:	SCALE:	REV:	SHEET:	REASON FOR ISSUE:
25.08.2020	PG	1:250	E	TP38	TP



key plan



Revision	Issue	Checked	Date
E	RFI Submission	PG	17.07.2020

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DRAWING LEGEND:
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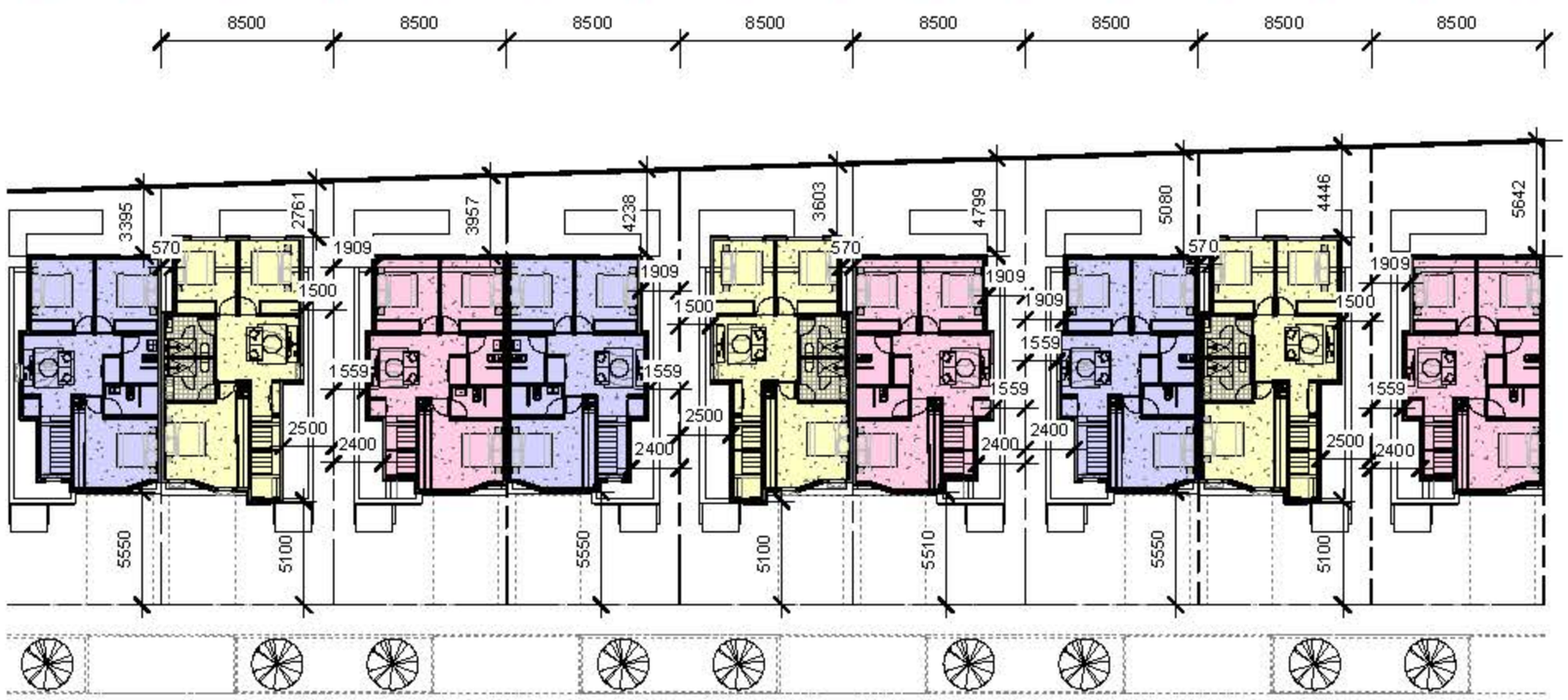
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PROJECT No: 18-005

TITLE: Level 1 - 1/12
ADDRESS: 122 - 140 Midland Highway, Epsom
CLIENT: DR. BOMAN IRANI

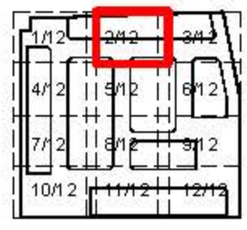
NORTH

DATE:	DRAWN:	SCALE:	REV:	SHEET:	REASON FOR ISSUE:
25.08.2020	PG	1:250	E	TP39	TP



LEGEND

- PRIVATE OPEN SPACE (P.O.S)
- SECLUDED PRIVATE OPEN SPACE (S.P.O.S)
- DRIVEWAY / WALKWAY



key plan

Revision	Issue	Checked	Date
E	RFI Submission	PG	17.07.2020

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DRAWING LEGEND:
WD - WORKING DRAWINGS TI - TENDER ISSUE-NOT FOR CONSTRUCTION TP - TOWN PLANNING SK - SCHEMATIC DESIGN DD - DESIGN DEVELOPMENT

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PROJECT No: 18-005

TITLE: Level 1 - 2/12
ADDRESS: 122 - 140 Midland Highway, Epsom
CLIENT: DR. BOMAN IRANI

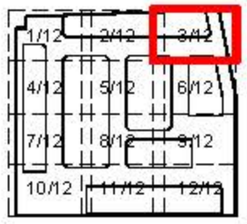
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DATE:	DRAWN:	SCALE:	REV:	SHEET:	REASON FOR ISSUE:
25.08.2020	PG	1:250	E	TP40	TP



LEGEND

- PRIVATE OPEN SPACE (P.O.S)
- SECLUDED PRIVATE OPEN SPACE (S.P.O.S)
- DRIVEWAY / WALKWAY



key plan

Revision	Issue	Checked	Date
E	RFI Submission	PG	17.07.2020

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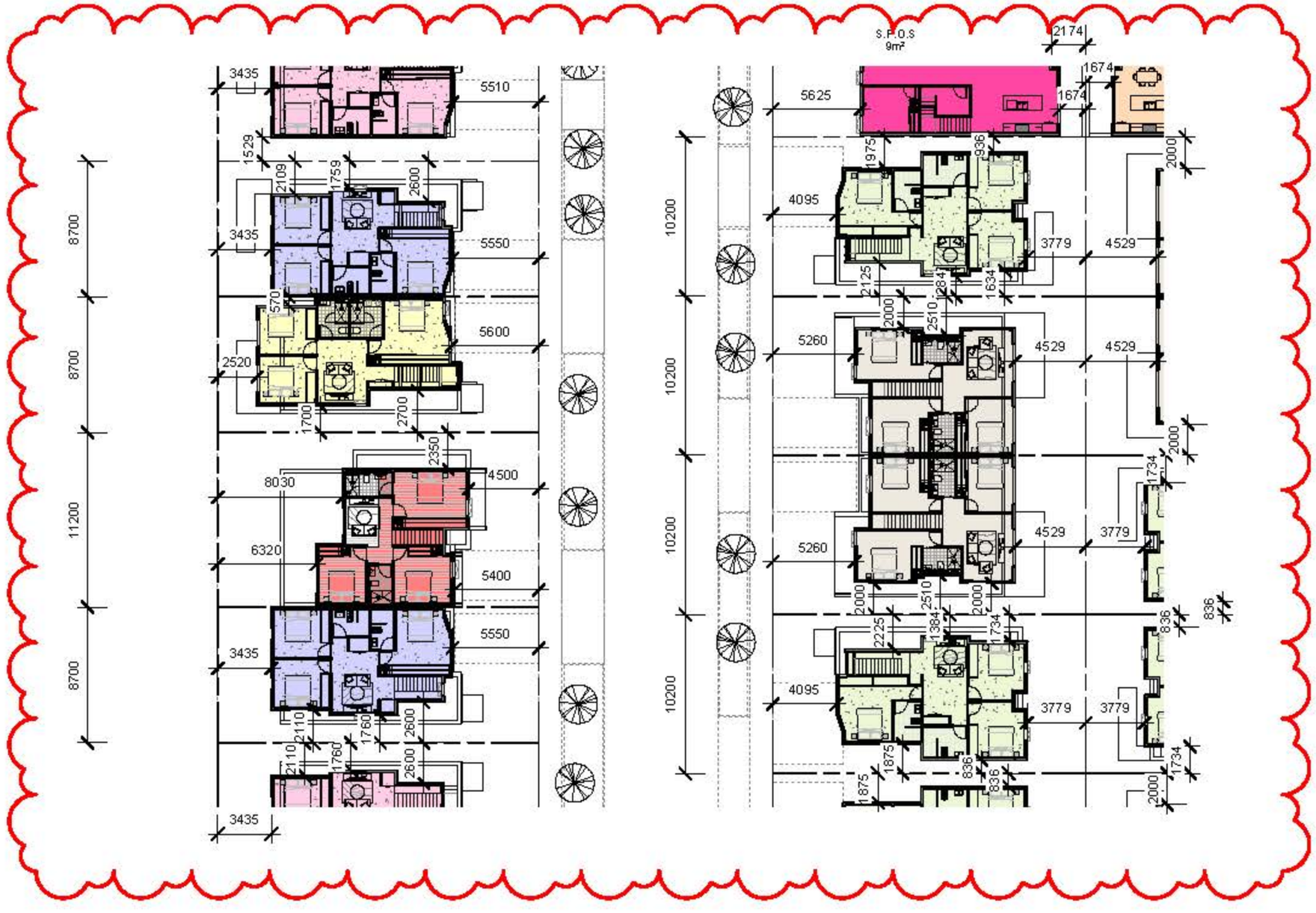
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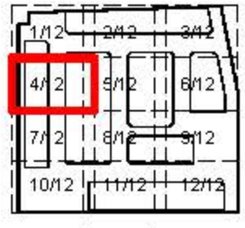
PROJECT No: 18-005

TITLE: Level 1 - 3/12
ADDRESS: 122 - 140 Midland Highway, Epsom
CLIENT: DR. BOMAN IRANI

NORTH

DATE:	DRAWN:	SCALE:	REV:	SHEET:	REASON FOR ISSUE:
25.08.2020	PG	1:250	E	TP41	TP





key plan

Revision	Issue	Checked	Date
E	RFI Submission	PG	17.07.2020

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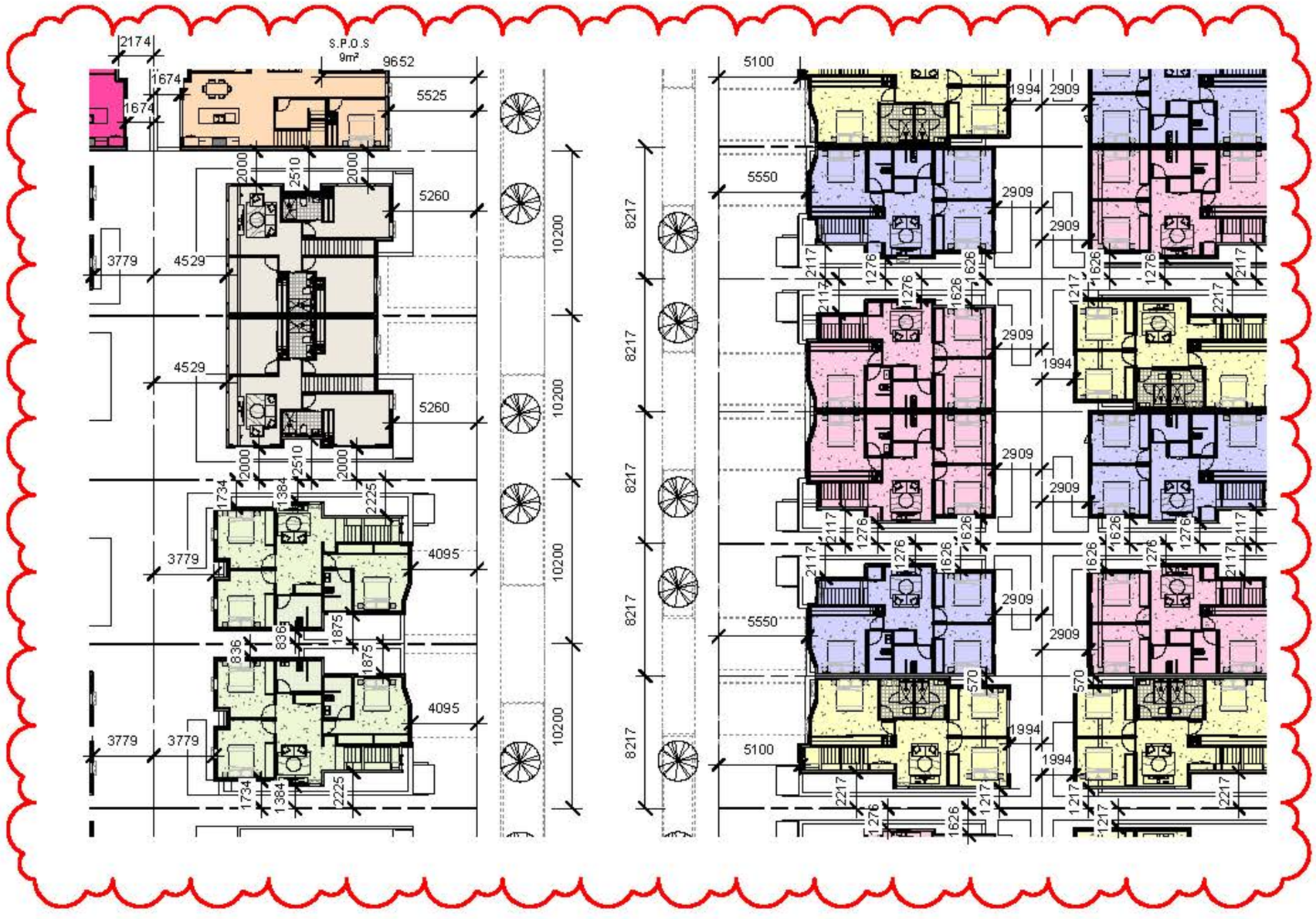
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t: + 61 3 9429 4733
enquiries@kud.com.au www.kud.com.au

PROJECT No: 18-005

TITLE: Level 1 - 4/12
ADDRESS: 122 - 140 Midland Highway, Epsom
CLIENT: DR. BOMAN IRANI

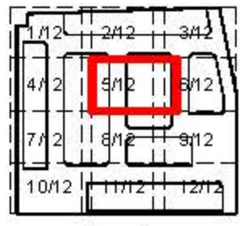
NORTH

DATE:	DRAWN:	SCALE:	REV:	SHEET:	REASON FOR ISSUE:
25.08.2020	PG	1:250	E	TP42	TP



LEGEND

- PRIVATE OPEN SPACE (P.O.S)
- SECLUDED PRIVATE OPEN SPACE (S.P.O.S)
- DRIVEWAY /WALKWAY



key plan

Revision	Issue	Checked	Date
E	RFI Submission	PG	17.07.2020

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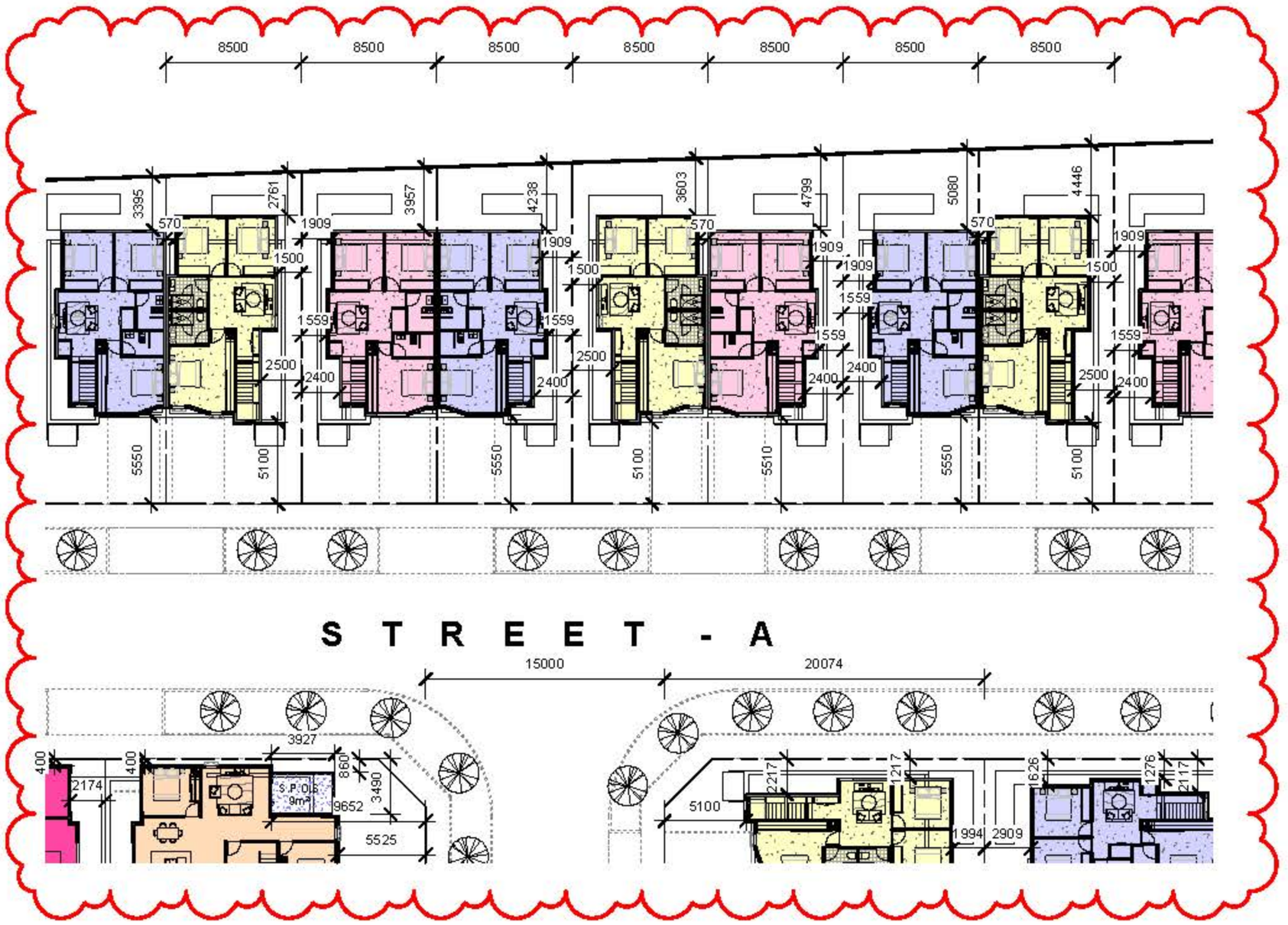
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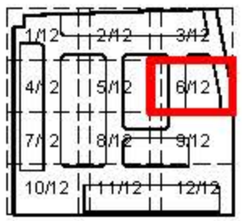
PROJECT No: 18-005

TITLE: Level 1 - 5/12
ADDRESS: 122 - 140 Midland Highway, Epsom
CLIENT: DR. BOMAN IRANI

NORTH

DATE:	DRAWN:	SCALE:	REV:	SHEET:	REASON FOR ISSUE:
25.08.2020	PG	1:250	E	TP43	TP





key plan

Revision	Issue	Checked	Date
E	RFI Submission	PG	17.07.2020

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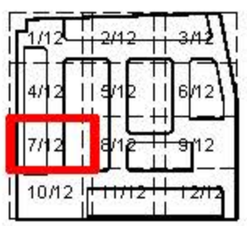
PROJECT No: 18-005

TITLE: Level 1 - 6/12
ADDRESS: 122 - 140 Midland Highway, Epsom
CLIENT: DR. BOMAN IRANI

NORTH

DATE:	DRAWN:	SCALE:	REV:	SHEET:	REASON FOR ISSUE:
25.08.2020	PG	1:250	E	TP44	TP





key plan

Revision	Issue	Checked	Date
E	RFI Submission	PG	17.07.2020

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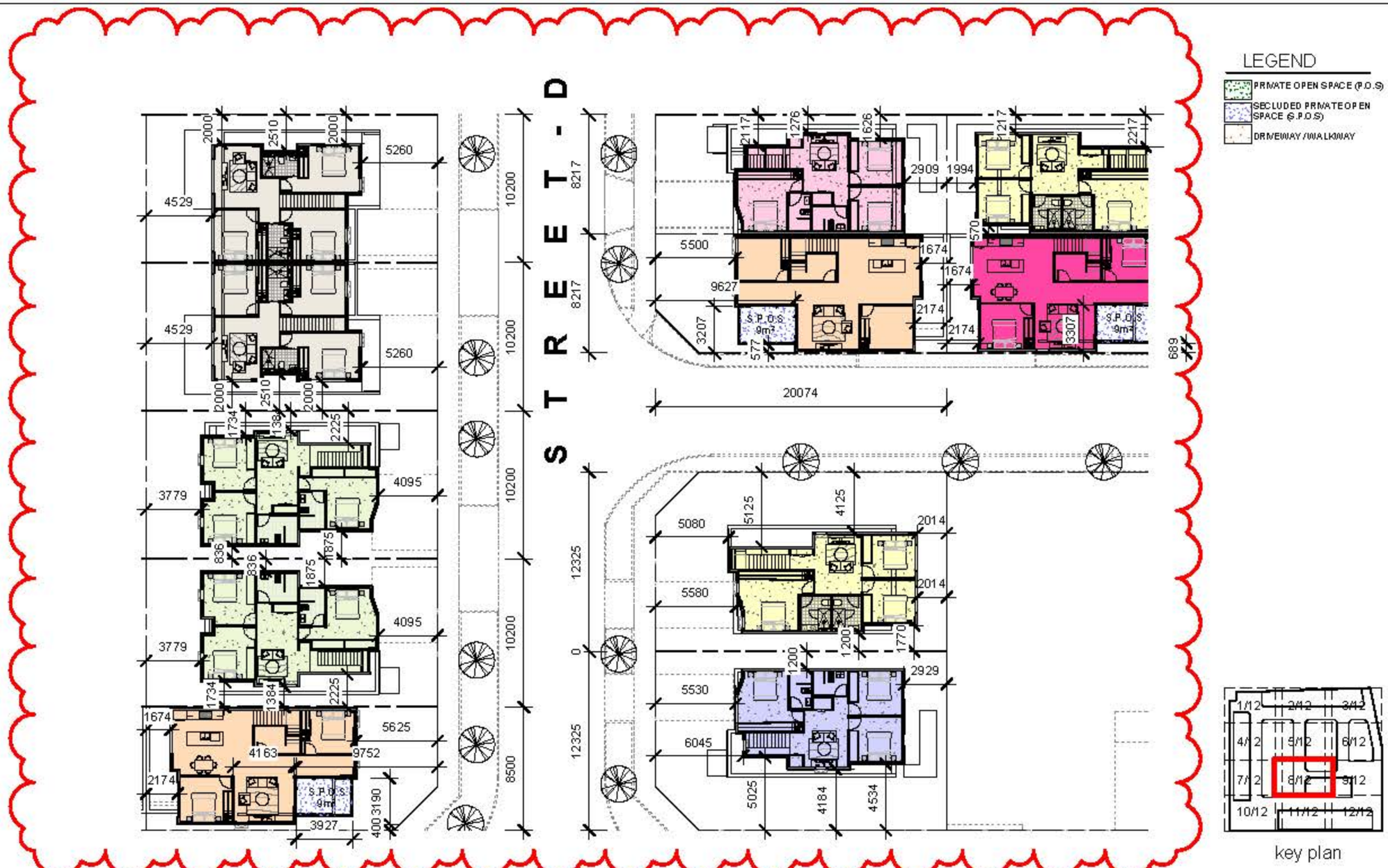
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PROJECT No: 18-005

TITLE: Level 1 - 7/12
ADDRESS: 122 - 140 Midland Highway, Epsom
CLIENT: DR. BOMAN IRANI

NORTH

DATE:	DRAWN:	SCALE:	REV:	SHEET:	REASON FOR ISSUE:
25.08.2020	PG	1:250	E	TP45	TP



key plan

Revision	Issue	Checked	Date
E	RFI Submission	PG	17.07.2020

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DRAWING LEGEND:
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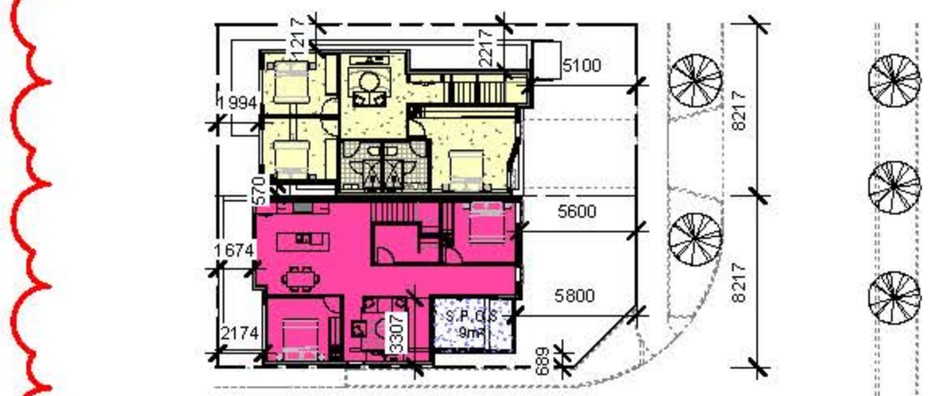
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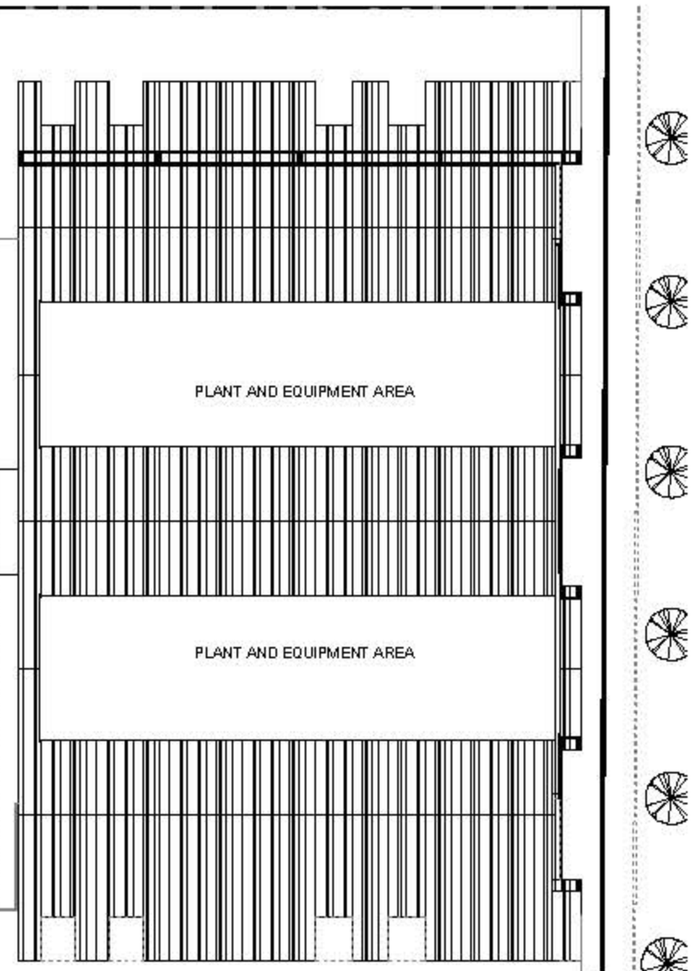
PROJECT No: 18-005

TITLE: Level 1 - 8/12
ADDRESS: 122 - 140 Midland Highway, Epsom
CLIENT: DR. BOMAN IRANI

NORTH

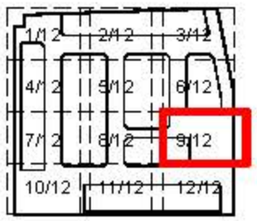
DATE:	DRAWN:	SCALE:	REV:	SHEET:	REASON FOR ISSUE:
25.08.2020	PG	1:250	E	TP46	TP





LEGEND

- PRIVATE OPEN SPACE (P.O.S)
- SECLUDED PRIVATE OPEN SPACE (S.P.O.S)
- DRIVEWAY / WALKWAY



key plan

Revision	Issue	Checked	Date
E	RFI Submission	PG	17.07.2020

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DRAWING LEGEND:
WD - WORKING DRAWINGS TI - TENDER ISSUE-NOT FOR CONSTRUCTION TP - TOWN PLANNING SK - SCHEMATIC DESIGN DD - DESIGN DEVELOPMENT

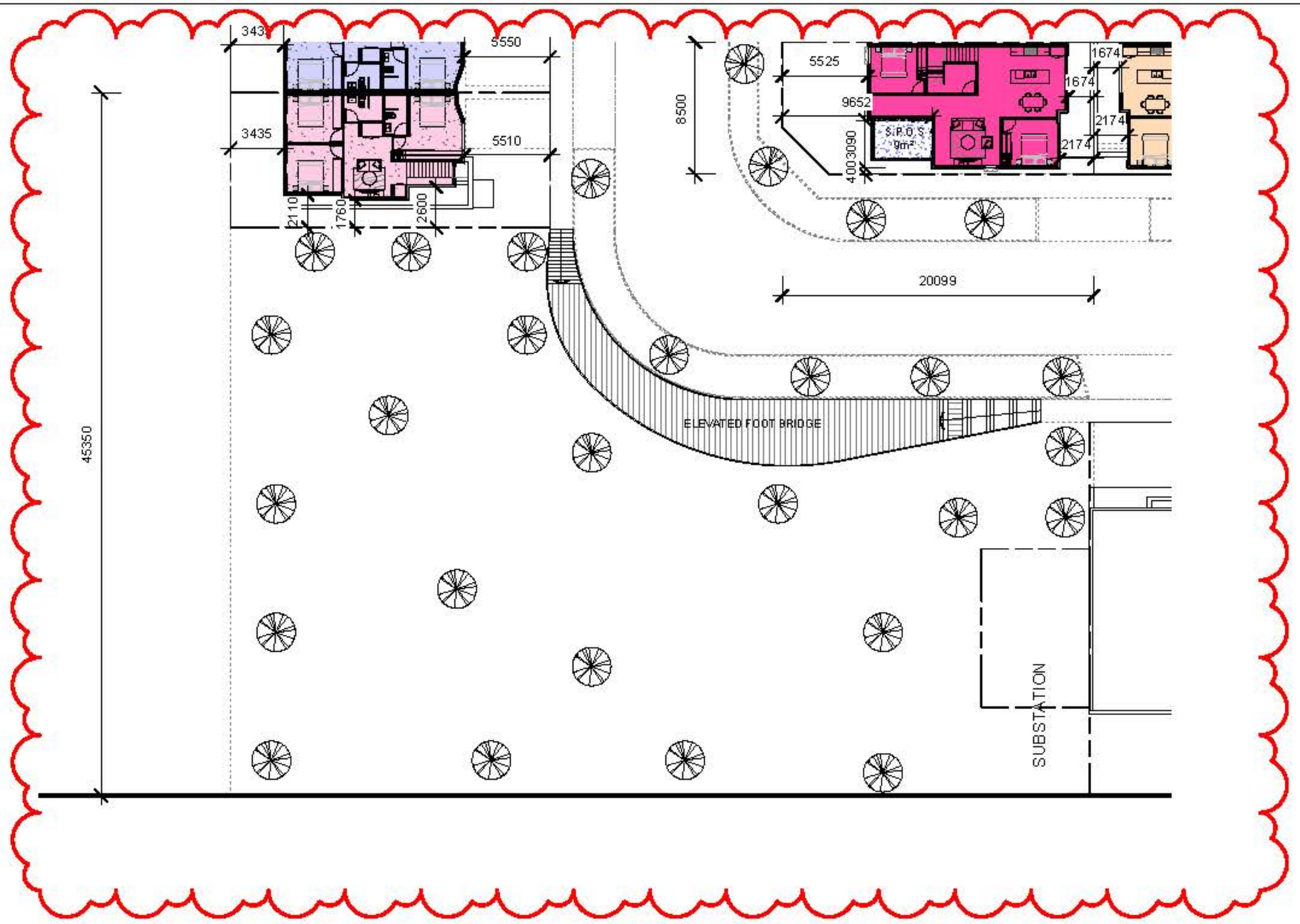
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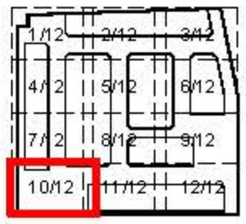
PROJECT No: 18-005

TITLE: Level 1 - 9/12
ADDRESS: 122 - 140 Midland Highway, Epsom
CLIENT: DR. BOMAN IRANI

NORTH

DATE:	DRAWN:	SCALE:	REV:	SHEET:	REASON FOR ISSUE:
25.08.2020	Author	1:250	E	TP47	TP





key plan

Revision	Issue	Checked	Date
E	RFI Submission	PG	17.07.2020

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DRAWING LEGEND:

WD - WORKING DRAWINGS TI - TENDER ISSUE-NOT FOR CONSTRUCTION TP - TOWN PLANNING SK - SCHEMATIC DESIGN DD - DESIGN DEVELOPMENT

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PROJECT No: 18-005

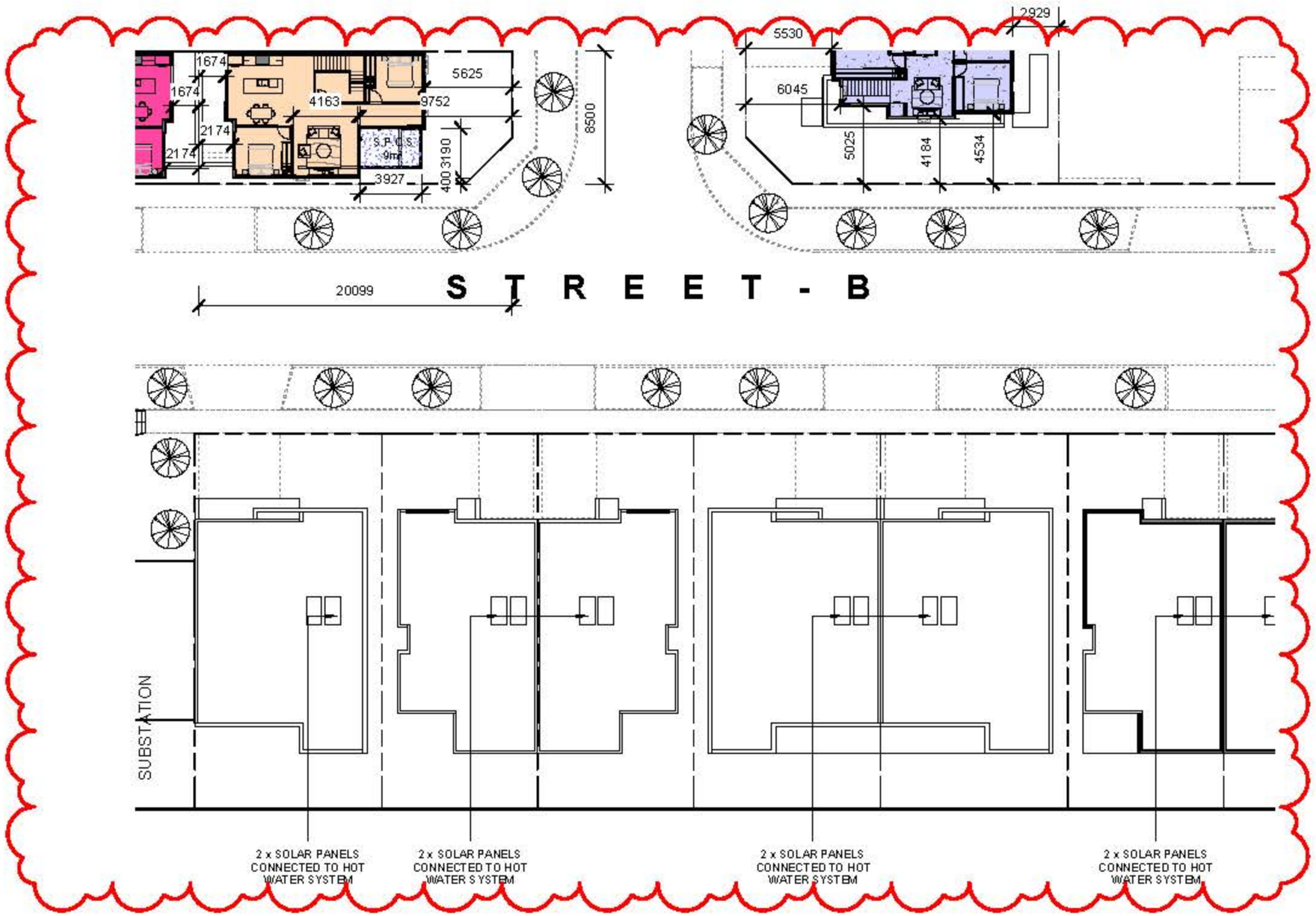
TITLE: Level 1 - 10/12

ADDRESS: 122 - 140 Midland Highway, Epsom

CLIENT: DR. BOMAN IRANI

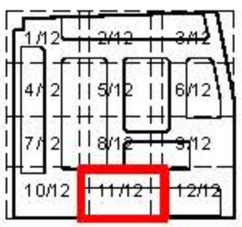
NORTH

DATE:	DRAWN:	SCALE:	REV:	SHEET:	REASON FOR ISSUE:
25.08.2020	Author	1:250	E	TP48	TP



LEGEND

- PRIVATE OPEN SPACE (P.O.S)
- SECLUDED PRIVATE OPEN SPACE (S.P.O.S)
- DRIVEWAY / WALKWAY



key plan

Revision	Issue	Checked	Date
E	RFI Submission	PG	17.07.2020

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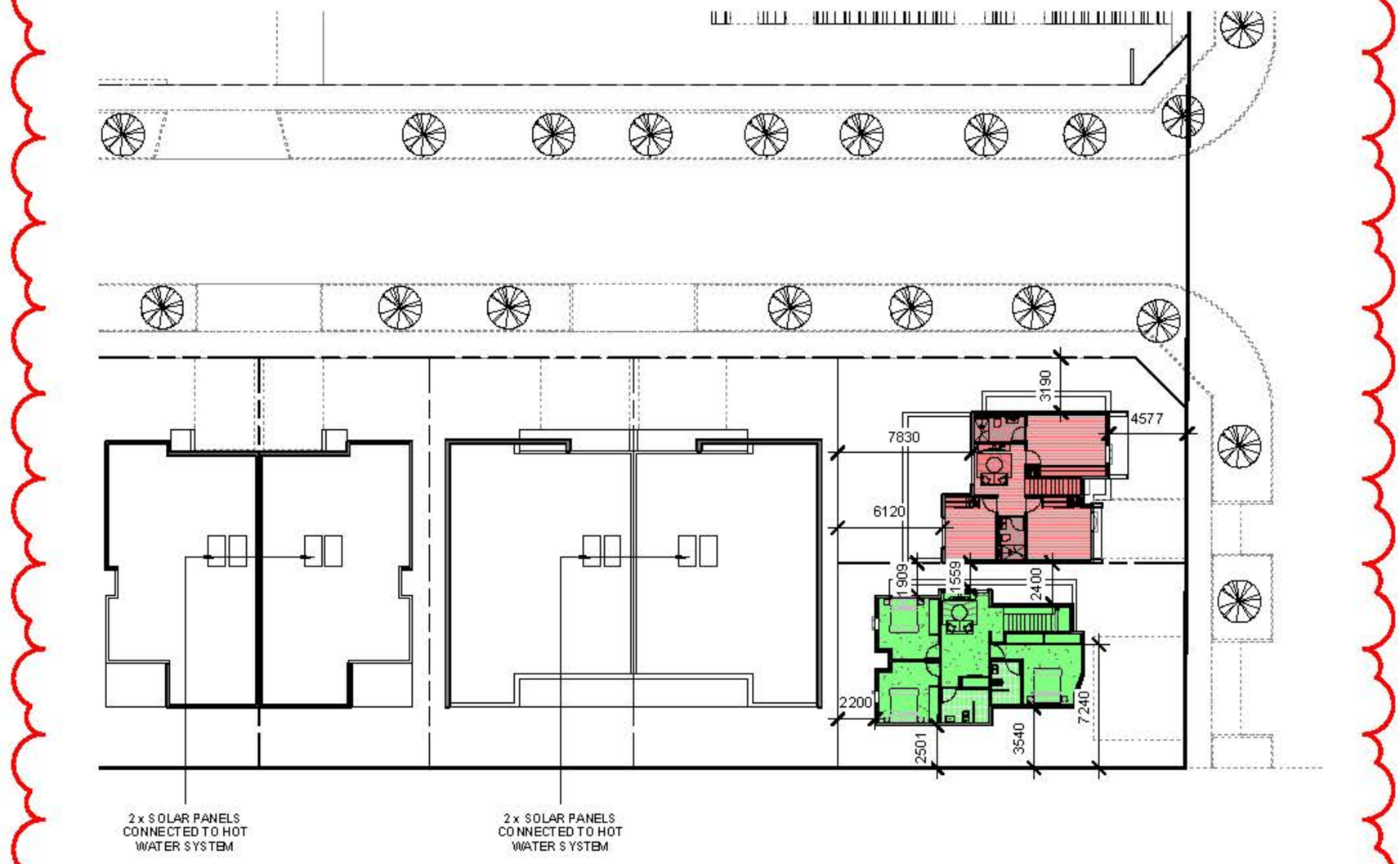
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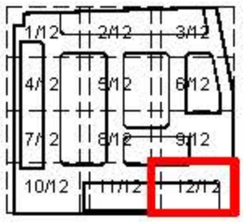
PROJECT No: 18-005

TITLE: Level 1 - 11/12
ADDRESS: 122 - 140 Midland Highway, Epsom
CLIENT: DR. BOMAN IRANI

NORTH

DATE:	DRAWN:	SCALE:	REV:	SHEET:	REASON FOR ISSUE:
25.08.2020	Author	1:250	E	TP49	TP





key plan

Revision	Issue	Checked	Date
E	RFI Submission	PG	17.07.2020

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PROJECT No: 18-005

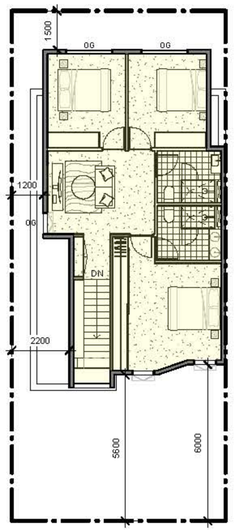
TITLE: Level 1 - 12/12
ADDRESS: 122 - 140 Midland Highway, Epsom
CLIENT: DR. BOMAN IRANI

NORTH

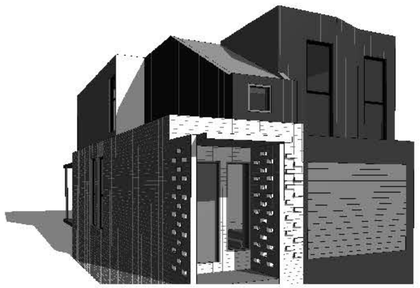
DATE:	DRAWN:	SCALE:	REV:	SHEET:	REASON FOR ISSUE:
25.08.2020	Author	1:250	E	TP50	TP



1 GROUND FLOOR PLAN
1 : 100



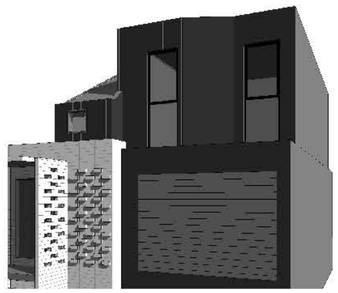
2 FIRST FLOOR PLAN
1 : 100



5 3D View 1



6 3D View 2



7 3D View 3

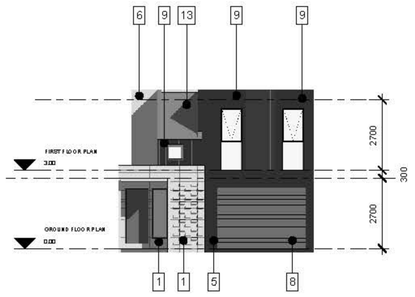


8 3D View 4

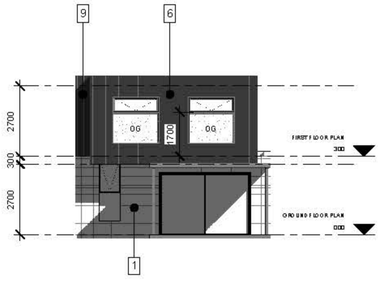
Type A Area	
Level	Area
FIRST FLOOR PLAN	79 m²
GROUND FLOOR PLAN	85 m²

LEGEND

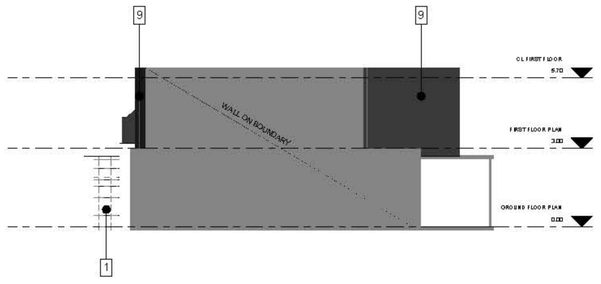
OG - OBSCURE GLAZING TO 1.7M ABOVE FINISHED FLOOR LEVEL



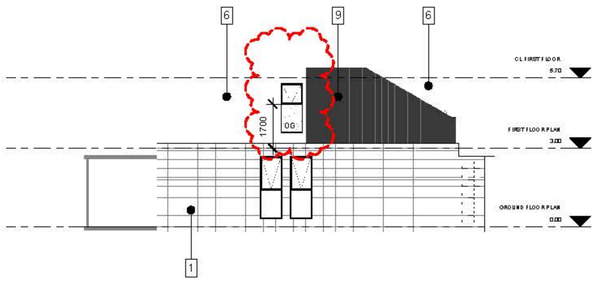
3 FRONT ELEVATION
1 : 100



4 REAR ELEVATION
1 : 100



9 RIGHT SIDE ELEVATION
1 : 100



10 LEFT SIDE ELEVATION
1 : 100

Revision	Issue	Checked	Date
A	RFI SUBMISSION	SN	24.05.2019
B	RFI SUBMISSION	PG	17.08.2020

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TI - TENDER ISSUE-NOT FOR CONSTRUCTION
TP - TOWN PLANNING
SK - SCHEMATIC DESIGN
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RFI SUBMISSION

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PROJECT No: 18-005

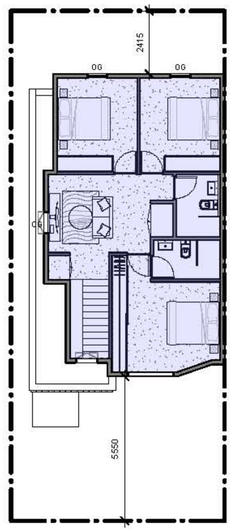
TITLE: TYPE A
ADDRESS: 122 - 140 MIDLAND HIGHWAY, EPSOM
CLIENT: DR. BOMAN IRANI

NORTH

DATE:	DRAWN:	SCALE:	REV:	SHEET:	REASON FOR ISSUE:
10.04.2018	SN & TN	1 : 100@A1	B	TP14	TP



1 GROUND FLOOR PLAN
1 : 100



2 FIRST FLOOR PLAN
1 : 100



5 3D View 1

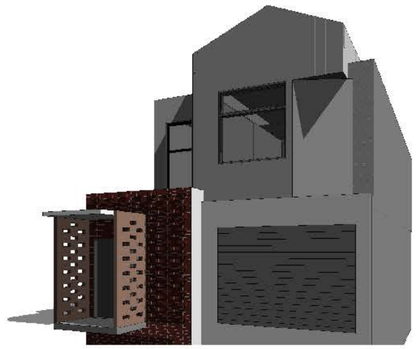


6 3D View 2

Type B Area	
Level	Area
GROUND FLOOR PLAN	87 m²
FIRST FLOOR PLAN	78 m²

LEGEND

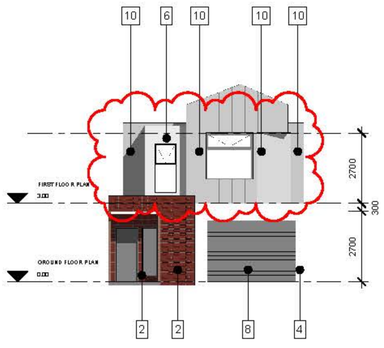
OG - OBSCURE GLAZING TO 1.7M ABOVE FINISHED FLOOR LEVEL



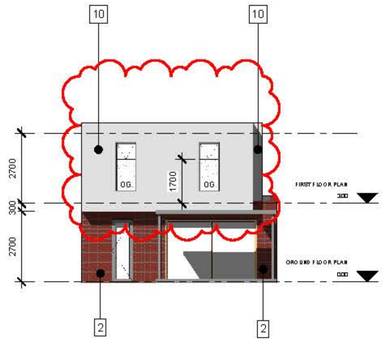
7 3D View 3



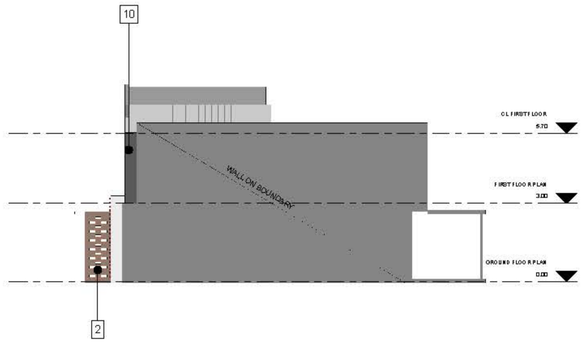
8 3D View 4



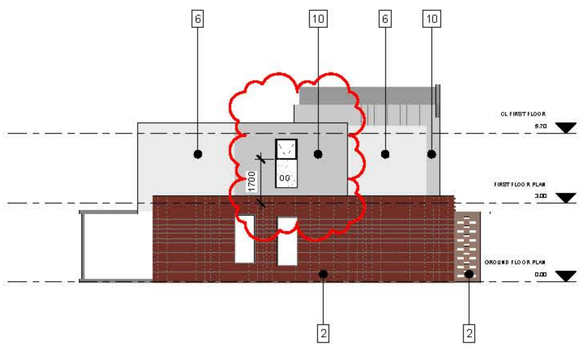
3 FRONT ELEVATION
1 : 100



4 REAR ELEVATION
1 : 100



9 RIGHT SIDE ELEVATION
1 : 100



10 LEFT SIDE ELEVATION
1 : 100

Revision	Issue	Checked	Date
A	RFI SUBMISSION	SN	21.05.2019
B	RFI SUBMISSION	SN	13.03.2020
C	RFI SUBMISSION	PG	17.08.2020

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TP - TOWN PLANNING
SK - SCHEMATIC DESIGN
DD - DESIGN DEVELOPMENT

RFI SUBMISSION

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enquiries@kud.com.au www.kud.com.au

PROJECT No: 18-005

TITLE: TYPE B
ADDRESS: 122 - 140 MIDLAND HIGHWAY, EPSOM
CLIENT: DR. BOMAN IRANI

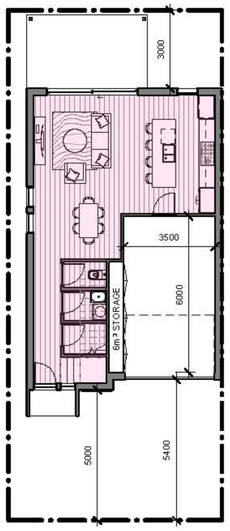
NORTH

DATE:	DRAWN:	SCALE:	REV:	SHEET:	REASON FOR ISSUE:
10.04.2018	SN & TN	1 : 100@A1	C	TP15	TP

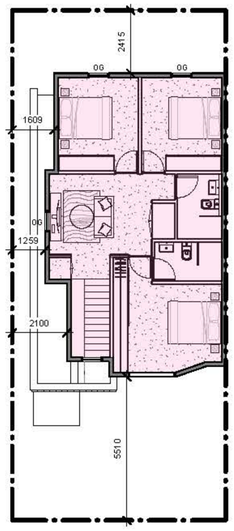
Type C Area	
Level	Area
FIRST FLOOR PLAN	75 m²
GROUND FLOOR PLAN	85 m²

LEGEND

OG - OBSCURE GLAZING TO 1.7M ABOVE FINISHED FLOOR LEVEL



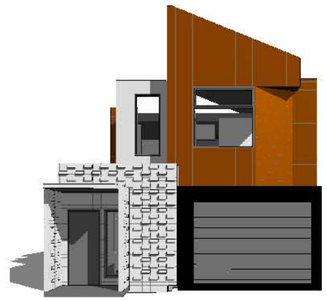
1 GROUND FLOOR PLAN
1 : 100



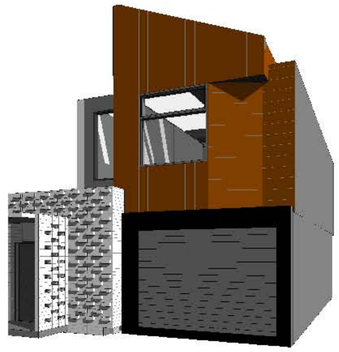
2 FIRST FLOOR PLAN
1 : 100



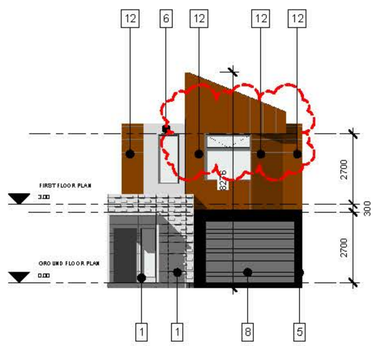
5 3D View 1



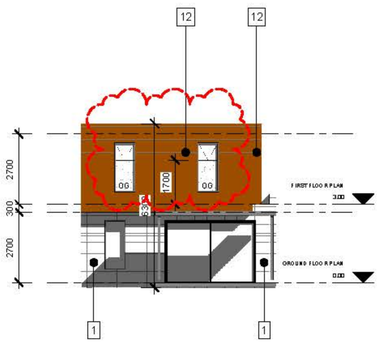
6 3D View 2



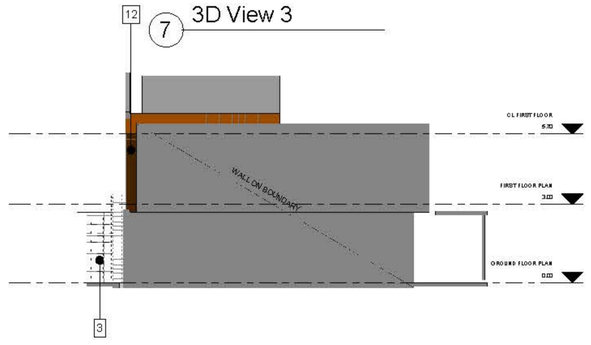




3 FRONT ELEVATION
1 : 100

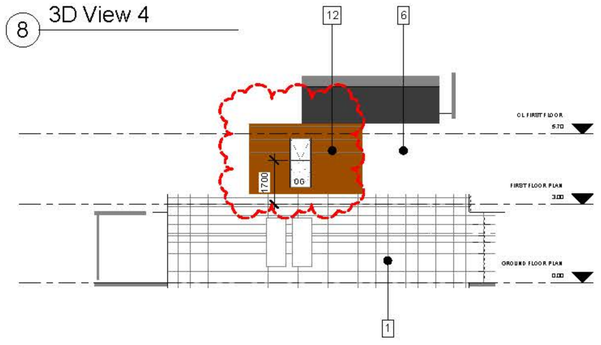


4 REAR ELEVATION
1 : 100



7 3D View 3

9 RIGHT SIDE ELEVATION
1 : 100



8 3D View 4

10 LEFT SIDE ELEVATION
1 : 100

Revision	Issue	Checked	Date
A	RFI SUBMISSION	SN	24.05.2019
B	RFI SUBMISSION	PG	17.08.2020

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DD - DESIGN DEVELOPMENT

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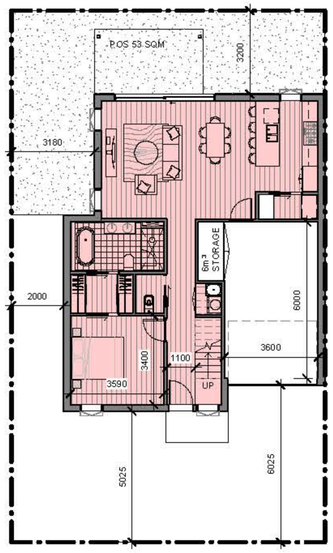
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enquiries@kud.com.au www.kud.com.au

PROJECT No: 18-005

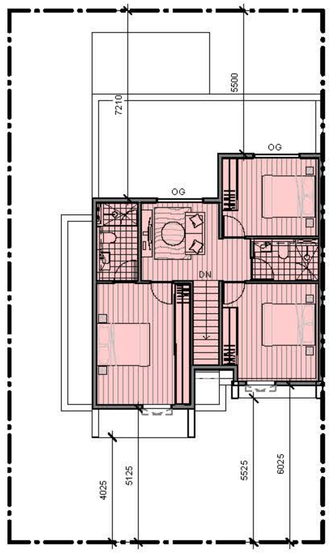
TITLE: TYPE C
ADDRESS: 122 - 140 MIDLAND HIGHWAY, EPSOM
CLIENT: DR. BOMAN IRANI

NORTH

DATE:	DRAWN:	SCALE:	REV:	SHEET:	REASON FOR ISSUE:
10.04.2018	SN & TN	1 : 100@A1	B	TP16	TP



1 GROUND FLOOR PLAN
1 : 100



2 FIRST FLOOR PLAN
1 : 100



5 3D View 1



6 3D View 2



7 3D View 3



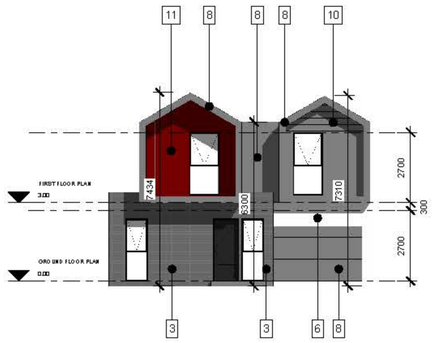
8 3D View 4

Type D Area	
Level	Area
GROUND FLOOR PLAN	113 m²
FIRST FLOOR PLAN	73 m²

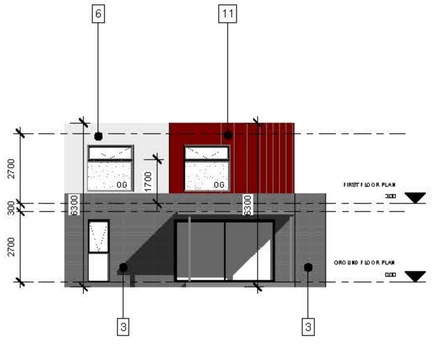
Grand total: 2

LEGEND

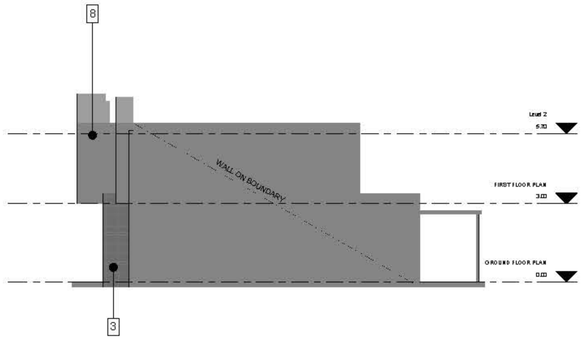
OG - OBSCURE GLAZING TO 1.7M ABOVE FINISHED FLOOR LEVEL



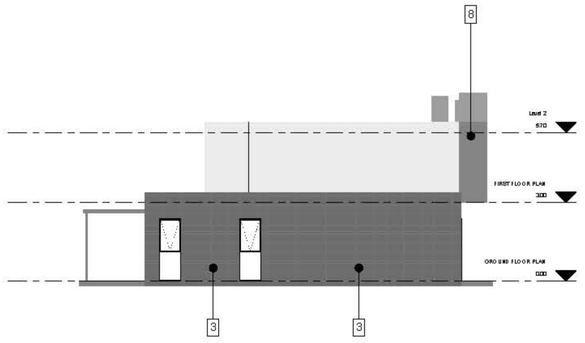
3 FRONT ELEVATION
1 : 100



4 REAR ELEVATION
1 : 100



9 RIGHT SIDE ELEVATION
1 : 100



10 LEFT SIDE ELEVATION
1 : 100

Revision	Issue	Checked	Date
A	RFI SUBMISSION	SN	24.05.2019

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DD - DESIGN DEVELOPMENT

RFI SUBMISSION

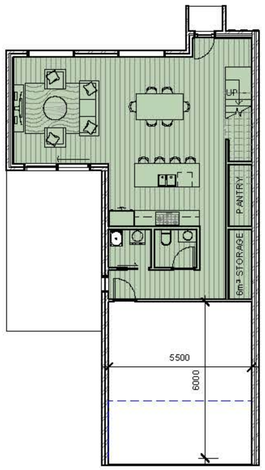
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architecture interior planning urban design consultants
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Australia
t: + 61 3 9427 4700
enquiries@kud.com.au www.kud.com.au

PROJECT No: 18-005

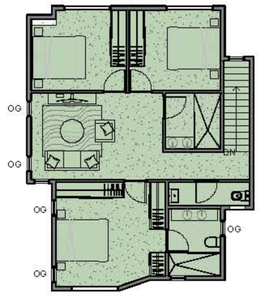
TITLE: TYPE D
ADDRESS: 122 - 140 MIDLAND HIGHWAY, EPSOM
CLIENT: DR. BOMAN IRANI

NORTH

DATE:	DRAWN:	SCALE:	REV:	SHEET:	REASON FOR ISSUE:
10.04.2018	SN & TN	1 : 100@A1	A	TP17	TP



1 GROUND FLOOR PLAN
1 : 100



2 FIRST FLOOR PLAN
1 : 100



5 3D View 1



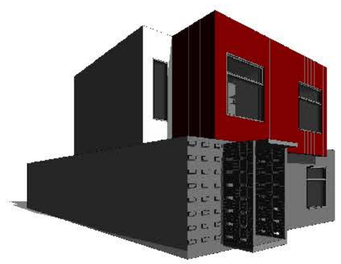
6 3D View 2

Type E Area	
Level	Area
GROUND FLOOR PLAN	Not Enclosed
FIRST FLOOR PLAN	84 m²

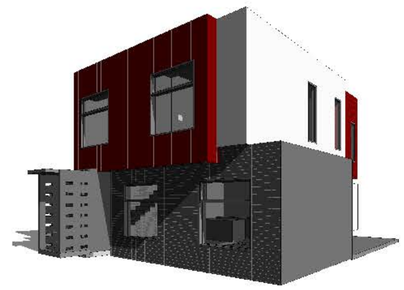
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LEGEND

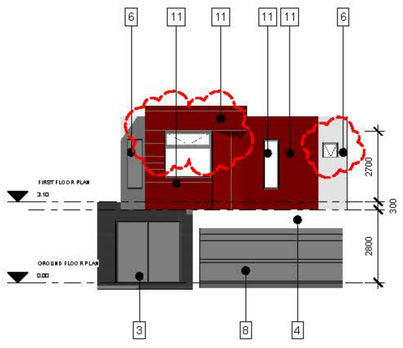
OG - OBSCURE GLAZING TO 1.7M ABOVE FINISHED FLOOR LEVEL



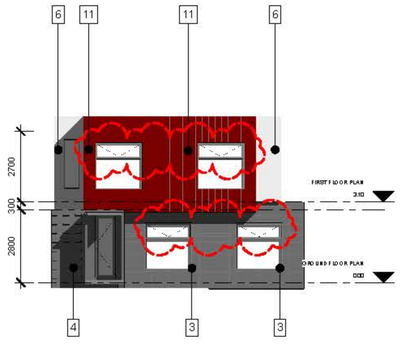
7 3D View 3



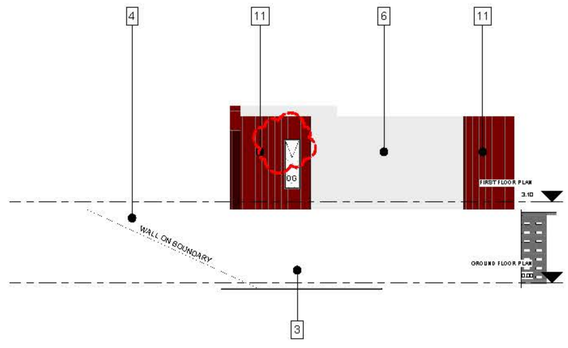
8 3D View 4



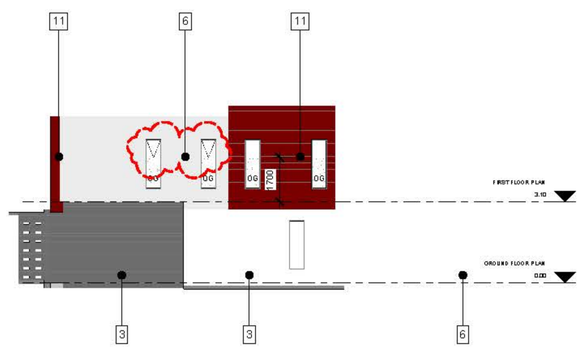
3 FRONT ELEVATION
1 : 100



4 REAR ELEVATION
1 : 100



9 RIGHT SIDE ELEVATION
1 : 100



10 LEFT SIDE ELEVATION
1 : 100

Revision	Issue	Checked	Date
A	RFI SUBMISSION	SN	21.05.2019
B	RFI SUBMISSION	PG	17.08.2020

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SK - SCHEMATIC DESIGN
DD - DESIGN DEVELOPMENT

RFI SUBMISSION

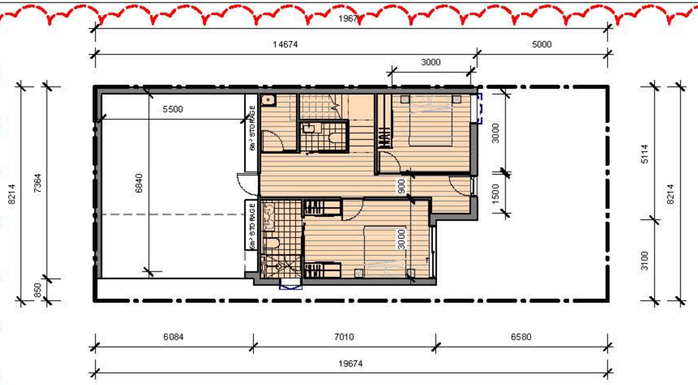
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Australia
t: + 61 3 9427 4700
enquiries@kud.com.au www.kud.com.au

PROJECT No: 18-005

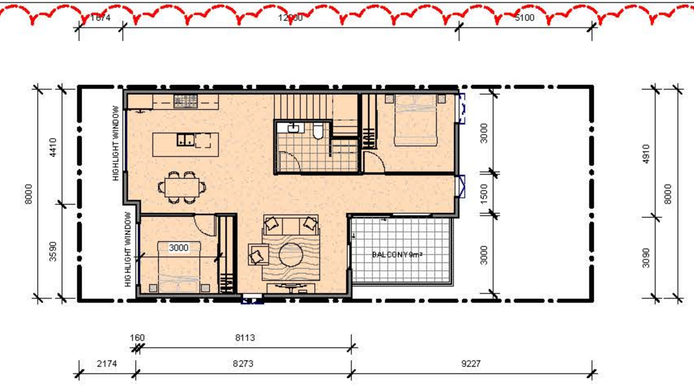
TITLE: TYPE E
ADDRESS: 122 - 140 MIDLAND HIGHWAY, EPSOM
CLIENT: DR. BOMAN IRANI

NORTH

DATE:	DRAWN:	SCALE:	REV:	SHEET:	REASON FOR ISSUE:
10.04.2018	SN & TN	1 : 100@A1	B	TP18	TP



1 GROUND FLOOR
1 : 100

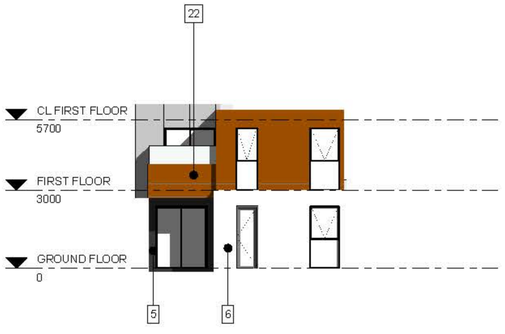


2 FIRST FLOOR
1 : 100

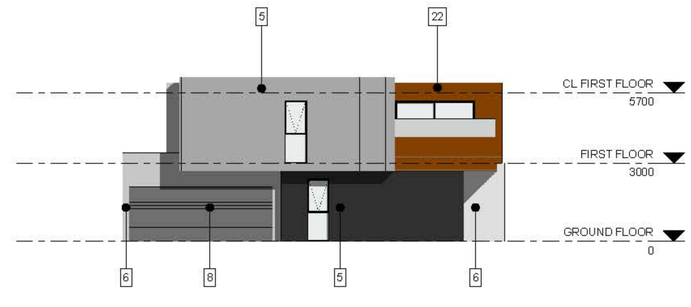
Type F Area	
Level	Area
FIRST FLOOR	99 m²
GROUND FLOOR	106 m²
Grand total: 2	

LEGEND

OG - OBSCURE GLAZING TO 1.7M ABOVE FINISHED FLOOR LEVEL



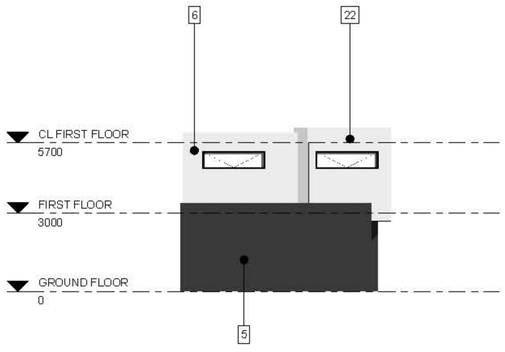
3 FRONT ELEVATION
1 : 100



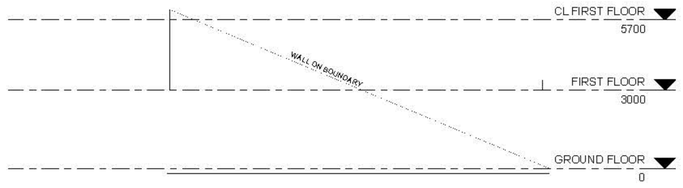
4 LEFTSIDE ELEVATION
1 : 100



7 3D View 1



5 REAR ELEVATION
1 : 100



6 RIGHTSIDE ELEVATION
1 : 100



8 3D View 2

Revision	Issue	Checked	Date
A	RFI SUBMISSION	SN	21.05.2019
B	RFI SUBMISSION	PG	16.07.2020

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PROJECT No: 18-005

TITLE: TYPE F
ADDRESS: 122 - 140 Midland Highway, Epsom
CLIENT: DR. BOMAN IRANI

NORTH

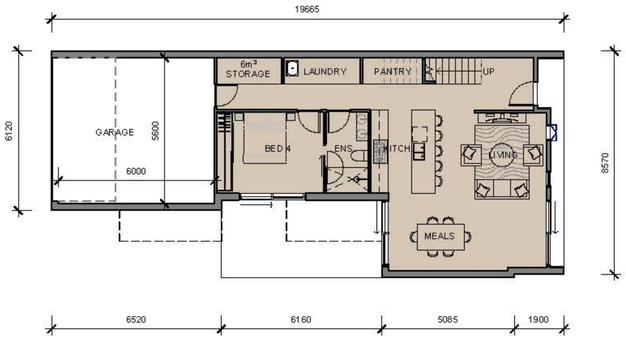
DATE:	DRAWN:	SCALE:	REV:	SHEET:	REASON FOR ISSUE:
16.07.2020	PG	1 : 100@A1	B	TP19	TP

Type G Area	
Level	Area
GROUND FLOOR	130 m²
FIRST FLOOR	95 m²

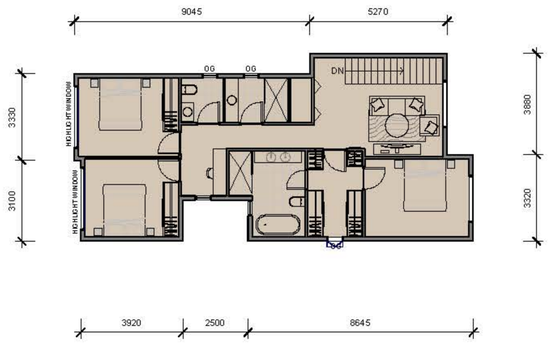
Grand total: 2

LEGEND

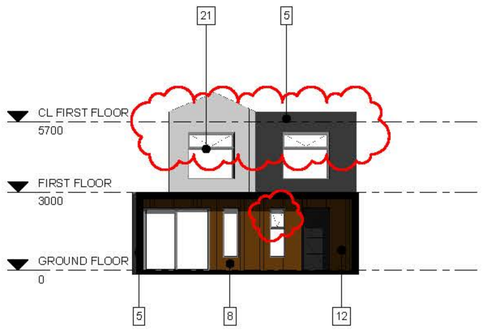
OG - OBSCURE GLAZING TO 1.7M ABOVE FINISHED FLOOR LEVEL



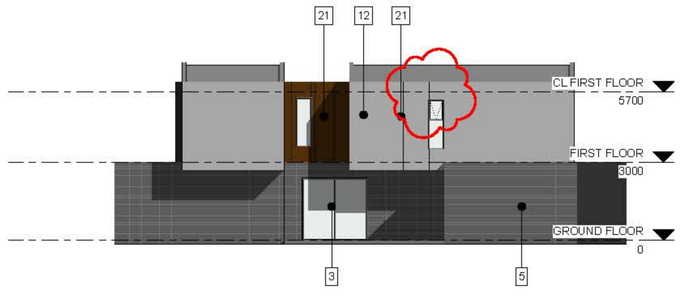
1 GROUND FLOOR
1 : 100



2 FIRST FLOOR
1 : 100



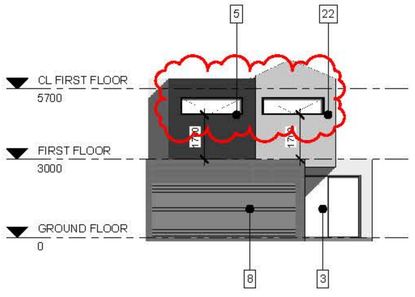
3 FRONT ELEVATION
1 : 100



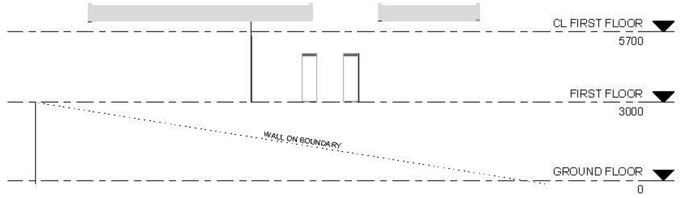
4 LEFTSIDE ELEVATION
1 : 100



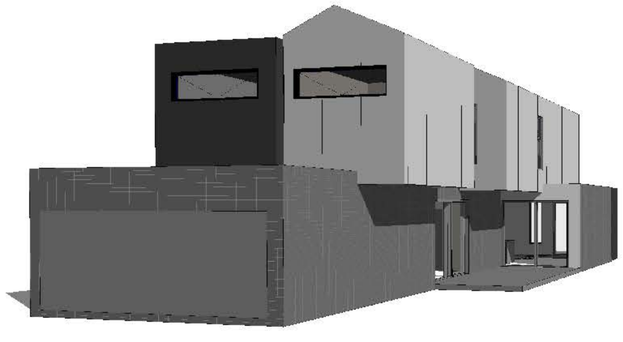
7 3D View 1



5 REAR ELEVATION
1 : 100



6 RIGHTSIDE ELEVATION
1 : 100



8 3D View 2

Revision	Issue	Checked	Date
A	RFI SUBMISSION	SN	21.05.2019
B	RFI SUBMISSION	SN	13.03.2020

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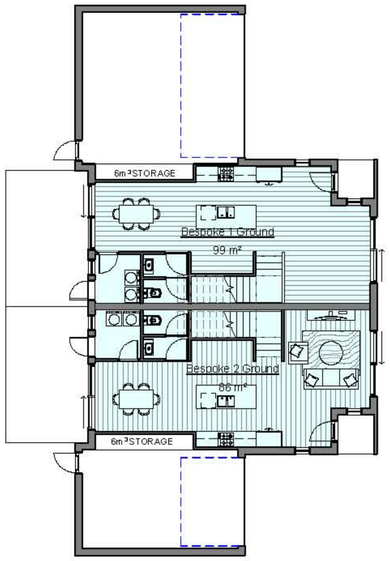
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PROJECT No: 18-005

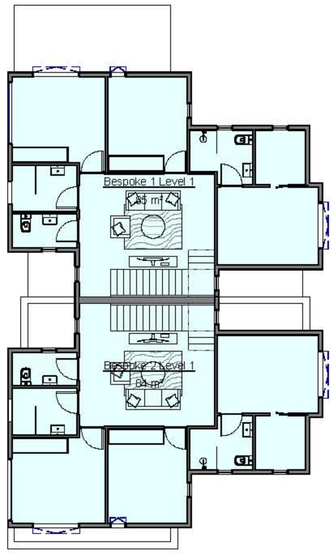
TITLE: TYPE G
ADDRESS: 122 - 140 Midland Highway, Epsom
CLIENT: DR. BOMAN IRANI

NORTH

DATE:	DRAWN:	SCALE:	REV:	SHEET:	REASON FOR ISSUE:
10.04.2018	SN	1 : 100@A1	B	TP20	TP



2 GROUND FLOOR
1 : 100



1 FIRST FLOOR
1 : 100

Type Bespoke Area	
Level	Area
GROUND FLOOR	99 m²
GROUND FLOOR	86 m²
FIRST FLOOR	85 m²
FIRST FLOOR	84 m²

LEGEND

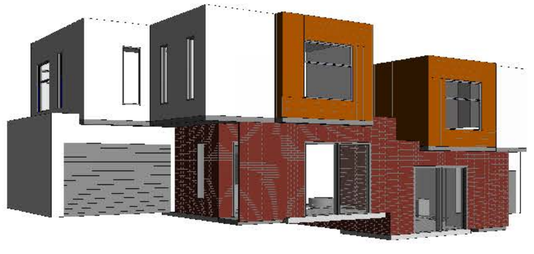
OG - OBSCURE GLAZING TO 1.7M ABOVE FINISHED FLOOR LEVEL



5 3D View 3



3 3D View 1



4 3D View 2

Revision	Issue	Checked	Date
A	RFI SUBMISSION	PG	16.07.2020

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DRAWING LEGEND:
WD - WORKING DRAWINGS
TI - TENDER ISSUE-NOT FOR CONSTRUCTION
TP - TOWN PLANNING
SK - SCHEMATIC DESIGN
DD - DESIGN DEVELOPMENT

RFI SUBMISSION

KAVELLARIS URBAN DESIGN
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t: + 61 3 9427 4 7 0 7
enquiries@kud.com.au www.kud.com.au

PROJECT No: 18-005

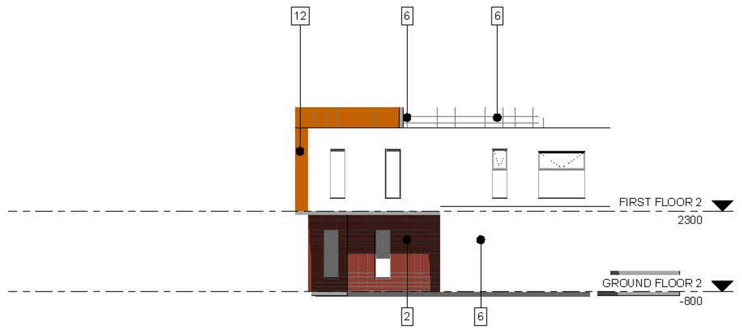
TITLE: BESPOKE HOMES - FLOOR PLANS
ADDRESS: 122 - 140 Midland Highway, Epsom
CLIENT: DR. BOMAN IRANI

NORTH

DATE:	DRAWN:	SCALE:	REV:	SHEET:	REASON FOR ISSUE:
16.07.2020	PG	1 : 100@A1	A	TP21	TP



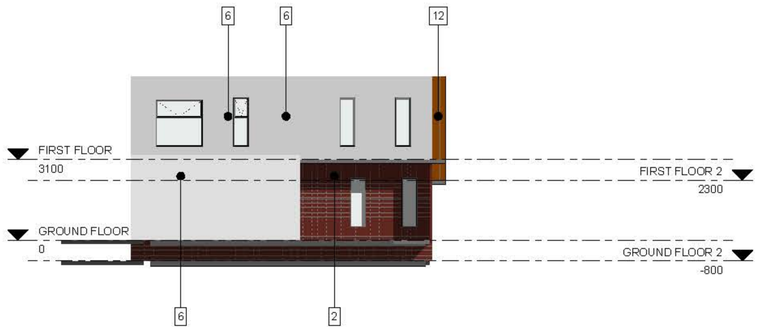
1 FRONT ELEVATION
1 : 100



3 RIGHTSIDE ELEVATION
1 : 100



2 REAR ELEVATION
1 : 100



4 LEFTSIDE ELEVATION
1 : 100

Revision	Issue	Checked	Date
A	RFI SUBMISSION	PG	16.07.2020

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DD - DESIGN DEVELOPMENT

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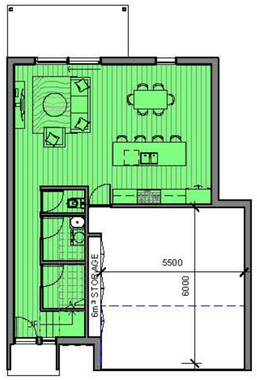
KUD
architecture interior planning urban design consultants
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Australia
t: + 61 3 9427 4700
enquiries@kud.com.au www.kud.com.au

PROJECT No: 18-005

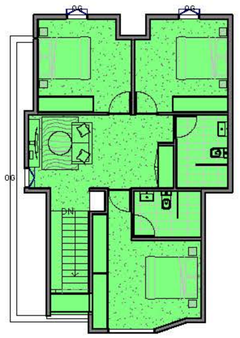
TITLE: BESPOKE HOMES - ELEVATIONS
ADDRESS: 122 - 140 Midland Highway, Epsom
CLIENT: DR. BOMAN IRANI

NORTH

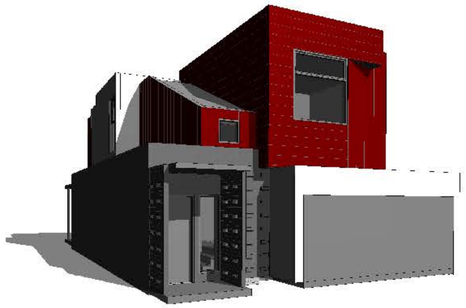
DATE:	DRAWN:	SCALE:	REV:	SHEET:	REASON FOR ISSUE:
16.07.2020	SN	1 : 100@A1	A	TP22	TP



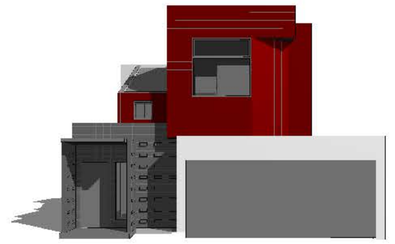
1 GROUND FLOOR PLAN
1 : 100



2 FIRST FLOOR PLAN
1 : 100



5 3D View 1

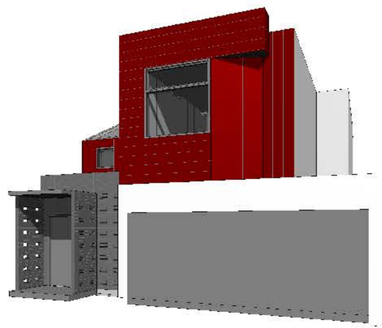


6 3D View 2

Type H Area	
Level	Area
GROUND FLOOR PLAN	102 m²
FIRST FLOOR PLAN	84 m²
Grand total: 2	

LEGEND

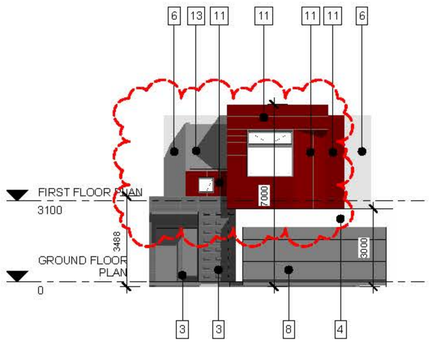
OG - OBSCURE GLAZING TO 1.7M ABOVE FINISHED FLOOR LEVEL



7 3D View 3



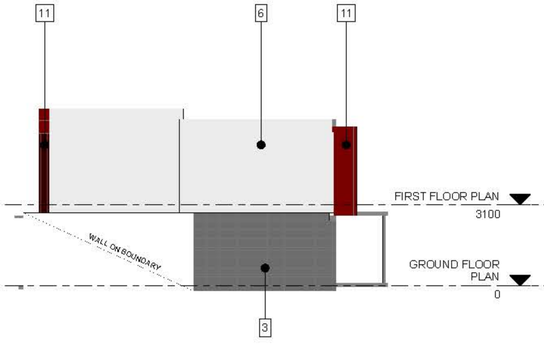
8 3D View 4



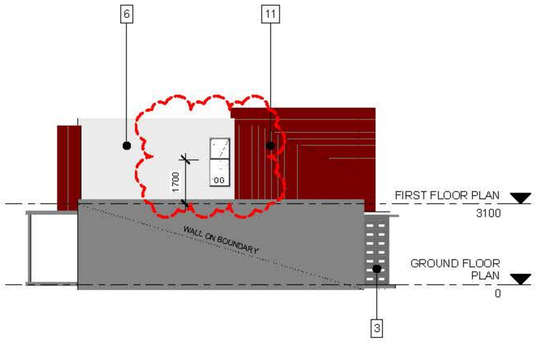
3 FRONT ELEVATION
1 : 100



4 REAR ELEVATION
1 : 100



9 RIGHT SIDE ELEVATION
1 : 100



10 LEFT SIDE ELEVATION
1 : 100

Revision	Issue	Checked	Date
A	RFI SUBMISSION	SN	24.05.2019

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RFI SUBMISSION

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Australia
t: + 61 3 9427 4700
enquiries@kud.com.au www.kud.com.au

PROJECT No: 18-005

TITLE: TYPE H
ADDRESS: 122 - 140 MIDLAND HIGHWAY, EPSOM
CLIENT: DR. BOMAN IRANI

NORTH

DATE:	DRAWN:	SCALE:	REV:	SHEET:	REASON FOR ISSUE:
10.04.2018	SN & TN	1 : 100@A1	A	TP22b	TP

Type I Area	
Level	Area
GROUND FLOOR PLAN	129 m²
Grand total: 1	

LEGEND

OG - OBSCURE GLAZING TO 1.7M ABOVE FINISHED FLOOR LEVEL



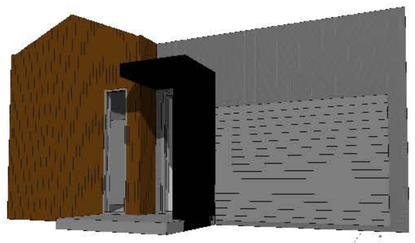
1 GROUND FLOOR PLAN
1 : 100



5 3D View 1



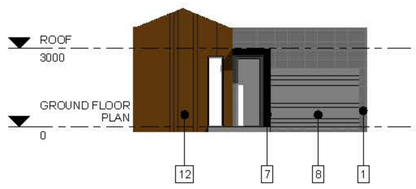
6 3D View 2



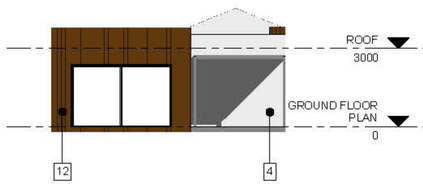
7 3D View 3



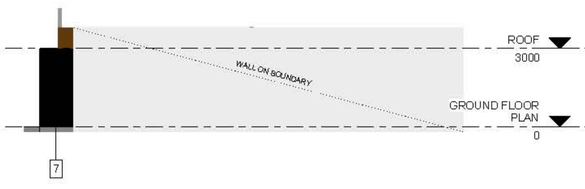
8 3D View 4



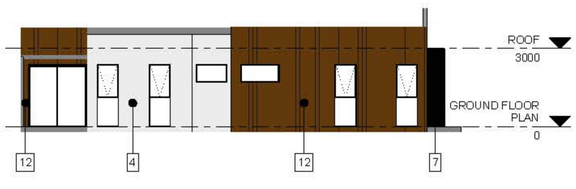
3 FRONT ELEVATION
1 : 100



4 REAR ELEVATION
1 : 100



2 RIGHT SIDE ELEVATION
1 : 100



9 LEFT SIDE ELEVATION
1 : 100

Revision	Issue	Checked	Date
A	RFI SUBMISSION	SN	24.05.2019

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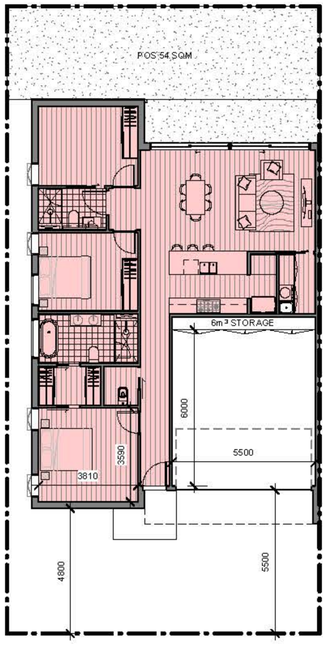
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enquiries@kud.com.au www.kud.com.au

PROJECT No: 18-005

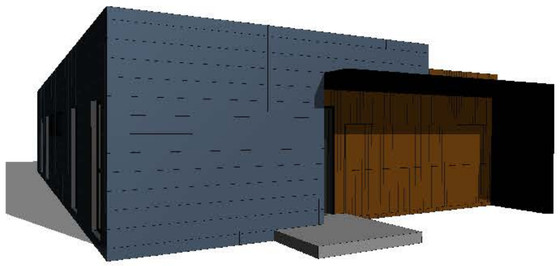
TITLE: TYPE I
ADDRESS: 122 - 140 MIDLAND HIGHWAY, EPSOM
CLIENT: DR. BOMAN IRANI

NORTH

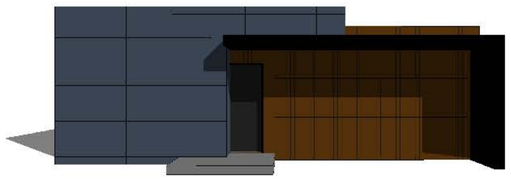
DATE:	DRAWN:	SCALE:	REV:	SHEET:	REASON FOR ISSUE:
10.04.2018	SN & TN	1 : 100@A1	A	TP22c	TP



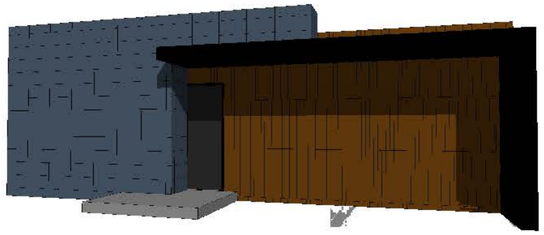
1 GROUND FLOOR PLAN
1 : 100



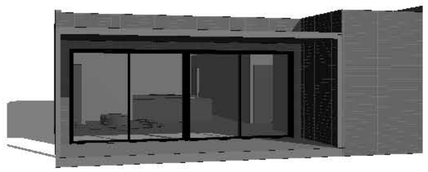
5 3D View 1



6 3D View 2



7 3D View 3



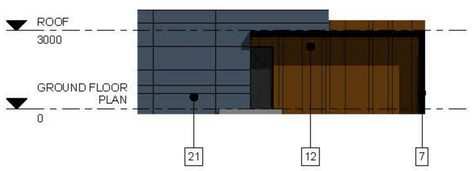
8 3D View 4

Type J Area	
Level	Area
GROUND FLOOR PLAN	158 m²

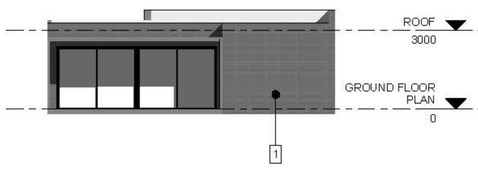
Grand total: 1

LEGEND

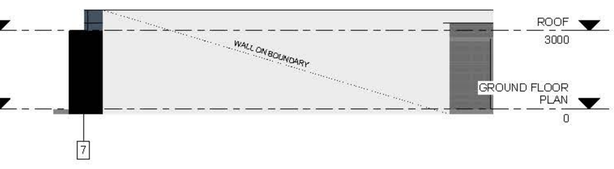
OG - OBSCURE GLAZING TO 1.7M ABOVE FINISHED FLOOR LEVEL



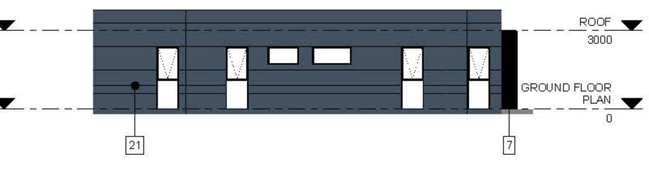
3 FRONT ELEVATION
1 : 100



4 REAR ELEVATION
1 : 100



2 RIGHT SIDE ELEVATION
1 : 100



9 LEFT SIDE ELEVATION
1 : 100

Revision	Issue	Checked	Date
A	RFI SUBMISSION	SN	24.05.2019

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PROJECT No: 18-005

TITLE: TYPE J
ADDRESS: 122 - 140 MIDLAND HIGHWAY, EPSOM
CLIENT: DR. BOMAN IRANI

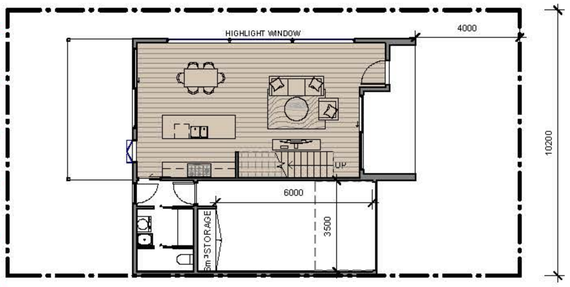
NORTH

DATE:	DRAWN:	SCALE:	REV:	SHEET:	REASON FOR ISSUE:
10.04.2018	SN & TN	1 : 100@A1	A	TP22d	TP

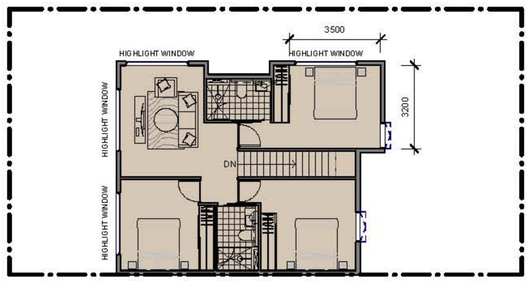
Type K Area	
Level	Area
GROUND FLOOR	123 m²
FIRST FLOOR	71 m²
Grand total: 2	

LEGEND

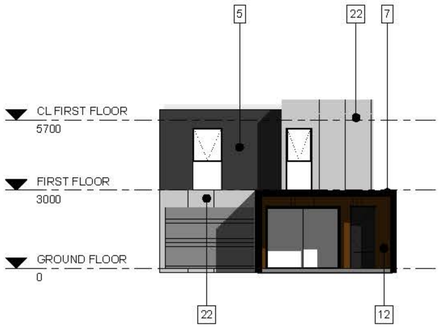
OG - OBSCURE GLAZING TO 1.7M ABOVE FINISHED FLOOR LEVEL



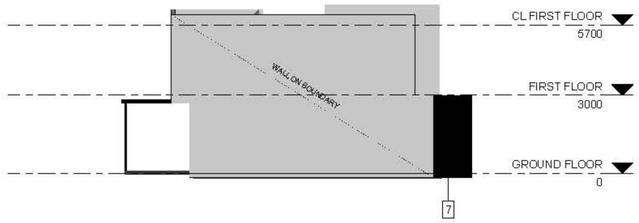
1 GROUND FLOOR
1 : 100



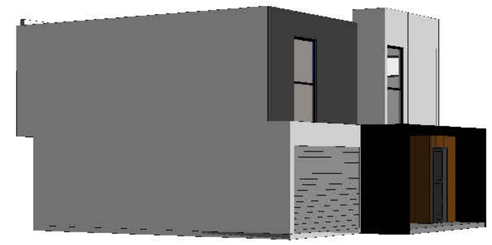
2 FIRST FLOOR
1 : 100



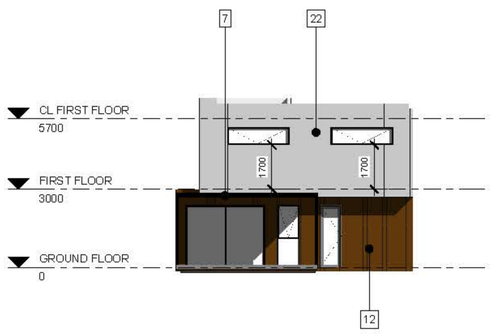
3 FRONT ELEVATION
1 : 100



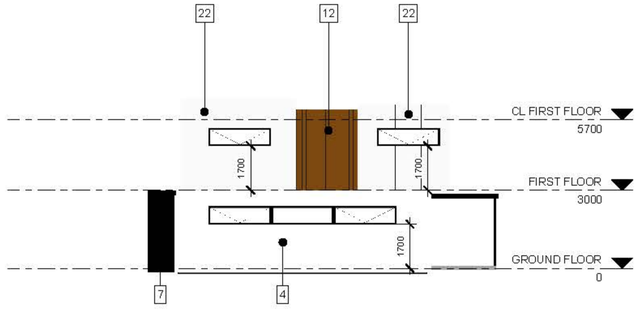
4 LEFTSIDE ELEVATION
1 : 100



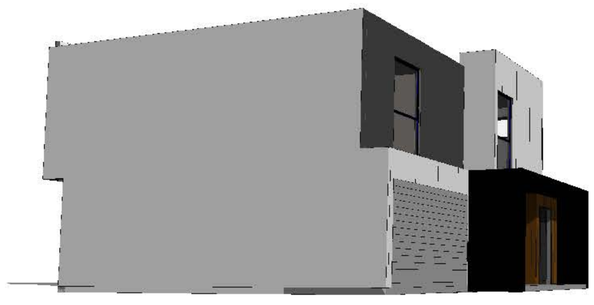
7 3D View 1



5 REAR ELEVATION
1 : 100



6 RIGHTSIDE ELEVATION
1 : 100



8 3D View 2

Revision	Issue	Checked	Date
A	RFI SUBMISSION	SN	24.05.2019
B	RFI SUBMISSION	PG	17.08.2020

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DD - DESIGN DEVELOPMENT

RFI SUBMISSION

KUD architecture interior planning urban design consultants
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t: + 61 3 9429 4733
enquiries@kud.com.au www.kud.com.au

PROJECT No: 18-005

TITLE: TYPE K
ADDRESS: 122 - 140 Midland Highway, Epsom
CLIENT: DR. BOMAN IRANI

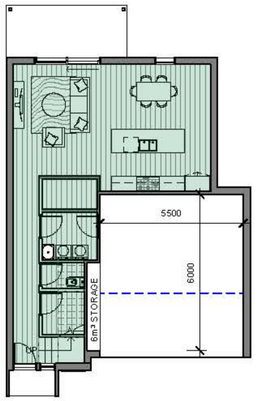
NORTH

DATE:	DRAWN:	SCALE:	REV:	SHEET:	REASON FOR ISSUE:
10.04.2018	SN	1 : 100@A1	B	TP22e	TP

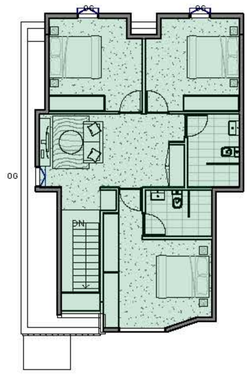
Type L Area	
Level	Area
GROUND FLOOR PLAN	102 m²
FIRST FLOOR PLAN	84 m²
Grand total: 2	

LEGEND

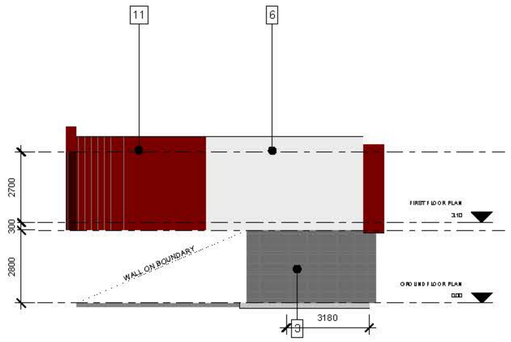
OG - OBSCURE GLAZING TO 1.7M ABOVE FINISHED FLOOR LEVEL



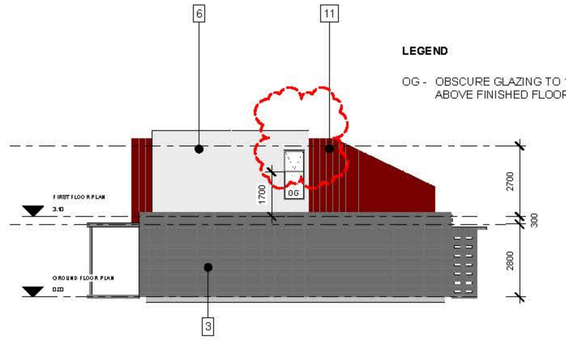
1 GROUND FLOOR PLAN
1 : 100



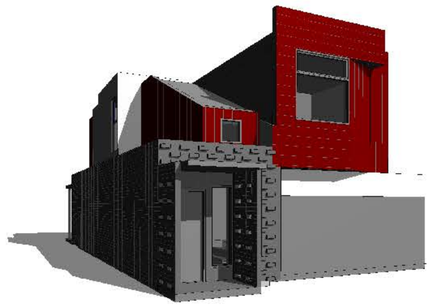
2 FIRST FLOOR PLAN
1 : 100



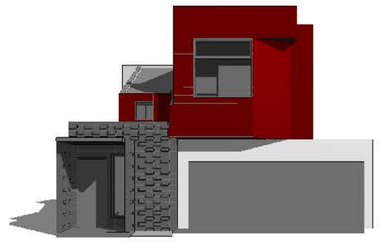
10 RIGHT SIDE ELEVATION
1 : 100



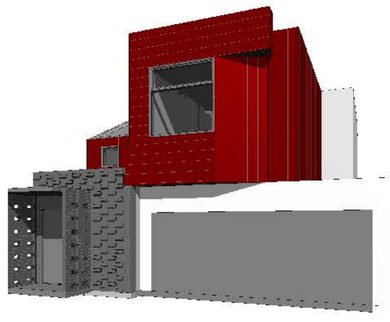
9 LEFT SIDE ELEVATION
1 : 100



5 3D View 1



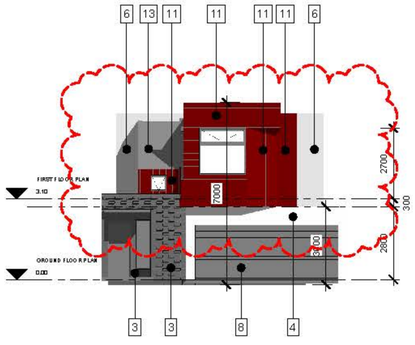
6 3D View 2



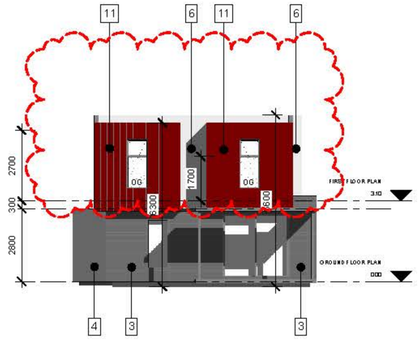
7 3D View 3



8 3D View 4



3 FRONT ELEVATION
1 : 100



4 REAR ELEVATION
1 : 100

Revision	Issue	Checked	Date
A	RFI SUBMISSION	SN	24.05.2019

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WD - WORKING DRAWINGS
TI - TENDER ISSUE-NOT FOR CONSTRUCTION
TP - TOWN PLANNING
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DD - DESIGN DEVELOPMENT

RFI SUBMISSION

KUD ARCHITECTS & DESIGNERS
architecture interior planning urban design consultants
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t: + 61 3 9427 4711
enquiries@kud.com.au www.kud.com.au

PROJECT No: 18-005

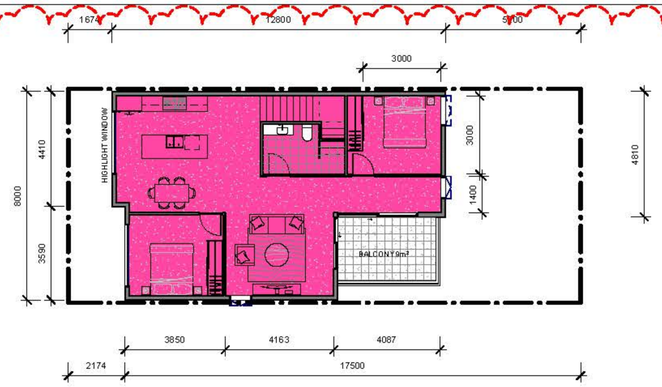
TITLE: TYPE L
ADDRESS: 122 - 140 MIDLAND HIGHWAY, EPSOM
CLIENT: DR. BOMAN IRANI

NORTH

DATE:	DRAWN:	SCALE:	REV:	SHEET:	REASON FOR ISSUE:
10.04.2018	SN & TN	1 : 100@A1	A	TP22f	TP



1 GROUND FLOOR
1 : 100

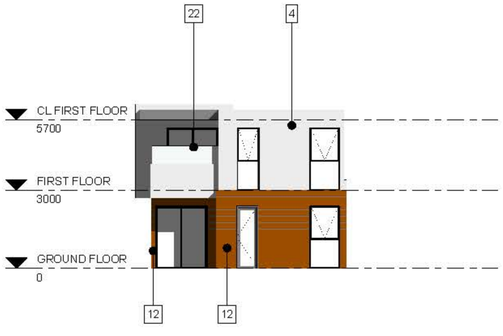


2 FIRST FLOOR
1 : 100

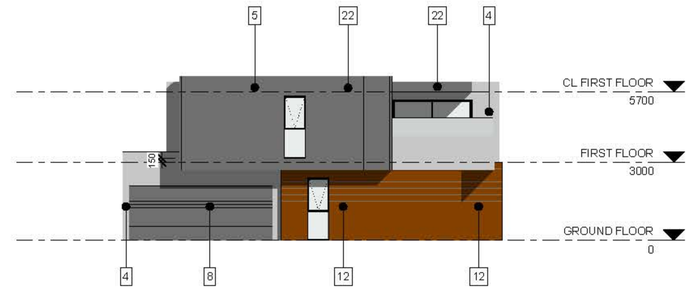
Type M Area	
Level	Area
FIRST FLOOR	98 m²
GROUND FLOOR	105 m²
Grand total: 2	

LEGEND

OG - OBSCURE GLAZING TO 1.7M ABOVE FINISHED FLOOR LEVEL



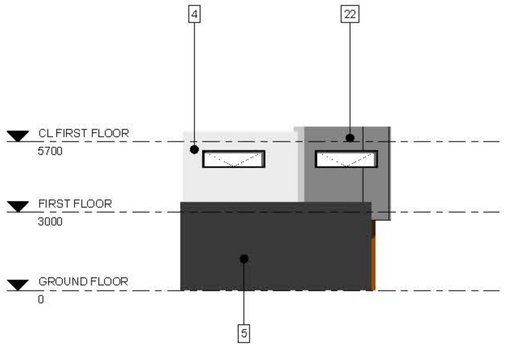
3 FRONT ELEVATION
1 : 100



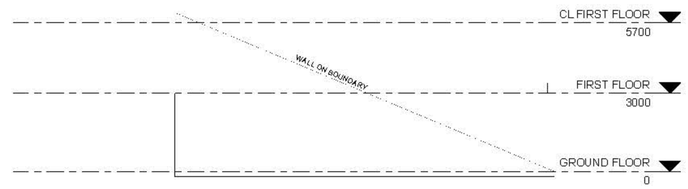
4 LEFTSIDE ELEVATION
1 : 100



7 3D View 1



5 REAR ELEVATION
1 : 100



6 RIGHTSIDE ELEVATION
1 : 100



8 3D View 2

Revision	Issue	Checked	Date
A	RFI SUBMISSION	SN	21.05.2019
B	RFI SUBMISSION	PG	16.07.2020

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DD - DESIGN DEVELOPMENT

RFI SUBMISSION

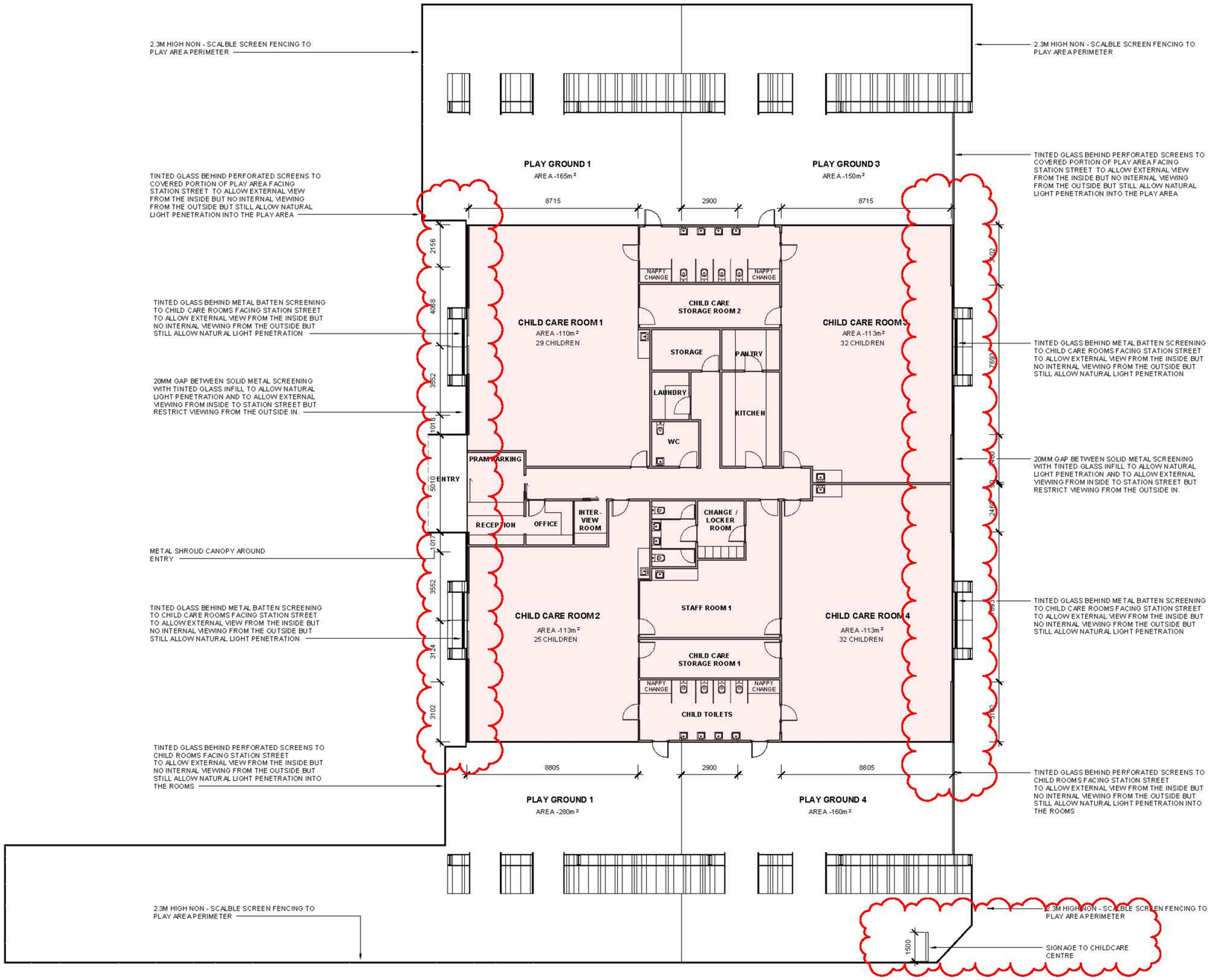
KUD
architecture interior planning urban design consultants
1, 74 - 76 Balmain Street, Cremorne 3121 - Vic
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enquiries@kud.com.au www.kud.com.au

PROJECT No: 18-005

TITLE: TYPE M
ADDRESS: 122 - 140 Midland Highway, Epsom
CLIENT: DR. BOMAN IRANI

NORTH

DATE:	DRAWN:	SCALE:	REV:	SHEET:	REASON FOR ISSUE:
16.07.2020	PG	1 : 100@A1	B	TP22g	TP



Revision	Issue	Checked	Date
B	RFI SUBMISSION	PG	18.08.2020

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TP - TOWN PLANNING
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DD - DESIGN DEVELOPMENT

RFI SUBMISSION

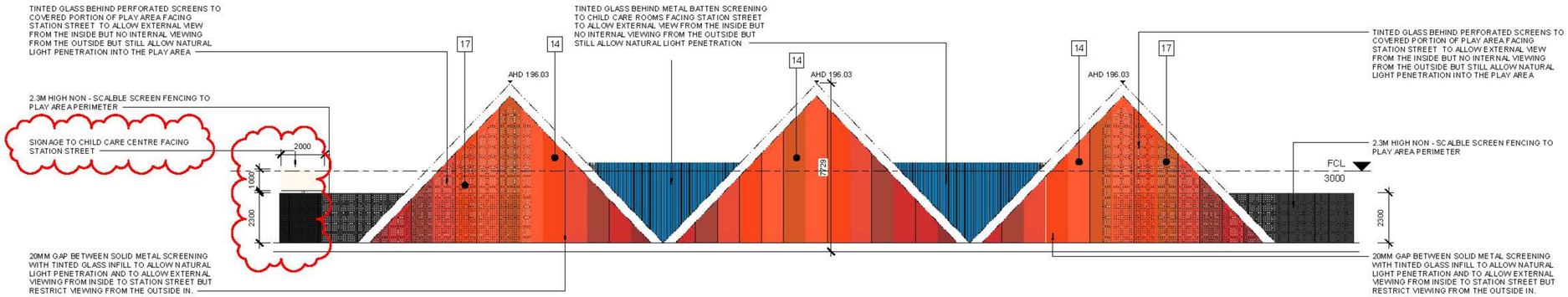
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Australia
t: + 61 3 9429 4703
enquiries@kud.com.au www.kud.com.au

PROJECT No: 18-005

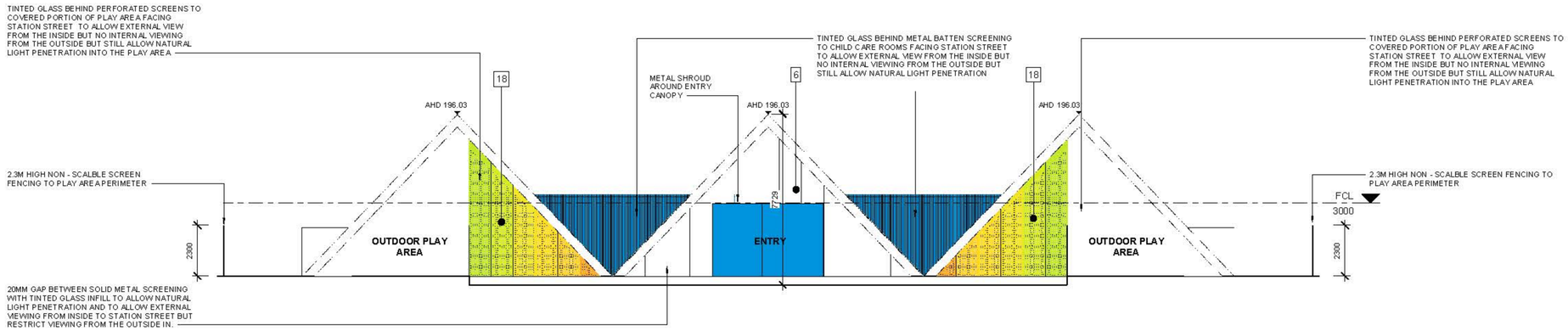
TITLE: CHILDCARE CENTRE FLOOR PLAN
ADDRESS: 122 - 140 MIDLAND HIGHWAY, EPSOM
CLIENT: DR. BOMAN IRANI

NORTH

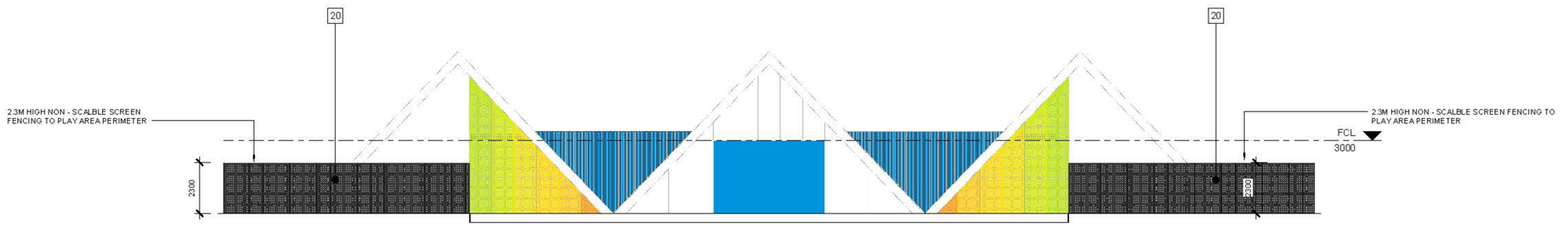
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10.04.2018	SN & TN	1 : 100@A1	B	TP23	TP



1 EAST ELEVATION
1 : 100



2 WEST ELEVATION
1 : 100



3 CAR PARK ELEVATION
1 : 100

Revision	Issue	Checked	Date
A	RFI SUBMISSION	SN	24.05.2019
B	RFI SUBMISSION	PG	18.08.2020

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TP - TOWN PLANNING
SK - SCHEMATIC DESIGN
DD - DESIGN DEVELOPMENT

RFI SUBMISSION

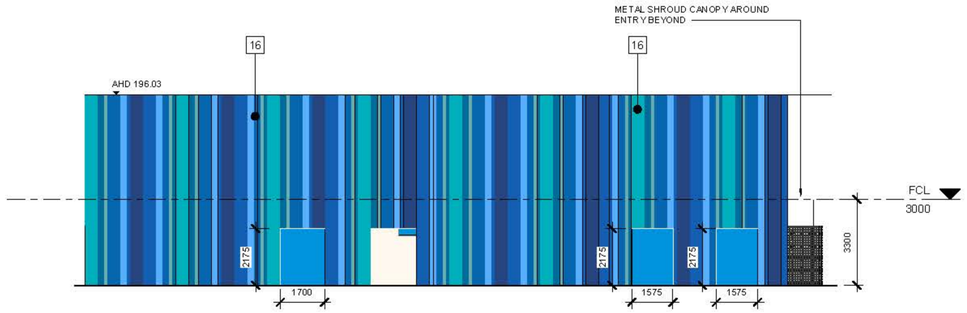
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PROJECT No: 18-005

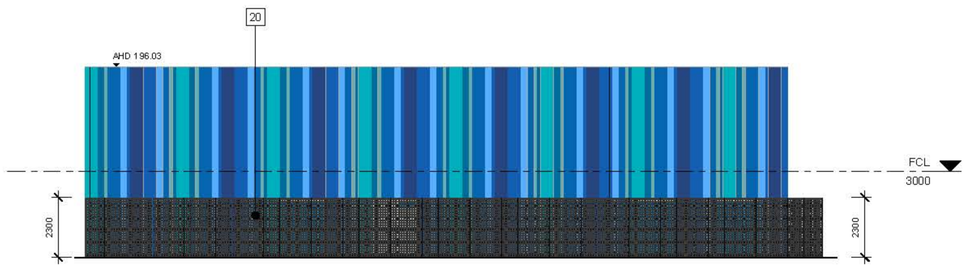
TITLE: CHILDCARE CENTRE ELEVATIONS
ADDRESS: 122 - 140 MIDLAND HIGHWAY, EPSOM
CLIENT: DR. BOMAN IRANI

NORTH

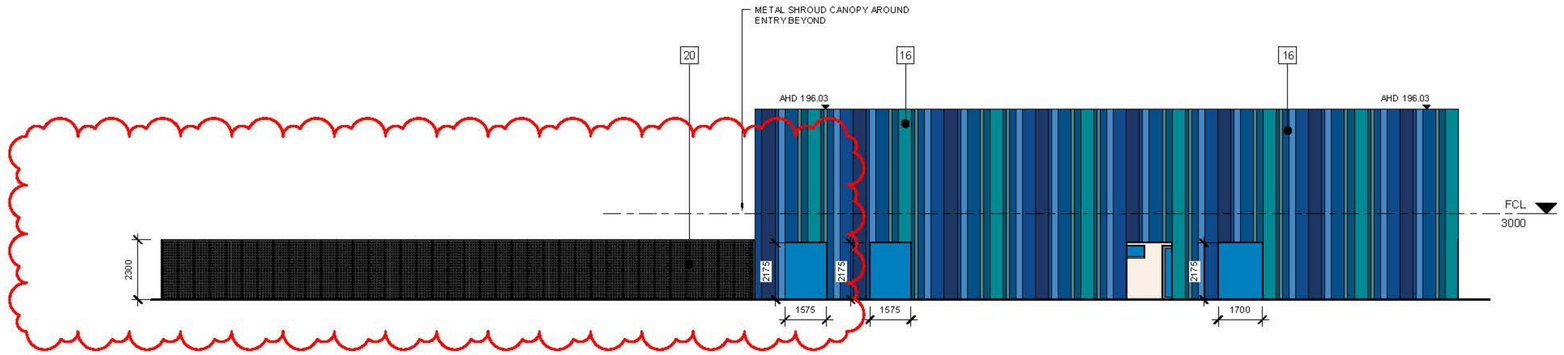
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10.04.2018	SN & TN	1 : 100@A1	B	TP24	TP



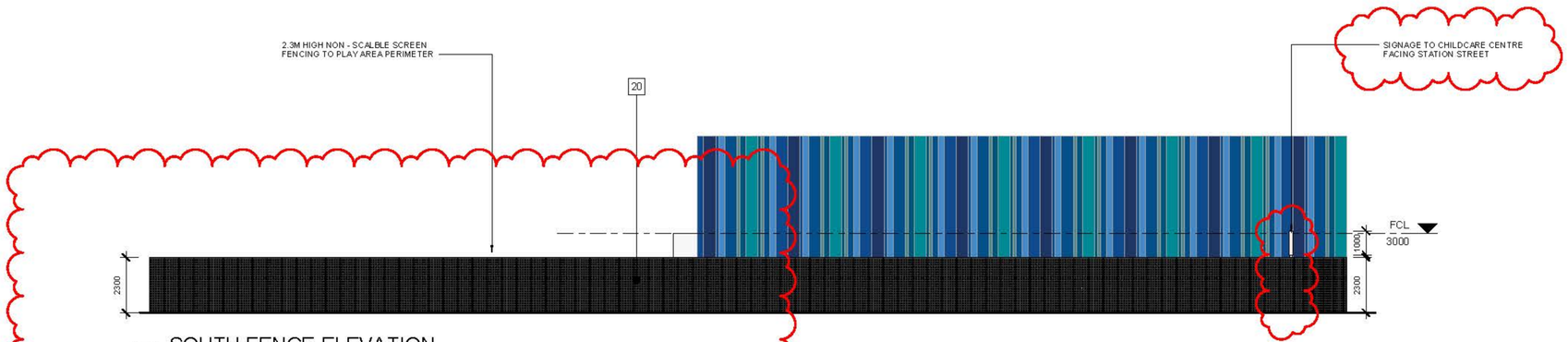
3 NORTH ELEVATION
1 : 100



1 NORTH FENCE
1 : 100



4 SOUTH ELEVATION
1 : 100



2 SOUTH FENCE ELEVATION
1 : 100

Revision	Issue	Checked	Date
A	RFI SUBMISSION	SN	24.05.2019

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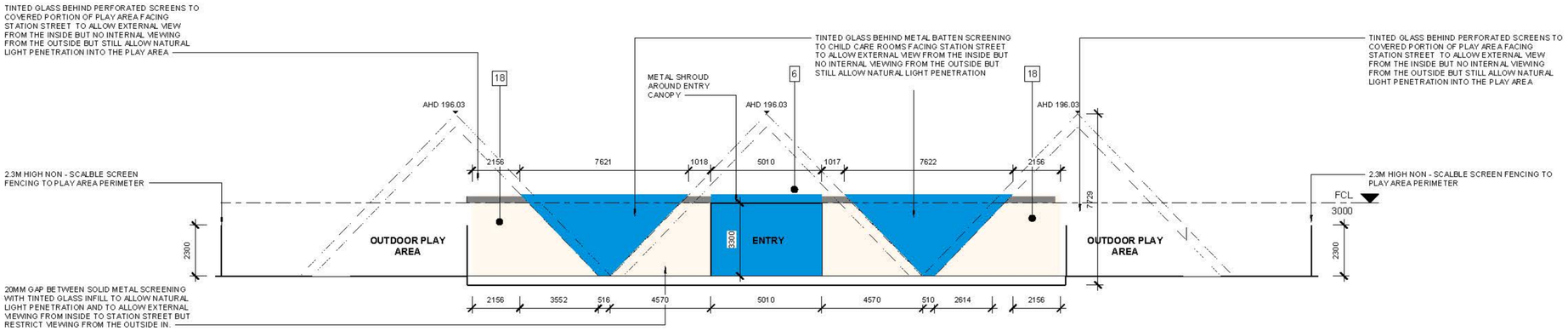
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Australia
t: + 61 3 9429 4799
enquiries@kud.com.au www.kud.com.au

PROJECT No: 18-005

TITLE: CHILDCARE CENTRE ELEVATIONS
ADDRESS: 122 - 140 MIDLAND HIGHWAY, EPSOM
CLIENT: DR. BOMAN IRANI

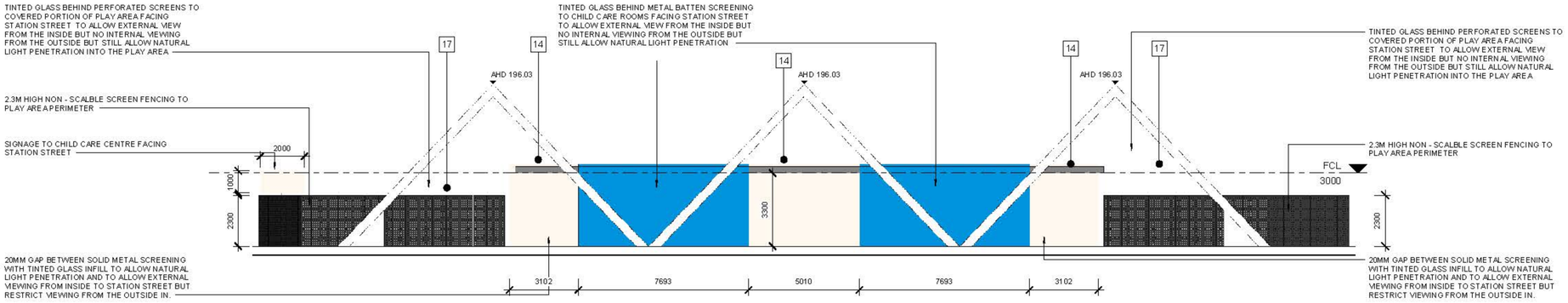
NORTH

DATE:	DRAWN:	SCALE:	REV:	SHEET:	REASON FOR ISSUE:
10.04.2018	SN & TN	1 : 100@A1	A	TP25	TP



1 WEST ELEVATION BEHIND SCREENING

1 : 100



2 EAST ELEVATION BEHIND SCREENING

1 : 100

Revision	Issue	Checked	Date
B	RFI SUBMISSION	PG	18.08.2020

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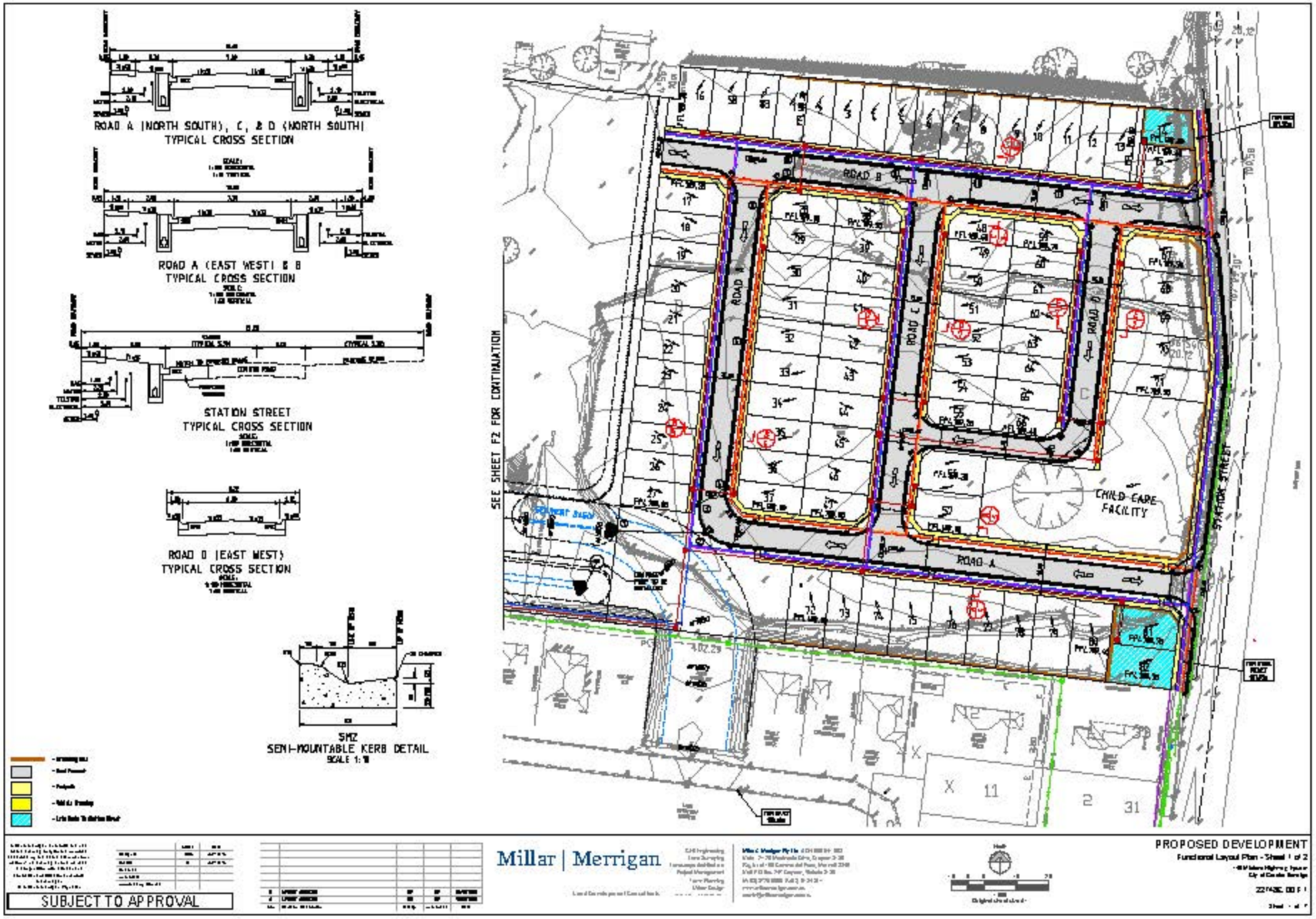
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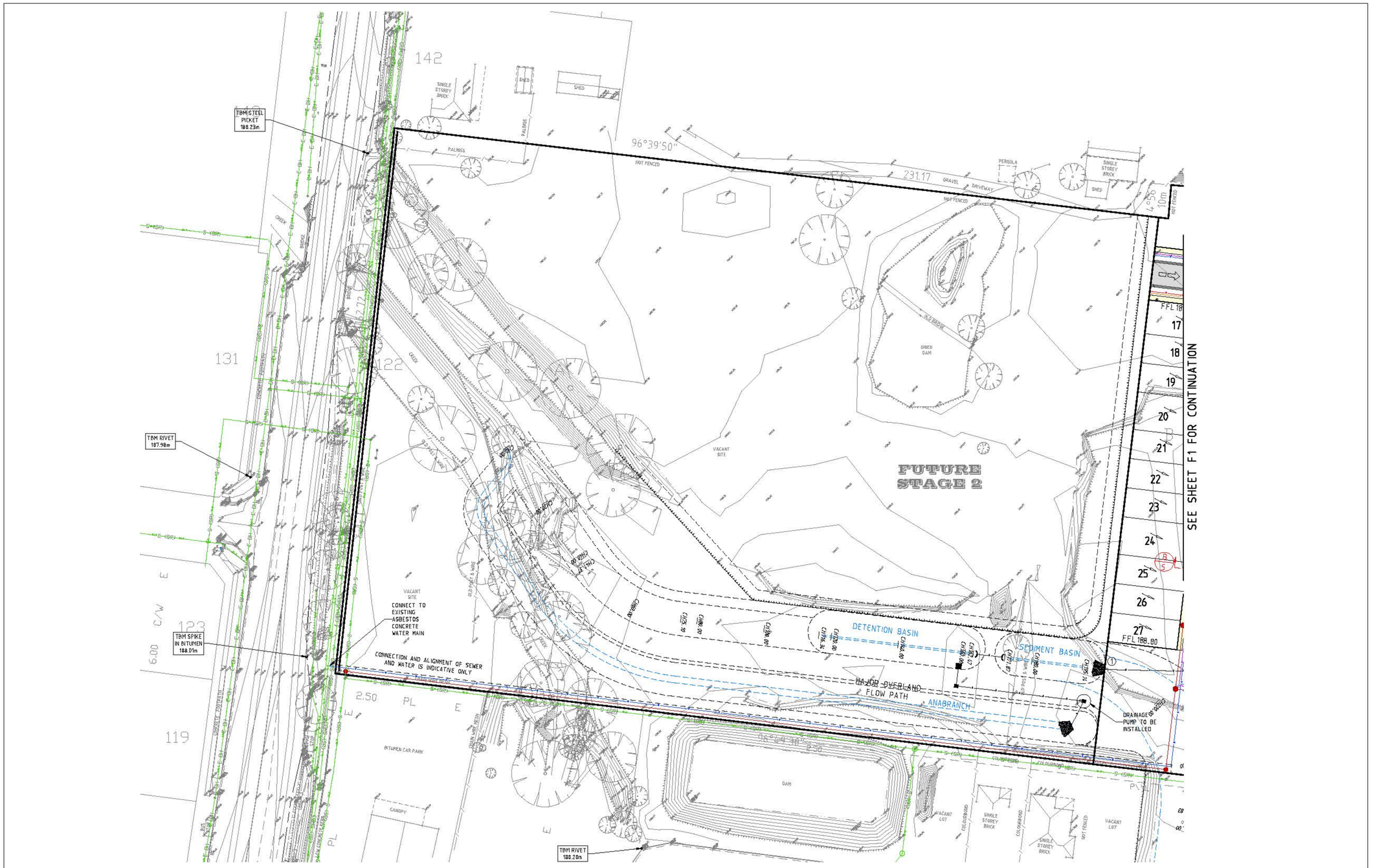
PROJECT No: 18-005

TITLE: CHILDCARE CENTRE ELEVATIONS BEHIND SCREENING
ADDRESS: 122 - 140 MIDLAND HIGHWAY, EPSOM
CLIENT: DR. BOMAN IRANI

NORTH

DATE:	DRAWN:	SCALE:	REV:	SHEET:	REASON FOR ISSUE:
10.04.2018	Author	1 : 100@A1	B	TP26	TP


ROAD A (NORTH SOUTH), C, & D (NORTH SOUTH)
TYPICAL CROSS SECTION
ROAD A (EAST WEST) & B
TYPICAL CROSS SECTION
STATION STREET
TYPICAL CROSS SECTION
ROAD D (EAST WEST)
TYPICAL CROSS SECTION
SMZ
SEMI-MOUNTABLE KERB DETAIL
SEE SHEET F2 FOR CONTINUATION
ROAD B
ROAD C
ROAD D
ROAD A
CHILD CARE FACILITY
STATION STREET
SUBJECT TO APPROVAL
Millar | Merrigan
PROPOSED DEVELOPMENT
Functional Layout Plan - Sheet 1 of 2



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	Initials	Date
Designed	CBO	JULY 2018
Drafted	MB	JULY 2018
Checked		
Authorised		
Approved by Council		

SUBJECT TO APPROVAL

No.	Revision Description	Design	Authorised	Date
B	LAYOUT AMENDED	DF	DF	04/08/2020
A	LAYOUT AMENDED	SM	DF	18/02/2020

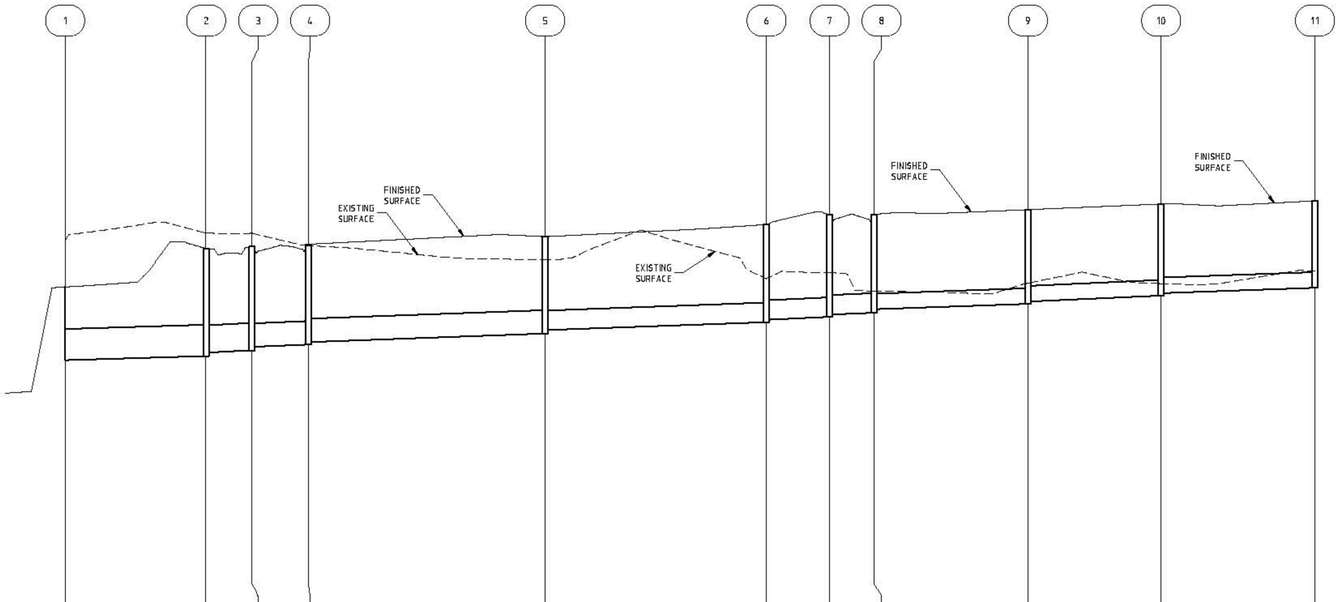
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Land Development Consultants

Civil Engineering
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Landscape Architecture
Project Management
Town Planning
Urban Design

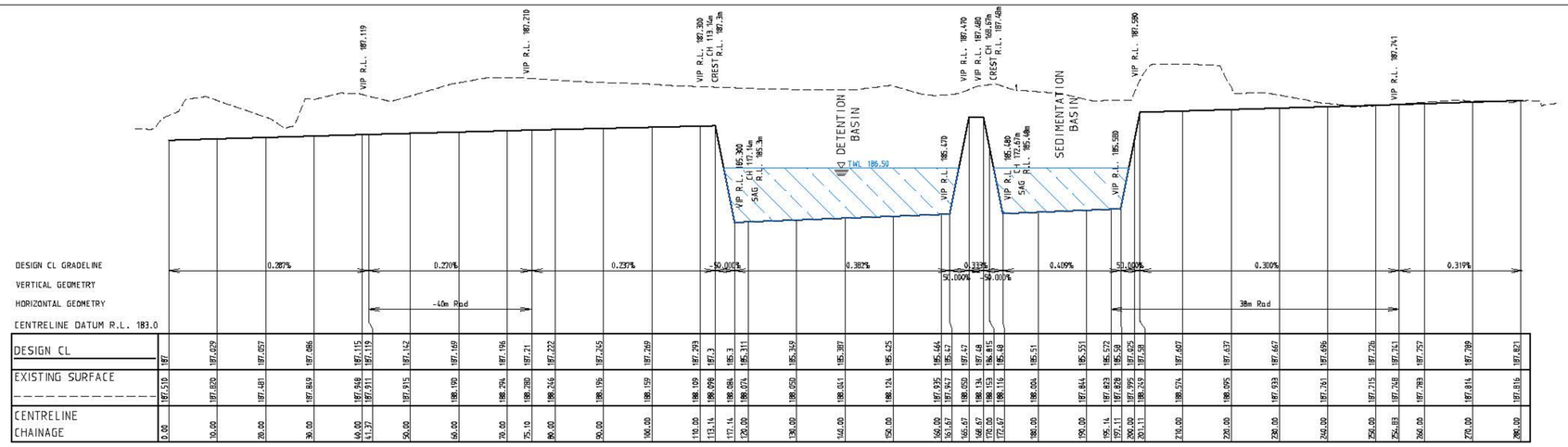
Millar & Merrigan Pty Ltd ACN 005 541 668
Metro 2/128 Merindale Drive, Croydon 3136
Regional 156 Commercial Road, Morwell 3840
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M (03) 9720 9500 R (03) 5134 8611
www.millarmerrigan.com.au
admin@millarmerrigan.com.au

North
10 5 0 10 20
1:500
Original sheet size A1

PROPOSED DEVELOPMENT
Functional Layout Plan - Sheet 2 of 2
140 Midland Highway, Epsom
City of Greater Bendigo
22748E 00 F2
Sheet 2 of 7

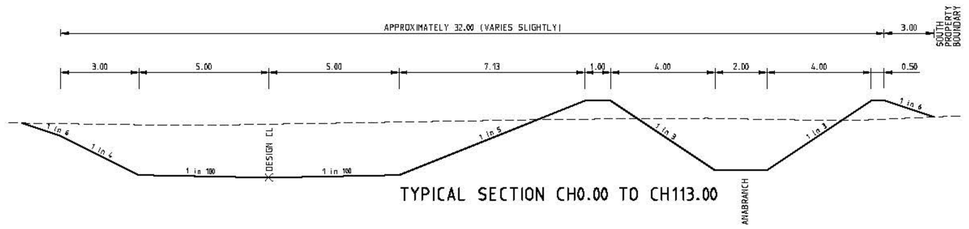

1
2
3
4
5
6
7
8
9
10
11
FINISHED SURFACE
EXISTING SURFACE
FINISHED SURFACE
EXISTING SURFACE
FINISHED SURFACE

| | | |

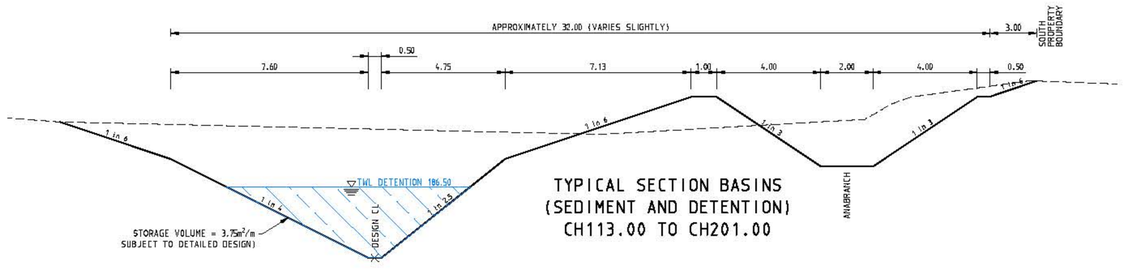


LONGITUDINAL SECTION - Q100 CHANNEL

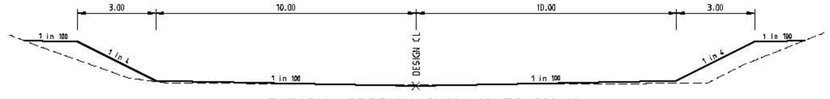
SCALE: HORIZONTAL 1:500
VERTICAL 1:50



TYPICAL SECTION CH0.00 TO CH113.00



TYPICAL SECTION BASINS (SEDIMENT AND DETENTION) CH113.00 TO CH201.00



TYPICAL SECTION CH201.00 TO 280.00

SCALE: HORIZONTAL 1:100
VERTICAL 1:50

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	Initials	Date
Designed	CDO	JULY 2018
Drafted	MB	JULY 2018
Checked		
Authorised		
Approved by Council		

SUBJECT TO APPROVAL

No.	Revision Description	Design	Authorised	Date
A	LAYOUT AMENDED	DF	DF	04/08/2020

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ENVIRONMENTAL Quality ISO 9001

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Regional 156 Commercial Road, Morwell 3840
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www.millarmerrigan.com.au
admin@millarmerrigan.com.au

10 5 0 10 20
1 0.5 0 1 2
Hor.1:500
Ver.1:50
Original sheet size A1

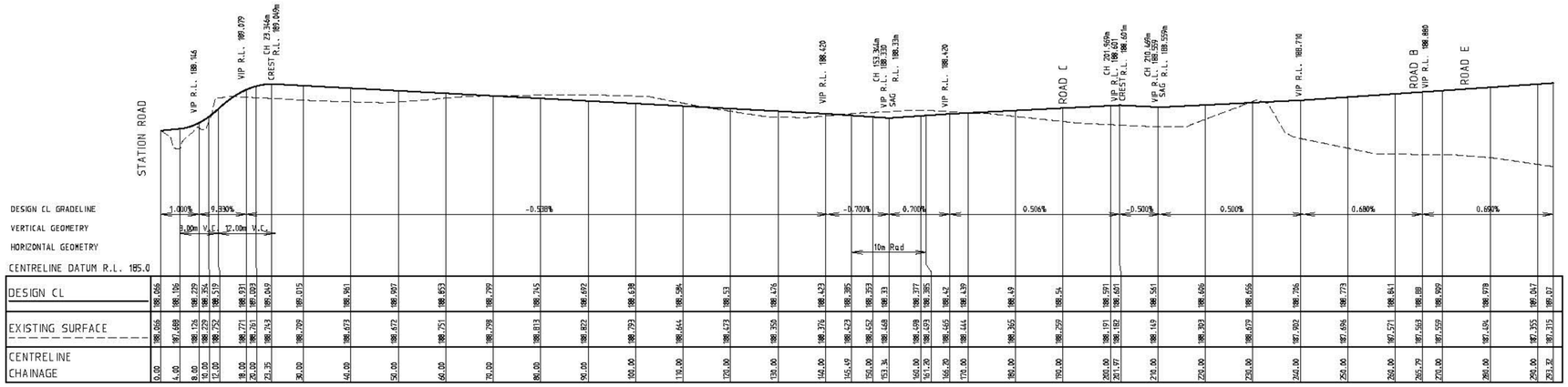
PROPOSED DEVELOPMENT

Functional Layout Plan - Outfall Channel Details

140 Midland Highway, Epsom
City of Greater Bendigo

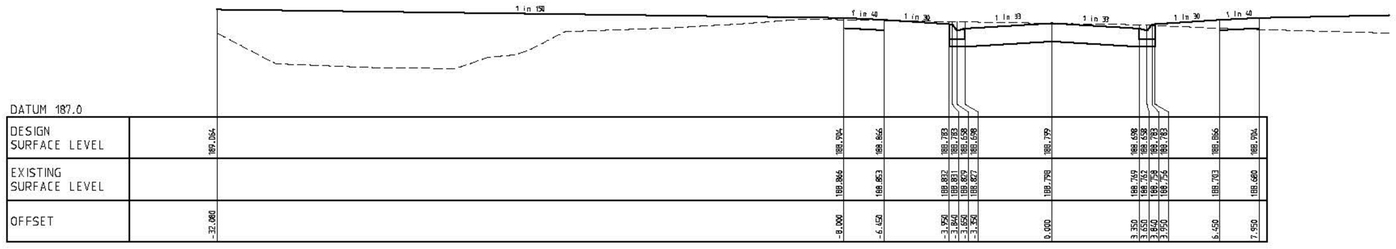
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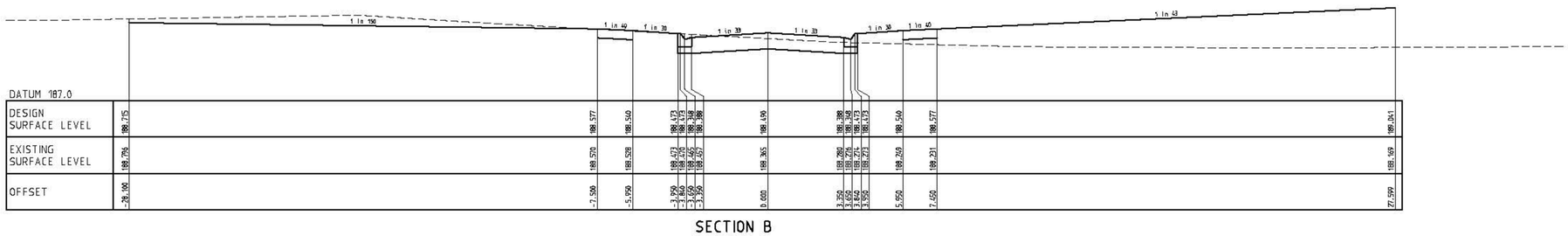


LONGITUDINAL SECTION - ROAD A

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SECTION A



SECTION B

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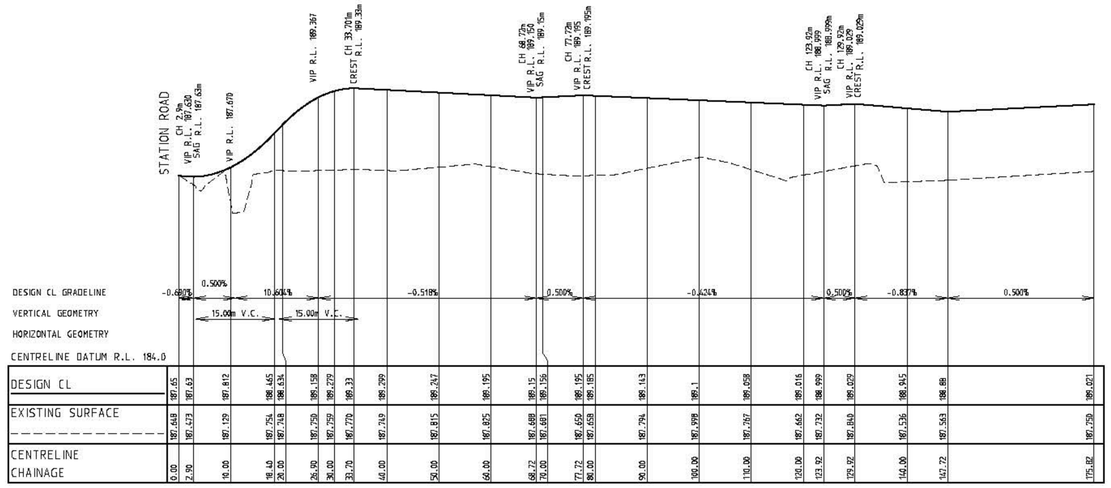
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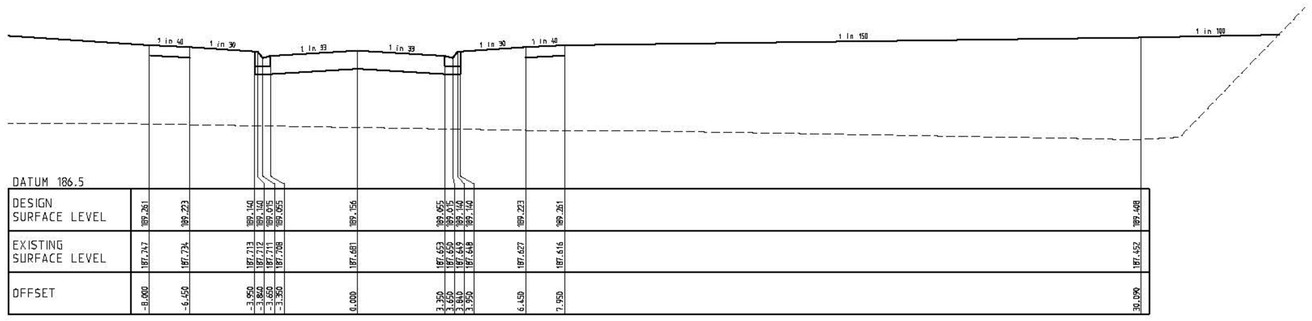
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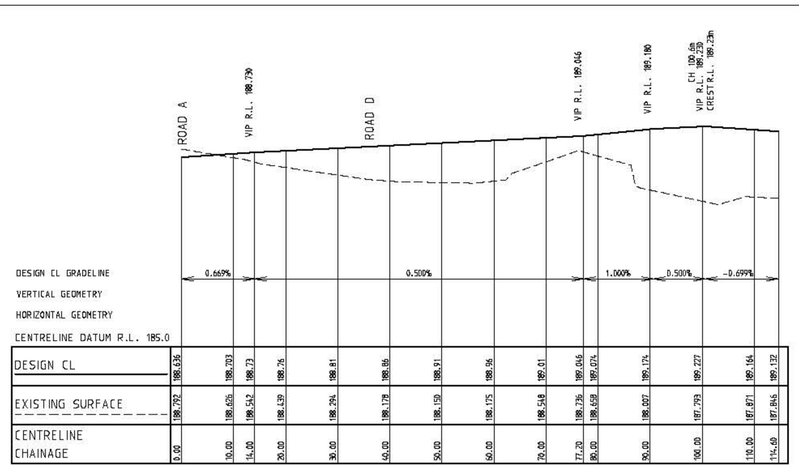
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PROPOSED DEVELOPMENT
Functional Layout Plan - Road B Sections
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City of Greater Bendigo

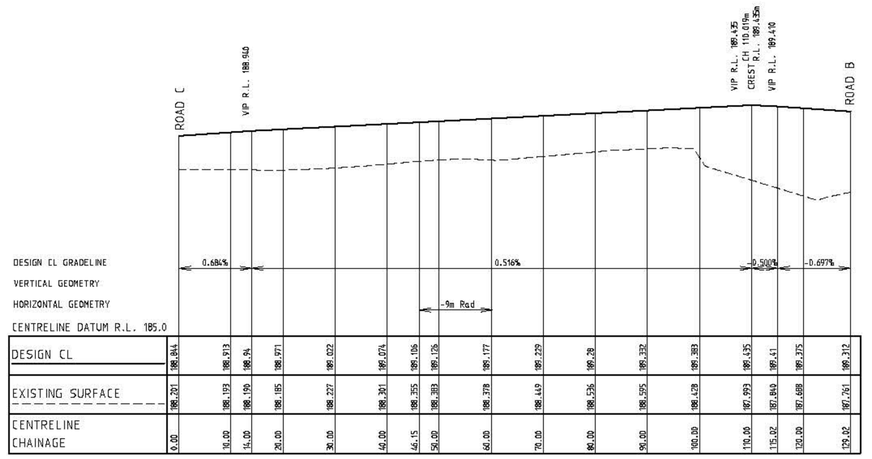
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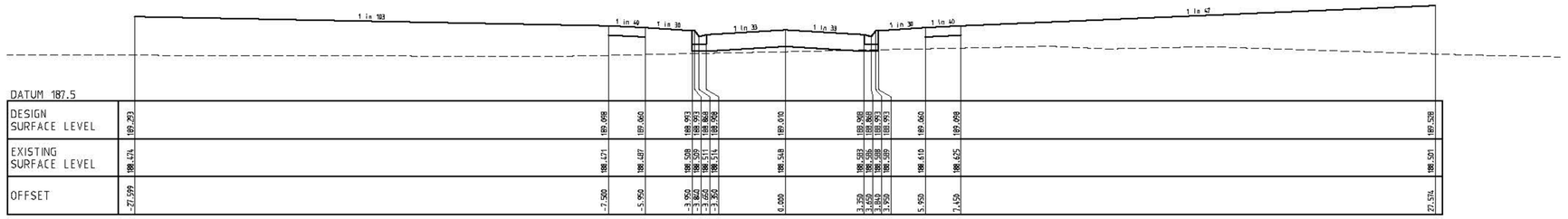
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LONGITUDINAL SECTION - ROAD C
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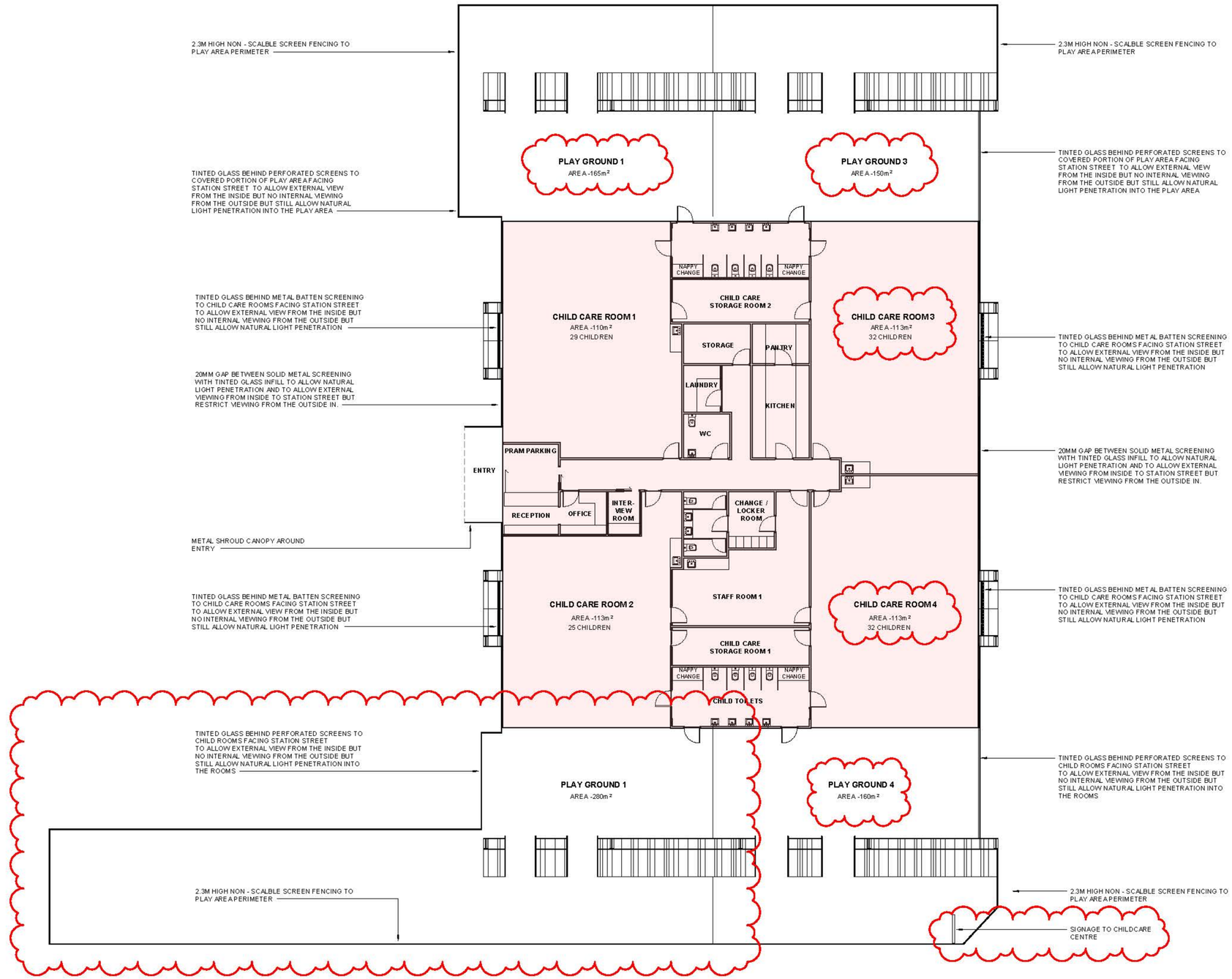


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LONGITUDINAL SECTION - ROAD D
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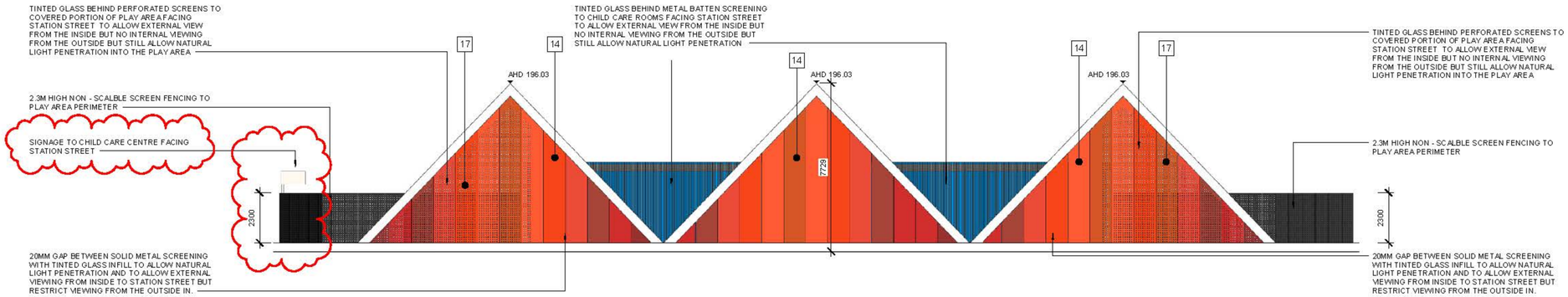
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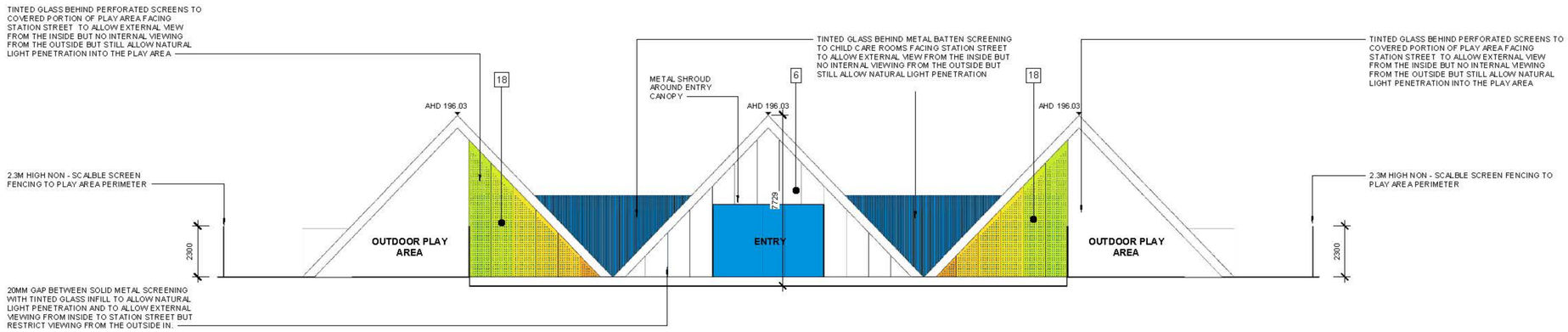
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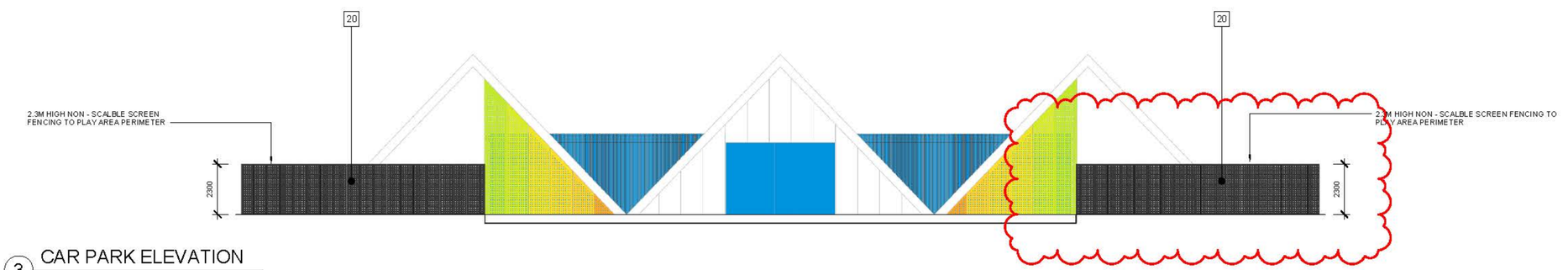
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1 EAST ELEVATION
1 : 100



2 WEST ELEVATION
1 : 100



3 CAR PARK ELEVATION
1 : 100

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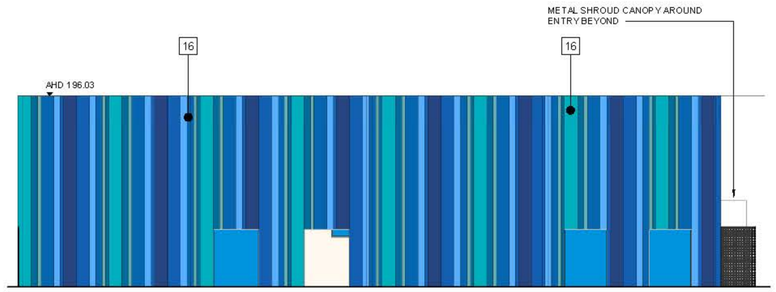
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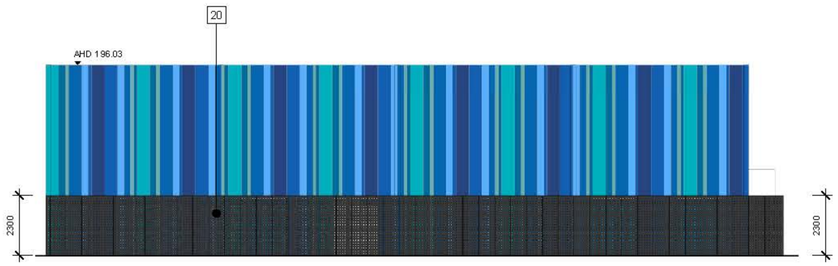
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CLIENT: DR. BOMAN IRANI

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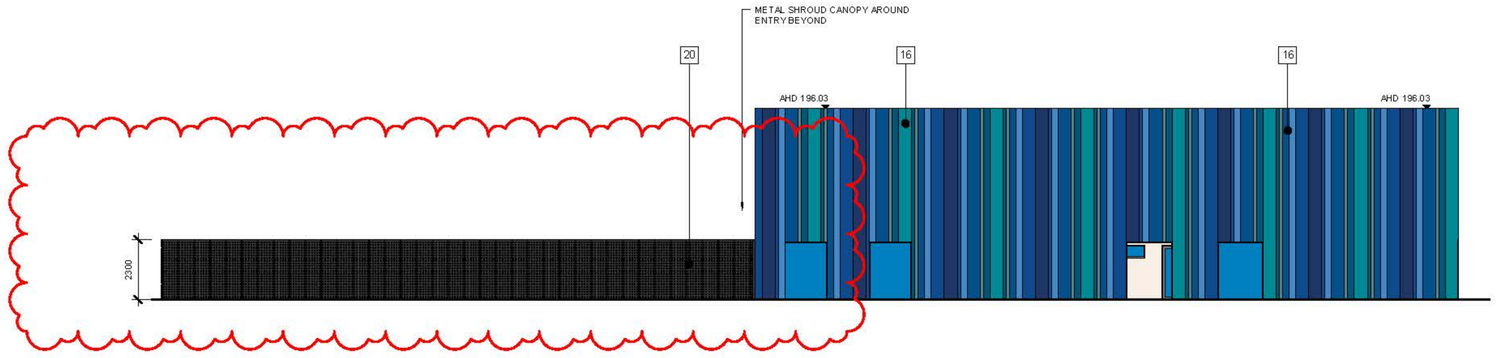
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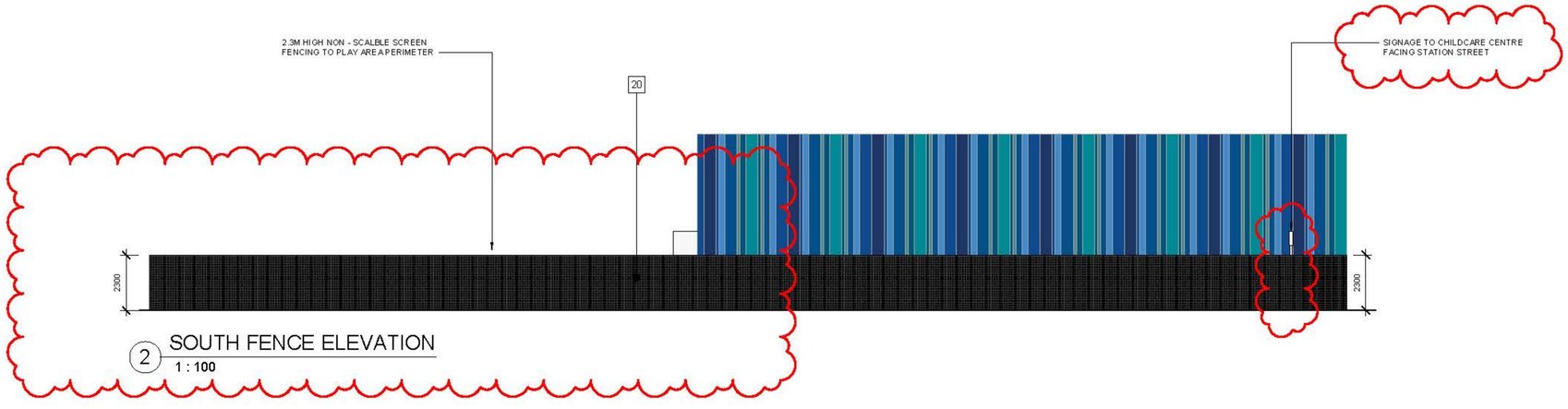
3 NORTH ELEVATION
1 : 100



1 NORTH FENCE
1 : 100



4 SOUTH ELEVATION
1 : 100



2 SOUTH FENCE ELEVATION
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Native Vegetation Impact Assessment

122-140 Midland Highway
Epsom, Victoria

February 2021

Documentation

Report Title	Native Vegetation Impact Assessment; 122-140 Midland Highway, Epsom, Victoria
Report for	
Report directed by	Dean Platt[1]
Report written by	Tania Begg[2]
Internal editing	Dean Platt[1], Lorien Firminger[3]
Previous Versions	None
Project No.	618

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1 Introduction

1.1 Project Description

Plans to develop 122-140 Midland Highway at Epsom will see impacts on some introduced and native vegetation. Previous assessments took place across the property in 2017, however, vegetation removal regulations have since changed. This report has been completed to respond to those changes and reflect the current state of the site. The report also addresses correspondence from the Department of Environment, Land, Water and Planning dated June 2020.

The application focuses on the development of the eastern section of the site (2.477 hectares), however, trees across entire site (approximately 6.748 hectares) have been assessed, and their details are included within Appendix One. There is some works that need to take place in the western end of the site, involving the installation of surface water management infrastructure around the creek.

The vegetation removal is required to construct a housing estate including 101 dwellings and a childcare centre, roads and associated infrastructure. No vegetation will be retained in the eastern portion of the site as part of this application.

Clause 52.17 has been addressed within this report and the associated Native Vegetation Removal Report completed on the 9/2/2021.

The property lies within Mixed Use Zone, and has two overlays: an Environmental Significance Overlay (ESO) – Schedule 1; and a Land Subject to Inundation Overlay Schedule (LSIO) 1 and 2. The ESO only applies to the western section of the property, however, the LSIO 1 and 2 both apply to the project area.

1.2 Site Assessment

The site was assessed twice in 2017 by Tania Begg (DELWP accredited qualified Vegetation Quality Assessment). This time is a sub-optimal time for surveying, with some flora species potentially being dormant. A combination of random searching and line transects were used to survey the vegetation. Tree circumferences were measured using measuring tapes, and heights estimated using multiple techniques.

A follow up survey was conducted in March 2019, to reassess the vegetation on the site and the site conditions. This assessment was once again conducted by Tania Begg (DELWP accredited qualified Vegetation Quality Assessment).

A follow up survey was conducted in March 2020, to reassess the vegetation on the site and the site conditions. Further vegetation impacts were proposed and a Vegetation Quality Assessment was carried out. This assessment was once again conducted by Tania Begg (DELWP accredited qualified Vegetation Quality Assessment).

1.3 Scope of Assessment

This report accompanies the Victorian Government Native Vegetation Removal (NVR) Report on the site's environmental significance and the project's impact on such. In particular, this document:

- Describes the native vegetation and biodiversity features of the site;
- Describes the tree features of the site;
- Quantifies the native vegetation impacts by following the Intermediate Assessment pathway for native vegetation clearance.

2 Site Features

2.1 Native Vegetation

The site carries some remnant overstorey indigenous trees including Red Gum (*Eucalyptus camaldulensis*) and Yellow Box (*Eucalyptus melliodora*). Some of these trees are isolated and considered *Scattered Trees*, however, the majority of the trees are in groups of 3 or more and are considered *Remnant Patches*. There is one patch of indigenous shrub cover including Varnish Wattle (*Acacia verniciflua*), Chinese Scrub (*Cassinia arcuata*) and Spreading Wattle (*Acacia genistifolia*).

There are areas of indigenous riparian/wetland vegetation on the western portion of the site which are classified as remnant patches. These areas support reeds and sedges including *Schoenoplectus* sp. and *Typha* sp. Wallaby Grass (*Rytidosperma* sp.) is also present across the site.

The native vegetation on site belongs to EVC 803 - Plains Woodland, which is endangered within the Victorian Riverina Bioregion. This finding is in line with the predicted EVC's for the site detailed on the Department of Environment, Land, Water and Planning NatureKit Maps.

There are some introduced native and non-native trees on the property. The native trees include one Tuart (*Eucalyptus gomphocephala*), several Sugar Gums (*Eucalyptus cladocalyx*) and one Manna Gum (*Eucalyptus viminalis*). Among the non-native trees there is one large Peppercorn (*Schinus molle*), an Elm (*Ulmus sp.*) and some unidentified (at time of survey) deciduous trees.

2.2 Rare or Threatened Fauna Species

A search using the Victorian Biodiversity Atlas and the EPBC Protected Matters Search Tool based on the site with a 2.5km buffer of returned 26 fauna and five flora results for rare or threatened species. Table One details these species and their likelihood of presence and impact by the project. Records more than thirty years old have not been included within this table. Figure One details the logic used to determine the likelihood of occurrence and impact.

Figure One: Habitat Assessment Decision Tool used for Threatened Species.

A	Is the species, or has the species been recorded as 'resident' on site? or If the species is not 'resident' has it been recorded regularly (eg. annually) on site?	Yes – go to B No – go to D
B	Is it possible to discriminate between the importance of different populations of the species? For example, can numbers be reasonably estimated and is there available knowledge on what are typical population sizes?	Yes – go to C No – go to E
C	Does the site contain a population that is above average size or importance for the bioregion?	Yes – Best 50% of habitat No – remaining 50% of habitat
D	Does the habitat on site clearly meet one or more of the habitat requirements of the species? Is it reasonable to expect that the species is present or would make significant use of the site in the medium term (e.g. within the next 10 years)?	Yes to both – go to F No to either – no further consideration required for that species
E	Has some form of habitat modelling been undertaken for the species in the bioregion?	Yes – use this information to determine Best 50% of habitat or Remaining 50% of habitat No – go to F
F	Does the site represent above-average condition and landscape context for the relevant EVC or habitat type in the bioregion?	Yes – best 50% of habitat No – remaining 50% of habitat

Criteria for Determining the Likelihood of Site Providing Habitat for Threatened Species

The three criteria for each ranking below must be met to achieve that ranking.

Very Likely

- Site carries best 50% of habitat.
- Vegetation quality reflects above average quality and could be considered to be near pre-European condition.
- Recent records exist (up to 5 years ago) of species within close proximity of study site

Likely

- Site carries either best or remaining 50% of habitat.
- Vegetation quality reflects above average quality and is not considered to be near pre-European condition.
- Historical records exist (up to 10 years ago) of species within close proximity of study site.

Unlikely

- Site carries remaining 50% of habitat.
- Vegetation quality reflects below average condition and is depleted in either structure or diversity and landscape connectivity.
- Historical records exist (up to 20 years ago) of species within close proximity of study site.

Very Unlikely

- Site carries remaining 50% of habitat.
- Vegetation is depleted in either structure or diversity and landscape connectivity.
- No historical records exist within 20 years of species within close proximity of study site.

The definition of 'close proximity' will differ between species and is based on the size of its home range, ability to move across the landscape and if suitable habitat linkages are present.

Table One: Listed Threatened Species Likelihood of Occurrence Comments.

Common Name	Scientific Name	Status				Likelihood of Occurrence and Impact Comments
		VROT	FFG	EPBC	Occurrence Rating	Habitat Notes and Impact Considerations
Fauna						
Square-tailed Kite	*Lophoictinia isura*	VU	L	-	Unlikely	Recorded nearby in 2016, the species mainly inhabits open eucalypt forests and woodlands, often where there is a broken canopy, but it also ranges into nearby open habitats. It is likely that this site would provide foraging habitat for the species, however, the species would be unlikely to reside in the area due to the suburban in-fill. It is not reasonable to expect that the species is present within the site or would make significant use of it in the medium term.
Crested Bellbird	*Oreoica gutturalis gutturalis*	NT	L	-	Very Unlikely	The bird's habitat is usually found throughout the semi-arid coastlines and towards the drier interior areas of Australia, particularly in areas dominated by acacia scrublands, eucalypt woodland. The species was last recorded in 1989, and although there may be suitable habitat it's unlikely that the bird is present or would utilise the site. It is not reasonable to expect that the species is present within the site or would make significant use of the site in the medium term.
Grey-headed Flying-fox	*Pteropus poliocephalus*	VU	L	VU	Unlikely	The species was last recorded in 2010. The Red Gums could provide some of the remaining 50% of habitat for the species, e.g. suitable foraging/feeding habitat. It is not reasonable to expect that the species would make significant use of the site in the medium term.
Growling Grass Frog	***Litoria raniformis***	**E**	L	**VU**	**Likely**	**This species was last recorded in 2009 along Epsom Creek. It is possible that this species is present at the site, as it provides suitable habitat features and the species has been recorded in the area. It is reasonable to expect that the species would make use of the site within the medium term, however, the site is below average condition within the Bioregion and as such only supports the remaining 50% of habitat for the species. Impact is possible and an assessment was completed by Ecoaerial which determined that no frogs were present or likely to utilise the site in the medium term future.**
Lewin's Rail	*Lewinia pectoralis pectoralis*	VU	L	-	Unlikely	The species was last recorded in 2001. The species utilise any shallow water, including dams and waterways. The site does present some habitat value for the species, however, given the built-up nature of the area, the proximity to major roads it's unlikely this species would utilise this site. It is not reasonable to expect that the species is present within the site or would make significant use of the site in the medium term.

Common Name	Scientific Name	Status				Likelihood of Occurrence and Impact Comments
		VROT	FFG	EPBC	Occurrence Rating	Habitat Notes and Impact Considerations
Baillon's Crake	*Porzana pusilla palustris*	VU	L	-	Unlikely	The species was last recorded in 2013. The species utilise any shallow water, including dams and waterways. The site does present some habitat value for the species, however given the built-up nature of the area, the proximity to major roads it's unlikely this species would utilise this site. It is not reasonable to expect that the species is present within the site or would make significant use of the site in the medium term.
Latham's Snipe	*Gallinago hardwickii*	NT	N	-	Unlikely	The species was last recorded in 2012. The species utilise any shallow water, including dams and waterways. The site does present some habitat value for the species, however, given the built-up nature of the area, the proximity to major roads it's unlikely this species would utilise this site. It is not reasonable to expect that the species is present within the site or would make significant use of the site in the medium term.
Intermediate Egret	*Ardea intermedia*	E	L	-	Unlikely	The species was last recorded in 2013. The species utilise any shallow water, including dams and waterways. The site does present some habitat value for the species, however, given the built-up nature of the area, the proximity to major roads it's unlikely this species would utilise this site. It is not reasonable to expect that the species is present within the site or would make significant use of the site in the medium term.
Eastern Great Egret	*Ardea modesta*	VU	L	-	Unlikely	This species was recorded in 2013. The species utilise any shallow water, including dams and waterways. The site does present some habitat value for the species, however given the built-up nature of the area, the proximity to major roads it's unlikely this species would utilise this site. It is not reasonable to expect that the species is present within the site or would make significant use of the site in the medium term.
Freckled Duck	*Stictonetta naevosa*	E	L	-	Unlikely	This species was recorded nearby in 2015. The Freckled Duck prefers permanent fresh water swamps and creeks with heavy growth of cumbungi (bullrushes), lignum or tea-tree. The site may support some habitat values for this species, but given the built-up nature of the area, the proximity to major roads it's unlikely this species is present or would utilise this site. It is not reasonable to expect that the species is present within the site or would make significant use of the site in the medium term.
Blue-billed Duck	*Oxyura australis*	E	L	-	Unlikely	This species was recorded nearby in 2017. The Blue-billed Duck is almost wholly aquatic, and is seldom seen on land. This site does not support the appropriate habitat type, as only small ephemeral waterways and a shallow dam is present. It is

Common Name	Scientific Name	Status				Likelihood of Occurrence and Impact Comments
		VROT	FFG	EPBC	Occurrence Rating	Habitat Notes and Impact Considerations
						not reasonable to expect that the species is present within the site or would make significant use of the site in the medium term.
Grey Goshawk	*Accipiter novaehollandiae novaehollandiae*	VU	L	-	Unlikely	This species was recorded in 2008. This site may present some suitable hunting habitat for the species, but given the built-up nature of the area, the proximity to major roads it's unlikely this species is present or would utilise this site. It is not reasonable to expect that the species is present within the site or would make significant use of the site in the medium term.
White-bellied Sea-Eagle	*Haliaeetus leucogaster*	VU	L	-	Unlikely	This species was recorded in 2016, however it covers large areas for its territory. This site may present some suitable hunting habitat for the species, but given the built-up nature of the area, the proximity to major roads it's unlikely this species is present or would utilise this site. It is not reasonable to expect that the species is present within the site or would make significant use of the site in the medium term.
Swift Parrot	*Lathamus discolor*	Endangered	L	EN	Unlikely	This species was last recorded in the area in 1998. The large Red Gum and associated regeneration may provide suitable feeding habitat, however it's unlikely that the species would have significant use of the site. It is not reasonable to expect that the species is present within the site or would make significant use of the site in the medium term.
Regent Honeyeater	*Anthochaera phrygia*	Critically Endangered	L	EN	Unlikely	Breeding has been known to occur within area; however the species has not been recorded within 2.5km of the site. Given the built-up nature of the area, the proximity to major roads, and the lack of vegetation connectivity it's unlikely this species is present or would utilise this site. It is not reasonable to expect that the species is present within the site or would make significant use of the site in the medium term.
Australasian Bittern	*Botaurus poiciloptilus*	Endangered	L	EN	Very Unlikely	The species has not been recorded within 2.5km of the site since 1997. Given the built-up nature of the area, the proximity to major roads, and the lack of vegetation connectivity it's unlikely this species is present or would utilise this site. It is not reasonable to expect that the species is present within the site or would make significant use of the site in the medium term.
Painted Honeyeater	*Grantiella picta*	Vulnerable	L	VU	Very Unlikely	The species has not been recorded within 2.5km of the site. Given the built-up nature of the area, the proximity to major roads, and the lack of vegetation connectivity it's unlikely this species is present or would utilise this site. It is not reasonable to expect that the species is present within the site or would make

Common Name	Scientific Name	Status				Likelihood of Occurrence and Impact Comments
		VROT	FFG	EPBC	Occurrence Rating	Habitat Notes and Impact Considerations
						significant use of the site in the medium term.
Curlew Sandpiper	*Calidris ferruginea*	EN	-	CR	Very Unlikely	The species has not been recorded within 2.5km of the site. Given the built-up nature of the area, the proximity to major roads, and the lack of vegetation connectivity it's unlikely this species is present or would utilise this site. It is not reasonable to expect that the species is present within the site or would make significant use of the site in the medium term.
Eastern Curlew, Far Eastern Curlew	*Numenius madagascariensis*	VU	-	CR	Very Unlikely	The species has not been recorded within 2.5km of the site. Given the built-up nature of the area, the proximity to major roads, and the lack of vegetation connectivity it's unlikely this species is present or would utilise this site. It is not reasonable to expect that the species is present within the site or would make significant use of the site in the medium term.
Plains-wanderer	*Pedionomus torquatus*	VU	L	CR	Very Unlikely	The species has not been recorded within 2.5km of the site. Given the built-up nature of the area, the proximity to major roads, and the lack of vegetation connectivity it's unlikely this species is present or would utilise this site. It is not reasonable to expect that the species is present within the site or would make significant use of the site in the medium term.
Australian Painted Snipe	*Rostratula australis*	CR	L	EN	Very Unlikely	The species has not been recorded within 2.5km of the site. Given the built-up nature of the area, the proximity to major roads, and the lack of vegetation connectivity it's unlikely this species is present or would utilise this site. It is not reasonable to expect that the species is present within the site or would make significant use of the site in the medium term.
Golden Sun Moth	*Synemon plana*	CR	L	CR	Very Unlikely	The species has not been recorded within 2.5km of the site. Given the history of disturbance and earth moving this site is, it's unlikely the species is present in the area. It is not reasonable to expect that the species is present within the site or would make significant use of the site in the medium term.
Greater Glider	*Petauroides volans*	VU	-	VU	Very Unlikely	The species has not been recorded within 2.5km of the site. Given the built-up nature of the area, the proximity to major roads, and the lack of vegetation connectivity it's unlikely this species is present or would utilise this site. It is not reasonable to expect that the species is present within the site or would make significant use of the site in the medium term.
Pink-tailed Worm-lizard,	*Aprasia parapulchella*	VU	L	VU	Very Unlikely	The species has not been recorded within 2.5km of the site. Given the history of disturbance and earth moving this site is, it's unlikely the species is present in the

Common Name	Scientific Name	Status				Likelihood of Occurrence and Impact Comments
		VROT	FFG	EPBC	Occurrence Rating	Habitat Notes and Impact Considerations
Pink-tailed Legless Lizard						area. It is not reasonable to expect that the species is present within the site or would make significant use of the site in the medium term.
Striped Legless Lizard	*Delma impar*	VU	L	VU	Very Unlikely	The species has not been recorded within 2.5km of the site. Given the history of disturbance and earth moving this site is, it's unlikely the species is present in the area. It is not reasonable to expect that the species is present within the site or would make significant use of the site in the medium term.
Flora						
Ausfeld's Wattle	*Acacia ausfeldii*	WU PE	L	-	Unlikely	Last recorded in 2006, this species was not recorded on the site. Given the history of disturbance and earth moving this site is, it's unlikely the species is present in the area. It is not reasonable to expect that the species is present within the site or would make significant use of the site in the medium term.
River Swamp Wallaby-grass	*Amphibromus fluitans*	VU	-	VU	Very Unlikely	The species has not been recorded within 2.5km of the site. Given the history of disturbance and earth moving this site is, it's unlikely the species is present in the area. It is not reasonable to expect that the species is present within the site or would make significant use of the site in the medium term.
Clover Glycine, Purple Clover	*Glycine latrobeana*	VU	L	VU	Very Unlikely	The species has not been recorded within 2.5km of the site. Given the history of disturbance and earth moving this site is, it's unlikely the species is present in the area. It is not reasonable to expect that the species is present within the site or would make significant use of the site in the medium term.
Plains Rice-flower, Spiny Rice-flower	*Pimelea spinescens subsp. spinescens*	Critically Endangered	L	CR	Very Unlikely	The species has not been recorded within 2.5km of the site. Given the history of disturbance and earth moving this site is, it's unlikely the species is present in the area. It is not reasonable to expect that the species is present within the site or would make significant use of the site in the medium term.
Sturdy Leek-orchid	*Prasophyllum validum*	VU	-	VU	Very Unlikely	The species has not been recorded within 2.5km of the site. Given the history of disturbance and earth moving this site is, it's unlikely the species is present in the area. It is not reasonable to expect that the species is present within the site or would make significant use of the site in the medium term.

VU – Vulnerable, PE – Presumed Extinct in Victoria, E- Endangered, CR – Critically Endangered, L – Listed under the FFG Act, N – Nominated under the FFG Act.

2.3 Habitat

Table Two: Habitat features and descriptions.

Habitat Value	Description	Condition/Quality
Patch Size and Shape	The patches across the site are relatively small, and not very well connected with larger nearby patches.	Poor
Connection to other significant patches in neighbourhood	The patch is nearby but not connected to the vegetation approximately 1km east of the property. The larger patch of vegetation to the east is a core area and is high in quality.	Fair.
Large Trees	There are several large trees across the property.	Good.
Tree canopy health	Tree canopy present and some patches are at >50%.	Good.
Understorey	There are very few indigenous understorey species, and they are restricted to small patches covering less than 10% of the site.	Poor.
Lack of Weeds	Some high threat weeds exist.	Fair.
Recruitment	There is some recruitment occurring at this site. The recruitment is restricted to Red Gums.	Fair.
Logs	There are no logs across the site.	Poor.

2.4 Landscape Context

The site lies on the outskirts of Bendigo in central Victoria. To the south is the main township, which is heavily developed for housing and industry. In the immediate surrounds to the north, east and west is a matrix of housing, industry and open parkland. Further afield larger areas of intact remnant vegetation persist including the Bendigo Regional Park and the Greater Bendigo National Park.

3 Project Consideration of Local Planning Scheme

3.1 Respect for Environmental Significance Overlay – Schedule 1 (ESO1)

The municipality contains a number of important streams and watercourses which maintain clean water, soil stability and habitat for flora and fauna. Bendigo's potable and agricultural water supply is dependent on these streams and watercourses. The management of land adjacent to streams and watercourses is necessary to reduce erosion, maintain vegetation and habitat and improve water quality.

There will be impacts along the creek line in the western section of the site. These impacts will cover 0.233 hectares and see the removal of 9 large trees.

3.2 Respect for the Land Subject to Inundation Overlay (LSIO)

LSIO Schedule 1 - Flooding From Waterways (Depths Up To And Including 350 Millimetres)

LSIO Schedule 2 - Flooding From Waterways (Depths Greater Than 350 Millimetres)

Purpose

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify land in a flood storage or flood fringe area affected by the 1 in 100 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, is compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.
- To reflect any declaration under Division 4 of Part 10 of the Water Act, 1989 where a declaration has been made.
- To protect water quality in accordance with the provisions of relevant State Environment Protection Policies, particularly in accordance with Clauses 33 and 35 of the State Environment Protection Policy (Waters of Victoria).
- To ensure that development maintains or improves river and wetland health, waterway protection and flood plain health.

Response

The removal of vegetation as described within this report is being completed to reduce the flood risk and construct new water management systems to control the flow of water across the site.

4 Vegetation Impacts

4.1 Locations and Description of Removal.

Vegetation removals will take place in four patches across the site.

Patch A - located along the creek line in the western section of the site. This area will see impacts on 0.233 hectares of vegetation including 9 large trees. The vegetation here has no indigenous understorey, and consists purely of larger overstorey eucalypts. Trees 35 to 44 will be removed as part of the project.

Patch B - located on the northern boundary of the property in the eastern section of the site. This area will see impacts on 0.192 hectares of vegetation including 1 large tree. Trees 17 to 21 are all Red Gums within the patch that includes several regrowing and regenerating Red Gums. The patch does not have any indigenous understorey species.

Patch C - located in the south-eastern section of the site. This area will see impacts on 0.075 hectares of vegetation. The area has no indigenous trees and consists of Chinese Scrub (*Cassinia arcuata*), with some Spreading Wattle (*Acacia genistifolia*) and Varnish Wattle (*Acacia verniciflua*).

Patch D - located on the eastern section of the site along the side of Station Street. This area will see impacts on 0.1621 hectares of vegetation including 1 large tree. Trees 22 – 30 are Red Gums and Yellow Gums which make up the patch.

Patch E - Scattered Tree; one scattered tree Red Gum removed for anabranch installation.

4.2 Avoid and Minimise

Vegetation removals along the reek cannot be avoided, and further minimisation cannot occur. The anabranch location is positioned based on hydraulic modelling to accommodate a 1% AEP (i.e. 1 in 100 year flood event) which runs from the south to the north through the site, is proposed to be diverted directly to the creek long the south boundary. This modelling has been done in conjunction with the drainage requirement (civil engineers) for the development area

to the east, due to the low-lying topography the development area needs approx. 1-1.5m of fill to create slope/fall to the south west for water to drain as Council has noted they don't currently have the infrastructure to drain it into their assets to the east.

Channelling the flooding and drainage along the south of the site, by extension, serves greatly to avoid a large patch of identified Cultural Heritage Artifacts. The Approved CHMP, notes on page 112 the location of artifacts and that of the anabranch. Running through this area to avoid the removal of some trees would require extensive excavation of this protected area.

Roadside trees along Station Street cannot be avoided as part of development in this area. Council are proposing to widen the road, and in conjunction with this development, there is no scope to retain the trees.

As part of the development, the remainder of the creek is proposed to be revegetated with indigenous species, and protected in perpetuity. This reserve shown in red below on Figure Two will be an important feature within the community and asset to the cafe/restaurant proposed as part of the development.



Figure Two: Proposed development plan for Stage 2 of the project.

4.3 Metrics of Native Vegetation Losses

A Native Vegetation Removal (NVR) Report was completed for the project dated 9/2/2021 and this report details the losses and offsets associated with the project.

The total area of loss associated with the project is 0.694 hectares. This includes eleven large trees and four patches of an endangered EVC. Losses are classed as Category 2 within the NVIM protocols. The NVR Report states that removal of more than 0.5 hectares of this vegetation will potentially have a significant impact on habitat for a rare or threatened species.

Table Three: Vegetation Quality Assessment for the site.

Habitat Zones (HZ)			A	B	C	D
EVC Name			Creekline Grassy Woodland	Plains Woodland	Plains Woodland	Plains Woodland
EVC Number			68	803	803	803
Bioregion			VRiv	VRiv	VRiv	VRiv
EVC Code			VRiv68	VRiv0803	VRiv0803	VRiv0803
			Endangered	Endangered	Endangered	Endangered
		Max Score	Score	Score	Score	Score
Site Condition	Large Old Trees	10	10	6	0	6
	Canopy Cover	5	3	3	0	4
	Understorey	25	5	5	5	5
	Lack of Weeds	15	6	2	4	7
	Recruitment	10	1	1	1	1
	Organic Litter	5	3	3	3	3
	Logs	5	0	0	0	0
Patch Size		10	1	1	1	1
Distance to Core Area		5	2	2	2	2
Neighbourhood		10	2	2	2	2
Habitat Score (habitat points/100)		100	33	25	18	31

Assessment pathway	Detailed Assessment Pathway
Extent including past and proposed	0.694 ha
Extent of past removal	0.000 ha
Extent of proposed removal	0.694 ha
No. Large trees proposed to be removed	11
Location category of proposed removal	Location 2 The native vegetation is in an area mapped as an endangered Ecological Vegetation Class (as per the statewide EVC map). Removal of less than 0.5 hectares of native vegetation in this location will not have a significant impact on any habitat for a rare or threatened species.

Figure Three: Native vegetation removal details from the NVR Report 9/2/2021.

4.4 Offsets

The offset requirements for this project are detailed below in Figure Four. Offsets will be sourced through a third party offset provider.

General offset amount[1]	0.170 general habitat units
Vicinity	North Central Catchment Management Authority (CMA) or Greater Bendigo City Council
Minimum strategic biodiversity value score[2]	0.122
Large trees	11 large trees

Figure Four: Native vegetation offset details from the NVR Report 9/2/2021.

Photo One: Facing north in the north-eastern section of the site showing the large Red Gum (*Eucalyptus camaldulensis*) and the remnant patch to be removed, taken in 2017.



Photo Two: Facing south towards the large Peppercorn Tree (*Schinus molle*), the neighbouring housing estate with Station Street to the left, taken in 2017.



Photo Three: Facing south south-west showing the typical grassy weed understorey across the site, taken in 2017.



Photo Four: Facing north showing Patch 1 with overstorey trees and a grassy weed understorey, taken in 2019.



Photo Five: Facing south showing Trees 22-29 along the site of Station Street,taken 2019



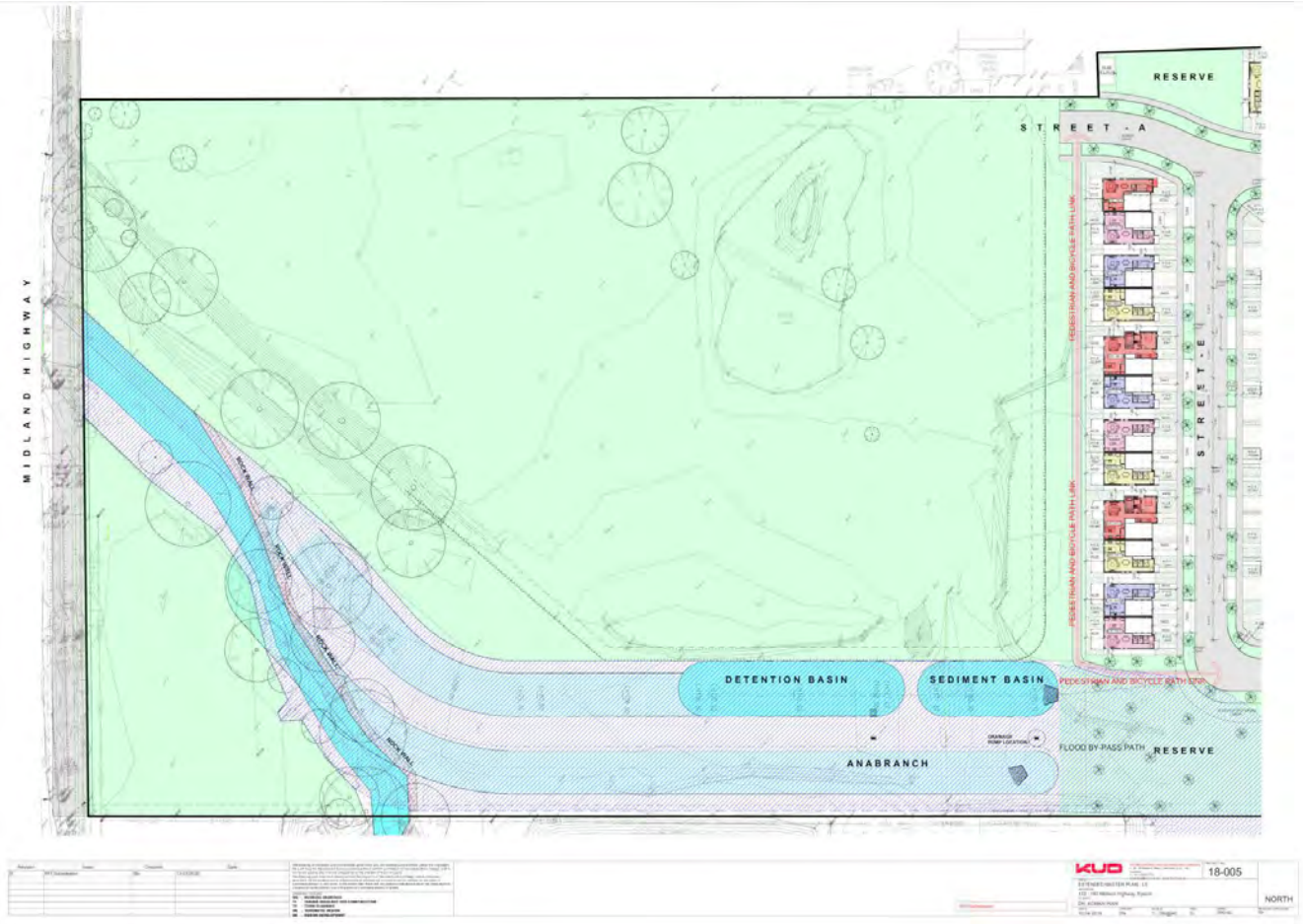
Photo Six: Facing south showing the roadside trees on the left, Tree 1 in the middle and Patch 2 to the right, taken in 2019.



Map One: Western end development plan



Map Two:Eastern end development plan



Appendix One: Tree Details for 122-140 Midland Highway, Epsom.

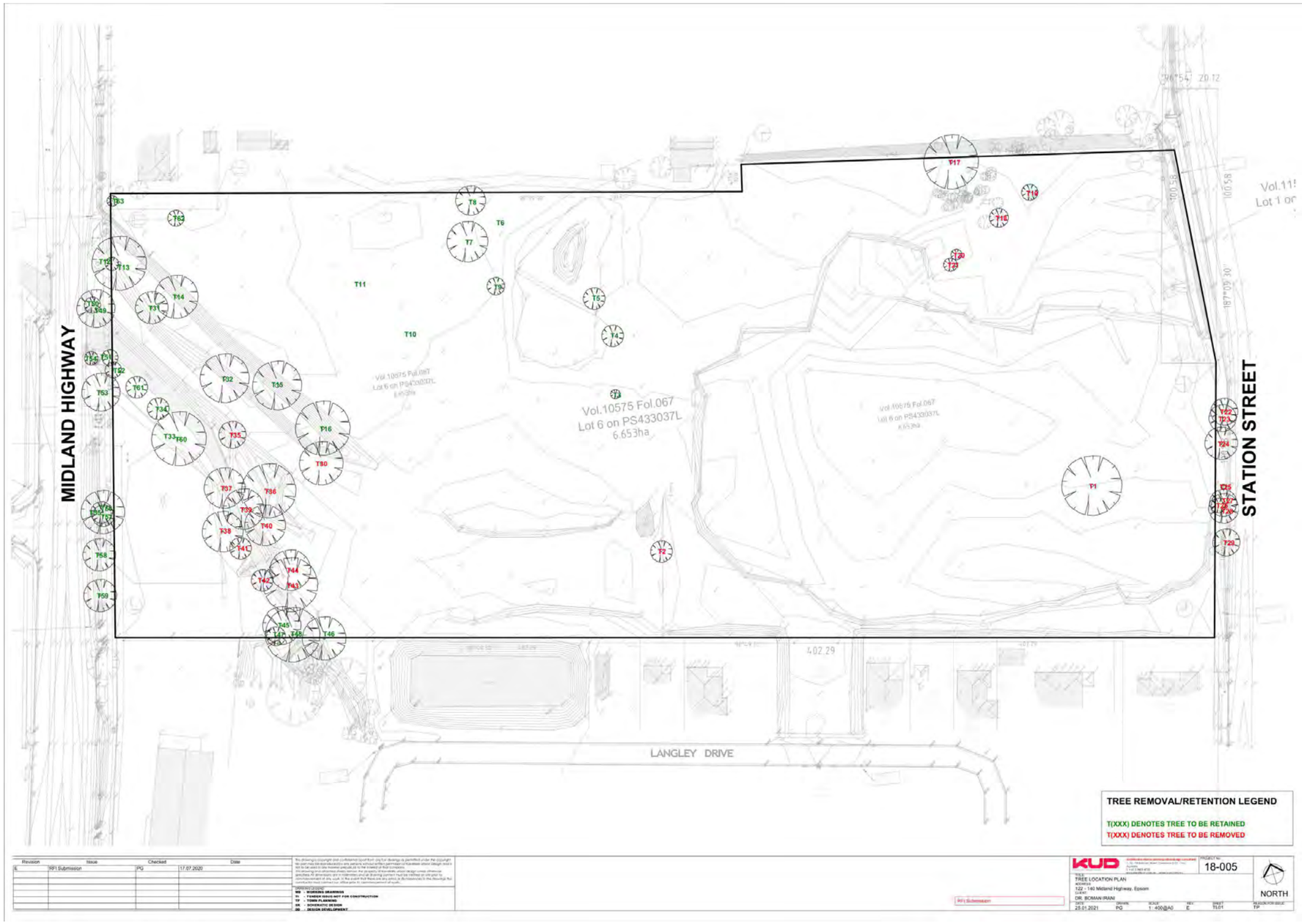
No.	*Species*	Common	Origin	DBH(cm)	TPZ (m)	Height (m)	Canopy Width (m)	Life Stage	ULE	Vigour	Structure	Landscape contribution									Retention Value	Proposal	Location
												HR	CU	EL	CO	EN	EC	SP	NU	WE			
1	Peppercorn	*Schinus molle*	E	263.1	15.0	15	21	M	M	A	A				CO				NU		Moderate	Remove	
2	Red Gum	*Eucalyptus camaldulensis*	VN	33.1	4.0	7	8	SM	L	A	A			EL		EN					High	Remove	
3	Sugar Gum	*Eucalyptus cladocalyx*	AN	8.3	2.0	2	4	SM	M	A	A							SP			Moderate	Not part of the current application	
4	Sugar Gum	*Eucalyptus cladocalyx*	AN	36.9	4.4	10	6	SM	M	A	A							SP			Moderate	Not part of the current application	
5	Red Gum	*Eucalyptus camaldulensis*	VN	68.2	8.2	12	8	M	L	A	A			EL		EN					High	Not part of the current application	
6	Spotted Gum	*Corymbia maculata*	VN	26.8	3.2	9	7	SM	M	A	A							SP			High	Not part of the current application	
7	Manna Gum	*Eucalyptus viminalis*	AN	72.6	8.7	12	14	M	M	A	A							SP			Moderate	Not part of the current application	
8	Sugar Gum	*Eucalyptus cladocalyx*	AN	60.8	7.3	11	10	M	M	A	A								NU		Moderate	Not part of the current application	
9	Tuart	*Eucalyptus gomphocephala*	AN	12.4	2.0	5	6	SM	M	A	A							SP			Moderate	Not part of the current application	
10	Elm	*Ulmus sp.*	E	6.4	2.0	4	7	M	M	A	A							SP			Moderate	Not part of the current application	
11	Red Gum	*Eucalyptus camaldulensis*	VN	7.0	2.0	5	4	SM	L	A	A			EL		EN					High	Not part of the current application	
12	Red Gum	*Eucalyptus camaldulensis*	VN	76.4	9.2	17	12	M	L	AC	AC			EL		EN					High	Not part of the current application	
13	Red Gum	*Eucalyptus camaldulensis*	VN	143.0	15.0	18	20	M	L	A	A			EL		EN					High	Not part of the current application	
14	Red Gum	*Eucalyptus camaldulensis*	VN	165.6	15.0	18	22	M	L	A	A			EL		EN					High	Not part of the current application	
15	Red Gum	*Eucalyptus camaldulensis*	VN	183.1	15.0	18	22	M	L	A	A			EL		EN					High	Not part of the current application	
16	Red Gum	*Eucalyptus camaldulensis*	VN	189.8	15.0	18	22	M	L	A	A			EL		EN					High	Not part of the current application	
17	Red Gum	*Eucalyptus camaldulensis*	VN	122.9	14.8	18	19	M	L	AC	AC			EL		EN					High	Remove	Roadside
18	Red Gum	*Eucalyptus camaldulensis*	VN	65.3	7.8	12	7	M	L	A	A			EL		EN					High	Remove	Roadsi

No.	*Species*	Common	Origin	DBH(cm)	TPZ (m)	Height (m)	Canopy Width (m)	Life Stage	ULE	Vigour	Structure	Landscape contribution									Retention Value	Proposal	Location
												HR	CU	EL	CO	EN	EC	SP	NU	WE			
																							de
19	Red Gum	*Eucalyptus camaldulensis*	VN	13.4	2.0	10	6	M	L	A	A			EL		EN					High	Remove	Roadside
20	Red Gum	*Eucalyptus camaldulensis*	VN	29.9	3.6	6	5	SM	L	A	A			EL		EN					High	Remove	Roadside
21	Red Gum	*Eucalyptus camaldulensis*	VN	20.1	2.4	6	6	SM	L	A	A			EL		EN					High	Remove	Roadside
22	Red Gum	*Eucalyptus camaldulensis*	VN	39.5	4.7	7	6	SM	L	A	A			EL		EN					High	Remove	Roadside
23	Yellow Box	*Eucalyptus melliodora*	VN	43.9	5.3	7	7	SM	L	A	A			EL		EN					High	Remove	Roadside
24	Red Gum	*Eucalyptus camaldulensis*	VN	69.4	8.3	10	11	SM	L	A	A			EL		EN					High	Remove	Roadside
25	Red Gum	*Eucalyptus camaldulensis*	VN	8.6	2.0	5	2	M	L	A	A			EL		EN					High	Remove	Roadside
26	Red Gum	*Eucalyptus camaldulensis*	VN	83.4	10.0	13	8	M	L	A	A			EL		EN					High	Remove	Roadside
27	Yellow Box	*Eucalyptus melliodora*	VN	27.7	3.3	7	5	M	L	A	A			EL		EN					High	Remove	Roadside
28	Yellow Box	*Eucalyptus melliodora*	VN	47.8	5.7	8	7	M	L	A	A			EL		EN					High	Remove	Roadside
29	Yellow Box	*Eucalyptus melliodora*	VN	51.6	6.2	12	7	M	L	A	A			EL		EN					High	Remove	Roadside
30	Red Gum	*Eucalyptus camaldulensis*	VN	115.6	13.9	20	13	M	L	A	A			EL		EN					High	Remove	Creek
31	Red Gum	*Eucalyptus camaldulensis*	VN	47.8	5.7	12	13	M	L	AC	A			EL		EN					High	Retain	Creek
32	Red Gum	*Eucalyptus camaldulensis*	VN	207.0	15.0	20	15	M	L	A	A			EL		EN					High	Retain	Creek
33	Red Gum	*Eucalyptus camaldulensis*	VN	157.6	15.0	22	12	M	L	A	A			EL		EN					High	Retain	Creek
34	Red Gum	*Eucalyptus camaldulensis*	VN	53.2	6.4	12	10	M	L	A	A			EL		EN					High	Retain	Creek
35	Red Gum	*Eucalyptus camaldulensis*	VN	55.7	6.7	12	9	M	L	A	A			EL		EN					High	Remove	Creek
36	Red Gum	*Eucalyptus camaldulensis*	VN	119.4	14.3	18	14	M	L	A	A			EL		EN					High	Remove	Creek
37a	Red Gum	*Eucalyptus camaldulensis*	VN	20.7	2.5	19	20	M	L	A	A			EL		EN					High	Remove	Creek
37b	Red Gum	*Eucalyptus camaldulensis*	VN	30.3	3.6	10	5	M	L	A	A			EL		EN					High	Remove	Creek
37c	Red Gum	*Eucalyptus camaldulensis*	VN	23.2	2.8	15	8	M	L	A	A			EL		EN					High	Remove	Creek
37d	Yellow Box	*Eucalyptus melliodora*	VN	20.1	2.4	15	9	M	L	A	A			EL		EN					High	Remove	Creek
37e	Yellow Box	*Eucalyptus melliodora*	VN	30.9	3.7	15	7	M	L	A	A			EL		EN					High	Remove	Creek

No.	*Species*	Common	Origin	DBH(cm)	TPZ (m)	Height (m)	Canopy Width (m)	Life Stage	ULE	Vigour	Structure	Landscape contribution									Retention Value	Proposal	Location
												HR	CU	EL	CO	EN	EC	SP	NU	WE			
37f	Red Gum	*Eucalyptus camaldulensis*	VN	39.5	4.7	15	9	M	L	A	A			EL		EN					High	Remove	Creek
37g	Red Gum	*Eucalyptus camaldulensis*	VN	43.3	5.2	10	12	M	L	A	A			EL		EN					High	Remove	Creek
37h	Red Gum	*Eucalyptus camaldulensis*	VN	45.2	5.4	10	8	M	L	A	A			EL		EN					High	Remove	Creek
38	Red Gum	*Eucalyptus camaldulensis*	VN	86.0	10.3	22	21	M	L	A	A			EL		EN					High	Remove	Creek
39	Red Gum	*Eucalyptus camaldulensis*	VN	121.0	14.5	19	18	M	L	AC	A			EL		EN					High	Remove	Creek
40	Red Gum	*Eucalyptus camaldulensis*	VN	117.8	14.1	22	20	M	L	A	A			EL		EN					High	Remove	Creek
41	Red Gum	*Eucalyptus camaldulensis*	VN	92.4	11.1	15	9	M	L	A	A			EL		EN					High	Remove	Creek
42	Red Gum	*Eucalyptus camaldulensis*	VN	85.4	10.2	16	10	M	L	A	A			EL		EN					High	Remove	Creek
43	Red Gum	*Eucalyptus camaldulensis*	VN	120.7	14.5	17	15	M	L	A	A			EL		EN					High	Remove	Creek
44	Red Gum	*Eucalyptus camaldulensis*	VN	83.1	10.0	13	12	M	L	A	A			EL		EN					High	Remove	Creek
45	Red Gum	*Eucalyptus camaldulensis*	VN	156.1	15.0	13	14	M	L	A	A			EL		EN					High	Retain	Creek
46	Red Gum	*Eucalyptus camaldulensis*	VN	133.8	15.0	20	14	M	L	A	A			EL		EN					High	Retain	Creek
47	Red Gum	*Eucalyptus camaldulensis*	VN	51.6	6.2	9	10	SM	L	A	A			EL		EN					High	Retain	Creek
48	Red Gum	*Eucalyptus camaldulensis*	VN	152.9	15.0	17	19	M	L	A	A			EL		EN					High	Retain	Creek
49	Red Gum	*Eucalyptus camaldulensis*	VN	43.6	5.2	10	10	SM	L	A	A			EL		EN					High	Retain	Creek
50	Red Gum	*Eucalyptus camaldulensis*	VN	119.4	14.3	16	13	M	L	A	A			EL		EN					High	Retain	Creek
51	Red Gum	*Eucalyptus camaldulensis*	VN	52.5	6.3	12	11	M	L	A	A			EL		EN					High	Retain	Creek
52	Red Gum	*Eucalyptus camaldulensis*	VN	54.1	6.5	13	9	SM	L	A	A			EL		EN					High	Retain	Creek
53	Sugar Gum	*Eucalyptus cladocalyx*	AN	100.0	12.0	12	9	M	M	A	A							SP			Moderate	Retain	Creek
54	Red Gum	*Eucalyptus camaldulensis*	VN	14.6	2.0	6	7	SM	L	A	A			EL		EN					High	Retain	Creek
55	Sugar Gum	*Eucalyptus cladocalyx*	AN	56.4	6.8	10	10	M	M	A	A							SP			Moderate	Retain	Creek
56	Red Gum	*Eucalyptus camaldulensis*	VN	41.1	4.9	6	9	SM	L	A	A			EL		EN					High	Retain	Creek
57	Red Gum	*Eucalyptus camaldulensis*	VN	35.4	4.2	13	7	SM	L	A	A			EL		EN					High	Retain	Creek
58	Sugar Gum	*Eucalyptus cladocalyx*	AN	78.0	9.4	12	11	M	M	A	A							SP			Moderate	Retain	Creek
59	Sugar Gum	*Eucalyptus cladocalyx*	AN	87.6	10.5	13	10	M	M	A	A							SP			Moderate	Retain	Creek
60	Red Gum	*Eucalyptus camaldulensis*	VN	145.2	15.0	19	10	M	L	A	A			EL		EN					High	Retain	Creek
61	Red Gum	*Eucalyptus camaldulensis*	VN	57.0	6.8	14	10	M	L	A	A			EL		EN					High	Retain	Creek

No.	*Species*	Common	Origin	DBH(cm)	TPZ (m)	Height (m)	Canopy Width (m)	Life Stage	ULE	Vigour	Structure	Landscape contribution									Retention Value	Proposal	Location
												HR	CU	EL	CO	EN	EC	SP	NU	WE			
62	Deciduous Tree	*Unknown*	E	16.9	2.0	4	6	M	M	A	A							SP			Moderate	Retain	Creek
63	Deciduous Tree	*Unknown*	E	15.9	2.0	4	6	M	M	A	A							SP			Moderate	Retain	Creek

Map Three: 122-140 Midland Highway Epsom Trees Locations.



Tree Feature Descriptions

Origin - Identifies the general geographic origins of the tree species identified	
Category	**Description**
Victorian Native (VN)	Occurs naturally within some part of the State of Victoria.
Australian Native (AN)	Occurs naturally within Australia but is not a Victorian native.
Exotic (E)	Does not occur naturally within Australia.

Life Stage - Distinguishes the physiological stage of the tree's life cycle.	
Category	**Description**
Young (Y)	Sapling tree and/or recently planted.
Semi-mature (Sm)	Tree rapidly increasing in size and yet to achieve expected size in situation.
Maturing (M)	Specimen approaching expected size in situation, with reduced incremental growth.
Over-mature (OM)	Tree is senescent and in decline.

Useful Life Expectancy (ULE) - Derived from Tree AZ (Barrell, 2009), ULE provides a concise description of how long it could be reasonably expected that a tree or group of trees could be retained within a site.	
Category	**Description**
Long (L)	Trees that could be retainable with an acceptable level of risk for more than 40 years.
Medium (M)	Trees that could be retainable with an acceptable level of risk for 15 to 40 years.
Short (S)	Trees that could be retainable with an acceptable level of risk for 5 to 15 years.
Remove (R)	Trees that would require removal within 5 years

Vigour - Describes the overall health and vigour of the tree and whether it could be maintained within an existing or developing landscape.	
Category	**Description**
Acceptable (A)	The vigour of extension growth is typical for the species. The symptoms of decline are minimal. Leaf density, colour, size and condition is typical. Pest and or disease is minimal.
Acceptable with Correction (AC)	Appropriate inputs in the form of pruning, irrigation, fertilisation or pest management is likely to have a positive affect on the viability of the tree raising it within a reasonable time frame to the level of Acceptable.
Unacceptable (U)	Appropriate inputs are unlikely to have a positive effect on the viability of the tree.

Structure - Describes the overall structure of the tree and whether it could be maintained within an existing or developing landscape with appropriate input.	
Category	**Description**
Acceptable (A)	Minimal or no damage, disease or decay visible in the root plate, lower stem, trunk, primary scaffold limbs, outer crown or roots. Primary scaffold limb and outer crown structures are typically formed, well attached, spaced appropriately and tapered.
Acceptable with Correction (AC)	Minimal to moderate damage to primary scaffold limbs, outer crown or roots that can be corrected through appropriate treatments that will not affected the viability of the tree.
Unacceptable (U)	Moderate to major damage present the root plate, lower stem, trunk, primary scaffold limbs that cannot be corrected through appropriate treatments.

Retention Value - Provides a concise rating of the subject tree(s) potential amenity within the given context of an established that may include surrounding infrastructure. Retention Value is informed by the Life Stage, ULE, Vigour and Structure identified above, published literature relating to the species and the experiences of the surveyor.	
High	A tree of good quality that displays acceptable vigour and structure. The tree contributes to the existing landscape and has the potential to be long-term component in an evolving one if appropriately managed. The species is known to perform well within its given context and has desirable aesthetic traits. Retention of this tree is highly desirable.
Moderate	A tree of reasonable quality that displays acceptable vigour and structure. The tree may have a condition, and or structural problem that can be corrected with arboricultural treatment. The species is known to perform within its given context. The tree has the potential to be a medium to long-term component of the landscape if managed appropriately. Retention of these trees is generally desirable.
Low	A tree of poor quality that displays unacceptable vigour or structure. The tree may present an unacceptable hazard to existing and future users of the site. The tree is not considered significant within the landscape. These tree is easily replaceable. The species is functionally inappropriate given the context and may demand excessive management if retained. The cost to maintain this tree within the given context may exceed the benefit it provides to the landscape.

L**andscape Contribution** - Describes the contribution or value a tree provides to an existing landscape.	
Category	**Description**
Horticultural (HR)	Outstanding horticultural or genetic value; could be an important source of propagating stock, including specimens that are particularly resistant to disease or exposure. Any tree of a species or variety that is rare.
Cultural (CU)	Tree(s) could have value as a remnant of a particular important historical period or a remnant of a site or activity no longer in action. Tree has a recognised association with historic aboriginal activities, including scar trees. Tree commemorates a particular occasion, including plantings by notable people, or having associations with an important event in local history.
Ecological (EL)	Tree(s) could have value as habitat for indigenous wildlife, including providing breeding, foraging or roosting habitat, or is a component of a wildlife reserve. Remnant Indigenous vegetation that contribute to biological diversity.
Communal (CO)	The tree(s) represents a significant feature within the local landscape as viewed from the subject site, adjoining properties and/or streetscapes.
Environmental (EN)	The tree(s) has the potential to moderate climate, improve air quality or conserve water. The tree(s) may perform architectural and engineering functions by providing privacy, emphasising views, screening out objectionable views, reducing glare and reflection. The tree(s) may provide background to and soften, complement, or enhance architecture and landscape character.
Economic (EC)	The tree(s) has the potential to provide either direct or indirect economic value.
Specimen (SP)	A typical garden specimen of a species commonly found in the urban context.
Nuisance (NU)	The tree(s) has anti-social characteristics that may make it undesirable within the given context. This may include trees that produce excessive leaf, flower, fruit or bark litter that creates a localised hazard which cannot be reasonably managed. This may also include trees that are poisonous to or produce serious allergic responses in humans through direct contact.
Weed (WE)	The tree(s) is a listed weed species.

Species and Common Name - Defines the botanical name including genus, species, sub-species, variety and cultivar (if known) according to current taxonomical classifications as published in current literature. The common name will be that that is familiar to the arboricultural assessor, the local community or referenced literature.

Height and Width - Identifies the estimated height and width of the tree crown or tree group's combined crown. Dimensions are expressed in metres (m). Crown heights are measured with a clinometer where possible. Crown widths are paced and estimated at the widest axis unless otherwise stated. Measurements rounded to the nearest metre.

Diameter at Breast Height (DBH) - Identifies the trunk diameter expressed in centimetres (cm) of a tree measured at 1.4m above the existing grade unless otherwise stated. The methods used to determine this measurement are described in Appendix A of the Australian Standard AS 4970-2009 'Protection of trees on development sites'. Measurements undertaken using a diameter tape or builders tape and rounded to the nearest 5 centimetres. In the case of multi-stem (2 5 stems) Single Trees, DBH measurements shown are calculated in accordance with the aforementioned Standard.

Stem Diameter - Identifies the diameter of the trunk expressed in centimetres (cm) of a tree immediately above the root buttress. Measurements undertaken using a diameter tape or builders tape.

Structural Root Zone (SRZ) - Dimensions are expressed in metres (m) as a radius measured from the center of the trunk. Defined under the Australian Standard AS 4970 - 2009 "Protection of trees on development site' and the subsequent amendment AS 4970/Amdt 1/2010-03-26 as the area around the base of a tree required for the tree's stability in the ground. The woody root growth and soil cohesion in this area are necessary to hold the tree upright.

Tree Protection Zone (TPZ) - Dimensions are expressed in metres (m) as a radius measured from the center of the trunk. Defined under the Australian Standard AS 4970 - 2009 "Protection of trees on development site' as a specified area above and below ground and at a given distance from the trunk set aside for the protection of a tree's roots and crown to provide for the viability and stability of a tree to be retained where it is potentially subject to damage by development.

Appendix Two: Flora Species Recorded On Site

Table One: Indigenous Species found on site

Common Name	Scientific Name
Bulrush	*Typha sp.*
Chinese Scrub	*Cassinia arcuata*
Red Gum	*Eucalyptus camaldulensis*
Sedge	*Schoenoplectus sp.*
Spreading Wattle	*Acacia genistifolia*
Varnish Wattle	*Acacia verniciflua*
Wallaby Grass	*Austrodanthonia sp.*
Yellow Box	*Eucalyptus melliodora*

Table Two: Non-Indigenous Species found on site (excluding garden plantings)

Common Name	Scientific Name
African boxthorn	*Lycium ferocissimum*
Artichoke Thistle	*Cynara cardunculus*
Barley Grass	*Hordeum leporinum*
Brassica	*Brassica sp.*
Browntop	*Agrostis capillaris*
Canary Grass	*Phalaris aquatica*
Cape Broom	*Genista monspessulana*
Capeweed	*Arctotheca calendula*
Cat's Ear	*Hypochoeris radicata*
Couch Grass	*Cynodon dactylon*
Curled Dock	*Rumex crispus*
Daffodil	*Narcissus sp.*
Elm	*Ulmus sp.*
Gazania	*Gazania sp.*
Gorse	*Ulex europaeus*
Kikuyu	*Pennisetum clandestinum*

Common Name	Scientific Name
Manna Gum	*Eucalyptus viminalis*
Marshmallow	*Malva parviflora*
Milk Thistle	*Silybum sp.*
Olive Tree	*Olea europaea*
Onion Grass	*Romulea rosea*
Paspalum	*Paspalum dilatatum*
Peppercorn tree	*Schinus areira*
Prairie Grass	*Bromus catharticus*
Ribwort	*Plantago lanceolata*
Sheep Sorrel	*Rumex acetosella*
Spiny Rush	*Juncus acutus*
Sticky Weed	*Galium sp.*
Subterranean Clover	*Trifolium subterraneum*
Sugar Gums	*Eucalyptus cladocalyx*
Sweet briar	*Rosa rubiginosa*
Tuart	*Eucalyptus gomphocephala*
Umbrella sedge	*Cyperus eragrostis*
Vetch	*Vicia sativa*
Wild oats	*Avena sp.*
Yorkshire Fog	*Holcus lanatus*

Native vegetation removal report

This report provides information to support an application to remove, destroy or lop native vegetation in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation*. The report **is not an assessment by DELWP** of the proposed native vegetation removal. Native vegetation information and offset requirements have been determined using spatial data provided by the applicant or their consultant.

Date of issue: **09/02/2021**
Time of issue: **3:23 pm**

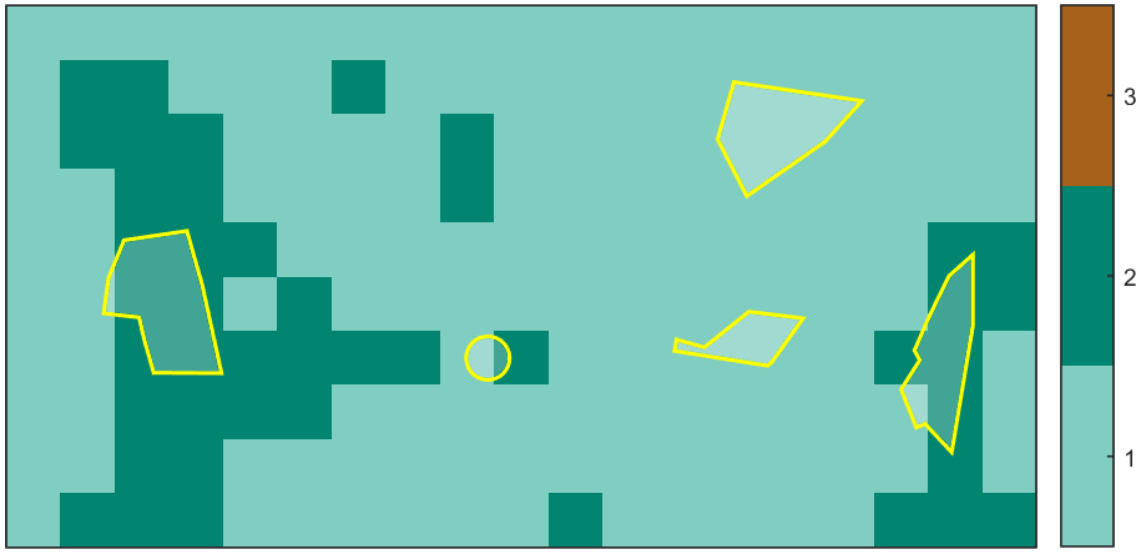
Report ID: TWL_2021_001

Project ID	Epsom2021v2

Assessment pathway

Assessment pathway	**Detailed Assessment Pathway**
Extent including past and proposed	0.694 ha
Extent of past removal	0.000 ha
Extent of proposed removal	0.694 ha
No. Large trees proposed to be removed	11
Location category of proposed removal	Location 2 The native vegetation is in an area mapped as an endangered Ecological Vegetation Class (as per the statewide EVC map). Removal of less than 0.5 hectares of native vegetation in this location will not have a significant impact on any habitat for a rare or threatened species.

1. Location map



Native vegetation removal report

Offset requirements if a permit is granted

Any approval granted will include a condition to obtain an offset that meets the following requirements:

General offset amount[1]	0.170 general habitat units
Vicinity	North Central Catchment Management Authority (CMA) or Greater Bendigo City Council
Minimum strategic biodiversity value score[2]	0.122
Large trees	11 large trees

NB: values within tables in this document may not add to the totals shown above due to rounding

Appendix 1 includes information about the native vegetation to be removed

Appendix 2 includes information about the rare or threatened species mapped at the site.

Appendix 3 includes maps showing native vegetation to be removed and extracts of relevant species habitat importance maps

1 The general offset amount required is the sum of all general habitat units in Appendix 1.

2 Minimum strategic biodiversity score is 80 per cent of the weighted average score across habitat zones where a general offset is required

Native vegetation removal report

Next steps

Any proposal to remove native vegetation must meet the application requirements of the Detailed Assessment Pathway and it will be assessed under the Detailed Assessment Pathway.

If you wish to remove the mapped native vegetation you are required to apply for a permit from your local council. Council will refer your application to DELWP for assessment, as required. **This report is not a referral assessment by DELWP.**

This *Native vegetation removal report* must be submitted with your application for a permit to remove, destroy or lop native vegetation.

Refer to the *Guidelines for the removal, destruction or lopping of native* vegetation (the Guidelines) for a full list of application requirements This report provides information that meets the following application requirements:

- The assessment pathway and reason for the assessment pathway
- A description of the native vegetation to be removed (partly met)
- Maps showing the native vegetation and property (partly met)
- Information about the impacts on rare or threatened species.
- The offset requirements determined in accordance with section 5 of the Guidelines that apply if approval is granted to remove native vegetation.

Additional application requirements must be met including:

- Topographical and land information
- Recent dated photographs
- Details of past native vegetation removal
- An avoid and minimise statement
- A copy of any Property Vegetation Plan that applies
- A defendable space statement as applicable
- A statement about the Native Vegetation Precinct Plan as applicable
- A site assessment report including a habitat hectare assessment of any patches of native vegetation and details of trees
- An offset statement that explains that an offset has been identified and how it will be secured.

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Obtaining this publication does not guarantee that an application will meet the requirements of Clauses 52.16 or 52.17 of the Victoria Planning Provisions and Victorian planning schemes or that a permit to remove native vegetation will be granted.

Notwithstanding anything else contained in this publication, you must ensure that you comply with all relevant laws, legislation, awards or orders and that you obtain and comply with all permits, approvals and the like that affect, are applicable or are necessary to undertake any action to remove, lop or destroy or otherwise deal with any native vegetation or that apply to matters within the scope of Clauses 52.16 or 52.17 of the Victoria Planning Provisions and Victorian planning schemes.

Appendix 1: Description of native vegetation to be removed

The species-general offset test was applied to your proposal. This test determines if the proposed removal of native vegetation has a proportional impact on any rare or threatened species habitats above the species offset threshold. The threshold is set at 0.005 per cent of the mapped habitat value for a species. When the proportional impact is above the species offset threshold a species offset is required. This test is done for all species mapped at the site. Multiple species offsets will be required if the species offset threshold is exceeded for multiple species.

Where a zone requires species offset(s), the species habitat units for each species in that zone is calculated by the following equation in accordance with the Guidelines:

Species habitat units = extent x condition x species landscape factor x 2, where the species landscape factor = 0.5 + (habitat importance score/2)

The species offset amount(s) required is the sum of all species habitat units per zone

Where a zone does not require a species offset, the general habitat units in that zone is calculated by the following equation in accordance with the Guidelines:

General habitat units = extent x condition x general landscape factor x 1.5, where the general landscape factor = 0.5 + (strategic biodiversity value score/2)

The general offset amount required is the sum of all general habitat units per zone.

Native vegetation to be removed

Information provided by or on behalf of the applicant in a GIS file							Information calculated by EnSym					
Zone	**Type**	**BioEVC**	**BioEVC conservation status**	**Large tree(s)**	**Partial removal**	**Condition score**	**Polygon Extent**	**Extent without overlap**	**SBV score**	**HI score**	**Habitat units**	**Offset type**
1-A	Patch	vriv0068	Endangered	9	no	0.330	0.233	0.233	0.230		0.071	General
1-D	Patch	vriv0803	Endangered	1	no	0.310	0.162	0.162	0.113		0.042	General
1-B	Patch	vriv0803	Endangered	1	no	0.250	0.193	0.193	0.100		0.040	General
1-C	Patch	vriv0803	Endangered	0	no	0.180	0.075	0.075	0.100		0.011	General
1-E	Scattered Tree	vriv0803	Endangered	0	no	0.200	0.031	0.031	0.230		0.006	General

Appendix 2: Information about impacts to rare or threatened species' habitats on site

This table lists all rare or threatened species' habitats mapped at the site.

Species common name	Species scientific name	Species number	Conservation status	Group	Habitat impacted	% habitat value affected
Southern Pygmy Perch (Murray-Darling lineage)	*Nannoperca australis (Murray-Darling lineage)*	903231	Vulnerable	Dispersed	Habitat importance map	0.0001
Squirrel Glider	*Petaurus norfolcensis*	11137	Endangered	Dispersed	Habitat importance map	0.0001
Grey-crowned Babbler	*Pomatostomus temporalis temporalis*	10443	Endangered	Dispersed	Habitat importance map	0.0000
Erect Peppercress	*Lepidium pseudopapillosum*	501909	Endangered	Dispersed	Habitat importance map	0.0000
Growling Grass Frog	*Litoria raniformis*	13207	Endangered	Dispersed	Habitat importance map	0.0000
Swift Parrot	*Lathamus discolor*	10309	Endangered	Dispersed	Habitat importance map	0.0000
Bush Stone-curlew	*Burhinus grallarius*	10174	Endangered	Dispersed	Habitat importance map	0.0000
Brown Toadlet	*Pseudophryne bibronii*	13117	Endangered	Dispersed	Habitat importance map	0.0000
Australian Little Bittern	*Ixobrychus dubius*	10195	Endangered	Dispersed	Habitat importance map	0.0000
Ausfeld's Wattle	*Acacia ausfeldii*	500013	Vulnerable	Dispersed	Habitat importance map	0.0000
Barking Owl	*Ninox connivens connivens*	10246	Endangered	Dispersed	Habitat importance map	0.0000
Blue-billed Duck	*Oxyura australis*	10216	Endangered	Dispersed	Habitat importance map	0.0000
Baillon's Crake	*Porzana pusilla palustris*	10050	Vulnerable	Dispersed	Habitat importance map	0.0000
Musk Duck	*Biziura lobata*	10217	Vulnerable	Dispersed	Habitat importance map	0.0000
Lewin's Rail	*Lewinia pectoralis pectoralis*	10045	Vulnerable	Dispersed	Habitat importance map	0.0000
Hardhead	*Aythya australis*	10215	Vulnerable	Dispersed	Habitat importance map	0.0000
Eastern Great Egret	*Ardea modesta*	10187	Vulnerable	Dispersed	Habitat importance map	0.0000
Intermediate Egret	*Ardea intermedia*	10186	Endangered	Dispersed	Habitat importance map	0.0000
Australasian Shoveler	*Anas rhynchotis*	10212	Vulnerable	Dispersed	Habitat importance map	0.0000

Arching Flax-lily	*Dianella sp. aff. longifolia (Benambra)*	505560	Vulnerable	Dispersed	Habitat importance map	0.0000
Purple Diuris	*Diuris punctata*	501084	Vulnerable	Dispersed	Habitat importance map	0.0000
Late-flower Flax-lily	*Dianella tarda*	505085	Vulnerable	Dispersed	Habitat importance map	0.0000
Hairy Tails	*Ptilotus erubescens*	502825	Vulnerable	Dispersed	Habitat importance map	0.0000
Grey Goshawk	*Accipiter novaehollandiae novaehollandiae*	10220	Vulnerable	Dispersed	Habitat importance map	0.0000
Bearded Dragon	*Pogona barbata*	12177	Vulnerable	Dispersed	Habitat importance map	0.0000
Buloke Mistletoe	*Amyema linophylla subsp. orientalis*	500217	Vulnerable	Dispersed	Habitat importance map	0.0000
Lace Monitor	*Varanus varius*	12283	Endangered	Dispersed	Habitat importance map	0.0000
Brolga	*Grus rubicunda*	10177	Vulnerable	Dispersed	Habitat importance map	0.0000
Black Falcon	*Falco subniger*	10238	Vulnerable	Dispersed	Habitat importance map	0.0000
Buloke	*Allocasuarina luehmannii*	500678	Endangered	Dispersed	Habitat importance map	0.0000
Painted Honeyeater	*Grantiella picta*	10598	Vulnerable	Dispersed	Habitat importance map	0.0000
White-throated Needletail	*Hirundapus caudacutus*	10334	Vulnerable	Dispersed	Habitat importance map	0.0000
Yellow-tongue Daisy	*Brachyscome chrysoglossa*	503654	Vulnerable	Dispersed	Habitat importance map	0.0000
Square-tailed Kite	*Lophoictinia isura*	10230	Vulnerable	Dispersed	Habitat importance map	0.0000

Habitat group

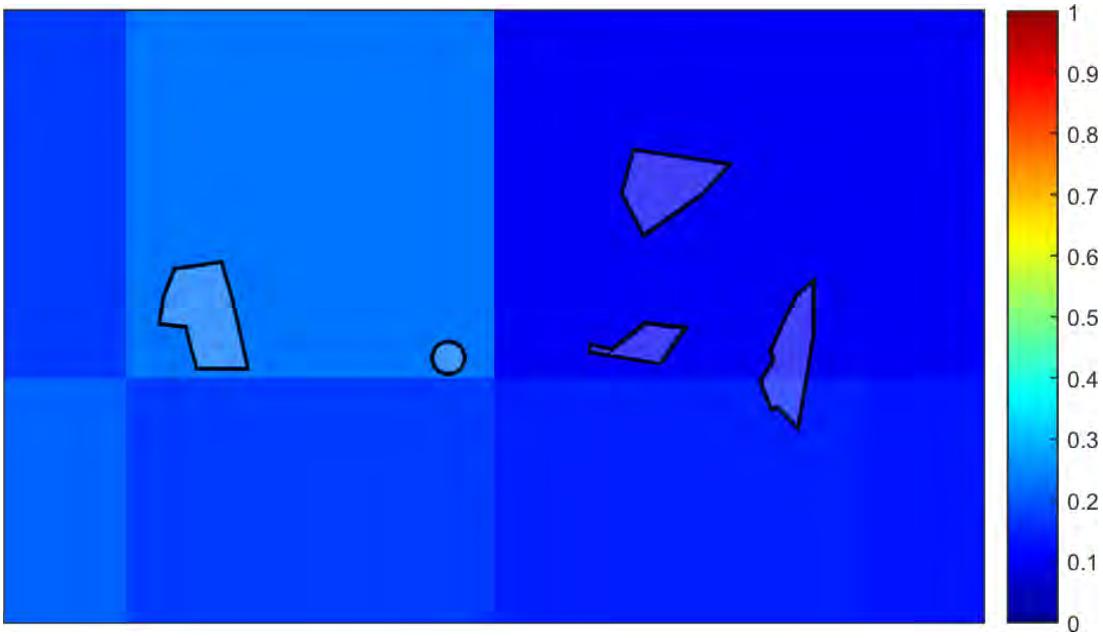
- Highly localised habitat means there is 2000 hectares or less mapped habitat for the species
- Dispersed habitat means there is more than 2000 hectares of mapped habitat for the species

Habitat impacted

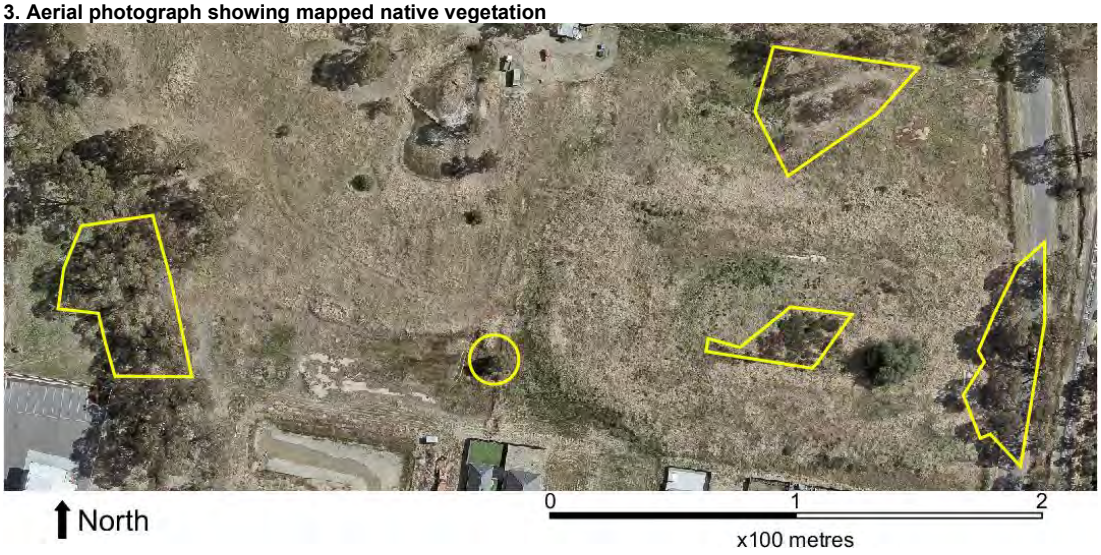
- Habitat importance maps are the maps defined in the Guidelines that include all the mapped habitat for a rare or threatened species
- Top ranking maps are the maps defined in the Guidelines that depict the important areas of a dispersed species habitat, developed from the highest habitat importance scores in dispersed species habitat maps and selected VBA records
- Selected VBA record is an area in Victoria that represents a large population, roosting or breeding site etc.

Appendix 3 – Images of mapped native vegetation

2. Strategic biodiversity values map



3. Aerial photograph showing mapped native vegetation



4. Map of the property in context



Yellow boundaries denote areas of proposed native vegetation removal.

Traffix Group

Traffic Engineering Assessment

Proposed Residential and Childcare Centre Development

122-140 Midland Highway, Epsom

Prepared for
Bowman Irani

July 2020

G24540R-03A

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Appendix A Development Plans

Appendix B SIDRA Assessments

1. Introduction

Traffix Group has been engaged by Bowman Irani to prepare a traffic engineering assessment for a residential development & childcare centre development at 122-140 Midland Highway, Epsom.

This report provides a detailed traffic engineering assessment of the parking and traffic issues associated with the proposed development.

We note that this report has been updated to reflect the amended development plans and respond to VicRoads comments (RFI dated 6th August 2019) and Council Comments (RFI dated 18th May, 2020).

2. Proposal

Residential Development

The proposal is to construct a residential development & childcare centre development comprising of 84 allotments (83 residential and 1 larger lot for childcare centre) at 122-140 Midland Highway, Epsom.

Four of the residential allotments will have direct vehicle access to Station Street while the remaining allotments are to have direct vehicle access to an internal road network that will extend within the site.

The internal road network will include a provisions to create vehicle connections to future residential developments that may occur west of the site. The internal roads will be provided as public roads post development. Two new local road T-intersections with Station Street will be created as part of the development.

As part of the development, Station Street along the site's frontage will be upgraded along the west side to an urban standard and include kerb and channel and footpath to the satisfaction of the Responsible Authority. The existing configuration along the eastern side of this road would generally be retained as per the existing conditions. A similar arrangement has occurred in association with residential development to the south of the site.

Each residential allotment will accommodate a two to four-bedroom dwelling with associated car parking. A minimum of 2 car spaces will be provided for each dwelling, within a double garage or single garage and tandem car space. Visitor car parking will be accommodated on-street within the new internal road network.

An option for a through traffic link to areas towards the north and west are provided at the north-west corner of the development site.

A small reserve is provided in the south-west corner of the site.

A plan of the proposed residential development is attached at Appendix A.

Childcare Centre Development

An application for a childcare centre is being lodged in combination with the residential development. The childcare centre is located on the northern side of 'Street – B' and includes a direct frontage to Station Street.

The childcare centre is proposed to accommodate a total of 118 children. The childcare centre would operate between 7:00am – 6:30pm Mon-Fri.

Car parking for the childcare centre is provided within a rear carpark that include two-way access to 'Street – B'. A total of 25 car parking spaces are provided within the carpark which equates to 0.21 car spaces per child and accords with the minimum statutory requirements.

A copy of the development plans that identify the Childcare Centre layout is attached at Appendix A.

3. Existing Conditions

3.1. Subject Site

The subject site is located on the western side of Station Street in Epsom, midway between Howard Road and Golf Course Road. An aerial photograph of the site is presented at Figure 1.

The development site it currently vacant.

The subject site is located within a Mixed Use Zone (MUZ) under the Planning Scheme as presented at Figure 3.

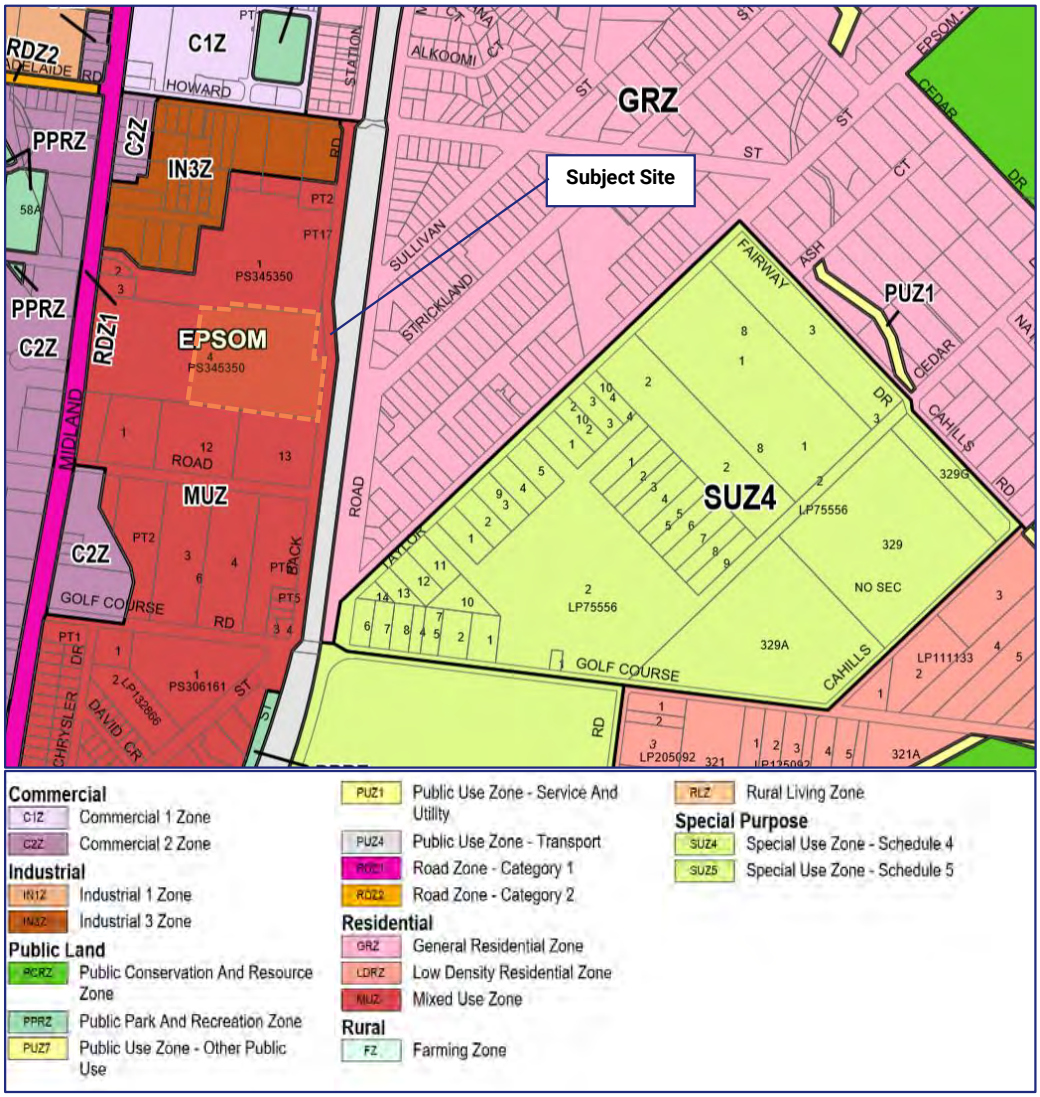
Land use within the immediate vicinity of the site includes a recently constructed residential development towards the south and industrial areas towards the north.

A local activity centre is located to the north on Howard Road, with this centre including two supermarkets. The Epsom Railway station and commuter carpark is located on the east side of Station Street to the north of the site.



Source: Nearmap.com

Figure 1: Aerial Photograph



Source: planningschemes.dpcd.vic.gov.au

Figure 2: Planning Scheme Map

3.2. Road Network

Station Street is a local road aligned in a north-south direction along the site's eastern boundary and has a posted 60km/h speed limit in the vicinity of the site with an approximately 8.3m wide carriageway along the frontage of recently constructed residential development areas to the south. Within this area kerb and channel are provided along the west side only.

A similar configuration of Station Street would be created along the subject site's frontage as part of the proposed residential development works.

It forms a continuous route of approximately 4.4km from Golf Course Road adjacent to the Bendigo Racecourse to the south until it intersects with Airey Street to the north where it separates into Ligar Street and Rennie Street.

Other typical local roads located within residential development areas recently constructed to the south of the site are constructed with carriageways of 7.3m within road reserve widths of 16m overall. Footpaths are typically provided along both sides.



Figure 3: Station Street – view south



Figure 4: Station Street – view north

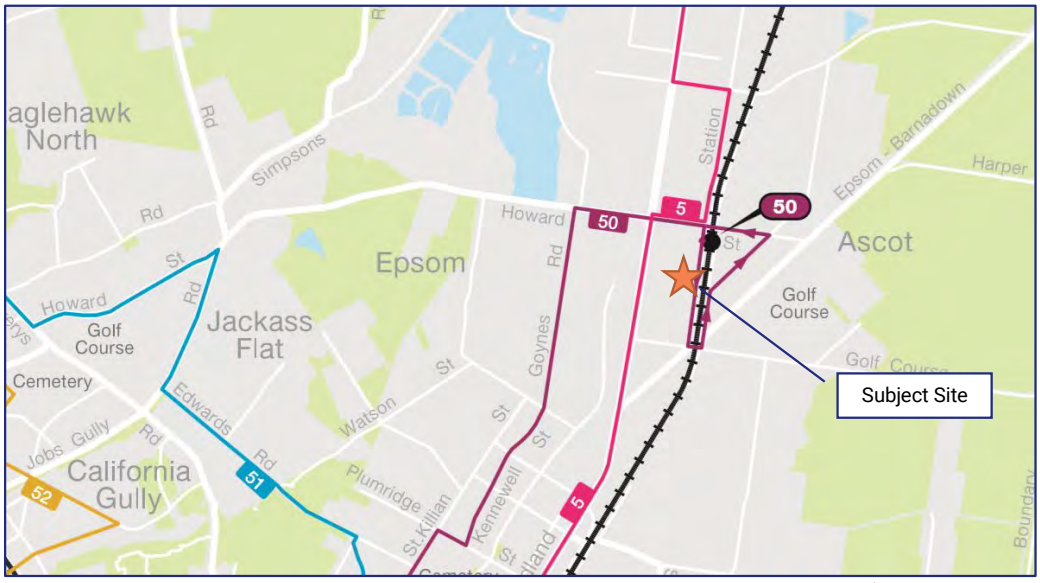


Figure 5: Station Street – view north towards Howard Street

3.3. Public Transport

The site has accessibility to public transport with the following services operating nearby:

- **Epsom Railway Station** is located approximately 400m north of the site. It provides access to train services that connect to Melbourne CBD, via Bendigo.
- **Regional Bus Route No. 50** operates along Station Street adjacent to the site. It provides a service between Bendigo Railway Station and Epsom Railway Station.
- **Regional Bus Route No. 5** operates along Howard Street approximately 400m north of the site. It provides a service between Kangaroo Flat and Huntly via Bendigo Railway Station and Epsom Railway Station.



Source: https://www.ptv.vic.gov.au/

Figure 6: Nearby Public Transport

4. Traffic Engineering Assessment

4.1. Childcare Centre Assessment

4.1.1. Car Parking Requirements

The proposed development falls under the following land-use categories of 'dwelling' and 'food and drink premises' under Clause 73.03 of the Planning Scheme.

The Planning Scheme sets out the parking requirements for new developments under Clause 52.06.

The purpose of Clause 52.06 is:

- *To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.*
- *To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.*
- *To support sustainable transport alternatives to the motor car.*
- *To promote the efficient use of car parking spaces through the consolidation of car parking facilities.*
- *To ensure that car parking does not adversely affect the amenity of the locality.*
- *To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.*

The car parking requirement for the development is set out under Clause 52.06 at the car parking table at Clause 52.06-5 of the Planning Scheme.

Table 1: Statutory Car Parking Assessment – Clause 52.06

Use	Size/No.	Statutory Parking Rate	Car Parking Req. (Note 1)	Car Parking Provision	Shortfall(-)/ Surplus(+)
Childcare Centre	118	0.22 car spaces per place	25	25	0
TOTAL			**25**	**25**	**0**

Note 1: Clause 52.06-5 specifies that where a car parking calculation results in a requirement that is not a whole number, the number of spaces should be rounded down to the nearest whole number.

The development has a statutory parking requirement under Clause 52.06-5 of 25 car spaces.

The provision of 25 car spaces accords with the minimum requirements and accordingly, no car parking reduction is required under Clause 52.06-7 for the childcare centre.

4.1.2. Loading and Waste Collection

Loading

Clause 65.01 of the Planning Scheme specifies that:

> *Before deciding on an application or approval of a plan, the responsible authority must consider, as appropriate:*
>
> - *The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.*

Any loading requirement associated with the childcare centre would be associated with delivery of food or other supplies. These demands could be accommodated within the carpark access aisle outside of the peak periods as required.

Waste Collection

Waste collection for the childcare centre would be completed by a private contractor. We are satisfied that this waste could be collection wither within the on-site carpark outside of peak hours or alternatively along the site's various frontages.

If required waste collection arrangements can be formalised via a Waste Management Plan to the satisfaction of the Responsible Authority as a condition of permit.

4.1.3. Bicycle Parking Requirements

Clause 52.34 of the Planning Scheme specifies bicycle parking requirements for new developments and changes in use. There is no statutory requirement for bicycle parking associated with a childcare centre and as such bicycle parking is required to the satisfaction of the Responsible Authority.

We are of the opinion that bicycle parking demands for the development will be low based on the age of the children within the centre and the lack of off-road bicycle connections to the wider area.

Notwithstanding, 2 bicycle spaces (horizontal rails) have been provided. This level of bicycle parking is considered adequate.

4.1.4. Car Parking Layout

Traffix Group has provided design advice to the project architect to achieve a satisfactory carpark layout. The childcare centre carpark has been amended to reflect the comments provided within Council RFI.

The proposed parking layout has been assessed under the following guidelines:

- Clause 52.06-9 of the Planning Scheme (Design standards for car parking),
- AS2890.1-2004 – Part 1: Off-Street car parking, where relevant, and
- AS2890.6:2009 – Part 6: Off-street car parking for people with disabilities.

The key elements of the design include:

Pedestrian Access

A 1.5m wide pedestrian path is provided along the eastern side of the carpark. The car spaces located along the eastern side would typically be reserved for parents to ensure direct access to the pedestrian lobby areas.

Clause 52.06-9 Design Standard 1 – Accessways

- Access to the carpark is provided via a 6.4m wide accessway to Street B along the southern boundary of the childcare site. This width facilitates two-lanes accommodating simultaneous two-way movements along its length under AS2890.1-2004 and accords with Clause 52.06-9 (Design Standard 1).
- Vehicles will be able to enter and exit the site in a forwards direction in accordance with Clause 52.06-9.
- A pedestrian sight triangle will be available along the east side of the accessway at the interface with footpaths allowing for landscaping areas being provided at no higher than 900mm.

Clause 52.06-9 Design Standard 2 – Car parking spaces

- Car space dimensions accord with Clause 52.06-9 (Design Standard 2) with dimensions of 2.6m wide by 4.9m long, accessed from a minimum 6.4m wide aisle.
- The DDA spaces are provided in accordance with Clause 52.06-9 and AS2890.6-2009, including the provision of bollard within the shared area.
- Access to and from all critical car spaces has been checked using a turning template based on the B85 design car presented in AS2890.1-2004 and we are satisfied that vehicles will be able to safely manoeuvre to and from each space.
- A blind aisle turning area is provided that will utilise a clear 2.6m wide zone and the partial use of the 2.4m wide shared area provided as part of the DDA car space. The effective clear width of this turn around opportunity will be a total of 3.8m which is adequate to accommodate turn around movements by the B99 design vehicle.

Clause 52.06-9 Design Standard 3 – Gradients

- Grades across the car parking areas will be typically flat and accord with the requirements of Clause 52.06-9.

Overall, we are satisfied the proposed layout of car spaces is satisfactory and that the access arrangements for the site will provide for safe and efficient movements to and from the surrounding road network.

Council RFI - Requested Amendments

A summary of the Council requested amendments to the Childcare centre carpark is provided in the following table.

Table 2: Response to Council RFI – Childcare Centre Carpark

Council Requirement	Commentary
The use of wheel stops for the 5 car spaces adjacent to the accessible car spaces is not appropriate. These are considered to be high pedestrian movement areas and should have barrier kerb in place of wheel stops. The footpath needs to be widened an additional 600mm with barrier kerb for vehicle overhang i.e. the footpath will become 2100mm wide. Refer to AS/NZS 2890.1:2004.	Changes to the layout have been undertaken that accord with Council's Requirement.
The shared area cannot be used as a turnaround area as it must have a bollard installed to prevent any vehicle access	A bollard will be included within the shared area adjacent to the DDA car bay. The development includes a dedicated turn around bay that will also partially use the shared area. This arrangement accords with AS2890.6.
Disabled parking bays must be 5.4m long, the plans show 4.9m.	The DDA car space has been shown at 5.4m long.
Footpaths must be 1.5m wide to comply with the Disability Discrimination Act (DDA).	Footpath connections to the childcare centre are provided with minimum width of 1.5m

4.1.5. Childcare Traffic Impacts

Peak Hour Impacts

Traffix Group has undertaken extensive studies of existing childcare centres to produce empirical data for peak traffic generation rates and to better understand how they operate. Childcare centres typically generate peak hour traffic in the order of 0.5 to 0.8 vehicle trip ends per child during the commuter peak hours[1].

Childcare centres operate differently compared to primary schools and kindergartens. Staff members arrive initially before the childcare centre opens, with staff numbers increasing slowly as child attendance increases throughout the day.

As childcare centres do not have set start or finish times (only operating hours), parents do not drop off or pick up children at the same time. Rather, the manner in which children are dropped off and picked up is spread throughout the morning and evening periods. Parents will often drop kids off or pick them up on the way to dropping/collecting other children from nearby schools, on the way to work (which can have varying start times) and on the way home

[1] As observed by Traffix Group during surveys at the following existing childcare centres: The Grove Childcare (38-40 The Grove, Coburg) on Thurs 1st March, 2012, City Kids Early Learning Centre (222 Normanby Road, Southbank) on Wed 23rd March, 2011, and Little Learners Early Education (195 Gordons Road, South Morang) on Mon 19th October, 2015.

from work (which can also have varying finish times). This is in sharp contrast to primary schools or kindergartens where set start and finish times result in a high level of traffic generated within a relatively short timeframe.

Adopting the higher rate of 0.8 vehicle trips per childcare place, the proposed 118 place childcare centre is expected generate 94 vehicle trip ends during the commuter peak hours.

Traffic impacts from the childcare centre will generally be evenly split between entry and exit movements and occur from the north and south. Allowing for this split no more than 50 additional movements are expected along Station Street, equating to an average of less than 1 vehicle movement every 60 seconds.

Based on the surrounding road network, amenities and residential areas, we have determined the following traffic distribution as shown in Figure 7 below:

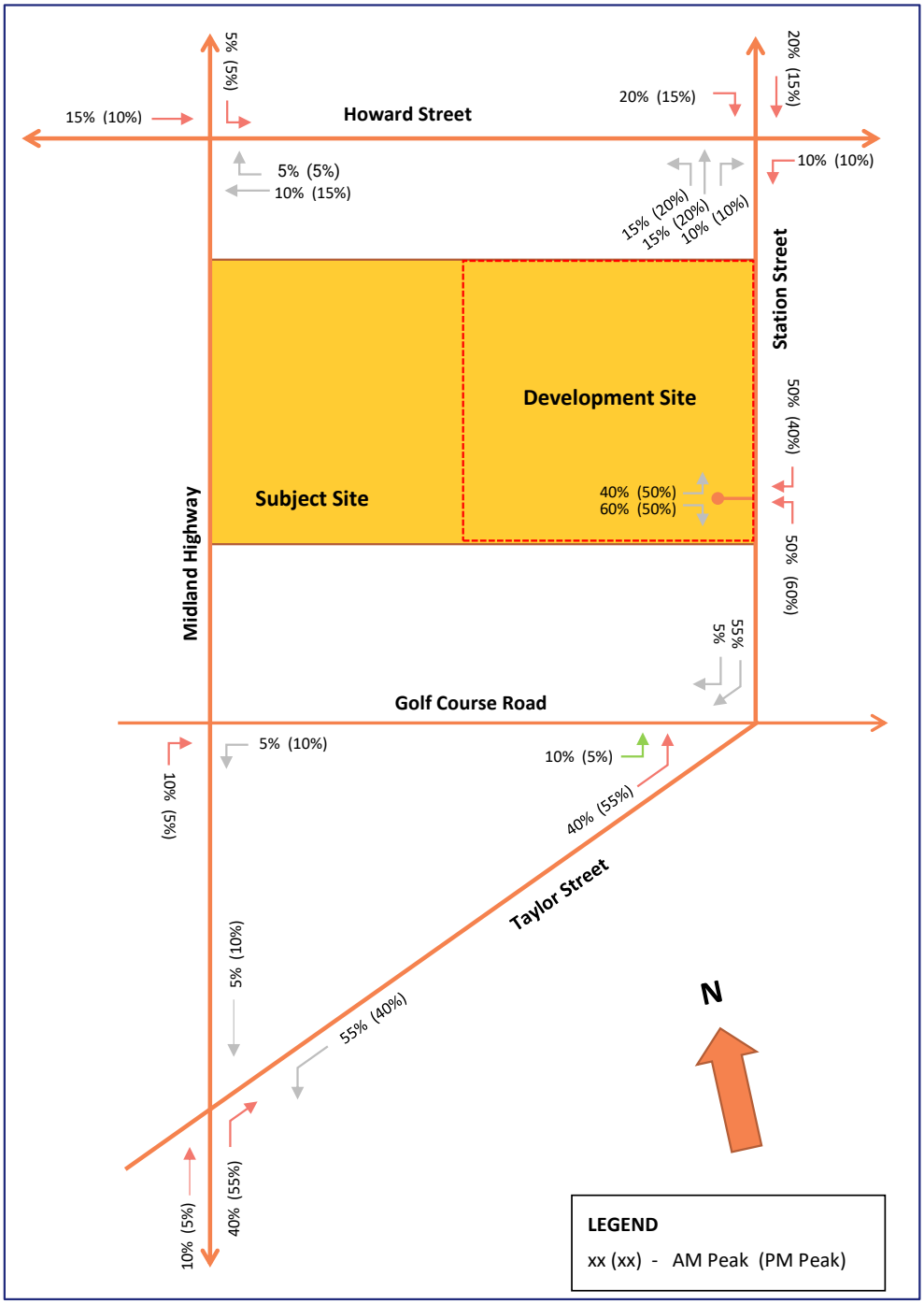


Figure 7: Childcare Traffic Distribution

Based on these distribution splits adopted, the following traffic impacts will be generated by the childcare centre component of the development.

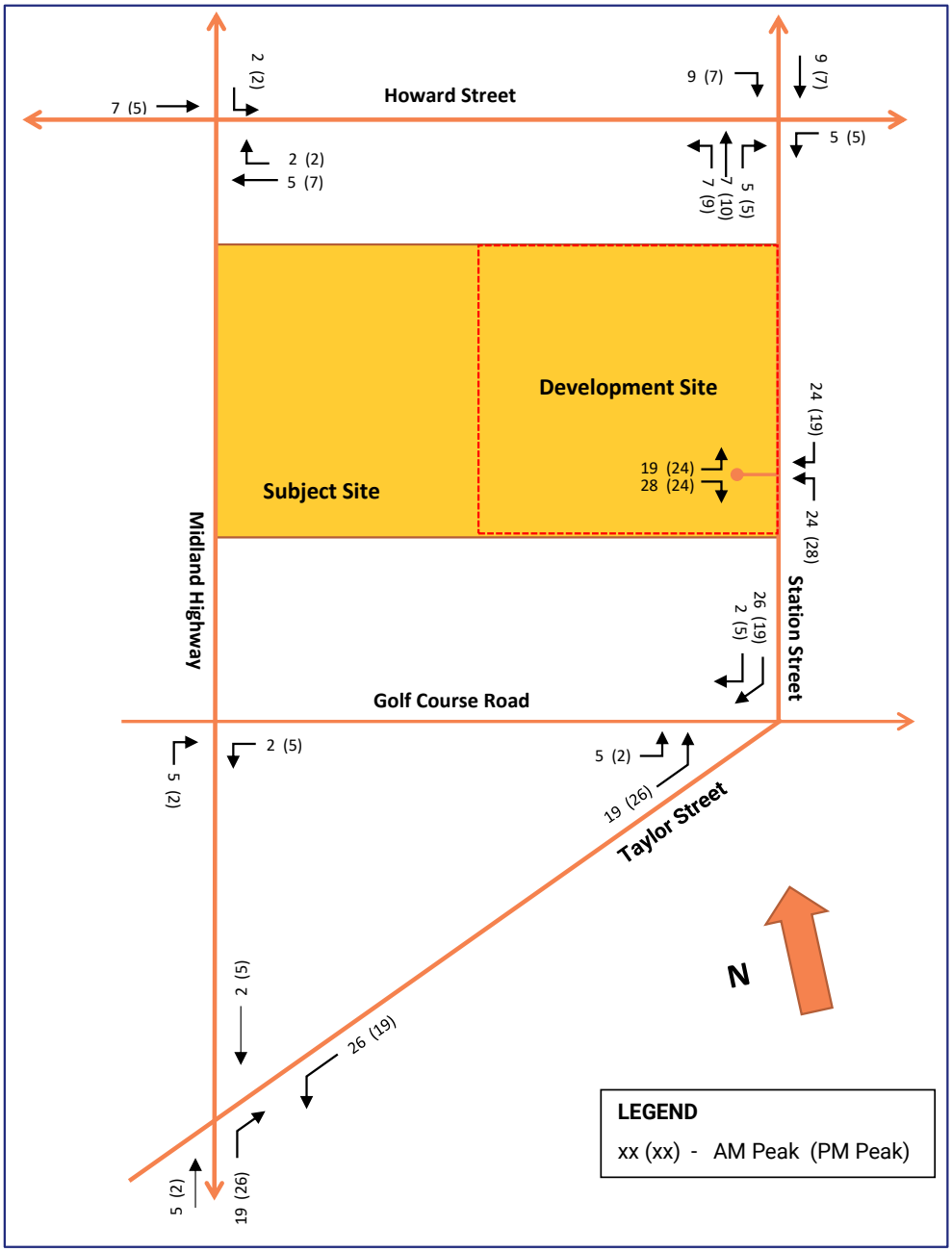


Figure 8: Childcare Development Peak Hour Traffic Impacts

We are satisfied that the traffic impacts associated with the childcare centre can be readily accommodated during the peak periods by the nearby road network as required without adverse impacts on congestion or queuing.

Daily Impacts

In regards to daily impacts first principles assessment suggests daily traffic of approx. 450 vehicle trip ends per day (allows for 0.8 child per car, pick-up and drop-off movement during the morning and afternoon, and arrival and departures associated with up to 22 staff).

Allowing for traffic to be evenly distributed between the north and south equates to traffic impacts of 225 vehicles per day at any location along Station Street.

4.2. Residential Lots Assessment

This section provides an assessment of various traffic engineering aspects of the development with particular regard to the residential use. We understand that the application for the residential use is for a residential development, however Clause 52.06-10 states:

> *Before deciding that a plan prepared under Clause 52.06-8 is satisfactory the responsible authority must consider as appropriate:*
>
> - *The relevant standards of Clause 56.06-2, 56.06-4, 56.06-5, 56.06-7 and 56.06-8 for residential developments with accessways longer than 60 metres or serving 16 or more dwellings.*

The internal road network is similar to a subdivision and as such, an assessment against the relevant standards of Clause 56.06 has been undertaken.

4.2.1. Traffic Generation and Impacts Assessment

This assessment has been undertaken with specific reference to Clause 56 of the Planning Scheme which sets out the desirable road cross-sections for various classifications within a residential development.

Each of the new internal roads will have carriageway widths of 7.3m (measured between face of kerbs), with footpaths along both sides. A street with the general characteristics of these roads would be defined as an Access Street – Level 2 under Clause 56. Such roads have an environmental capacity of 2,000-3,000 vehicles per day with the design considerations from Clause 56 detailed in following figure.

Access Street - Level 2

A street providing local residential access where traffic is subservient, speed and volume are low and pedestrian and bicycle movements are facilitated.

▪ **Traffic volume**[1]	2000vpd to 3000vpd
▪ **Target speed**[2]	40kph
▪ **Carriageway width**[3] **& parking provision within street reservation**	7m-7.5m wide with parking on both sides of carriageway
▪ **Verge width**[4]	4.5m minimum each side
▪ **Kerbing**[5]	Semi-mountable rollover or flush and swale or other water sensitive urban design treatment area.
▪ **Footpath provision**	1.5m wide footpaths on both sides. Footpaths should be widened to 2.0m in vicinity of a school, shop or other activity centre. Be offset a minimum distance of 1m from the kerb.
▪ **Cycle path provision**	Carriageway designed as a shared zone and appropriately signed.

Figure 9: Access Street – Level 2 Classification

The configuration of the internal accessways will also accord with the requirement for an Access Street as detailed within the Infrastructure Design Manual Standard Drawings as detailed in the figure below.

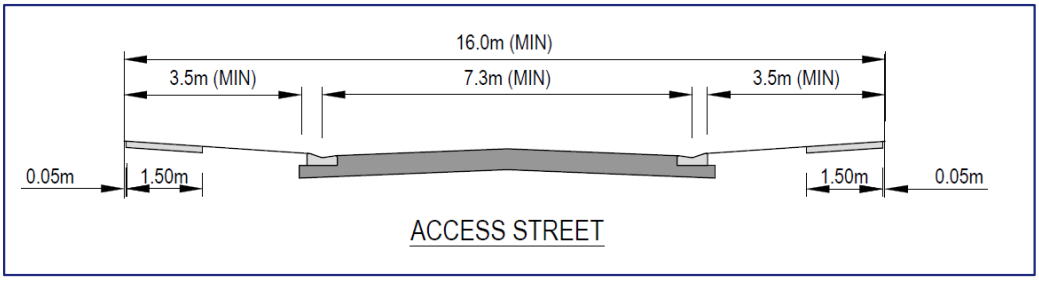


Figure 10: Access Street – Infrastructure Design Manual

An exception to the above configuration is the carriageway link between Street C and Street D. This road is configured with a 6m carriageway within an overall road reserve of 8.21m. This road is proposed for the purpose of service vehicle circulation and vehicle access to garages for those dwellings with alternative frontages.

This road would accommodate traffic volumes of less than 50 vehicles per day and be classified as an Access Lane under Clause 56 as detailed as follows.

Access Lane	
A side or rear lane principally providing access to parking on lots with another street frontage.	
▪ **Traffic volume**[1]	300vpd
▪ **Target speed**[2]	10kph
▪ **Carriageway width**[3] **& parking provision within street reservation**	5.5m[6] wide with no parking spaces to be provided. Appropriately signed.
▪ **Verge width**[4]	No verge required.
▪ **Kerbing**[5]	
▪ **Footpath provision**	None Carriageway designed as a shared zone and appropriately signed.
▪ **Cycle path provision**	None

Figure 11: Access Lane Classification

Station Street

The ultimate configuration and alignment of Station Street, is such that a classification as a would also be classified as a Connector Street – Level 1 that is described as *"A street that carries higher volumes of traffic. It connects access places and access streets through and between neighbourhoods"*. This type of road is considered to have an environmental capacity of 3,000 vehicles per day.

The ultimate carriageway configuration for this road is unknown at this stage and subject to detailed design to the satisfaction of Council. However, areas to the south adjacent to recently constructed subdivision have been constructed with an 8.3m carriageway that accommodates kerbside car parking along one side and a clear through traffic lane in each direction. A photograph of this arrangement is provided in the figure below.



Figure 12: Station Street – view south adjacent to existing subdivision

A similar configuration is proposed along the site's frontage as part of the proposed residential development with a minimum carriageway width of 7.3m-8.3m in the interim stage.

Any further widening of Station Street along the east side or implementation of kerb and channel drainage would result in impacts the existing vegetation in this area. At this stage the use of kerb and channel in this area is not proposed in order to ensure minimal impacts to this vegetation as a result of the proposed development.

A summary of the existing and proposed road classifications and associated daily environmental capacity is presented below.

Table 3: Road Classifications based on Carriageway Configuration

Road	Carriageway Width (m)	Classification	Traffic Volume Capacity (vpd)
Proposed Internal Roads	6.0m	Access Lane	300
	7.3m	Access Street - Level 2	2,000-3,000
Station Street	7.3m-8.3m	Connector Street – Level 1	3,000
Note 1: Station Street shall be constructed with carriageway consistent to those areas south of the site, to the satisfaction of the Responsible Authority.			

Traffic Generation

The nature of the proposed and nearby allotments is such that they are each unlikely to generate more than 8 daily vehicle trip ends (vte) on average[2]. Of this, no more than 10% is likely to be generated during each AM and PM commuter peak hour. Allowing for the 83 residential lots equates to 664 vehicle trips per day.

Considering the residential and childcare daily traffic (450 vehicle trips per day), no more than 1,114 vehicle trip ends will be generated by the overall development per day. This traffic would be generally split between the north and south ends and as such the impacts at any location along Station Street would be less than approximately 700 vehicles per day.

We are satisfied that the level of traffic impact allows ample capacity to accommodate the traffic impacts associated with other nearby areas yet to be developed.

During commuter peak hours, we have adopted the following assumptions:

- 50% of traffic movements generated by the residential dwellings will occur via Street A,
- 50% of traffic movements generated by the residential dwellings will occur via Street B,
- During AM Peak, an entry/exit split of 20/80 will occur,
- During the PM Peak, an entry/exit split of 70/30 will occur,
- 70% of traffic movements generated by the residential dwellings travel to/from the south, and
- 30% of traffic movements generated by the residential dwellings travel to/from the north.

2 A review of traffic surveys undertaken by GTA Consultants of residential lots in Coldstream identified daily trip rate of 7.5 movements per dwelling and peak hour traffic generation rate of 0.8 movements per dwelling.

Based on these assumptions, the traffic distribution of the residential dwellings are adopted as follows.

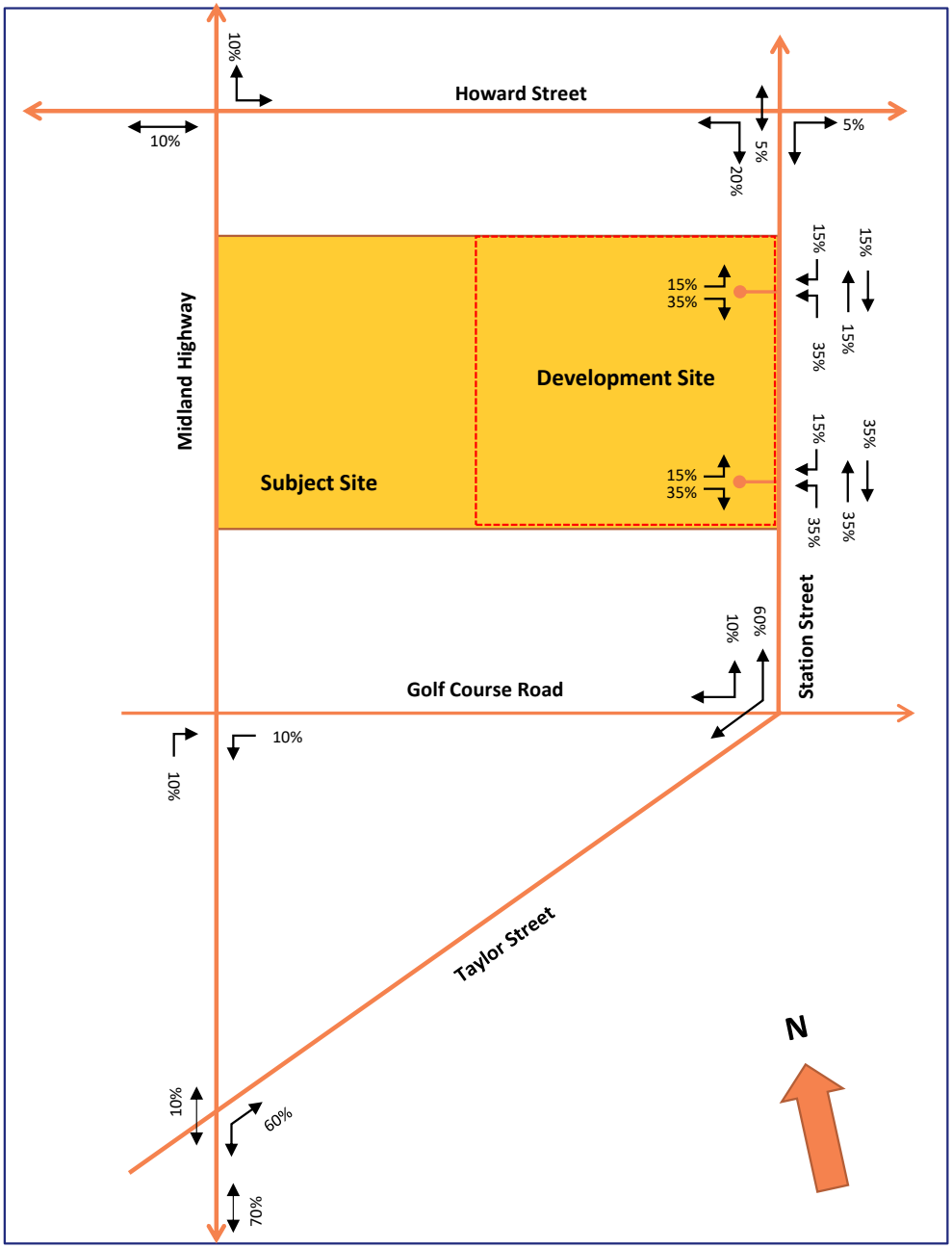


Figure 13: Residential Traffic Distribution Splits

Based on the distribution nominated, traffic impacts associated with the residential development is identified in the following figure.

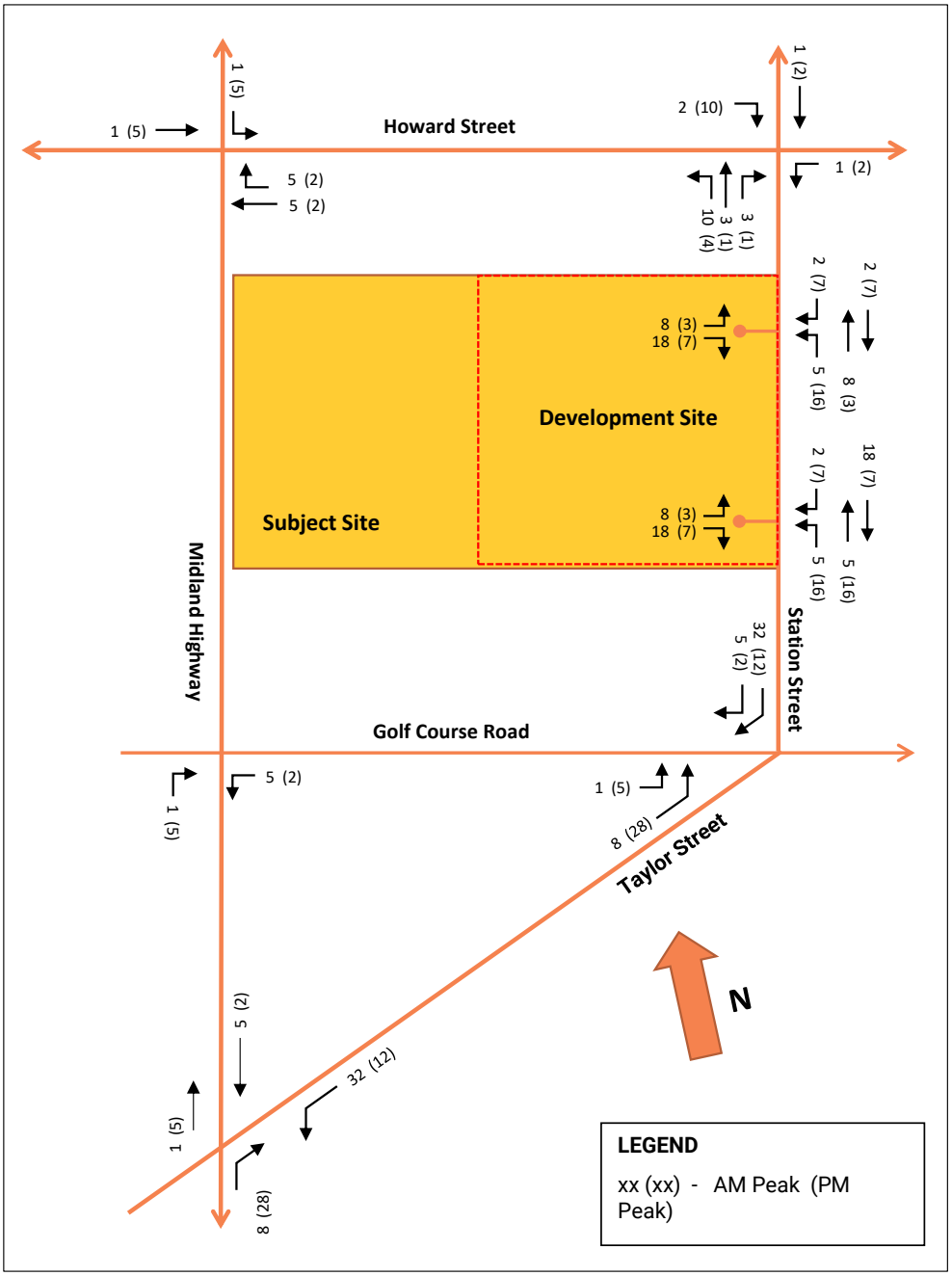


Figure 14: Residential Development Peak Hour Traffic Impacts

4.2.2. On-Street Car Parking

The proposed roads (including Station Street) will be able to accommodate informal parallel on-street parking consistent with, or better than, the classification of each and consistent with current practice.

In particular, the 7.3m carriageway streets will be able to accommodate parking on both sides whilst enabling a vehicle to pass in each direction or will be able to accommodate simultaneous two-way traffic flow where cars are parked on one (or no) side of the road.

We have undertaken a preliminary assessment of the ability for on-street car parking to be accommodated within the proposed residential development and have predicted that approximately 50-60 on-street parking spaces could be accommodated on the proposed internal road within kerbside locations. Additional on-street car spaces would be available along the west side of Station Road.

The provision of on-street car parking equates to no less than 1 on-street space to each 1.66 allotments. This arrangement accords with the requirements under Clause 52.06.

4.2.3. Service and Emergency Vehicles

We have checked the proposed design with the computer simulation program AutoTURN which suggests that vehicles up to 8.8m long would be able to circulate through the proposed internal road network.

The design of the internal road network will accord with the CFA requirements.

The proposed arrangement ensures that all refuse, emergency and other service vehicles would be able to easily access the residential development.

Waste Collection

Waste collection for the various dwellings will be undertaken via Council's existing waste collection services. Bins will be placed at suitable kerbside collection locations by residents as required.

A review of the ability for the 8.8m long truck (MRV at AS2890.2-2002) has been undertaken for the internal road network. This review identifies that suitable access will be available for Council waste collection vehicles as required.

4.2.4. Pedestrian and Bicycle Provisions

A footpath has been provided on both sides of the proposed roads. An exception is the link road between Street C and Street D.

This road is proposed as an Access Lane and will provide for a shared carriageway for vehicles and pedestrians as is permitted under Clause 56.06 for this street type.

Shared on-street bicycle/vehicle activity is an acceptable outcome given the nature of the proposed street in a fashion that is consistent with common practice.

4.2.5. Greater Bendigo Planning Scheme (Clause 56)

The proposed layout of the internal road network has been reviewed with specific reference to the provisions of Clause 56 of the Planning Scheme.

The internal road layout has been found to generally comply with the objectives and standards set out in Clause 56 in relation to the street network and design. Additional comments are provided below.

Standard C2, C7, C16

Existing public transport routes operate along Station Street adjacent to the site and to the north.

Accordingly, we are satisfied that new lots proposed are located no more than 500m from public transport services.

Standard C3

The subject site's pedestrian and bicycle networks (bicycles accommodated on-street) will provide adequate connections to proposed facilities in the nearby area.

In is noted that pedestrian connection to the local activity centre to the north would be expected to be created along Station Street as part of any future development of this land.

Standard C5

The built environment provides for a range of road cross-sections and integrated public spaces which provide for a functional and safe urban area. The variety of road cross-sections helps to provide identity and character to different areas within the overall development.

Standard C6

The proposed layout and cross-sections provide for a safe and defined environment which allows for integration with residential development to the north and south, Station Street and the future surrounding urban environment.

Standard C10 & C13

The development provides lots which front roads and streets and avoid the side or rear of lots being orientated to connector streets and arterial roads where possible.

Standard C12

The development provides for walking and cycling facilities which link with the public open space areas with the residential dwellings. Footpaths are to be provided along both sides of the access streets as required.

Standard C15 & C18

The walking and cycling network provides safe and accessible networks linking the residential areas with public open space, and future commercial and community facilities. The proposed network will provide an interconnected and continuous network of safe, efficient and convenient footpaths and cycle lanes.

The development provides lots which front all roads and streets which provide an appropriate level of surveillance and interaction of the pedestrian and cyclist facilities.

The road cross sections accord with Table C1 of Clause 56.

Standard C17

The proposal provides an interconnected and continuous network of streets within and between neighbourhoods for use by pedestrians, cyclists and vehicles and provides for an appropriate level of local traffic dispersal. The proposed cross-sections aid in indicating the 'type' of street and provide for appropriate and safe speed environments.

Opportunities exist to accommodate traffic management treatments at the detailed design stage along local streets as required.

Standard C20 & C21

This standard primarily relates to carriageway widths, verge widths and parking provision within the road reservation. The proposed cross-sections were discussed previously and were shown to meet the requirements of Clause 56 and be-in line with the objectives of Standard C20.

Appropriate splays (3m x 3m) have been provided at intersections to ensure sight lines to traffic on intersecting roads are achieved in addition to appropriate intersection radii.

Appropriate measures have been incorporated to provide a low-speed environment while allowing road users to proceed without unreasonable inconvenience or delay. Intersection layouts clearly indicate the travel paths and priority of movements (i.e. standard T-intersections).

The safe and efficient collection of waste materials has been allowed for in the design of all streets.

5. Overall Traffic Impact Analysis

VicRoads has previously reviewed a Traffix Group Traffic Reports (Ref: 24540R#1 and 24540R#2) and issued a Request for Further Information (Dated 6 August 2019, VicRoads Ref No. 26408/18). The additional information requested included:

1. *Update the Transport Impact Assessment Report (TIAR) to provide:*

a) *Existing movement turning and through movement counts at the Midland Highway intersections with:*

   i. *Taylors Street; and*

   ii. *Golf Course Road.*

b) *Undertake a SIDRA analysis of the above intersections in both the AM and PM peaks with and without the proposed development traffic.*

c) *Assess the above intersections against Section 2.3.6 of the Austroads (2017) Guide to Traffic Management – Part 6, Warrants for Turn Treatments, Figure 2.25(c) in both the AM and PM peaks with and without the proposed development traffic.*

The combined traffic impacts of the childcare and residential development as previously determined are detailed in Figure 15.

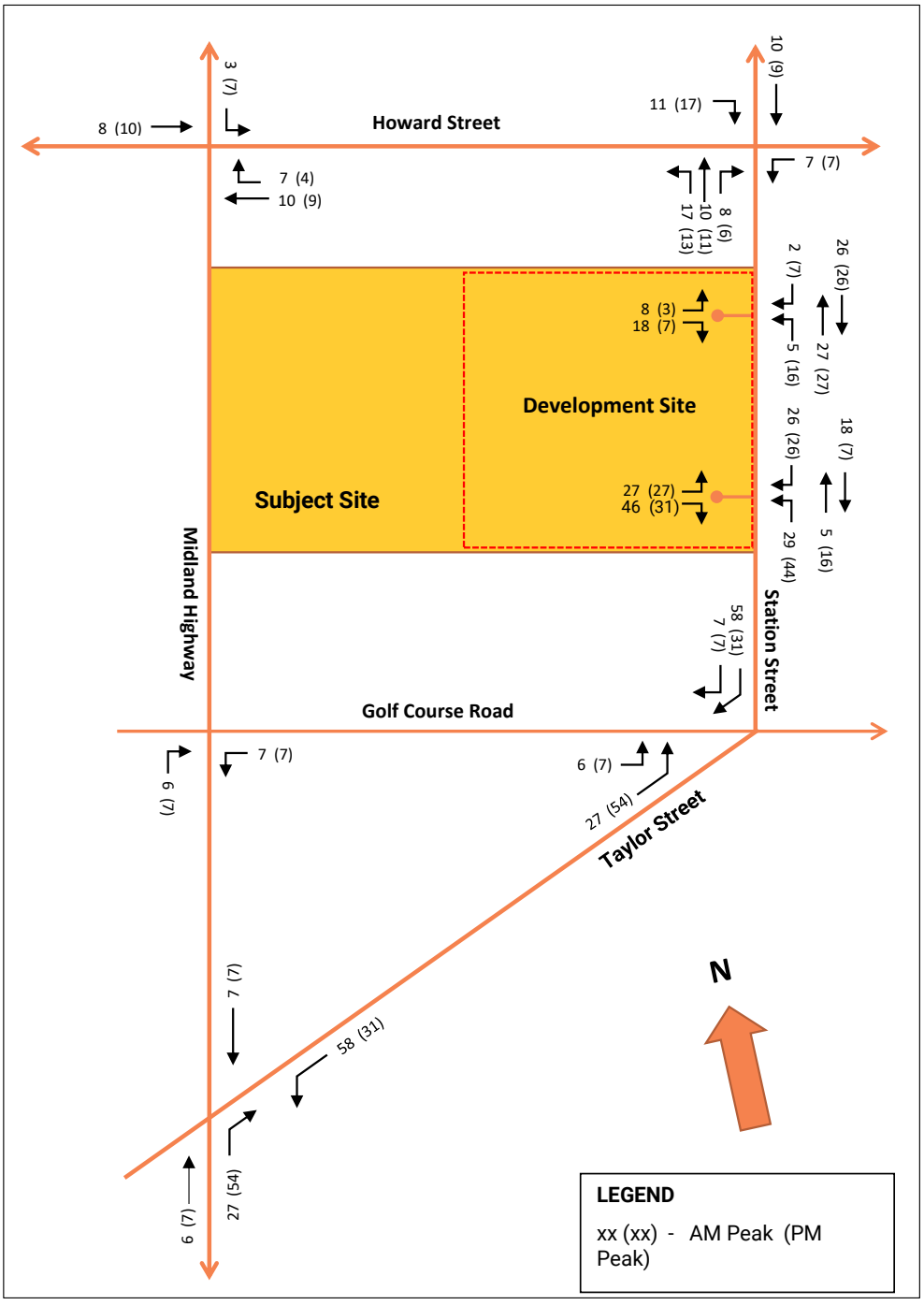


Figure 15: Overall Development Peak Hour Traffic Impacts

Further commentary regarding the traffic impacts and warrants for upgrades at those locations detailed by Department of Transport are provided in the following sections.

We have also given some consideration towards the impacts at local road intersections.

5.1. Local Road Intersections

5.1.1. Impact Discussions

The turning movement analysis for the overall development (Figure 13) identifies impacts of:

- Station Street/Street A
  - Maximum of 18 veh/hour right-out movements (average of 1 veh every 3 minutes)
  - Maximum of 7 veh/hour right-in movements (average of 1 veh every 8.5 minutes)
- Station Street/Street B
  - Maximum of 46 veh/hour right-out movements (average of 1 veh every 78 seconds)
  - Maximum of 26 veh/hour right-in movements (average of 1 veh every 2.3 minutes)
- Station Street/Howard Street
  - Maximum of 18 veh/hour (right-out and through) movements (average of 1 veh every 3.3 minutes)
  - Maximum of 17 veh/hour right-in movements (average of 1 veh every 3.5 minutes)
- Station Street/Golf Course Road/Taylor Street
  - Maximum of 58 veh/hour (through) movements (average of 1 veh every 62 seconds)

This level of traffic for individual movements is minor in context for an unsignalised intersection and would be readily accommodated within existing gaps in traffic. Accordingly, we are satisfied that SIDRA assessments to demonstrate the traffic impacts at these locations are not required.

5.1.2. Intersection Warrants

The nearby local roads are classified under the Greater Bendigo Road Hierarchy as follows:

- Howard Street – Sub Arterial Road with speed limit of 60km/h
- Station Street – Local Collector Road with speed limit of 60km/h
- Golf Course Road – Sub Arterial Road with speed limit of 70km/h

Whilst the existing configuration along some of the above roads is of a rural nature the prevailing future conditions within the road network surrounding the site represent an urban setting. This is prevalent in the treatments and configurations that have occurred in the following locations:

- west side of Station Street south of the site (and similarly along sites frontage),
- east side of Station Road north of the site adjacent to Epsom Station carpark,

- Golf Course Road towards intersection with Midland Highway, and
- north side of Howard Street adjacent to new residential development areas and south side adjacent to Epsom Station carpark.

As a result of the general road environment, township conditions, and the regular direct property access that will occur under the future conditions, it is reasonable to expect that driver awareness to be consistent with an urban setting.

The *Austroads Guide to Road Design Part 4A: Unsignalised and Signalised Intersections* identifies three main intersection types as follows (including descriptions):

- Unchannelised and unflared;
  - *This type of intersection is normally adequate where minor roads meet and where a major road* intersects *with a minor road and does not require turning lanes or traffic islands*
- Unchannelised and flared
  - *Simple unchannelised intersections may be flared to provide additional through lanes or auxiliary lanes, such as speed-change lanes or passing lanes. Speed-change lanes allow left-*turning *or right-turning vehicles to reduce speed when leaving the through road without adversely affecting the speed of through traffic and permit through vehicles to pass another vehicle waiting to complete a turn at an intersection*
- Channelised (including roundabouts)
  - *A channelised* intersection *is one where paths of travel for various movements are separated and delineated. Raised traffic islands, raised pavement markers, painted markings and safety bars can be used for channelisation.*

    The simplest channelisation on a major road involves a painted or raised island in the centre of a two-lane two-way road designed to shelter a stationary vehicle waiting to *turn right and to guide through vehicles past the turning vehicle.*

    Channelisation applies to left-turning, right-turning, and crossing vehicles and consequently a particular intersection layout will have a combination of lanes and islands designed to cater for specific traffic movements within the intersection.

    Channelisation utilises islands to 'funnel', direct and separate vehicles into the required paths through an intersection, and to shelter vehicles that are waiting or moving within an intersection. This gives rise to specific forms of channelised intersection such as staggered T-intersections, seagull treatments, wide median treatments and roundabouts that are provided to achieve particular design objectives.

Based on the existing conditions and future conditions along the local road network, we are satisfied that an unchannelised and unflared intersection configuration is appropriate level of treatment for each of the local road intersections. Further support for this arrangement is on the basis that:

- it is consistent with the common and typical access treatments along the intersections within the nearby local road network,

- traffic volumes and speeds along the local roads are consistent with a Council Collector road,
- the intersections will be sited within built up areas (noting the Mixed Use zoning of land) and drivers will be expected to slow for turning traffic,
- turning movements at local intersections are typically low, and
- the sight distance along Local Roads is typical clear and straight.

5.2. Arterial Network Intersections

5.2.1. Traffic Impacts

In regard to the traffic impacts on the arterial road network we note the following:

- Howard Street/Midland Highway
  - Northern Leg – maximum of 7 veh/hour left-in movements (average of 1 veh every 8.5 minutes)
  - Western Leg – maximum of 10 veh/hour eastbound movements (average of 1 veh every 6 minutes)
  - Eastern Leg – maximum of 17 veh/hour (right-out and through) movements (average of 1 veh every 3.5 minutes)

  The traffic impacts at the signalised intersection between Howard Street and Midland Highway are minor and will have negligible impact on queuing or delays. Specifically, the various movements represent less than 1 additional movement through each signal phase.

  Based on the above, we are satisfied that SIDRA analysis is not warranted or required to confirm that the traffic impacts associated with the development will have negligible impact at this location.
- Golf Course Road/Midland Highway
  - Maximum of 6-7 veh/out right-in movements (average of 1 veh every 8.5 minutes)

  This level of traffic is minor and can be accommodated without any impact on the operation of Midland Highway.

  We understand that Midland Highway will be upgraded in the future, at such time right-turn movements at this location may be removed.
- Taylor Street/Midland Highway
  - Maximum of 54 veh/hour right-in movements (average of 1 veh every 67 seconds)
  - Maximum of 57 veh/hour left-out movements (average of 1 veh every 62 seconds)

  This level of traffic is minor and can be accommodated without any impact on the operation of Midland Highway.

5.2.2. Intersection Warrants and SIDRA Review

Howard Street/Midland Highway

The intersection between Howard Street and Midland Highway is controlled by an existing set of traffic signals. This is the appropriate treatment for this intersection.

Furthermore, we are satisfied that the traffic impacts associated with this development at this location are negligible in comparison to the existing volumes recognising that the signals provide access the local activity centre and other residential subdivision areas.

Midland Highway/Golf Course Road

Under existing conditions the intersection between Golf Course Road and Midland Highway does not include a right-turn treatment that would meet the design requirements for even the lowest intersection treatment type (BAR). Rather northbound vehicles are required to utilise the bicycle lane and unmade shoulder when passing a stationary vehicle turning right.

Traffic surveys of the intersection between Midland Highway/Golf Course Road were completed on Thursday 24th October, 2019.

The recorded peak hour traffic volumes are presented in the following figure.

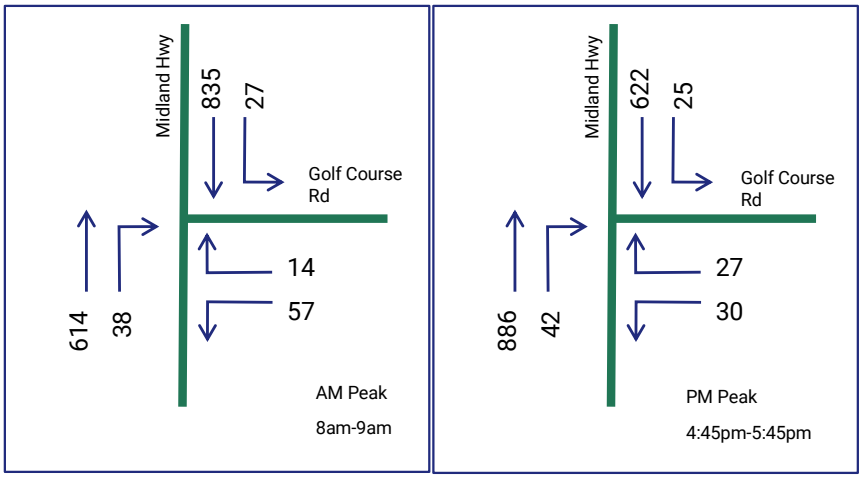


Figure 16: Existing Traffic Volumes – Midland Highway/Golf Course Road

A SIDRA assessment of the intersection has been undertaken for the existing and post development conditions. The SIDRA assessment is attached and demonstrates negligible impact to the operating conditions as a result of the proposed development.

An assessment of the warrants for right-turn treatment at this intersection under the existing conditions is provided in the following figure. We have based the assessment on Figure 2.26(c) of *AustRoads Guide to Traffic Management Part 6: Intersections, Interchanges and Crossings* and allows for the single NB lane and single SB lane at this intersection when determining the QMR values.

The figure identifies that based on the existing AM and PM peak hour traffic volumes the warrants for a CHR treatment are satisfied. In this regard the traffic impacts associated with the proposed development will have no variation on the intersection warrants.

We are of the opinion that any upgrade to Golf Course Road should not be the responsibility of an individual property or development application. Rather these works should be completed by the road authority if deemed required as they would provide benefit to all users including those properties abutting Golf Course Road which are zoned for development (Mixed Use Zone) but yet to be developed.

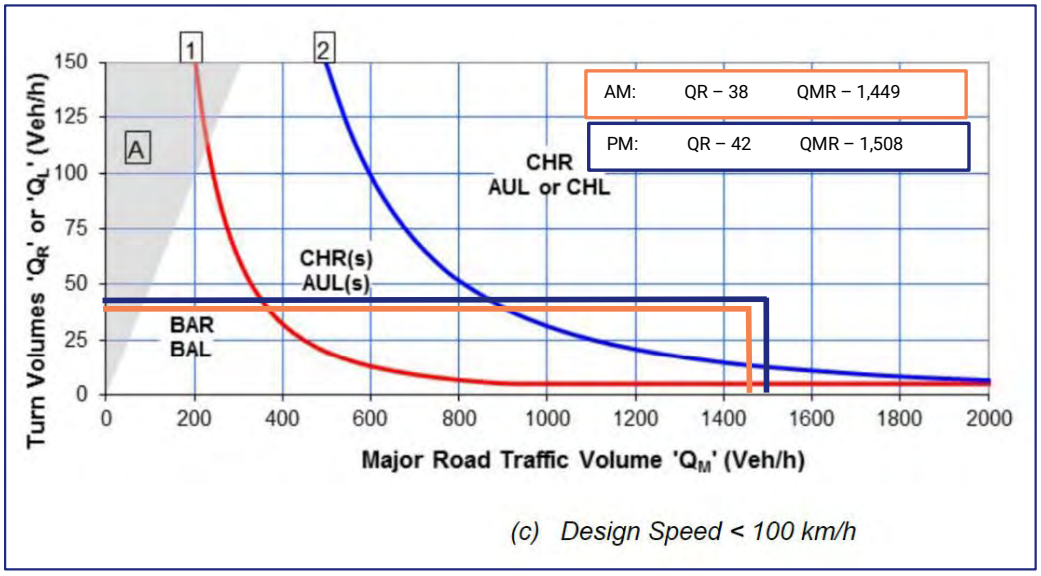


Figure 17: Golf Course Rd/Midland Hwy – Intersection Warrants (Existing Conditions)

Midland Highway/Taylor Street

Under existing conditions the intersection between Taylor Street and Midland Highway includes two northbound lanes, a single southbound lane and a dedicated right turn lane within the central median (lane length of approximately 105m including taper).

Traffic surveys of the intersection between Midland Highway/Taylor Street were completed on Thursday 24th October, 2019.

The recorded peak hour traffic volumes are presented in the following figure.

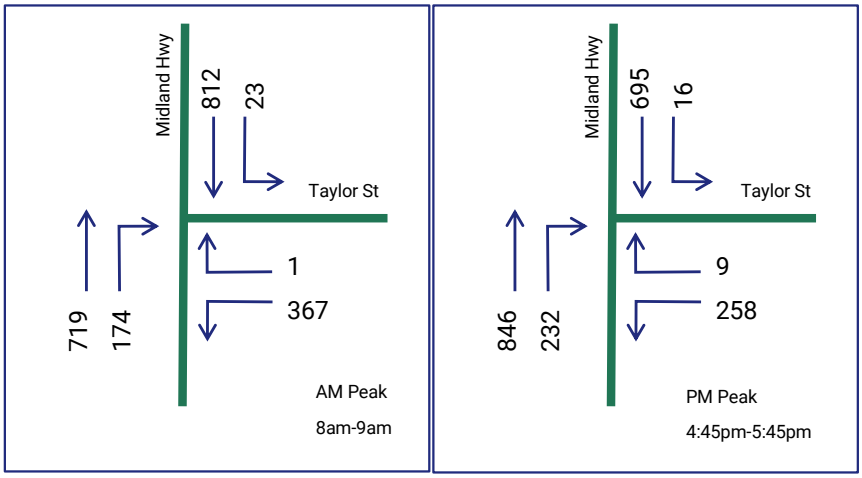


Figure 18: Existing Traffic Volumes – Midland Highway/Taylor Street

The traffic surveys identify that based on the existing AM and PM peak hour traffic volumes the warrants for a CHR treatment are satisfied. This type of treatment is provided under the existing conditions.

The traffic impacts associated with the proposed development will have no variation on the intersection warrants at this location and accordingly, further upgrades are not required as a result of the development.

A SIDRA assessment of the intersection has been undertaken for the existing and post development conditions. The SIDRA assessment is attached and demonstrates negligible impact to the operating conditions as a result of the proposed development. In particular: the analysis identified negligible variation in the queuing and delay within the right-turn lane at this location.

On the basis of the above, there is no requirement for upgrades and modifications to the intersection between Taylor Street and Midland Highway as a result of the proposed development.

6. Conclusions

Having undertaken a detailed traffic engineering assessment of the residential development & childcare centre development at 122-140 Midland Highway, we are of the opinion that:

a) the proposed childcare has a statutory car parking requirement of 25 car spaces under Clause 52.06-5 of the Planning Scheme and the provision of 25 car spaces accords with the minimum requirements,

b) there is no bicycle parking requirements for the childcare development under Clause 52.34 of the Planning Scheme, notwithstanding 2 spaces are provided,

c) the proposed parking layout, and access arrangements for the childcare centre accords with the requirements of the Planning Scheme, AS2890.1:2004 (where relevant) and current practice,

d) the level of traffic generated as a result of the childcare centre is acceptable, will not have a detrimental impact on the surrounding road network and will not exceed the environmental capacities of the internal roads or adjacent road network,

e) loading and waste collection for the childcare centre can be accommodate on-site as required outside of the peak pick-up and drop-off periods,

f) the design of the internal road network for the residential development accords with the requirements of Clause 56 of the planning scheme, including carriageway width, pedestrian facilitates, access for service and emergency vehicles and availability of on-street car parking,

g) traffic impacts associated with the residential dwellings will be accommodated along the internal road network within the nominated environmental capacities and wider road network,

h) the traffic impacts on he arterial road network are acceptable and the proposed development and associated traffic impacts do not warrant any upgrade or works to external intersections, and

i) there are no traffic engineering reasons why a planning permit for the proposed residential development and childcare centre development at 122-140 Midland Highway, Epsom, should be refused, subject to appropriate conditions.



Appendix A

Development Plans

Traffix Group

G24540R-03A

NOTES

1. FENCING TO ALL SECLUDED PRIVATE OPEN SPACES TO BE MINIMUM 1.8M HIGH TIMBER PAILING FENCES
2. ALL GARAGE SIZES ARE AS FOLLOWS:
   SINGE GARAGE - 6.0M x 3.5M
   DOUBLE GARGE - 6M x 5.5M
3. ALL TANDENM CARSPACES TO BE MINIMUM 5.4M IN LENGTH
4. ALL HIGHLIGHT WINDOWS TO BE MINIMUM 1.7M ABOVE FINISHED FLOOR LEVEL



BUILDING TYPE LEGEND

- TYPE A
- TYPE B
- TYPE C
- TYPE D
- TYPE E
- TYPE F
- TYPE G
- TYPE H
- TYPE I
- TYPE J
- TYPE K
- TYPE L
- TYPE M
- BESPOKE DWELLINGS
- CHILD CARE CENTRE

LEGEND

- TREE/ VEGETATION TO BE RETAINED
- TREE/ VEGETATION TO BE REMOVED
- TREE PROTECTION ZONE. REFER ARBORIST REPORT FOR SPECIFICATION
- OG - OBSCURE GLAZING TO 1.7M ABOVE FINISHED FLOOR LEVEL
- PRIVATE OPEN SPACE
- SECLUDED PRIVATE OPEN SPACE

Revision	Issue	Checked	Date
A	RFI Submission review	SN	20.12.2018
B	Flood by-pass path / Reserve	SN	15.05.2019
C	RFI Submission	SN	24.05.2019
E	RFI Submission	PG	17.07.2020

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This drawing and attached sheets remain the property of Kavellaris urban design unless otherwise specified. All dimensions are in millimetres and all drawing content must be verified on site prior to commencement of any work. In the event that there are any errors or discrepancies in the drawings the constructor must contact our office prior to commencement of works.

DRAWING LEGEND:
WD - WORKING DRAWINGS
TI - TENDER ISSUE-NOT FOR CONSTRUCTION
TP - TOWN PLANNING
SK - SCHEMATIC DESIGN
DD - DESIGN DEVELOPMENT

RFI Submission

KUD KAVELLARIS URBAN DESIGN
architecture interior planning urbandesign consultants
L 7/6 -78 Bolman Street, Cremorne 3121 - Vic Australia
T +61 3 9429 4733
enquiries@kud.com.au www.kud.com.au

PROJECT No: 18-005

TITLE: MASTER PLAN - L0
ADDRESS: 122 - 140 Midland Highway, Epsom
CLIENT: DR. BOMAN IRANI

NORTH

DATE:	DRAWN:	SCALE:	REV:	SHEET:	REASON FOR ISSUE:
10.04.2018	SN & TN	1 : 250@A0	E	TP01	TP



Appendix B

SIDRA Assessments

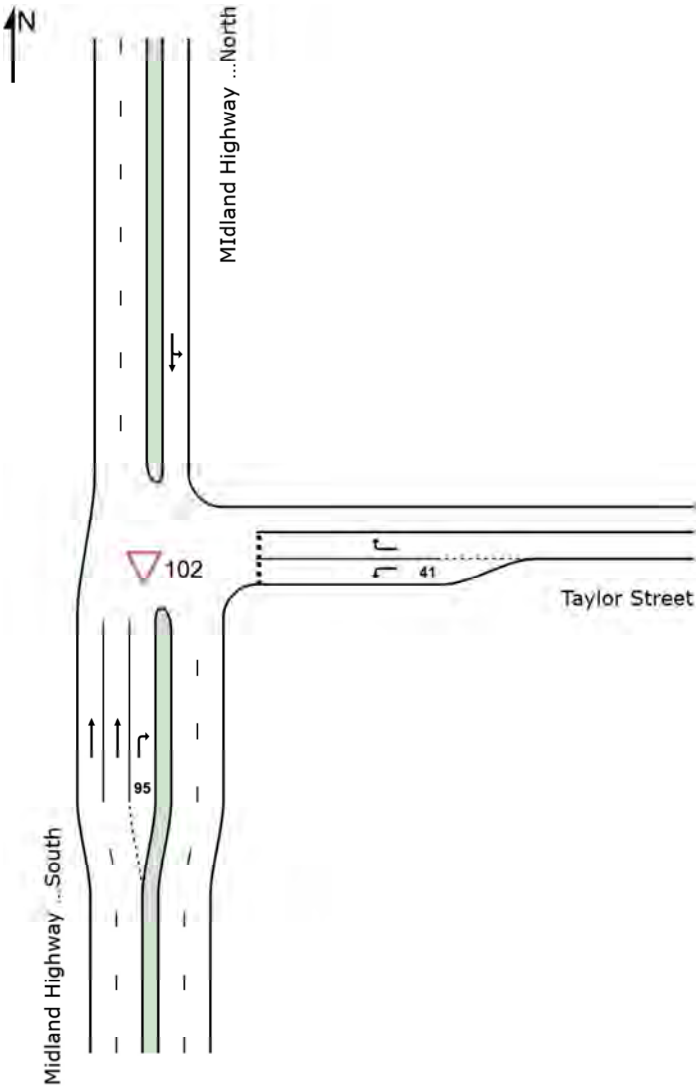
Traffix Group

G24540R-03A

SITE LAYOUT

Site: 102 [Taylor Street / Midland Highway - AM]

New Site
Site Category: (None)
Giveway / Yield (Two-Way)



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MOVEMENT SUMMARY

Site: 102 [Taylor Street / Midland Highway - AM]

New Site
Site Category: (None)
Giveway / Yield (Two-Way)

Movement Performance - Vehicles

Mov ID	Turn	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed km/h
South: Midland Highway - South												
2	T1	757	4.0	0.200	0.0	LOS A	0.0	0.0	0.00	0.00	0.00	60.0
3	R2	183	3.0	0.301	12.3	LOS A	1.4	10.1	0.73	0.93	0.87	48.7
Approach		940	3.8	0.301	2.4	LOS A	1.4	10.1	0.14	0.18	0.17	57.4
East: Taylor Street												
4	L2	386	2.0	0.647	16.1	LOS B	4.4	31.5	0.83	1.15	1.58	46.4
6	R2	1	2.0	0.026	85.1	LOS A	0.1	0.5	0.96	0.99	0.96	24.5
Approach		387	2.0	0.647	16.3	LOS B	4.4	31.5	0.83	1.15	1.57	46.3
North: MIdland Highway - North												
7	L2	24	3.0	0.463	5.6	LOS A	0.0	0.0	0.00	0.02	0.00	58.0
8	T1	855	4.0	0.463	0.1	LOS A	0.0	0.0	0.00	0.02	0.00	59.7
Approach		879	4.0	0.463	0.2	LOS A	0.0	0.0	0.00	0.02	0.00	59.7
All Vehicles		2206	3.6	0.647	4.0	LOS B	4.4	31.5	0.21	0.29	0.35	55.9

Site Level of Service (LOS) Method: Degree of Saturation (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Vehicle movement LOS values are based on degree of saturation per movement.
Minor Road Approach LOS values are based on worst degree of saturation for any vehicle movement.
SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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MOVEMENT SUMMARY

Site: 102 [Taylor Street / Midland Highway - AM - Post Development]

New Site
Site Category: (None)
Giveway / Yield (Two-Way)

Movement Performance - Vehicles

Mov ID	Turn	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed km/h
South: Midland Highway - South												
2	T1	763	4.0	0.202	0.0	LOS A	0.0	0.0	0.00	0.00	0.00	60.0
3	R2	212	3.0	0.353	13.0	LOS A	1.7	12.6	0.75	0.96	0.96	48.3
Approach		975	3.8	0.353	2.8	LOS A	1.7	12.6	0.16	0.21	0.21	57.0
East: Taylor Street												
4	L2	447	2.0	0.759	19.2	LOS C	6.4	45.6	0.88	1.31	2.09	44.6
6	R2	1	2.0	0.029	94.6	LOS A	0.1	0.5	0.97	0.99	0.97	23.1
Approach		448	2.0	0.759	19.4	LOS C	6.4	45.6	0.88	1.31	2.09	44.5
North: MIdland Highway - North												
7	L2	24	3.0	0.467	5.6	LOS A	0.0	0.0	0.00	0.02	0.00	58.0
8	T1	862	4.0	0.467	0.1	LOS A	0.0	0.0	0.00	0.02	0.00	59.7
Approach		886	4.0	0.467	0.2	LOS A	0.0	0.0	0.00	0.02	0.00	59.7
All Vehicles		2309	3.5	0.759	5.0	LOS C	6.4	45.6	0.24	0.35	0.49	54.9

Site Level of Service (LOS) Method: Degree of Saturation (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Vehicle movement LOS values are based on degree of saturation per movement.
Minor Road Approach LOS values are based on worst degree of saturation for any vehicle movement.
SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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MOVEMENT SUMMARY

Site: 102 [Taylor Street / Midland Highway - PM]

New Site
Site Category: (None)
Giveway / Yield (Two-Way)

Movement Performance - Vehicles

Mov ID	Turn	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed km/h
South: Midland Highway - South												
2	T1	891	4.0	0.235	0.0	LOS A	0.0	0.0	0.00	0.00	0.00	59.9
3	R2	244	3.0	0.322	10.8	LOS A	1.7	11.9	0.68	0.91	0.82	49.7
Approach		1135	3.8	0.322	2.3	LOS A	1.7	11.9	0.15	0.20	0.18	57.4
East: Taylor Street												
4	L2	272	3.0	0.376	11.0	LOS A	1.9	13.9	0.66	0.92	0.87	49.6
6	R2	9	3.0	0.244	105.1	LOS A	0.7	4.8	0.97	1.00	1.02	21.6
Approach		281	3.0	0.376	14.2	LOS A	1.9	13.9	0.67	0.93	0.87	47.5
North: MIdland Highway - North												
7	L2	17	3.0	0.394	5.6	LOS A	0.0	0.0	0.00	0.01	0.00	58.0
8	T1	732	4.0	0.394	0.1	LOS A	0.0	0.0	0.00	0.01	0.00	59.8
Approach		748	4.0	0.394	0.2	LOS A	0.0	0.0	0.00	0.01	0.00	59.7
All Vehicles		2164	3.7	0.394	3.1	LOS A	1.9	13.9	0.16	0.23	0.21	56.6

Site Level of Service (LOS) Method: Degree of Saturation (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Vehicle movement LOS values are based on degree of saturation per movement.
Minor Road Approach LOS values are based on worst degree of saturation for any vehicle movement.
SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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MOVEMENT SUMMARY

Site: 102 [Taylor Street / Midland Highway - PM - Post Development]

New Site
Site Category: (None)
Giveway / Yield (Two-Way)

Movement Performance - Vehicles

Mov ID	Turn	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed km/h
South: Midland Highway - South												
2	T1	898	4.0	0.238	0.0	LOS A	0.0	0.0	0.00	0.00	0.00	59.9
3	R2	301	3.0	0.402	11.6	LOS A	2.3	16.7	0.70	0.96	0.95	49.2
Approach		1199	3.7	0.402	2.9	LOS A	2.3	16.7	0.18	0.24	0.24	56.8
East: Taylor Street												
4	L2	304	3.0	0.569	15.1	LOS A	3.3	24.0	0.77	1.06	1.29	47.0
6	R2	9	3.0	0.296	132.3	LOS A	0.8	5.8	0.98	1.01	1.05	18.6
Approach		314	3.0	0.569	18.6	LOS A	3.3	24.0	0.78	1.06	1.29	44.9
North: MIdland Highway - North												
7	L2	17	3.0	0.398	5.6	LOS A	0.0	0.0	0.00	0.01	0.00	58.0
8	T1	739	4.0	0.398	0.1	LOS A	0.0	0.0	0.00	0.01	0.00	59.8
Approach		756	4.0	0.398	0.2	LOS A	0.0	0.0	0.00	0.01	0.00	59.7
All Vehicles		2268	3.7	0.569	4.2	LOS A	3.3	24.0	0.20	0.28	0.30	55.7

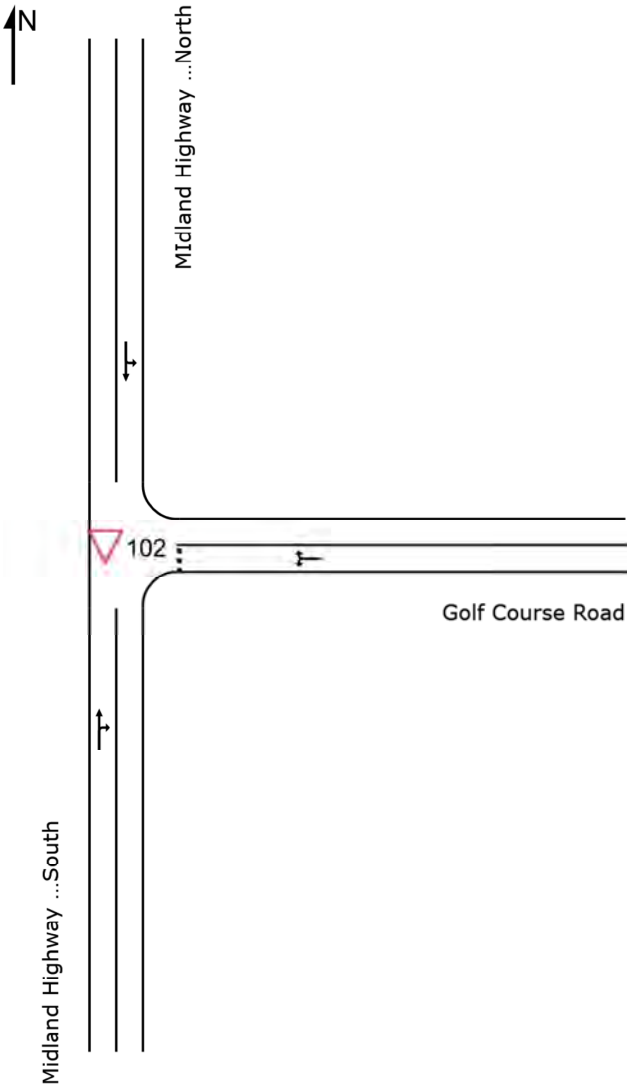
Site Level of Service (LOS) Method: Degree of Saturation (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Vehicle movement LOS values are based on degree of saturation per movement.
Minor Road Approach LOS values are based on worst degree of saturation for any vehicle movement.
SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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SITE LAYOUT

Site: 102 [Golf Course Road / Midland Highway - AM]

New Site
Site Category: (None)
Giveway / Yield (Two-Way)



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MOVEMENT SUMMARY

Site: 102 [Golf Course Road / Midland Highway - AM]

New Site
Site Category: (None)
Giveway / Yield (Two-Way)

Movement Performance - Vehicles

Mov ID	Turn	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed km/h
South: Midland Highway - South												
2	T1	646	4.0	0.406	1.6	LOS A	1.6	11.6	0.20	0.04	0.29	57.8
3	R2	40	3.0	0.406	15.0	LOS A	1.6	11.6	0.20	0.04	0.29	55.5
Approach		686	3.9	0.406	2.3	LOS A	1.6	11.6	0.20	0.04	0.29	57.6
East: Golf Course Road												
4	L2	60	3.0	0.188	11.0	LOS A	0.6	4.6	0.74	0.89	0.75	47.6
6	R2	15	3.0	0.188	26.5	LOS A	0.6	4.6	0.74	0.89	0.75	47.1
Approach		75	3.0	0.188	14.1	LOS A	0.6	4.6	0.74	0.89	0.75	47.5
North: MIdland Highway - North												
7	L2	28	3.0	0.478	5.6	LOS A	0.0	0.0	0.00	0.02	0.00	57.9
8	T1	879	4.0	0.478	0.1	LOS A	0.0	0.0	0.00	0.02	0.00	59.7
Approach		907	4.0	0.478	0.3	LOS A	0.0	0.0	0.00	0.02	0.00	59.6
All Vehicles		1668	3.9	0.478	1.7	LOS A	1.6	11.6	0.12	0.07	0.15	58.1

Site Level of Service (LOS) Method: Degree of Saturation (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
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Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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MOVEMENT SUMMARY

Site: 102 [Golf Course Road / Midland Highway - AM - Post Development]

New Site
Site Category: (None)
Giveway / Yield (Two-Way)

Movement Performance - Vehicles

Mov ID	Turn	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed km/h
South: Midland Highway - South												
2	T1	646	4.0	0.417	1.8	LOS A	1.9	13.5	0.23	0.05	0.33	57.4
3	R2	46	3.0	0.417	15.1	LOS A	1.9	13.5	0.23	0.05	0.33	55.2
Approach		693	3.9	0.417	2.7	LOS A	1.9	13.5	0.23	0.05	0.33	57.3
East: Golf Course Road												
4	L2	67	3.0	0.202	11.2	LOS A	0.7	5.1	0.74	0.90	0.76	47.6
6	R2	15	3.0	0.202	27.0	LOS A	0.7	5.1	0.74	0.90	0.76	47.2
Approach		82	3.0	0.202	14.0	LOS A	0.7	5.1	0.74	0.90	0.76	47.5
North: MIdland Highway - North												
7	L2	28	3.0	0.478	5.6	LOS A	0.0	0.0	0.00	0.02	0.00	57.9
8	T1	879	4.0	0.478	0.1	LOS A	0.0	0.0	0.00	0.02	0.00	59.7
Approach		907	4.0	0.478	0.3	LOS A	0.0	0.0	0.00	0.02	0.00	59.6
All Vehicles		1682	3.9	0.478	1.9	LOS A	1.9	13.5	0.13	0.07	0.17	57.9

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MOVEMENT SUMMARY

Site: 102 [Golf Course Road / Midland Highway - PM]

New Site
Site Category: (None)
Giveway / Yield (Two-Way)

Movement Performance - Vehicles

Mov ID	Turn	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed km/h
South: Midland Highway - South												
2	T1	933	4.0	0.543	0.9	LOS A	1.7	12.0	0.14	0.03	0.22	58.6
3	R2	44	3.0	0.543	12.8	LOS A	1.7	12.0	0.14	0.03	0.22	56.3
Approach		977	4.0	0.543	1.4	LOS A	1.7	12.0	0.14	0.03	0.22	58.5
East: Golf Course Road												
4	L2	32	3.0	0.255	10.0	LOS A	0.8	5.8	0.80	0.93	0.89	43.5
6	R2	28	3.0	0.255	33.5	LOS A	0.8	5.8	0.80	0.93	0.89	43.2
Approach		60	3.0	0.255	21.1	LOS A	0.8	5.8	0.80	0.93	0.89	43.4
North: MIdland Highway - North												
7	L2	26	3.0	0.359	5.6	LOS A	0.0	0.0	0.00	0.02	0.00	57.9
8	T1	655	4.0	0.359	0.0	LOS A	0.0	0.0	0.00	0.02	0.00	59.7
Approach		681	4.0	0.359	0.3	LOS A	0.0	0.0	0.00	0.02	0.00	59.6
All Vehicles		1718	3.9	0.543	1.6	LOS A	1.7	12.0	0.11	0.06	0.16	58.2

Site Level of Service (LOS) Method: Degree of Saturation (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
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MOVEMENT SUMMARY

Site: 102 [Golf Course Road / Midland Highway - PM - Post Development]

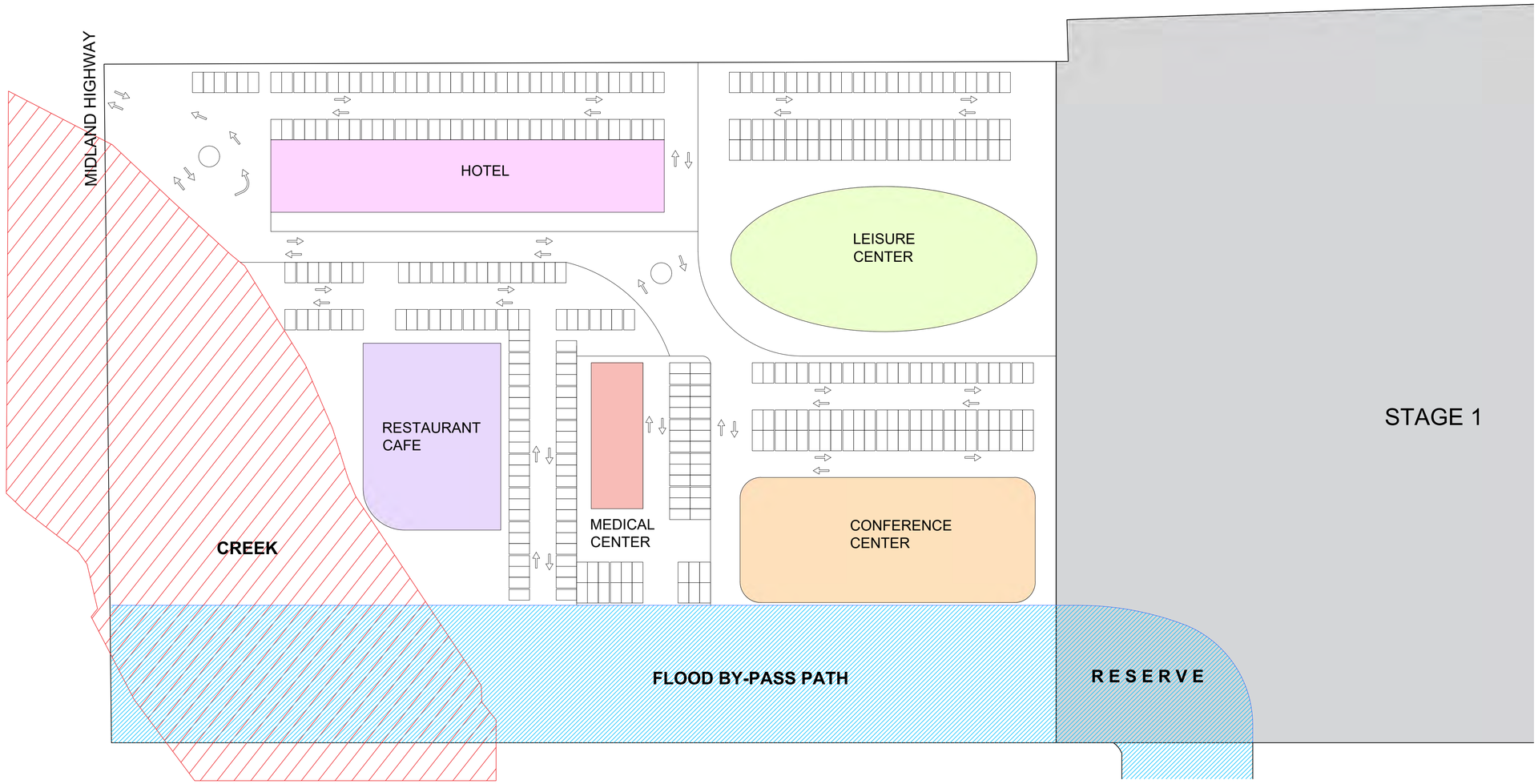
New Site
Site Category: (None)
Giveway / Yield (Two-Way)

Movement Performance - Vehicles

Mov ID	Turn	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed km/h
South: Midland Highway - South												
2	T1	933	4.0	0.551	1.0	LOS A	2.0	14.1	0.17	0.04	0.26	58.4
3	R2	52	3.0	0.551	12.9	LOS A	2.0	14.1	0.17	0.04	0.26	56.1
Approach		984	3.9	0.551	1.6	LOS A	2.0	14.1	0.17	0.04	0.26	58.3
East: Golf Course Road												
4	L2	39	3.0	0.268	10.2	LOS A	0.9	6.3	0.78	0.93	0.89	44.0
6	R2	28	3.0	0.268	34.4	LOS A	0.9	6.3	0.78	0.93	0.89	43.6
Approach		67	3.0	0.268	20.4	LOS A	0.9	6.3	0.78	0.93	0.89	43.8
North: MIdland Highway - North												
7	L2	26	3.0	0.359	5.6	LOS A	0.0	0.0	0.00	0.02	0.00	57.9
8	T1	655	4.0	0.359	0.0	LOS A	0.0	0.0	0.00	0.02	0.00	59.7
Approach		681	4.0	0.359	0.3	LOS A	0.0	0.0	0.00	0.02	0.00	59.6
All Vehicles		1733	3.9	0.551	1.8	LOS A	2.0	14.1	0.12	0.07	0.18	58.1

Site Level of Service (LOS) Method: Degree of Saturation (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
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SK - SCHEMATIC DESIGN
DD - DESIGN DEVELOPMENT

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architecture interior planning urbandesign consultants
l: 76 - 78 Balmain Sheet, Cremorne 3121 - Vic Australia
t: + 61 3 9429 4733
enquiries@kud.com.au www.kud.com.au

PROJECT No: 18-005

TITLE: MASTER PLAN LAYOUT (STAGE 2)
ADDRESS: 122-140 MIDLAND HIGHWAY, EPSOM, VIC
CLIENT: DR. BOMAN IRANI

North

DATE:	DRAWN:	SCALE:	REV:	SHEET:	REASON FOR ISSUE:
1.12.2020	RSM	1:200@A1	-	01	SK

17. STRONG, INCLUSIVE AND SUSTAINABLE ECONOMY

Nil

18. ABORIGINAL RECONCILIATION

Nil

19. A CLIMATE-RESILIENT BUILT AND NATURAL ENVIRONMENT

19.1. Annual Environment Report 2021-2022

Author:	Michelle Wyatt, Manager Climate Change and Environment
Responsible Director:	Stacy Williams, Director, Healthy Communities and Environments

Purpose

To provide Council with an overview of the *Annual Environment Report 2021-2022.*

Recommended Motion

That Council note the information in the attached *Annual Environment Report 2021-2022.*

Executive Summary

The *Annual Environment Report 2021-2022* assesses Council's progress towards achieving the goals and targets set out in the *Climate Change and Environment Strategy 2021-2026* ("the Strategy") and the environmental strategic indicators included in the *Council Plan 2021-2025, Mir Wimbul.*

Achievements for 2021/22

Key highlights for the 2021/22 financial year include:

- Launch of the **Greater Bendigo Climate Collaboration** in partnership with businesses and community groups to achieve zero emissions across the City by 2030.
- Commencement of a **Biodiversity Strategy** which will establish the vision and a set of actions to enhance biodiversity across the City.
- Planting of **2,700 urban trees** and **revegetation of 5 hectares** of Council land.
- **Reduction in emissions** from Council operations by **8,459 tC02e** due to the purchase of renewable energy for all the City's electricity.
- Purchase of **4 electric vehicles** within Council's passenger fleet.
- Installation of **13km of walking and cycling paths**.
- Participation of approximately **90 landholders** in the City in the ***Healthy Landscapes: Practical Regenerative Agricultural Communities Program.***
- Securing **$583,000 for restoration works along Bendigo Creek.**

- **Reduction in waste** from Council operations by **1,689 tonnes** and from kerbside waste sent to landfill by 3%.
- Progression of the **Circular Greater Bendigo** project through commencement of contractual discussions and master planning for Circular Economy Hubs at three (3) sites.

Key findings from the report include:

- **Progress**: Progress towards achieving Council's goals and targets is generally "fair" however the trend is "improving". This improvement trend is principally due to the recent strategy and related resources to achieve Council's goals and targets, such as the establishment of the new Climate Change and Environment unit within Council.
- **Performing well**: Council is currently performing well in the areas of waste minimisation and circular economy, urban tree planting, sourcing renewable energy, planning for walking and cycling infrastructure and accessing investment for waterway improvements.
- **Opportunities for improvement**: Opportunities for improvement include accelerating the electrification of Council facilities, accelerating the delivery of walking and cycling infrastructure, increasing community engagement and behaviour change programs and developing a strategic approach to stormwater management.
- **Data**: Data availability to track progress is generally "good", however there are some areas which require new or revised data collection methods such as biodiversity and sustainable transport.

At an operational level, key reflections include:

- The goals and targets in the *Climate Change and Environment Strategy 2021-2026* need be reviewed to consider the changing Federal and State government context and to ensure they are measurable, align to current priorities and enable streamlined and meaningful monitoring and reporting.

A graphic designed version of the document will be prepared after the Council meeting as well as a summary.

Background

In the past Council's environmental reporting utilised the One Planet framework. Given that Council's *Climate Change and Environment Strategy 2021-2026* includes specific goals and targets for each of the Strategy's six (6) themes, a revised reporting framework has been prepared aligned to the Strategy.

As this is the first report against the Strategy's goals and targets, the *Annual Environment Report 2021-2022* serves as a baseline for future reporting and for future adjustments to the goals and targets.

The *Climate Change and Environment Strategy 2021-2026* includes 22 goals and 102 targets for 2026 and 2036. The *Annual Environment Report 2021-2022* includes reporting against all 22 goals as well as against the 57 targets for 2026.

Report

Key findings

Key findings for each of the Strategy's themes are outlined below:

Biodiversity and regeneration:

- **Achievements** – Commencement of a Biodiversity Strategy; establishment of 5 hectares of native vegetation on Council managed land; establishment of 9.9 hectares of native grasslands; planting 2,700 urban trees as a part of Greening Greater Bendigo.
- **Progress** – Progress against the Strategy's goals and targets is generally "fair", trending to "improving".
- **Areas for improvement** – Facilitating community access to nature through engagement activities; enhancing Council support for Landcare and Friends groups; ensuring planning permit applications for native vegetation removal implement the three step approach (avoid, minimise, offset); reviewing environmental planning controls to ensure they are targeted and effective; establishing a coordinated biodiversity monitoring program; ensuring resourcing matches demand for conservation reserve management as Council's portfolio of reserves grows and as community expectations increase.
- **Current and future work** - The Biodiversity Strategy currently in development will provide the necessary strategic direction to help direct Council's investment in biodiversity initiatives. It will also establish a monitoring framework including biodiversity indicators which will be used for future reporting.
- **General comments** – This theme in the Strategy will be updated to align with the Biodiversity Strategy once complete.

Zero carbon

- **Achievements** – Reduction in corporate emissions by 8,459 tCO2e due to the purchase or renewable electricity under the VECO contract; reduction in community emissions by approximately 30,000 tC02e mainly due to the increasing percentage of renewable electricity in the gird; establishment of the Greater Bendigo Climate Collaboration; removal of gas appliances in 11 facilities; establishment of a Power

Purchase Agreement for the installation of rooftop solar on Council facilities; purchase of 4 electric vehicles; progression on an investigation into establishment of a local revegetation based carbon offsetting program; creation of sustainable house kits loaned out to residents through Goldfields Library.

- **Progress** - Progress against the Strategy's goals and targets is generally "fair", trending to "improving".
- **Areas for improvement** – Acceleration of the electrification of Council facilities; developing a strategic approach to supporting the increased installation of public electric vehicle charging infrastructure in the City.
- **Current and future work** - The Zero Emissions Plan currently in development will confirm Council's program of works to electrify Council's facilities and fleet and offset the City's residual emissions. Future work involves reviewing the fugitive emissions from Council's landfill sites and development of an Electric Vehicle Charging Policy and Strategy which will establish policies and priorities for public charging infrastructure.

Circular Economy

- **Achievements** – Reduction in waste from Council operations by 1,689 tonnes; reduction in kerbside waste sent to landfill by 3%; commencement of contractual discussions for localised alternative processing of kerbside residual waste and organics streams at Circular Economy Hubs and commencement of master planning for 3 sites; commencement of a regional project to identify economic development opportunities associated with circular economy solutions across the 9 council areas.
- **Progress** - Progress against the Strategy's goals and targets is mixed trending to "improving".
- **Areas for improvement –** Data collection for different material and product use from Council operations; use of reused and recycled content, products, and materials in City operations; increasing diversion of organic waste from commercial facilities.
- **Current and future work –** Current work involves establishing Circular Economy Hubs which will host industries that reprocess different waste streams, continued engagement with the community and industry about waste minimisation and work within the City to improve in-house procurement and use of circular products and avoidance of waste generation.

Sustainable and Active Transport

- **Achievements** – Commencement of a 10 year walking and cycling infrastructure plan; installation of 13km of walking and cycling paths.
- **Progress** - Progress against the Strategy's goals and targets is mixed, however the lack of relevant data means that reporting on some targets is not possible.

- **Areas for improvement** – Acceleration of delivery of walking and cycling infrastructure; development of a strategic approach to public electric vehicle charging; data collection related to staff and community modes of travel.
- **Current and future work** – Council is currently progressing concept development of a shared path along Bendigo Creek, often referred to as the “Low Line”. This shared path will create a cycling “highway” through the City, significantly increasing the safety, accessibility and connectivity of Bendigo’s cycling network.

Sustainable Food Systems

- **Achievements** – Procurement documents have been updated to require tenders to provide information about how their service supports sustainable food; Continued successful participation in the *Healthy Landscapes: Practical Regenerative Agricultural Communities Program* which included 20 property visits, 4 discussion groups, 2 field days in the City and participation of approximately 90 City of Greater Bendigo landholders.
- **Progress** – Progress against the Strategy’s goals and targets is generally “good” trending to “improving”.
- **Areas for improvement** – Identifying and progressing projects that support broad food system changes in terms of local food production and reduced emissions from agriculture and food manufacturing; increasing support for sustainable land management outcomes across the City’s rural land.
- **Current and future work** – Future work involves development of a sustainable land management program to complement the existing Healthy Landscapes program and continued implementation of Council’s Food Systems Strategy.

Water Sensitive Bendigo

- **Achievements** – Completion of the Central Bendigo Flood Mitigation Study; securing $583,000 for restoration works along Bendigo Creek, commencement of a Stormwater Development Contributions Offset Policy.
- **Progress** - Progress against the Strategy’s goals and targets is generally “fair” trending to “improving”.
- **Areas for improvement** – Reducing potable water use from Council operations; enhancing the condition of local waterways which have been assessed as generally in poor condition; developing a strategic approach to stormwater management including investment in new and existing water sensitive urban design infrastructure.
- **Current and future work** – Future work includes development of a Stormwater Management Strategy that sets out priority interventions that will improve water quality and asset management, continued implementation of the Reimagining Bendigo Creek Plan and continued administration of the Water Sensitive Bendigo partnership.

Key reflections

The past year of strategy implementation and the annual reporting process highlighted the following challenges and opportunities:

Goals and targets

The Federal and State government context for climate action has changed substantially since the *Climate Change and Environment Strategy 2021-2026* was produced. In addition, the annual reporting process identified that some goals and targets are not aligned to Council's priorities, are not able to be measured or reported on, or could be removed to streamline reporting. Reporting on 22 goals and 102 targets is also not necessarily required in order to gain an understanding of Council's environmental performance. As such, prior to preparation of the next Annual Environment Report for 2022-2023, officers will aim to streamline the strategy's monitoring and evaluation program in order to improve the effectiveness of the reporting process.

Priority/Importance

High – reporting on Council's environmental performance ensure accountability and helps provide strategic direction for the organisation.

Timelines

A graphic designed version of the *Annual Environment Report 2021-2022* will be prepared in the coming months as well as a summary.

Communications/Engagement

The *Annual Environment Report 2021-2022* was prepared with input from officers across the organisation.

Policy Context

Primary Council Plan Reference

City of Greater Bendigo Council Plan *Mir wimbul* 2021-2025
Outcome 1 - Lead and govern for all
Outcome 5 - A climate resilient and healthy landscape

Secondary Council Plan Reference(s)

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

Other Reference(s)

Climate Change and Environment Strategy 2021-2022

Conflict of Interest

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

Attachments

1. Annual Environment Report 2021-2022 - for Ordinary Council Meeting [**19.1.1** - 41 pages]



Annual Environment Report 2021-2022

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0

Acknowledgement of Country

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 future for they hold the memories, the traditions, the culture and the hopes of all Dja Dja Wurrung and Taungurung Peoples.

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

Acknowledgement of First Nations People

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.

Executive Summary

Council adopted the ***Climate Change and Environment Strategy 2021-2022*** in October 2021. This strategy sets out 22 goals and 102 targets across the strategy's six (6) themes of biodiversity, zero carbon, circular economy, sustainable food systems, sustainable transport and water sensitive Bendigo.

This Annual Environment Report is the first time Council has reported against these goals and targets. The report also includes an overview of Council's progress towards achieving the environmental indicators listed in the ***Council Plan 2021-2025, Mir Wimbul.***

Achievements 2021/22

The highlights for the financial year 2021/22 include:

- Launch of the Greater **Bendigo Climate Collaboration** in partnership with businesses and community groups to achieve zero emissions across the City by 2030.
- Commencement of a **Biodiversity Strategy** which will establish the vision and a set of actions to enhance biodiversity across the City.
- **Planting of 2,700 urban trees** and **revegetation of 5 hectares of Council land.**
- **Reduction in emissions** from Council operations by **8,459 tC02e** due to the purchase of renewable energy for all the City's electricity.
- Purchase of **4 electric vehicles** within Council's passenger fleet.
- Installation of **13km of walking and cycling paths**.
- Participation of approximately **90 landholders** in the City in the ***Healthy Landscapes: Practical Regenerative Agricultural Communities Program***.
- Securing **$583,000 for restoration works along Bendigo Creek**.
- **Reduction in waste** from Council operations by 1,689 tonnes and from kerbside waste sent to landfill by 3%.
- Progression of the **Circular Greater Bendigo** project through commencement of contractual discussions and master planning for Circular Economy Hubs at three (3) sites.

Performance Summary

Despite the above achievements, when assessed against the goals in the *Climate Change and Environment Strategy,* Council's performance is "fair" to "good", however it is trending towards "improving".









Some reasons for the organisation's mixed performance include lack of data for monitoring and reporting and the changing context which has created a misalignment between the strategy's targets and priority work areas in some areas. The Climate Change and Environment Unit was also only established in mid 2021 and it has taken some time to build the Unit and develop a strategic approach to the strategy's implementation.

Areas for Improvement

Key areas for improvement include:

- Data collection processes and practices
- The speed of electrification of City operations
- The speed of delivery of active transport infrastructure in the City
- Enhancing the condition of local waterways
- Planning for integrated water management
- Resourcing for biodiversity and conservation reserve management
- Use of reused and recycled content, products and materials in City operations
- Community engagement

Current Work

Current work underway to improve performance includes development of:

- A Zero Emissions Plan for City Operations
- A Climate Change Risk Assessment
- A Biodiversity Strategy
- A Sustainable Land Management Program (scope subject to funding)
- A Stormwater Management Strategy (scope subject to funding)
- A Local Carbon Offset Pilot Project (subject to funding)
- A Public Electric Vehicle Charging Strategy
- Circular Economy Hubs
- A 10 year walking and cycling infrastructure plan

Other work underway to better align Council's environmental reporting and operations to the City's work program and priorities include:

- Review of the monitoring, evaluation and learning plan for the Strategy
- Introduction of governance arrangements to ensure that there are cross-organisational collaborations working on each of the action areas.

Introduction

This Annual Environment Report provides an overview of Council's environmental performance against:

- The ***Greater Bendigo Council Plan 2021-2025, Mir Wimbul***.
- The ***Climate Change and Environment Strategy 2021-26***

Implementation of other relevant documents such as the Greater Bendigo Food Systems Strategy will be assessed separately.

The report provides an assessment of Council's environmental performance against the indicators, goals and targets contained in both of these documents.

The body of the report includes a summary of achievements, progress, areas for improvement and future work for each theme. The full scorecard assessments against each theme is provided at Appendix 1.

Context

Climate crisis

The risk from climate change is ratcheting up each day as greenhouse gas levels in our atmosphere continue to increase, trapping more heat and warming the planet.

While warming is happening most rapidly at the poles, Australia has already experienced 1.4 degrees of warming[i], which is faster than the current global average of 1.1 degrees. This means Australia will soon hit 1.5 degrees of warming and that we are well on the way to 2 degrees and beyond.

Multiple lines of evidence show that the incidence of extreme weather events will increase as the planet warms.[ii]

In the City of Greater Bendigo, we need to play our part to reduce emissions from our own operations while working with our community to support emission reductions across the City and broader region.

We need to prepare in advance for more extreme events and the resulting community emergencies and health impacts. We also need to prepare for the more subtle, less perceptible changes, such as higher average temperatures and longer bushfire seasons.

Biodiversity crisis

Biodiversity is experiencing persistent and sometimes irreversible impacts from habitat loss and degradation, invasive species and climate change. Many ecosystems are collapsing due to cumulative and compounding pressure on species and key ecological functions *[i]*.

In coming decades, climate change will be the dominant cause of biodiversity loss if we cannot limit global warming to 1.5°C. Australia has the most mammal extinctions in the world, which will continue under a business-as-usual scenario [ii].

If the City of Greater Bendigo is to help halt biodiversity decline, it must commit to protect and enhance our vulnerable species and ecosystems from land-use change and effectively control pest plants and animals. This must be backed by effective policies, regulations and adequate funding.

Changing policy context

Since preparation of the *Climate Change and Environment Strategy 2021-2022*, the following changes have occurred at a state and federal level which impacts Council's role and priorities:

Australian policy context

A new Labour federal government was elected in May 2022. As a result, a number of policy announcements have been made which increase climate and biodiversity action at a national level. National policies and programs impacting on Council's environment work include:

- Commitment to reduce emissions by 43% by 2030 and net zero by 2050.
- Commitment to transitioning 82% of the electricity grid to renewables by 2030.
- Commitment to introduce vehicle emission standards and development of a National Electric Vehicle Strategy.
- Commitment to fund renewable energy projects including the Victoria and New South Wales Interconnector (VNI West) high capacity transmission lines with the aim of completing this project by 2028.
- Pledge to cut methane emissions by 30% by 2030.
- Release of the *Threatened Species Action Plan: Towards Zero Extinctions* which includes 110 priority threatened species an 20 priority places.
- Commitment to reserve 30% of land and oceans for conservation by 2030
- Creation of a biodiversity certificates scheme.
- Commitment to review national environmental laws.
- Commitment to increase the minimum energy rating for new homes from 6 to 7 stars.

Victorian policy context

Recent policies and programs announced by the Victorian Government include:

- Commitment to reduce emissions by 75%-80% by 2035.
- Commitment to achieving 95% renewable energy by 2035.
- Commitment to re-establish the State Electricity Commission.
- Commitment to investments in renewable energy projects including off-shore wind.
- Establishment of the Bushbank project aimed at restoring habitat on 20,000 hectares of private land and 600 hectares of public land managed by the state government departments and agencies.

Changing role of Local Government

The introduction of stronger emission reduction and renewable energy targets and the commitment to fund the energy transition at a state and national level enables local

government to focus on reducing emissions from its own operations, ensuring equitable outcomes, working with communities on energy efficiency and reducing demand for energy, and ensuring communities are well informed and are able to active participants in the energy transition.

The commitments at state and national levels to increased investment in biodiversity conservation means that Council needs to work the Bendigo community to ensure the City is well position to capitalise on this investment and ensure resources flow to biodiversity projects in the City and immediate region.

To this end, the *Council Plan 2021-2025 (Wir wimbul)* outlines the roles within the City which are applicable to Council's role in relation to climate change and biodiversity:

- **Provider**: Council directly provides services and/or infrastructure in ways that achieve the aims of its adopted plans and strategies.
- **Regulator**: Council is responsible for regulating a range of activities throughout the municipality. Ensuring that this legislation and the administration of it is done in a way that is supporting the community vision.
- **Partner**: Council has many partners across the community to deliver services, infrastructure and events with.
- **Facilitator**: Council has a role in bringing groups of people and organisations together to support collaborations and new partnerships to create new opportunities and solve problems for the community.
- **Advocate**: Council advocates on behalf of the community to other levels of government and various other decision makers to deliver the best possible outcomes for Greater Bendigo.

Theme 1: Biodiversity and Regeneration

Achievements 2021/22

- Commencement of a Biodiversity Strategy.
- Establishment of 5 hectares of native vegetation on Council managed land.
- Establishment of 9.9 hectares of native grasslands.
- Planting 2,700 urban trees as a part of Greening Greater Bendigo.
- Delivery of a successful Council's National Tree Day planting event at Gold Leaf Reserve in Huntly where approximately 200 community members planted 6,400 native seedlings.

Progress

Progress against the *Climate Change and Environment Strategy 2021-2026* goals and targets is generally "fair", trending to "improving".

Status	
Good	1
Fair	5
Unknown	4
N/A	1

Trend	
Improving	5
Unclear	4
Unknown	1
N/A	1

Areas for improvement

- Facilitating community access to nature through engagement activities
- Enhancing Council support for Landcare and Friends groups.
- Ensuring planning permit applications for native vegetation removal implement the three step approach (avoid, minimise, offset).
- Reviewing environmental planning controls to ensure they are targeted and effective
- Establishing a coordinated biodiversity monitoring program.
- Ensuring resourcing matches demand for conservation reserve management as Council's portfolio of reserves grows and as community expectations increase.

Future directions

- Completion of the Biodiversity Strategy which provide the necessary strategic direction to help direct Council's investment in biodiversity initiatives. It will also establish a monitoring framework including biodiversity indicators which will be used for future reporting.

Theme 2: Zero Carbon

Achievements 2021/22

- Reduction in corporate emissions by 8,459 tCO2e due to the purchase or renewable electricity under the VECO contract (see **Figures 1, 2 and 3** below).
- Reduction in community emissions by approximately 30,000 tC02e mainly due to the increasing percentage of renewable electricity in the gird.
- Establishment of the Greater Bendigo Climate Collaboration.
- Removal of gas appliances in 11 facilities.
- Establishment of a Power Purchase Agreement for the installation of rooftop solar on Council facilities.
- Purchase of 4 electric vehicles.
- Progression on an investigation into establishment of a local revegetation based carbon offsetting program.
- Creation of sustainable house kits loaned out to residents through Goldfields Library.
- Submission of the Elevating Targets planning scheme amendment to the Minister for Planning for Authorisation which seeks to achieve improved sustainable design standards as a part of new development.

Progress

Progress against the Strategy's goals and targets is generally "fair", trending to "improving".

Status	
Good	3
Fair	7
Poor	2
Unknown	1

Trend	
Stable	3
Improving	5
Unclear	2
N/A	3

Areas for improvement

- Acceleration of the electrification of Council facilities.
- Developing a strategic approach to supporting the increased installation of public electric vehicle charging infrastructure in the City.

Future directions

- Completion of a Zero Carbon Plan which will confirm Council's program of works to electrify Council's facilities and fleet and offset the City's residual emissions.
- Continued involvement in local carbon offsetting programs that enable investments in carbon offsets by Council and other organisations to be retained in the region and to achieve biodiversity co-benefits.
- Development of a Greater Bendigo Zero Carbon Road Map and a broader Regional Zero Carbon Roadmap as a part of the Greater Bendigo Climate Collaboration.
- Development of an Electric Vehicle Charging Strategy which will establish policies and priorities for public charging infrastructure.

Council's corporate emissions

Figure 1

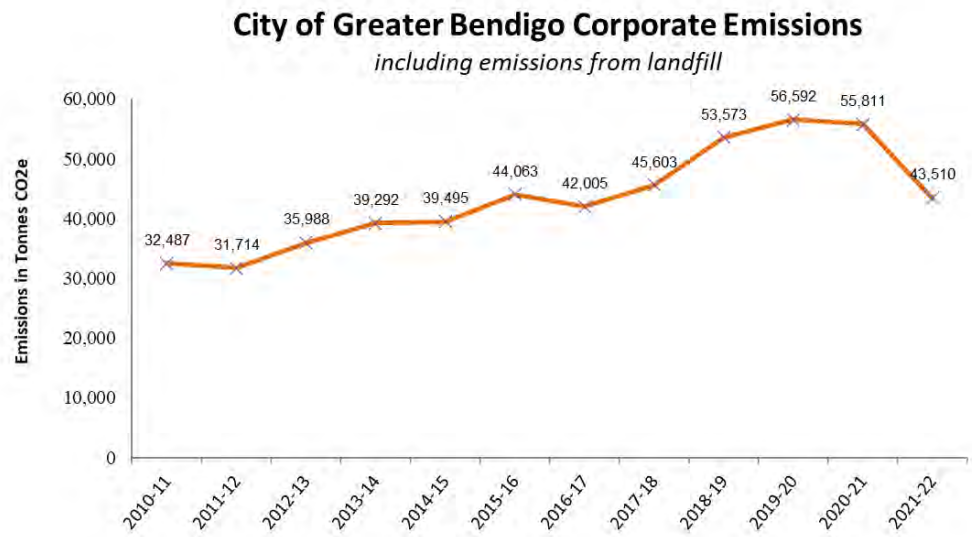
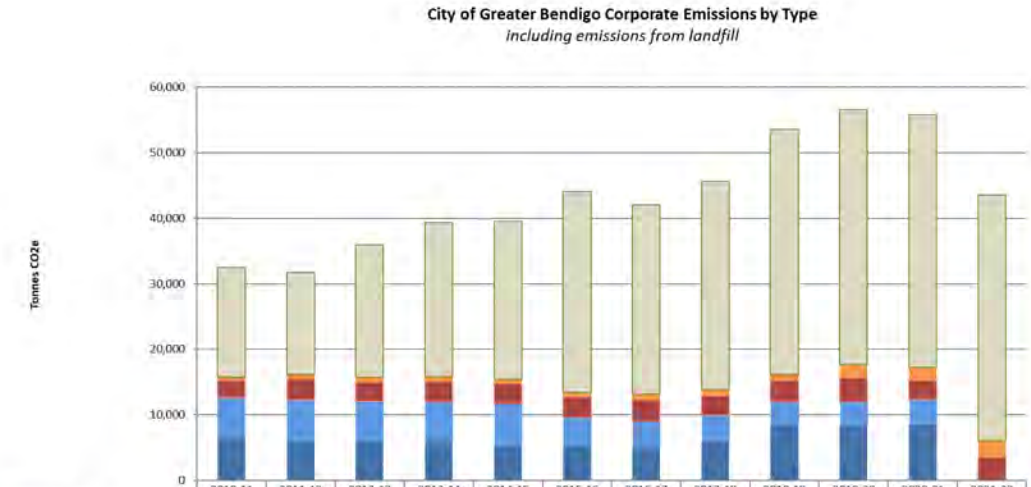


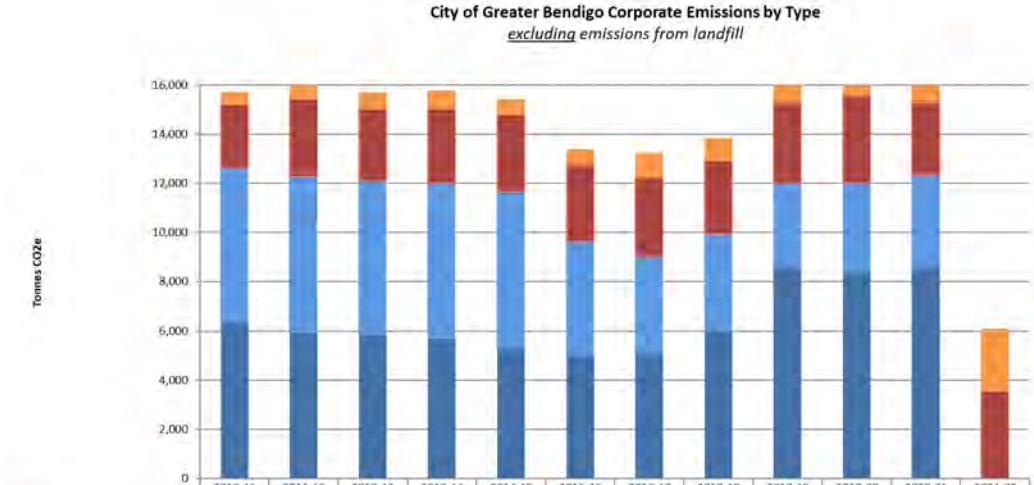
Figure 2



	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
Waste to landfill	16,754	15,555	20,277	23,516	24,071	30,690	28,775	31,780	37,357	38,943	38,564	37,407
Natural Gas	524	744	698	748	631	615	1,000	891	929	2,071	1,971	2,549
Fuel (Diesel+ULP)	2,585	3,131	2,917	3,032	3,140	3,135	3,231	3,000	3,284	3,585	2,943	3,554
Electricity (Street lighting)	6,283	6,363	6,239	6,305	6,373	4,631	3,918	3,962	3,422	3,615	3,752	0
Electricity (buildings and facilities)	6,341	5,921	5,857	5,691	5,280	4,992	5,081	5,970	8,581	8,378	8,581	0

Note: Council's emissions from landfill are currently under review

Figure 3



	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
Natural Gas	524	744	698	748	631	615	1,000	891	929	2,071	1,971	2,549
Fuel (Diesel+ULP)	2,585	3,131	2,917	3,032	3,140	3,135	3,231	3,000	3,284	3,585	2,943	3,554
Electricity (Street lighting)	6,283	6,363	6,239	6,305	6,373	4,631	3,918	3,962	3,422	3,615	3,752	0
Electricity (buildings and facilities)	6,341	5,921	5,857	5,691	5,280	4,992	5,081	5,970	8,581	8,378	8,581	0

Theme 3: Circular Economy

Achievements 2021/22

- Reduction in waste from Council operations by 1,689 tonnes.
- Reduction in kerbside waste sent to landfill by 3%.
- Commencement of contractual discussions for localised alternative processing of kerbside residual waste and organics streams at Circular Economy Hubs and commencement of master planning for 3 sites.
- Commencement of a regional project to identify economic development opportunities associated with circular economy solutions across the 9 council areas.

Progress

Progress against the Strategy's goals and targets is mixed, trending to "improving".

Status	
Good	2
Fair	2
Poor	3

Trend	
Improving	3
Stable	3
Uncertain	1

Areas for improvement

- Data collection for different material and product use from Council operations
- Use of reused and recycled content, products and materials in City operations
- Increasing diversion of organic waste from commercial facilities.

Future directions

- Continued establishment of Circular Economy Hubs which will host industries that reprocess different waste streams.
- Continued engagement with the community and industry about waste minimisation.
- Work within the City to improve in-house procurement and use of circular products and avoidance of waste generation.

Theme 4: Sustainable and Active Transport

Achievements 2021/22

- Commencement of a 10 year walking and cycling infrastructure plan
- Installation of 13km of walking and cycling paths.

Progress

Progress against the Strategy's goals and targets is mixed, trending to "improving".

Status	
Good	1
Poor	2
Fair	2
Unknown	2
N/A	1

Trend	
Improving	1
Stable	1
Unclear	1
Declining	1
N/A	4

Areas for improvement

- Acceleration of delivery of walking and cycling infrastructure.
- Development of a strategic approach to public electric vehicle charging.
- Data collection related to staff and community modes of travel.

Future directions

- Progressing development of a shared path along Bendigo Creek, often referred to as the "Low Line". This shared path will create a cycling "highway" through the City, significantly increasing the safety, accessibility and connectivity of Bendigo's cycling network.

Theme 5: Sustainable Food Systems

Achievements 2021/22

- Procurement documents were updated to require tenders to provide information about how their service supports sustainable food.
- Continued successful participation in the *Healthy Landscapes: Practical Regenerative Agricultural Communities Program* which included 20 property visits, 4 discussion groups, 2 field days in the City and participation of approximately 90 City of Greater Bendigo landholders.

Progress

Progress against the Strategy's goals and targets is generally "good", trending to "improving".

Status	
Achieved	1
Good	1
Unknown	1
N/A	1

Trend	
Improving	2
Unclear	1
N/A	1

Areas for improvement

- Identifying and progressing projects that support broad food system changes in terms of local food production and reduced emissions from agriculture and food manufacturing.
- Increasing support for sustainable land management outcomes across the City's rural land.

Future directions

- Development of a sustainable land management program to complement the existing Healthy Landscapes program.
- Continued implementation of Council's *Food Systems Strategy*.

Theme 6: Water Sensitive Bendigo

Achievements 2021/22

- Completion of the Central Bendigo Flood Mitigation Study
- Securing $583,000 for restoration works along Bendigo Creek
- Commencement of a Stormwater Development Contributions Offset Policy.

Progress

Progress against the Strategy's goals and targets is generally "fair", trending to "improving".

Status	
Achieved	1
Good	1

Trend	
Stable	1
Improving	6

Areas for improvement

- Reducing potable water use from Council operations.
- Enhancing the condition of local waterways which have been assessed as generally in poor condition.
- Developing a strategic approach to stormwater management including investment in new and existing water sensitive urban design infrastructure.

Future directions

- Development of a Stormwater Management Strategy that sets out priority interventions that will improve water quality and asset management.
- Continued implementation of the Reimagining Bendigo Creek Plan.
- Continued administration of the Water Sensitive Bendigo partnership.

Appendix 1: 2021/22 Scorecards

Legend

Status, Trend and Data confidence are the descriptors used this Report. Status refers to progress for the year. Trend refers to the direction of progress over time. Data confidence refers to a subjective assessment of data quality.

Status

- N/A (Not Applicable): A status assessment is not applicable. Not assessed.
- Unknown: Data is insufficient to assess status and trends
- Poor: Progress is inadequate to achieve the goal or target
- Fair: Progress is generally positive but may exhibit variability
- Good: Progress is adequate and there is a high level of confidence in achieving the goal or target
- Achieved: The goal or target has been achieved and no further work is required

Trend

- N/A Not Applicable: This assessment is based only on current information, and so it is not applicable to provide a trend assessment. Only a status assessment is provided.
- Unclear
- Deteriorating
- Stable
- Improving

Data confidence

- Unknown
- Poor: Evidence and consensus too low to make an assessment
- Fair: Limited evidence or limited consensus
- Good: Adequate high-quality evidence and high level of consensus

Definitions

- **Adaptation**: Changes made in response to the likely threats and opportunities arising from climate variability and climate change. Adaptation can be reactive or planned and can be carried out in response to or in anticipation of changes in climatic conditions.
- **Climate**: Average weather based on temperature, precipitation, and wind, over an extended period, typically, decades.
- **Climate change**: A statistically significant variation in either the average state of the climate or in its variability, persisting for an extended period (typically decades or longer).
- **Extreme weather event**: Weather phenomena that are at the extremes of the historical distribution, including especially severe or unseasonal weather.
- **Mitigation**: Reducing causes of climate change.

Council Plan

Council Plan Outcome 5 is to achieve:

A climate resilient and healthy landscape: A community featuring healthy regional landscapes and buildings that are developed with the changing climate and earth's resources in mind.

The Council Plan recognises the United Nation's 17 Sustainable Development Goals as a guide to our community.

Council Plan Outcome 5 links to the Sustainable Development Goals of:

- affordable and clean energy
- sustainable cities and communities
- responsible consumption and production
- climate action
- life below water
- life on land

The Council Plan's eight strategic indicators provide a snapshot of environmental performance. The pie graph below provides a dashboard view of the status.

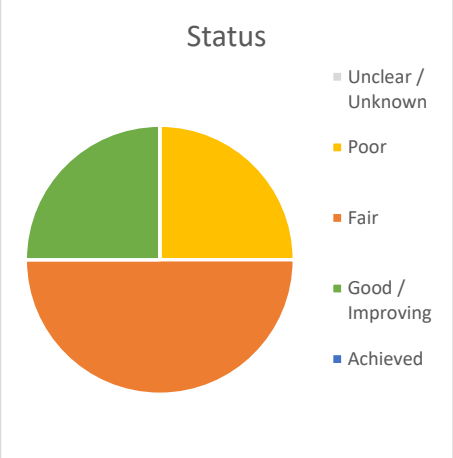


Figure 1: Status of strategic indicators

Community Strategic Indicators

Carbon emissions:

Council has set a target of zero emissions across the community by 2030.

The report for FY 20/21 (latest available data) states that total municipal emissions were 1,515,000 tonnes of carbon dioxide (equivalent). (Source: Snapshot Climate - Australian Emissions Profiles.)

The status is poor as community emissions remain high.

The trend is improving as emissions are decreasing. However, not rapidly enough to achieve the 2030 municipal target.

Significant effort is required to reduce emissions. Principally this involves substituting fossil fuels with renewable electricity and the linked electrification of all the machines in the municipality.

The Bendigo Climate Collaboration is the key approach for Council and community partners to facilitate this change and communicate this message.

Status	Poor
Trend	Improving
Data	Fair

Community solar uptake:

Council has set a target that 40% of households and commercial businesses have a solar system installed by 2026.

Approximately 27% of households in the municipality now have a solar PV system installed on their rooftop. Data source: APVI https://pv-map.apvi.org.au

This equates to approximately 16,000 households.

The status is good as solar PV uptake has been high and the target may be achieved.

The trend is improving as solar uptake continues to increase.

Uptake has been buoyed by rebates and incentives from the Victorian and Australian governments and an efficient and competitive market. Australia is a world leader on rooftop solar PV installations, and batteries are becoming more commonplace.

Data quality is good, but it does not distinguish between residential and commercial installations.

Status	Good
Trend	Improving
Data	Good

Council Strategic Indicators

Council's carbon emissions:

Council has set a target of zero emissions from Council emissions by 2030.

Significant progress has been made via the City joining the Victorian Energy Collaboration (VECO), which provides 100% renewable electricity, and is the largest emissions reduction project ever undertaken by the local government sector in Australia.

The status is fair as progress is generally positive, but much work remains to achieve the target including removing all gas from buildings, the full electrification of the fleet, and the management of landfill gas emissions. Confirming Council's emissions from Council's landfill is also a project currently in progress.

The trend is improving as emissions are declining.

Status	Fair
Trend	Improving
Data	Good

Percentage of lightweight fleet that are electric:

Council has set a target of a 35% electric light vehicle fleet by 2026.

Currently 7% of the light vehicle fleet of 121 vehicles are electric with two more on order. Shortages in supply have slowed the transition. For this reason, it remains unclear if the target will be achieved but EV availability and model diversity is improving rapidly and so this target is still within reach if the City commits to a rapid deployment schedule.

Status	Fair
Trend	Improving
Data	Good

Waste to landfill per head of population:

In FY 21/22 the population of Greater Bendigo was approximately 121,470, and households sent 25,707 tonnes of waste to landfill via their kerbside bins (24,265 tonnes via their red bin, and 1442.13 tonnes of unrecyclable material put in recycling). This represents 211kg to landfill per person, a 3% reduction from 20/21.

The status is fair. This figure would be far greater if all commercial and industrial landfill waste were included, but much of this waste is carted out of the region by private businesses, so an

accurate total landfill figure is not possible to calculate.

There is a very minor trend towards a per capita reduction in waste production (at a household level) due to kerbside tonnages remaining steady in recent years, whilst the population has slowly grown.

Status	Fair
Trend	Improving
Data	Good

Investment in tree planting:

Tree planting has been progressing well, and most importantly, the establishment rate is also increasing.

The City is now successfully planting a target of more than 3000 advanced trees annually, primarily in the urban environment, in streetscapes and parks This target is two years ahead of its original identified year for inception (2024). Each tree costs $440 to procure and establish.

This data relates to urban tree planting and does not reflect action to revegetate conservation reserves or restore biodiversity.

Status	Good
Trend	Improving
Data	Good

Percentage of City procurement spent on reused/ recycled content goods/materials:

Council adopted the Circular Economy and Zero Waste Policy in May 2021. A mechanism has been established for tracking spend by material type and implementation is beginning to occur across the organisation, but the application is not yet comprehensive.

As such, determining a percentage of total spend on circular goods/materials is not yet possible. Anecdotal evidence suggests infrastructure projects have used more of these materials compared to previous years.

Work is needed to revise the City's procurement processes to better factor in circular economy considerations into the tender and purchase order processes.

Status	Poor
Trend	Unclear
Data	Poor

Percentage of City investment in fossil fuels:

The 30 June 2022 Green Investment Summary (excl. cash/at-call), indicates the following split between financial institutions:

- *Does fund fossil fuel industries, $40,000,000 66.63%*
- *Does not fund fossil fuel industries, $20,036,855, 33.37%*
- *Total, $60,036,855*

Governed by the provisions of the Local Government Act, Council's investment strategy gives preference to authorised deposit-taking institutions that state they do not finance fossil fuel projects, where the investment transaction is compliant with the credit risk and institutional risk parameters specified in this policy, and the rate of investment is within 0.05 percentage points when compared against other investments available to Council at the time.

Status	Fair
Trend	Stable
Data	Good

Climate Change and Environment Strategy

The Climate Change and Environment Strategy 2021-2026 includes six action areas.

1. Biodiversity and Regeneration
2. Zero Carbon
3. Circular Economy
4. Sustainable and Active Transport
5. Sustainable Food Systems
6. Water Sensitive Bendigo

This scorecard communicates an assessment of each goal and target set for these six action areas.

This assessment includes an indication of the status of progress, the trend to date and predicted, and the quality of the data used to make the assessment.

The Strategy is forward thinking and includes key evaluation questions that ask if the:

- Design of the Strategy can be improved
- Implementation of the Strategy can be made more efficient and effective
- Impact of the Strategy is as expected and contributes towards long-term outcomes

In considering these key evaluation questions, this Report builds on the existing monitoring, evaluation, reporting and improvement plan, and includes a new ‘evaluation question’ and ‘headline indicator’ for each of the goals.

Theme 1: Biodiversity and Regeneration

Council Goals and Targets

Note: the targets under this theme will be updated following completion of the City's Biodiversity Strategy.

2036 GOAL A: Council projects regenerate landscapes and ecosystems	
***Headline Indicator:** A headline indicator is required for this goal and will be developed as part of the Biodiversity Strategy.*	
Comment: The City has a range of existing programs including Greening Greater Bendigo and the management of over 1000 hectares of nature reserves that contribute to regenerating landscapes and ecosystems.	
Status	Unknown
Trend	Unclear
Data	Unknown

Target A1: 2026	Council has a 'net vegetation gain' plan completed
Comment: City programs are contributing to improvements in the condition of vegetation, but the methodology used to determine the net amount of vegetation gain is in development. The City had 14 projects that resulted in native vegetation removal for 2021/22, totalling 5.337 hectares removed, including 31 measured large trees. All projects were approved and obtained the required native vegetation offsets. As a standard when offsets are calculated, a multiplier of 1.5 is factored in to ensure a gain is achieved when native vegetation is removed. During 2021/22, the City established around 5 hectares (~50,000 plants) of natural vegetation on Council manged land. The City has also planted the equivalent of 10,000 aquatic plants. As part of Greening Greater Bendigo, an additional ~2700 trees were planted across urban areas. Over five years (2018-2022), tree loss or failure in this project is ~900, or 180 per year. In addition to tree and shrub restoration, the City has sown 9.9 hectares of native grass during 2021/22. The City currently has 52 properties (938.6 hectares) with a Trust for Nature covenant.	
Status	Unknown
Trend	Unclear
Data	Unknown

2036 GOAL B: Native habitat and areas of important biodiversity are protected for future generations	
Headline indicator: A headline indicator is required for this goal and will be developed as part of the Biodiversity Strategy.	
Comment: The auditing of natural reserves is in progress. Management plans are needed for City conservation sites.	
Status	Unknown
Trend	Unclear
Data	Unknown

Target B1: 2026	Complete required investigations and consultation to increase controls under the planning scheme
Comment: Changes to existing environmental controls will be explored at a high level as a part of the Biodiversity Strategy which will be followed up by detailed planning investigations.	
Status	Fair
Trend	Improving
Data	Unknown

Target B2: 2026	Baseline biodiversity assessment completed
Comment: An overview of biodiversity in the City will be included in the	

Biodiversity Strategy. The Strategy will also establish a biodiversity monitoring program which will set out the methodology for a baseline assessment and subsequent monitoring activities. This will be informed by stakeholders such as Landcare to determine the level of assessment completed to date.

Status	Fair
Trend	Improving
Data	Unknown

Target B3: 2026	Indicator species selection and baseline dataset established

Comment: As part of the Biodiversity Strategy the City will determine the best indicator species of overall biodiversity that are easily monitored.

The City has some data on Tuan, Powerful Owl, fish species, the woodland bird community, Platypus, and Spiny Rice Flower. Indicator species are a useful way of measuring overall function, however particular ecosystems or communities may need to be monitored more closely, particularly if threatened (e.g., some ecological vegetation classes).

Status	Fair
Trend	Improving
Data	Fair

Community Goals and Targets

2036 GOAL C: Connected and flourishing urban and rural landscapes and ecosystems
Headline indicator: A headline indicator is required for this goal and will be developed as part of the Biodiversity Strategy.

Comment: The City has a range of avenues to support connected and flourishing ecosystems, however there is currently no overarching strategy to collect and collate the necessary data. Grasslands and other important ecosystems are lacking from the current perspective.

Status	*Fair*
Trend	*Improving*
Data	*Fair*

Target C1:2026	No net loss of tree and shrub cover across all Greater Bendigo

Currently Council is unable to collate this data.

It may be possible to access satellite data collected by State or Commonwealth government to understand the loss of trees. Analysis exists for Melbourne but it is not known to exist for Greater Bendigo.

Status	Unknown
Trend	Unclear
Data	Unknown

Target C2: 2026	Fragmented vegetation identified and plans developed for linking them

Comment: This is being developed as part of the Biodiversity Strategy.

Status	Unknown
Trend	Unclear
Data	Unknown

Target C3: 2026	Completed a baseline assessment of local biodiversity

Comment: This is being developed as part of the Biodiversity Strategy.

Status	Unknown
Trend	Unclear
Data	Fair

Target C4: 2026	Reintroduce the 'Magnificent Six' native fish into Bendigo Creek and establish a baseline of their population

Comment: Annually, the City is constructing and/or maintaining 10 - 12 waterbodies in preparation for fish release. The preparation includes either digging a new basin or desilting an old basin, then planting aquatic vegetation and installing woody debris. Plants need

three years to flourish and create enough habitat for fish to hide and breed in. To date, 300 Southern Pygmy Perch and 300 Southern Purple Spotted Gudgeon have been re-introduced to City managed basins. The City is exploring the reintroduction of an extinct fish in Victoria, the Olive Perchlet (A*mbassis agassizi).* A monitoring program will be developed as part of the Biodiversity Strategy.

Status	Good
Trend	Improving
Data	Fair

2036 GOAL D: Strong community connection to, awareness of and care for our ecosystems and biodiversity
Headline indicator: A headline indicator is required for this goal and will be developed as part of the Biodiversity Strategy.
Comment: Greater Bendigo has a strong connection to nature, with a wealth of community support through Landcare, various friends' groups, and active school programs. These groups participate in revegetation works and nest box installation and monitoring, among other activities. The City works closely with at least 20 groups.

Status	N/A
Trend	*Improving*
Data	*Good*

Target D1: 2026	25% of all Greater Bendigo's residents have actively participated in stewardship of the natural environment
Comment: We are currently assessing our systems to record community engagement; however, we have good attendance at the many community events held across Greater Bendigo, and an active schools program. Accurate recording of data will help establish if we are meeting this goal.	
Status	Fair
Trend	Unclear
Data	Fair

2036 GOAL E: Respectful and effective partnerships with Traditional Owners to regenerate ecosystems
Headline indicator: A headline indicator is required for this goal and will be developed as part of the Biodiversity Strategy.
Comment: There are several current projects and initiatives across Greater Bendigo where there is partnership building with Traditional Owners, including work along Bendigo Creek, reserve management (including contracts) and traineeships. The City is continuing to build and strengthen partnerships.

Status	*Fair*
Trend	*Improving*
Data	*Good*

Target E1: 2026	Two public land areas are identified to be solely managed by Traditional Owners and current management arrangements are shared, if suitable.
Comment: Not commenced.	
Status	N/A
Trend	N/A
Data	Unknown

Target E2: 2026	Management framework and, if required, collaborative governance arrangements with other agencies are developed
Comment: Some governance arrangements are being developed. Djandak are land management contractors at some manged reserves throughout Greater Bendigo. The City is improving partnerships through less formal means also e.g., Indigenous trainees	
Status	Fair
Trend	Improving
Data	Fair

Theme 2: Zero Carbon

Council Goals and Targets

2036 GOAL F: Net Zero Carbon from Council operations by 2030	
Headline indicator: Council emissions	
Comment: Significant progress has been made via the City joining the Victorian Energy Collaboration (VECO), which now provides the City with 100% renewable electricity, and saves around 12,000 tonnes of carbon dioxide (equivalent) pre year. The status is fair as progress is generally positive, but much work remains to achieve the target including removing all gas from buildings, the full electrification of the fleet, and the management of legacy landfill gas emissions. The trend is improving as emissions are declining. A Zero Emissions Plan is in development. This goal needs to be adjusted to net zero to recognise that offsets will likely be required from 2030.	
Status	Fair
Trend	Improving
Data	Good

Target F1: 2026	No new gas connections in Council buildings
Comment: There have been no new gas connections made to facilities since 2020. Council advocated strongly for Galkangu, the new government hub building to be an all-electric building, but this was not delivered by Regional Development Victoria and Development Victoria.	
Status	Fair
Trend	Stable
Data	Good

Target F2: 2026	60% of Council small and medium-sized owned and operated buildings transitioned off-gas
Comment: Council has 32 facilities considered 100% under the City's operational control. There is an ongoing program to remove gas appliances from these facilities and other community buildings. This program will need to be ramped up to achieve this target, and ideally reach 100% by 2029 or earlier. There is currently around 500 gas appliances in City owned buildings. In FY2021/22 gas space heating and gas hot water units were replaced with energy efficiency electric units in 11 facilities including 5 kindergartens. Maternal and Child Health facilities have had 11 gas hot water and heating appliances removed with gas cooktops/ovens to be removed in 2023, completing their transition off gas.	
Status	Fair
Trend	Improving
Data	Good

Target F3: 2026	90% of Council owned buildings have solar systems installed
Comment: Twenty-three City buildings have systems installed. Following detailed site assessments, only a small number of larger sites will gain rooftop solar through the Power It From the Rooftops program. Smaller community facilities are unsuitable for this program due to their intermittent energy consumption patterns and the program characteristics. Council will investigate options for an alternative program to install solar on these smaller facilities.	
Status	Fair
Trend	Stable
Data	Good

Target F4: 2026	35% of lightweight fleet is electric
Comment: Currently 7% of the light fleet of 121 vehicles are electric with two more on order. Shortages in supply and fit for purpose EV models have slowed the transition. It is expected that EV	

availability will increase significantly in the coming years.	
Status	Fair
Trend	Unclear
Data	Good

Target F5: 2026	Five heavy plant vehicles are electric or powered by a sustainable fuel source
Comment: No heavy plant vehicles have been ordered which are powered by a sustainable fuel source. There is a lack of availability of fit for purpose sustainably powered alternatives at the current time. This is expected to change in the coming years.	
Status	Poor
Trend	N/A
Data	Good

Target F6: 2026	Program for local regenerative offsets established in partnership with North Central CMA
Comment: Progress is being made investigating the design of a regional program to create biodiverse regenerative habitat plantings and offsets.	
Status	Good
Trend	Improving
Data	Good

Target F7: 2026	Offsets purchased to reach 2030 net-zero target
Comment: Council is exploring offsetting options including the abovementioned regional program to deliver benefits within the municipality. If a local approach is taken, then plantings will need to occur by 2025 to enable trees to be established by 2030. This target is in the Strategy as 2026 but has been changed to 2030 to align with the zero emissions target.	
Status	Fair
Trend	N/A
Data	Good

Target F8: 2026	More than 60% of Council's funds are invested with financial institutions that do not lend to fossil fuel industries, or invested in products that reduce carbon emissions
Comment: Currently 33% of investments are with financial institutions that do not lend to fossil fuel industries.	
Status	Fair
Trend	Stable
Data	Good

Community Goals and Targets

2036 GOAL G: Zero carbon across Greater Bendigo community by 2030	
Headline Indicator: Community emissions	
Comment: The current Snapshot report for FY 20/21 (latest available data) states that total municipal emissions were 1,515,000 tonnes of carbon dioxide (equivalent). The status is poor as community emissions remain high. The trend is improving as emissions are decreasing. However, decarbonisation is not occurring rapidly enough to achieve the 2030 zero emissions municipal target. Significant effort is required to reduce emissions. Principally this involves substituting fossil fuels with clean electricity through the 'electrification of everything' and increasing use of active and public transport. The Bendigo Climate Collaboration is the key approach for Council and community partners to assist with this transformation.	
Status	Poor
Trend	Improving
Data	Fair

Target G1: 2026	40% of households and commercial businesses have solar system installed
Comment: There has been a steady increase in installed systems. Anecdotally, household installations are tracking well, but commercial business installations are lagging. The available data does not distinguish between households and commercial installations, rather it only provides system size which is then used as a proxy indication of likelihood for it being for a household or commercial business. Thus, approximately 27% of households in the municipality now have a solar PV system installed on their rooftop. (data source: APVI https://pv-map.apvi.org.au) This equates to approximately 16,000 households.	
Status	Good
Trend	Improving
Data	Fair

Target G2: 2026	50% of region's 2021 energy demand is generated through local renewable energy
Comment: Improvements to network and transmission capacity will rapidly increase connection of large-scale renewable energy generation projects in the Murray Renewable Energy Zone to our north-west, and this project has recently been fast-tracked for completion by 2028. In the meantime, rooftop solar and battery capacity is expected to increase, but to reach this target significantly more needs to be deployed. Accordingly, the status is poor as the target is unlikely to be achieved. Arguably, in the short term, from an emissions perspective, investment should be prioritised towards 'demand side' electrification such as getting off gas in buildings and switching to EVs rather than to local renewable generation. The Australian Government expects the national energy market, 'the grid', to be 82% renewable electricity by 2030. Victoria now has a target of 95% by 2035. It is unclear if this target can be measured.	
Status	Poor
Trend	Improving
Data	Poor

Target G3: 2026	No gas connection in new subdivisions (e.g., no option to connect)
Comment: The City does not currently collect data on subdivisions not requesting to be connected to gas and would need to prepare a way of recording that information.	
Status	Unknown
Trend	Unclear
Data	Unknown

Target G4: 2026	One zero carbon new development
Comment: Zero carbon developments are new buildings that have no net carbon emissions. We are seeing more planning applications for both residential, commercial, and industrial buildings not connecting to gas and installing renewable energy, combined with improved energy efficiency. None to this stage have demonstrated they are purchasing renewable energy from a third-party provider, but we anticipate that will be the next step to deliver zero carbon developments. Also, the elevating ESD planning Scheme Amendment will also assist with achieving this goal.	
Status	Good
Trend	N/A
Data	Good

Target G5: 2026	20% of all passenger vehicles sold in Greater

	Bendigo are electric or hybrid
Comment: Limited availability of imported models, and high purchase prices have hampered uptake but there is now a clear trend towards increased demand and supply. It seems possible that the target will be achieved as policy settings improve. Data for this target is not yet identified.	
Status	Fair
Trend	Improving
Data	Poor

Theme 3: Circular Economy

Council Goals and Targets

2036 GOAL H: Zero recoverable waste from Council operations	
Headline indicator: Weight of waste from operations	
Comment: General waste from Council operations was down to 2,733 tonnes in FY 20/21 and down to 1,689 tonnes in FY 21/22. This is a reduction of 50.6% vs. the baseline of 3420 t/y in FY19/20.	
Status	Good
Trend	Improving
Data	Good

Target H1: 2026	35% reduction in Council's 'general waste' production (baseline of 3420t/y general waste from 2020)
Comment: As mentioned above the weight of waste from Council operations has been reducing. This progress should be caveated due to a reduction in littering on streets and pathways (street cleaning) and infrastructure delivery (and thus works waste production) during the various COVID lockdowns and slowdowns.	
Status	Good
Trend	Improving
Data	Good

Target H2: 2026	Zero organics to landfill from the Council
Comment: There is currently no dedicated measurement mechanism to measure this metric. Council does do audits of various waste bin streams across building facilities, and since the introduction of food waste bins and collection, the volume has been quite low, whilst garden waste and timber from operational activities is typically mulched for reuse.	
Areas for improvement are for paper hand towel waste from toilets to be directed to composting, and to find an alternative to the use of treated timber products that cannot be mulched for reuse.	
Status	Fair
Trend	Stable
Data	Poor

Target H3: 2026	25% reduction in the 'embodied carbon' footprint of Council operations
Comment: The measurement of the City's 'embodied carbon' footprint is currently very difficult due to the lack of data captured. Specifically, there is no clear record by the City of what quantities of materials and products are purchased each year. Procurement is only recorded as a high-level dollar spend against different suppliers/supplier-categories.	
Status	Poor
Trend	Uncertain
Data	Poor

Target H4: 2026	Reused and recycled content products and materials are a standard part of project design and service delivery
Comment: The City implemented the 'Circular Economy & Zero Waste Policy' in May 2021, and the adoption of reused and recycled content products and materials is slowly occurring e.g., bollards, benches, crushed concrete. Anecdotal evidence suggests infrastructure projects having used more of these materials compared to previous years. However, a quantitative review of all procurement for FY21/22 indicates only 27.8% of tenders and 6.58% of request for quotes complied with the policy requirements.	
Status	Poor
Trend	Improving
Data	Poor

Community Goals and Targets

2036 GOAL I: A well-established circular economy with zero recoverable waste to landfill	
Headline indicator: Community waste to landfill	
Comment: For FY 21/22 the population of Greater Bendigo was approximately 121,470 and the combined total of waste from households and businesses/industry was 82,502 tonnes of waste to landfill (either at Eaglehawk landfill or carted to Patho landfill to save airspace and prolong the life of the landfill). This represents 680kg of landfill per person. This figure would be far greater if all commercial and industrial landfill waste was included, but much of this waste is carted out of the region by private businesses, so an accurate total landfill figure is not possible to calculate. There is a very minor trend towards a per capita reduction in waste production (at a household level) due to kerbside tonnages remaining steady in recent years, whilst the population has slowly grown. However, given there is no cessation to waste generation levels in industry, and Australia continues to increase imports from abroad, plateauing of waste likely reflects the increasing 'offshoring' of commercial and industrial production waste.	
Status	Fair
Trend	Stable
Data	Good

Target I1:2026	Zero organics to landfill from the region
Comment: Following the implementation of the Food Organics & Garden Organics (FOGO) kerbside collection in 2016 and in subsequent years of community engagement, there was an initial substantial drop in organics from residential general waste bins from 50% down to 25%-30%. In recent years this figure has plateaued around the 25% mark with residents, whilst for commercial and industrial waste streams going to landfill, organics continues to represent approximately 30% of the waste stream by weight. The City has been introducing a commercial FOGO collection in recent years, but as uptake is not mandatory, usage has been slow (despite being a cheaper alternative to landfill).	
Status	Poor
Trend	Stable
Data	Good

Target I2: 2026	72% of region's 'waste' diverted from landfill
Comment: The data quality for this target varies greatly. If looking solely at residential/household waste production, our current diversion rate is approximately 50.19% based on data reported to 'Know Your Council'. Unfortunately, estimating these figures for all waste streams is not possible, as waste data reporting across commercial and industrial businesses remains poor at a state level when looking at specific geographic/LGA regions.	
Status	Fair
Trend	Stable
Data	Fair

Target I3: 2026	Council has established 'Circular Economy Hubs'
Comment: As part of the broader 'Circular Greater Bendigo' project, Council has identified key post-landfill infrastructure to be sited at a future Circular Economy Hub. The requirements of this infrastructure, in addition to broader resource recovery operations requirements, is being fed into a 'Site Master Planning' process being completed by consultants to develop detailed (and costed) site plans	

for Circular Economy Hubs at the Eaglehawk landfill site, Strathfieldsaye transfer station, and at the Bendigo Livestock Exchange.	
Status	Good
Trend	Improving
Data	Good

Theme 4: Sustainable and Active Transport

Council Goals and Targets

2036 GOAL J: Council staff use active, public, and low carbon transport	
Headline indicator: Percentage of staff trips to work	
See comments below for target J1.	
Status	Unknown
Trend	Unclear
Data	Poor

Target J1: 2026	20% of staff trips to work are by active, shared, and public transport
Comment: Council is yet to implement a staff travel survey which collects accurate data on modes of travel to work.	
Status	Unknown
Trend	Unclear
Data	Poor

2036 GOAL K: Greater Bendigo has a safe and well-connected active transport network	
Headline indicator: A headline indicator for this goal is to be determined.	
Comment: Significant work has occurred on securing funding for key corridors and ensuring active transport is highlighted in key advocacy documents.	
Status	Unknown
Trend	Uncertain
Data	TBD

Target K1: 2026	Priority gaps in the walking and cycling network have been reduced by doubling the new footpath program (baseline 22km in 2020)
In 2020/21 there was 13km of walking and cycling tracks installed – 6 from capital works and 7 from subdivisions.	
The trend is declining at the current time.	
Status	Fair
Trend	Declining
Data	Good

Target K2: 2026	10-year walking and cycling infrastructure plan developed and implementation commenced
Comment: Significant work has occurred to map a draft proposed network and identify existing gaps. Work is required in FY22/23 to finalise the 10-year prioritisation program and undertake key stakeholder engagement prior to endorsement and implementation.	
Status	Good
Trend	N/A
Data	Good

Community Goals and Targets

2036 GOAL L: Greater Bendigo community uses active, public, and low carbon transport network	
Headline indicator: A headline indicator for this goal is to be determined.	
Comment: Census 2021 information on travel to work has not yet been disclosed on the ID community website. There has been a slight drop off in walking and cycling at the five embedded counters between 20/21 and 21/22 from 181,000 trips to 171,000 trips. There are a couple of factors that may be influencing these figures including strong usage figures of our tracks and trails during Covid-19 lockdowns in 20/21 and an extremely wet 2022. Counters are not the full story on this goal and so data quality is fair.	
Status	Fair
Trend	Unclear
Data	Fair

Target L1: 2026	A commuter rail service is servicing Goornong (via

	Huntly and Epsom), Raywood (via Eaglehawk) and Kangaroo Flat to Bendigo
Comment: The V-line extension to Goornong has been completed ahead of schedule. There is still no Greater Bendigo commuter rail service, and existing services are limited at the times needed e.g., early morning.	
Status	Poor
Trend	Improving
Data	Good

Target L2: 2026	10 kilometres of additional shared paths installed in new developments
Comment: For the FY21/22 approximately 7km of shared paths were installed in subdivisions.	
Status	Fair
Trend	Stable
Data	Fair

Target L3: 2026	Urban bus service is servicing Marong, and adjusted bus services to reach growth areas in Maiden Gully and Huntly
Comment	No information.
Status	Unknown
Trend	N/A
Data	Unknown

2036 GOAL M: Greater Bendigo has a safe and well-connected active transport network
Goal M is the same as Goal K

Target M1: 2026	10% of trips are by active transport
Comment: This is not measured currently.	
Status	N/A
Trend	N/A
Data	Unclear

Target M2: 2026	Car sharing program established
Comment: A car sharing program has not yet been established in Greater Bendigo. Anecdotally, car sharing businesses cannot achieve the rate of return that they desire outside of the inner Melbourne area.	
Status	Poor
Trend	N/A
Data	N/A

Theme 5: Sustainable Food Systems

Council Goals and Targets

2036 GOAL N: Council is a leader in sustainable food procurement, practices, and policy	
Headline indicator: Procurement documentation includes sustainable food	
Comment: Questions have been added to the standard tender response schedules as below: • 'How does your service support sustainable food? (e.g., through purchasing food from local primary producers, minimising use of packaged and highly processed foods and drinks, supporting agroecology and regenerative agriculture, supporting sustainable food system education)'. • 'How do you plan to minimise waste as a part of delivering your service to Council, including food waste?' This will mean that any new tenders that include procurement of food will include these questions as assessment criteria. The Healthy Food and Catering Policy was also updated to include greater specificity in clauses related to food and packaging waste reduction.	
Status	Good
Trend	Improving
Data	Good

Target N1: 2026	30% of relevant City contracts, leases and tenders include clauses related to sustainable food practices
Comment: An audit was not undertaken for FY21/22.	
Status	Unknown
Trend	Unclear
Data	Unknown

Community Goals and Targets

2036 GOAL O: Sustainable food production systems are viable, resource efficient and regenerate natural ecosystems	
Headline indicator: A headline indicator for this goal is to be determined.	
Comment: Landholders are interested to learn about and implement sustainable food production systems on their farms, evidenced by excellent attendance at outreach programs such as the Healthy Landscape program. In addition, the agricultural industry is investing in producing frameworks to measure sustainability for each industry, that landholders can then reference.	
Status	Unknown
Trend	Improving
Data	Good

Target O1: 2026	20% of farms are on the sustainable agriculture rate
Comment: An alternative program to the establishment of a specific farm rate is under development, with further investment in education and outreach programs being investigated as the preferred alternative. And so, this target will be revised soon.	
Status	N/A
Trend	N/A
Data	Unknown

2036 GOAL P: Communities are aware of the resources required to produce food and know how they can influence the food system	
Headline indicator: Percentage of learning environments incorporating sustainable food system education	
Comment	This goal is addressed by Target P1 below.

Target P1: 2036	80% of early childhood education settings, primary and secondary schools incorporate sustainable food system education into the curriculum
Comment: The target has been achieved. 83% of childcare and schools,	

including schools are participating in a variety of initiatives including food waste reduction education, kitchen garden programs, food redistribution etc. Greater availability of data from collaborative data sharing has provided a more accurate baseline. Going forward this same data will be used for consistency.

Status	Achieved
Trend	Improving
Data	Good

2036 GOAL Q: Enable Traditional Owners to grow and harvest indigenous food and fibre plants
Headline indicator: Funding support for food and fibre production
Comment: The Dja Dja Wurrung Clans Aboriginal Corporation trading as DJAARA is successfully leading the agricultural project, Djandak Dja Kunditja (Country Healing its Home) using the highly regarded Kangaroo Grass (Themeda triandra), grown as a modern perennial broadacre cropping system. The project received Federal Department of Agriculture, Water and Environment funding of $1.8 million. Council is not a project partner.

Status	Good
Trend	Improving
Data	Good

Theme 6: Water Sensitive Bendigo

Council Goals and Targets

2036 GOAL R: Council operations are water efficient and utilise diverse water supplies	
Headline indicator: Percentage of alternative water used in Council facilities and operations	
Comment: The City used 664 ML megalitres in 2021/22. The water sources for this include 40% recycled water, 15% rural water and 45% potable water.	
Status	Good
Trend	Stable
Data	Good

Target R1: 2026	Council's total use of potable water reduced by 5% from the 2016 baseline (307 ML)
Comment: The City has a diverse water supply and 45% comes from potable water sources. There was an increase in the amount of potable water use in 2021/22 to 297 ML due to undetected leaks. This amount is comparable to the 2016 baseline.	
Status	Fair
Trend	Stable
Data	Good

2036 GOAL S: Flood risk in Greater Bendigo is reduced through flood mitigation infrastructure and planning	
Headline indicator: Flood Mitigation Plan in place	
Comment: The City has developed six flood mitigation strategies over the past decade. In 2021/22, the City initiated the Central Bendigo Flood Mitigation Study. This study identified the flood risk liabilities for large storm events and identified the most feasible solutions to reduce this risk. Status is fair as implementation is complicated by the high cost of mitigation solutions e.g., Huntly levee is close to $20M.	
Status	Fair
Trend	Stable
Data	Good

Target S1: 2026	A 5% reduction in flooding occurrence affecting properties (2020 baseline)
Comment: In 2021/22, there were 34 properties impacted by flooding. This was an improvement from last year (271). Drainage maintenance has been improving and addressing legacy issues.	
Status	Good
Trend	Improving
Data	Good

2036 GOAL T: Investment in water projects is secured through collaborative partnerships	
Headline indicator: Funding for water projects	
Comment: The partners for Water Sensitive Bendigo continue to advocate for their priority projects includes Reimagining Bendigo Creek. This included developing a prospectus and arranging meetings with State and Federal Ministers and agencies. In 2021/22, the City, Djandak and North Central CMA secured $583,000 for Bendigo Creek. Status is fair as the capital cost for projects is very high and external funding will be needed.	
Status	Fair
Trend	Improving
Data	Good

Target T1: 2026	The Water Sensitive Bendigo partnership has leveraged $0.5 million investment in water initiatives and infrastructure
Comment: In 2021/22, the City, Djandak and North Central CMA secured $583 thousand for Bendigo Creek.	
Status	Achieved
Trend	Improving
Data	Good

Community Goals and Targets

2036 GOAL U: Waterways in Bendigo are healthy, connected, and nurturing places	
Headline indicator: Water quality	
Comment: The health of the creeks around Bendigo are generally in poor condition as assessed by the North Central Catchment Management Authority and consultants in 2016 and 2021. This is largely due to past mining, urban development, and stormwater impacts. However, there is a strong aspiration amongst key agencies and the community to improve their condition and value including via the Reimagining Bendigo Creek project. Improving water quality will be a long-term pursuit.	
Status	Poor
Trend	Stable
Data	Good

Target U1: 2026	Three large WSUD infrastructure projects are designed and approved
Comment: In 2021/22, the City progressed the design and approvals of Bendigo Creek instream works project. This project is to commence recreating a chain of ponds on the Bendigo Creek, starting with an instream basin to manage sedimentation. In 2021/22, the City commenced developing a stormwater offset policy. This policy will identify priority WSUD to develop and implement.	
Status	Fair
Trend	Improving
Data	Good

Target U2: 2026	Design and approvals for 5 kilometres of new shared paths along waterways of Bendigo
Comment: In 2021/22, the City commenced developing a design for 'the Low Line', which is shared trail that will use the built channel of Bendigo Creek to travel to, and through the city centre. This project is aiming to be constructed by the Commonwealth Games, and it has been included as a priority in the City's Legacy Plan for the Games.	
Status	Fair
Trend	Improving
Data	Good

Target U3: 2026	50 new meeting places located along waterways of Bendigo
Comment: New meeting places are being developed along the creek ranging from park benches to more significant developments. In 2021/22, Djandak's Wanyarram Dhelk precinct continued to flourish with additional landscaping to complement the existing frog ponds at the Knight Street site. This included developing a dancing circle that will enable cultural practices and ceremonies and installing interpretive signage to explain Djaara cultural values to the community. The Knight St. site was also assigned a cultural name - 'Wanyarram Dum' meaning frog waterhole.	
Status	Fair
Trend	Improving
Data	Good

2036 GOAL V: Waterways in Greater Bendigo are collectively managed by Traditional Owners, agencies, and community	
Headline indicator: Shared management agreements	
Comment: Presently there are no places with formal shared management with Traditional Owners. However, collective discussions are emerging.	
Status	*Poor*
Trend	*Improving*
Data	Good

Target V1: 2026	Two waterway reserves are co-managed by the Djaara or Taungurung and relevant agency

Comment: In 2021/22, DJAARA and the City progressed a draft agreement to establish a shared committee of management for the Long Gully Creek. Finalising the agreement is currently hindered by the site's land contamination.	
Status	Fair
Trend	Improving
Data	Good

[i] http://www.bom.gov.au/state-of-the-climate/

[ii] https://snapshotclimate.com.au/locality/australia/victoria/greater-bendigo/

https://www.science.org.au/files/userfiles/support/reports-and-plans/2021/risks-australia-three-deg-warmer-world-report.pdf

20. A VIBRANT, CREATIVE COMMUNITY

20.1. Planning Scheme Amendment C279 - Bendigo City Centre Plan Implementation

Author:	Wonona Fuzzard, Coordinator Precinct Planning and Heritage
Responsible Director:	Steve Hamilton, Director Strategy and Growth

Purpose

Amendment C279gben has been developed to implement the Bendigo City Centre Plan and ancillary supporting documents into the Greater Bendigo Planning Scheme and this report recommends that Council request authorisation from the Minister for Planning to prepare and exhibit Amendment C279gben.

Recommended Motion

That Council:

1. Note this report and the associated documents.
2. Endorse the documentation supporting Amendment C279gben to the Greater Bendigo Planning Scheme.
3. Request the Minister for Planning to authorise Council to prepare Amendment C279gben to the Greater Bendigo Planning Scheme.
4. When Authorised by the Minister, exhibit Amendment C279gben to the Greater Bendigo Planning Scheme giving notification as required for the minimum statutory exhibition period of one month.
5. Authorise the Director Strategy and Growth to make minor changes to Amendment C279gben where the changes do not affect the purpose or intent of the Amendment.

Executive Summary

On 6 May 2020, Council adopted the Bendigo City Centre Plan which is the overarching structure plan that was developed to provide the vision and clear direction to manage the growth of the City Centre as it continues to strengthen its role as an important regional mixed-use centre and tourist destination. Following Council's adoption, work commenced to develop the required planning scheme amendment to implement the Plan.

The Amendment documentation has now been completed and includes the following key elements:

- A new Activity Centre Zone:
  - To bring together several disparate zones under a single Zone and schedule;
  - To remove and replace relevant Design and Development Overlays;
  - To implement the Urban Design Framework based on the nine Precincts in the City Centre Plan 2020.

- A new Parking Overlay Schedule 3 to remove minimum parking requirements.
- Implementation of the Bendigo City Centre Heritage Study – Stage 2 – Precincts.
- An update of Bendigo City Centre policy position to align and reflect high order strategy.

The Amendment is supported by a Background Report (Attachment 1) that details all elements of the amendment and additional supporting studies.

Background

The Bendigo City Centre is the most significant commercial, health, education and service centre north of the Great Dividing Range in Victoria. It not only services our Greater Bendigo community, but it is also the hub for a regional community of close to 300,000 people.

Ensuring that there is an evidence-based, clear and logical strategic planning framework in place for the City Centre, that delivers on the community's vision and facilitates investment from all levels of government and the private sector is essential. The *Bendigo City Centre Plan* (the Plan) was developed to provide the vision and clear direction to manage the projected growth of the City Centre as it continues to strengthen its role as a regional mixed-use centre and tourist destination.

The adoption of the Plan by Council on 6 May 2020 was the first and foundational piece of the suite of documents required to deliver on the planning framework to guide the evolution of the Bendigo City Centre.

To commence the implementation of the Plan through Planning Scheme Amendment C279gben, documentation and strategic justification has been developed to be considered by Council and ultimately by Department of Environment, Land, Water and Planning (DELWP).

Previous Council decision dates:

6 May 2020 - Council resolved to adopt the *Bendigo City Centre Plan* and *Parking Futures Action Plan.*

Report

The complexity of the City Centre with respect to its function, land values, infrastructure, ownership patterns, climate, building stock and heritage buildings makes development more complicated than it is in other areas, but not impossible. Putting in place well-considered and context-responsive urban design guidelines and planning controls to guide investment and development is critical. The *Bendigo City Centre Urban Design*

Framework (UDF) (Attachment 2) and Amendment C279gben, including additional supporting work, have been developed to this end.



Figure 1: Bendigo City Centre Boundary

Heritage

Heritage is at the forefront of consideration when it comes to understanding how the city has changed over time and how it will continue to change into the future. The built environment heritage of Bendigo is central to its appeal and attraction and is part of our city's DNA. To preserve the heritage value of the City Centre, we need to now take a conservative approach to any changes to heritage buildings and streetscapes. We must also accommodate new development in the City Centre that is responsive to the heritage context.

For the City Centre to have a viable future, a more diverse mix of uses and an increased concentration of jobs, people and activity is needed. Our analysis has found that there are many sites that are suitable for redevelopment. Some of these will require the demolition of current buildings, many of which are the result of previous demolition and development that took place through the second half of the 20th century. This has resulted in a 'salt and pepper' scattering of older buildings across the City Centre that have intrinsic value for preservation, restoration and reuse. There are some exceptions to this, such as parts of View Street, Pall Mall and lower Williamson Street, where there is a concentration of significant buildings. Any new development proposed adjacent to a building that we want retained will need to carefully consider the site and streetscape context as the first step in the design process.

The *Eaglehawk and Bendigo Heritage Study* (Graeme Butler, 1993), was the primary basis for the majority of heritage overlays within the City Centre. However, the Study examined only part of the City Centre, leaving other parts vulnerable to undesirable change. In order to provide clear direction for the future growth of the City Centre, it was necessary to better understand and manage the area's heritage assets, both known and unknown.

Two studies were undertaken with the first focusing on individual places of significance and the second focusing on a review of the heritage precincts.

Bendigo City Centre Heritage Study – Stage 1 – Individually Significant Places

The Bendigo City Centre Heritage Study Stage 1 – Volume 1 (Key Findings and Recommendations) and Volume 2 (Individually Significant Places) (the 'Stage 1 Study') was prepared by independent experts in 2020. On 6 May 2020 Council resolved to request the Minister of Planning authorise Amendment C235gben. The Amendment was then placed on exhibition with a total of nine submissions received, of which four either requested changes or objected to the amendment. Following a Panel Hearing and the Report being issued, Council adopted the Amendment on 24 June 2021. The Planning Scheme Amendment was gazetted 22 October 2021.

Bendigo City Centre Heritage Study – Stage 2 – Precincts

The Bendigo City Centre Heritage Study Stage 2 (Attachment 3) was prepared by independent experts to review the existing heritage precincts against the current day standards to determine accuracy of boundaries and supporting information.

The Study recommends the following:

- Revise the Bendigo Civic and Commercial Precinct (HO3) to create two precincts: the Grand Boulevards, and Hargreaves Street and Environs and make changes to update places within these two precincts.
- Excise the Upper Reserve from the Rosalind Park Precinct (HO10) to create a stand-alone precinct.

- Apply the Heritage Overlay to four new individual heritage places:
  1. Sharland's Surgery and Residence (Former) - 391 Hargreaves Street, Bendigo
  2. Belfast Store (Former) - 402 Hargreaves Street, Bendigo
  3. Carolin Warehouse and Store (Former) - 95 Mitchell Street, Bendigo, and
  4. BCM Butter Factory (Former) - 62 Queen Street, Bendigo.

Additional Heritage Overlay anomalies have been identified in preparing Amendment C279gben and these are proposed to be corrected as part of this process.

The Stage 1 Study has been previously gazetted, therefore only the Stage 2 Precincts Study will form part of Amendment C279gben. The findings of both studies have informed the development of the Urban Design Framework (UDF). Also, due to the timing of the Study, the consultants for the Stage 2 Study were able to provide guidance and peer review the building scale/height, which has also informed the final recommendations in the UDF.
Initially the Stage 2 Study was to progress as a separate planning scheme amendment, however, following advice from DELWP the Study now forms part of this amendment (C279gben).

Urban Design

Bendigo City Centre Urban Design Framework 2022

The UDF (Attachment 2) has the primary purpose of providing strategic design direction to manage change in the urban environment, focusing on the built form and related amenity and public domain outcomes. The urban design guidelines address various aspects of urban and built form including building heights, street walls, setbacks, site cover, strategic sites, interfaces and activation, architecture and design quality, amenity, and accessibility for both pedestrians and vehicles. Specific direction is provided for each of the nine precincts previously established by the City Centre Plan. The UDF forms the fundamental basis for the controls in the new Activity Centre Zone (ACZ).

Urban Design Framework Rationale for Building Heights

The Urban Design Framework Rationale for Building Heights, an attachment to the Background Report listed as Attachment 1, provides block-by-block explanation and rationale for building height recommendations across the City Centre based on the direction set in the City Centre Plan, an internal urban designer review, independent heritage consultants (RBA who undertook the review of the heritage precincts) and a peer review by former City Architect, Don Goldsworthy.

Bendigo City Centre Integrated Economic Assessment and Planning Review

This independent floorspace demand assessment and floorspace capacity review of the UDF was commissioned to ensure that land use planning and urban design parameters are practical, viable and will optimise development outcomes for the Greater Bendigo market. The primary aims of the assessment were:

- To test the viability of planning and urban design controls proposed for the City Centre against a market and land use assessment.
- To recommend modifications and improvements to the proposed land use planning and urban design outcomes for the City Centre.

The report (see Attachment 4) supports the UDF and states "*the assessment demonstrates that the proposed planning controls, based in part of the recommendations of the UDF, are a well-balanced and appropriate response to preserving the intrinsic urban form qualities of Bendigo City Centre and to the mixed development opportunities and constraints that this urban environment presents."*

Carparking

The *Parking Futures Action Plan 2020* (the Action Plan) builds on the adopted *Integrated Transport and Land Use Strategy 2015* to directly influence outcomes relating to car parking management with a focus on improving sustainable transport, creating a vibrant public realm and providing greater flexibility and reducing costs for new commercial and residential properties. The key recommendations from the Action Plan are included in the adopted *Bendigo City Centre Plan*. Both plans were publicly exhibited and adopted together by Council on 6 May 2020.

The Action Plan acknowledges the role that the City plays as a manager, planner and provider of car parking in the City Centre and includes seven core objectives to communicate a definition of success for car parking management outcomes, broader transport goals, and the creation of a successful and vibrant City Centre.

An ambitious report which draws heavily on North American evidence-based approaches to planning for car parking, the Action Plan culminates in the following highly researched and targeted 'big three' actions:

1. Charge the right price for parking;
2. Remove off-street parking requirements;
3. Spend parking revenue to improve public services on the metered streets.

Only Action 2 is being addressed as part of the Planning Scheme Amendment in regard to the removal of parking minimums for private development through changes to the Parking Overlay.

Planning Controls

Activity Centre Zone

While the *Bendigo City Centre Plan (*the Plan) does not specifically nominate proposed planning controls, it identifies the need to review the existing planning controls within the City Centre to implement the Plan (as was the case with the preceding *Bendigo CBD Plan 2005*).

The ACZ was principally selected due to its specific purpose and design to improve the clarity, transparency and performance of planning schemes for activity centres, and particularly so with a view towards letting the community know what sort of development the City encourages rather than what it discourages.

The process of defining the ACZ boundary follows a first principles appraisal of the relevant criteria within 'Planning Practice Note 56 – Activity Centre Zone' and secondly through a rationalisation of that boundary having accounted for existing and future land use considerations.

While the Plan provides vision statements and general directions for each precinct, the UDF was developed in part to fill an identified gap with respect to specific built form directions for individual precincts.

Notice and Review Provisions

The default provision in the ACZ is that no third party notice, decision or review rights exist for any permit application subject to the zone, however the schedule to the zone may be used to vary this provision.

In the interest of facilitating the implementation of the *Bendigo City Centre Plan*, and for the purpose of Amendment C279gben, the default provision is considered appropriate with the following exception, where third party notice and review rights will be retained:

- Development proposals/planning permit applications seeking consideration of building height above the stated preferred maximum building height.

This exception is proposed to be applied broadly, across all sites and precincts within the ACZ. For clarification, this exception does not apply to building height that is required for secondary architectural features (e.g. chimneys, flues, antennas, masts and communications devices), and where this additional height otherwise meets the requirements of the zone. It is important to note that other planning scheme controls that apply to land in the City Centre, such as the Heritage Overlay, will continue to retain third party notice, decision and review rights.

Changes to Existing Zones

The application of the ACZ is proposed to bring together several disparate zones within the City Centre under a single Schedule. Below is summary of current zones and how

each of these is proposed to be transitioned into the ACZ, or otherwise retained unchanged.

Current Control	Proposed Control
Commercial 1 Zone (C1Z)	• Forms the basis of the ACZ. • Schedule 1 is to be amended to delete references that are now included in the ACZ Schedule.
Commercial 2 Zone (C2Z)	• Incorporated into the ACZ (Precinct 5). • EAO to be applied to same extent of the current C2Z. The EAO may be excluded from the Amendment subject to advice from the Environment Protection Authority and further discussion with DELWP.
General Residential Zone (GRZ)	• Incorporated into the ACZ (Precincts 5 and 8).
Mixed Use Zone (MUZ1)	• Incorporated into the ACZ (Precincts 4 and 5).
Special Use Zone (SUZ1 and SUZ10)	• SUZ1 relates to 'Private Educational or Religious Institutions' – incorporate into ACZ. • SUZ10 is more nuanced – if incorporated into the ACZ a DDO may be required, therefore preferable to retain SUZ10 (noting it is located on the perimeter of the City Centre Plan boundary).
Public Use Zone (PUZ2 - Education, PUZ6 - Local Government and PUZ7 - Other)	• No change.
Public Park and Recreation Zone (PPRZ)	• Where peripheral to City Centre Plan boundary - excluded from ACZ. • Rosalind Park (Precinct 7) to be retained as PPRZ noting PPN56: "Application of the ACZ should be considered for the entire centre defined by the boundary, except for some areas of public land."
Residential Growth Zone (RGZ)	• Incorporated into the ACZ (Precinct 6).
Transport Zone (TRZ1 and TRZ2)	• No change.

Changes to the Design and Development Overlays

In addition to consolidating zones, the built form tools within the ACZ also enable it to replace several Design and Development Overlays that are currently operating within the City Centre as summarised below. Note that the existing Development Plan Overlay, which applies to the Bendigo Marketplace, is recommended to be retained.

Current Control	Proposed Control
Design and Development Overlay (DDO)	
• DDO5 - Key built form control within the City Centre	• Delete and incorporate into the ACZ.
• DDO12 - Site specific – View Hill Development Site, 10-14 Mackenzie Street, Bendigo	• Delete and incorporate into the ACZ.
• DDO13 – Site specific – Former Crystal Ice & Gillies Pie Factory Sites	• Delete and incorporate into the ACZ.
• DDO20 – High Street Boulevard 'gateway' provision	• Delete from inside the ACZ area and incorporate into the ACZ, noting DDO20 extends outside of the ACZ boundary and will therefore be retained in part.
• DDO21 – Bridge Street Activity Area	• Delete with requirements integrated into Precinct 6 of the ACZ.
• DDO22 – Health Precinct	• Retain, noting that the area of application occurs outside of the *Bendigo City Centre Pla*n boundary and ACZ.
• DDO25 & 26 – Helicopter Flight Paths	• Retain, noting this is a State-applied provision and that the visual importance of this overlay as a separate mapping layer assists in demonstrating hospital helicopter flight paths.
Development Plan Overlay (DPO)	
• DPO20 – Bendigo Marketplace	• Retain, noting that some aspects remain relevant, however updates will be required to remove references to the *2005 Bendigo CBD Plan*.
Heritage Overlay (HO)	

Current Control	Proposed Control
• HO3 – Bendigo Civic Precinct	• Retain in part. Rename HO3 to Bendigo Grand Boulevards and delete HO3 from properties southeast of Pall Mall (apply HO1005 – Hargreaves Street and Environs Commercial Precinct to those properties).
• HO10 – Rosalind Park Precinct	• Retain. Rename HO10 to Upper Reserve Precinct.
Land Subject to Inundation Overlay (LSIO)	
• LSIO1 and LSIO2	• No change.
Parking Overlay (PO)	
• PO1	• Retain in part, applied to area outside of proposed ACZ extents. New Parking Overlay Schedule 3 (PO3) to be applied to balance action the *Parking Futures Action Plan* (and supersede the current PO1 which is based on the *2008 Parking Strategy*).
• PO2	• Retain. Based on the *2014 Hospital Precinct Structure Plan* and functioning as intended.

Lower View Street – Mandatory Controls

The UDF and ACZ express building heights as 'preferred maximum building heights'. These building heights are considered 'optimal', though have a degree of flexibility, and are considered appropriate for most areas of the City Centre.

In formulating height recommendations for 'Precinct 8 – View Street', the analysis undertaken for the UDF, together with consideration of the recommendations of the Bendigo City Centre Heritage Studies, identified that additional certainty regarding building height was warranted in the lower View Street area. This would assist preservation of the unique and largely intact heritage values and urban character present here. The lower View Street area, bounded by View Street, Charing Cross, Forest Street and MacKenzie Street, was identified in particular due to the potential for additional development at the rear of heritage places addressing View Street, as well as for redevelopment of other sites.

Having had regard to the operation of the ACZ as a provision, it was resolved that a sub-precinct should be proposed within Precinct 8 which enables this special part of the City Centre to be protected through mandatory height controls.

Sub-precinct 8A is the only precinct in the ACZ proposed to include mandatory building height controls. This is consistent with both the City's position that mandatory controls should be the exception not the rule, and with Planning 'Practice Note 59 – The Role of Mandatory Provisions' ('PPN59').

Parking Overlay

The City currently has two schedules to the Parking Overlay (PO): the 'Bendigo City Centre' (PO1) and the 'Bridge Street Activity Area and Health Precinct' (PO2). A new schedule (PO3) is proposed to replace the extents of PO1 within the boundary of the ACZ for the purpose of implementing the *Parking Futures Action Plan 2020*, in particular the removal of minimum parking provision requirements.

The extent of PO1 that occurs outside of the ACZ boundary is to be retained, and the requirements of the schedule will remain unchanged.

PO2 will remain unchanged.

Planning Scheme Amendment C279gben Documents

Background Report

The Background Report (Attachment 1) provides a comprehensive overview of all information and evidence to support Amendment C279gben, including the strategic rationale for recommendations. As prescribed, the following documentation is included as individual attachments:

- Explanatory Report – Attachment 5. Explains the purpose, effect and strategic basis for the amendment. Required under the Planning and Environment Act 1987. This attachment, under 'What the amendment does', details all changes proposed as part of Amendment C279gben, including all administrative mapping and schedule changes that are required to support the main components discussed in this report.
- Instruction Sheet - Attachment 6. Sets out the instructions for how the amendment to the Planning Scheme is to be executed.
- Schedule 1 to the Activity Centre Zone - Attachment 7. The form of the proposed new Schedule to the Activity Centre Zone to implement the *Bendigo City Centre Plan* and *Bendigo City Centre Urban Design Framework*.
- Schedule to the Heritage Overlay - Attachment 8, noting the specific changes referenced earlier in this report.
- Schedule1 and 3 to the Parking Overlay - Attachment 9. The form of the proposed new Schedule to the Parking Overlay to implement the strategic intent of the *Parking*

Futures Actions Plan, in particular the removal of minimum parking provision requirements.

- Clause 11.03-6L-01 Bendigo City Centre (policy position) - Attachment 10. Proposed revisions to this local policy (on page 13 of this attachment) to align and reflect higher order strategy for the Bendigo City Centre and to update policy references.

Priority/Importance

Progression of Amendment C279gben to the Greater Bendigo Planning Scheme is a matter of high importance as it will facilitate development and ensure high quality urban design outcomes. It is important that new development complements the existing heritage buildings which are highly valued by the community and play an important role in promoting tourism.

Options Considered

1. Adopt the recommendations as stated, that commences Planning Scheme Amendment C279gben to implement the strategic directions set in the Bendigo City Centre Plan. This is the preferred option.
2. Take no further action.

Timelines

Subject to Council resolving to progress Amendment C279gben, the amendment will be forwarded to the Minister for Planning and City officers will seek Authorisation to prepare and exhibit the Amendment in accordance with legislative requirements. Due to the complexity of the Amendment and the inclusion of the heritage study it is anticipated that the process will take between 12 to 18 months.

Communications/Engagement

Oversight of the preparation of planning documents to implement the Bendigo City Centre Plan was provided by a Technical Working Group (TWG) comprised of City staff combining strategic planning, statutory planning, heritage and urban design expertise.

The work of the TWG was supported by other specialists including a consultant town planner with experience in the implementation of the ACZ, the City's urban designer (internal peer review) and the City's former City Architect (external peer review).

A total of six briefings/workshops and a walking tour of the City Centre were conducted with Councillors to ensure the work remained consistent with Council's adopted City Centre Plan.

Comprehensive community engagement will be undertaken if Authorisation of the Planning Scheme Amendment is issued by DELWP. It is important to note that DELWP, either

during a pre-authorisation review of Amendment C279gben or in its authorisation conditions, may suggest or require changes to the amendment. To better respond to this and other necessary changes that might be identified, it is recommended that Council authorise the Director Strategy and Growth to make minor changes to Amendment C279gben, which includes supporting documents, where the changes do not affect the purpose or intent of the amendment.

Financial Sustainability

Work undertaken to prepare documents in support of Amendment C279gben is being carried out primarily by internal staff resources and is funded by an existing budget allocation.

Risk Assessment

The City Centre must grow to continue to be economically viable and be able to fulfil its role as the regional centre. The current planning controls need to be clearer, less complex and more responsive to allow for a well-designed compact city to flourish. If changes to the planning controls are not progressed there is a high risk of not attracting investment, reducing economic growth potential and not delivering on the vision of: "*We are welcoming, sustainable and prosperous"* and *"Building on our rich heritage for a bright and happy future".*

Policy Context

Primary Council Plan Reference

City of Greater Bendigo Council Plan *Mir wimbul* 2021-2025
Outcome 2 - Healthy, liveable spaces and places
Outcome 3 - Strong, inclusive and sustainable economy
Outcome 6 - A vibrant, creative community

Secondary Council Plan Reference(s)

Goal 3 - Everyday walking and cycling is easier for all ages and abilities.
Goal 4 - The supply and quality of affordable housing is increased
Goal 6 - More people live in 10-minute neighbourhoods
Goal 3 - A transformed and revitalised City Centre
Goal 1 - A culture of creativity
Goal 5 - Recognise and celebrate our significant national and international heritage

Other Reference(s)

Bendigo City Centre Plan 2020
Bendigo City Centre Parking Futures Action Plan 2020
Commercial Land and Activity Centres Strategy 2015
Integrated Transport and Land Use Strategy 2015

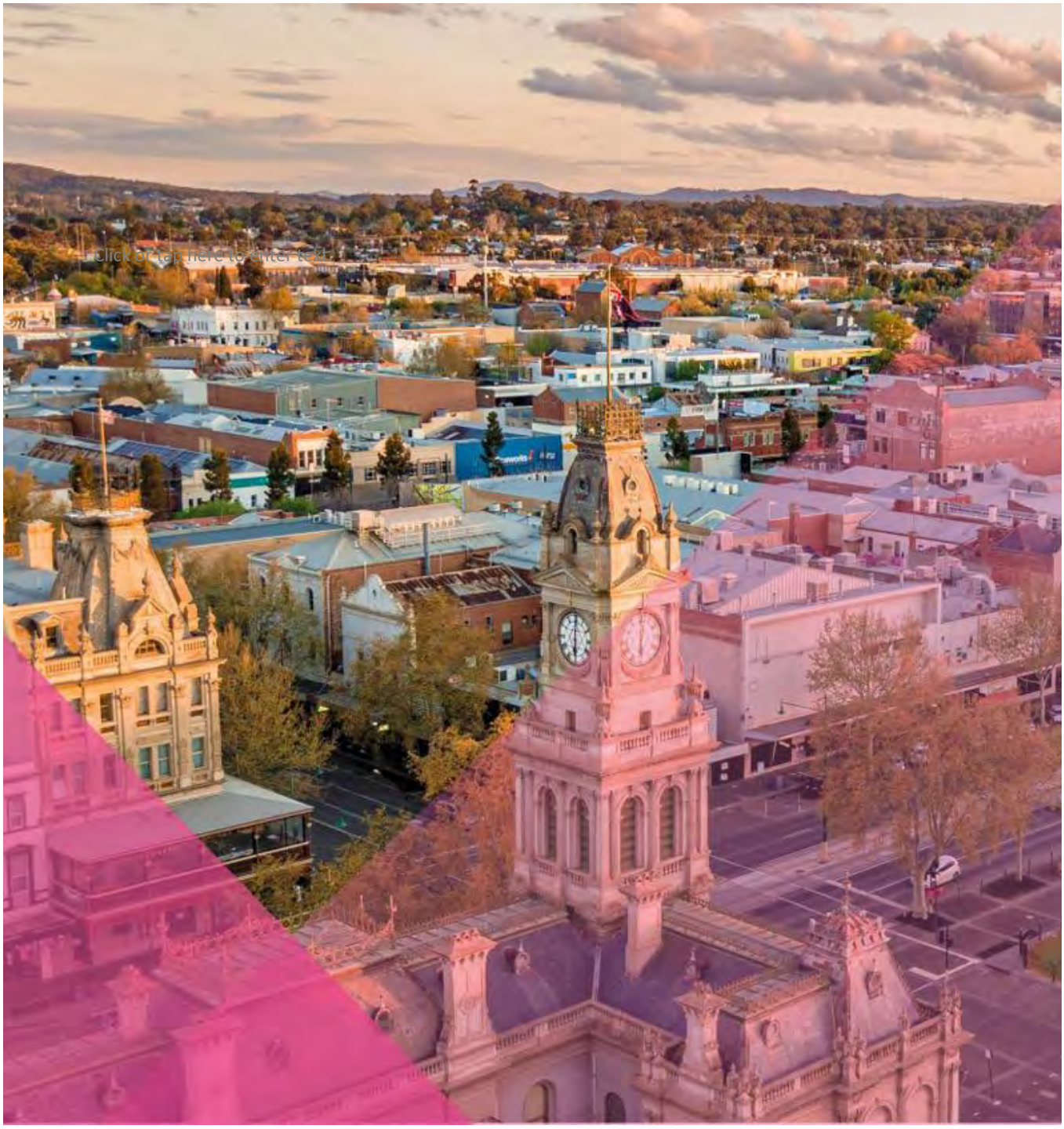
Section 4B of the Planning and Environment Act 1987 allows for a Planning Scheme Amendment to be initiated by a municipal Council, or a Council can respond to a request for an Amendment by any person or body. The City is the Planning Authority for Amendment C279gben, and all information has been developed in accordance with the relevant legislation.

Conflict of Interest

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

Attachments

1. Background Report [**20.1.1** - 116 pages]
2. Bendigo City Centre Urban Design Framework November 2022 [**20.1.2** - 59 pages]
3. Bendigo City Centre Heritage Study Stage 2 Precincts 2022 [**20.1.3** - 201 pages]
4. Bendigo City Centre Economic Analysis Report October 2022 [**20.1.4** - 71 pages]
5. Explanatory Report [**20.1.5** - 10 pages]
6. Instruction Sheet [**20.1.6** - 2 pages]
7. Clause 37.08 Activity Centre Zone and Schedule [**20.1.7** - 38 pages]
8. Schedule to Clause 43.01 Heritage Overlay [**20.1.8** - 190 pages]
9. Schedule 1 and 3 to Clause 45.09 Parking Overlay [**20.1.9** - 3 pages]
10. Planning for Places [**20.1.10** - 19 pages]



Greater Bendigo Planning Scheme Amendment C279gben

Background Report

BENDIGO City Centre
More people more often

Quality Assurance

Greater Bendigo Planning Scheme Amendment C279gben
Background Report

Revision (see below)
02

Prepared By
Ben Daly (Tract) / Mark Stubbs and Wonona Fuzzard (City of Greater Bendigo)

Reviewed By
Mark Stubbs / Wonona Fuzzard / Anthony Petherbridge (City of Greater Bendigo)

Date of Issue
30 November 2022

Revisions

Rev	Date	Details	Prepared By	Reviewed By
01	16 September 2022	Draft background report for review	Ben Daly/ Mark Stubbs/ Wonona Fuzzard	Mark Stubbs / Wonona Fuzzard / Anthony Petherbridge
02	30 November 2022	Revised background report for DELWP review	Mark Stubbs	Wonona Fuzzard / Anthony Petherbridge

Acknowledgement of Country

The City of Greater Bendigo is on both Dja Dja Wurrung and Taungurung Country.

We acknowledge and extend our appreciation for the Dja Dja Wurrung Peoples, the Traditional Owners of the land we now call Greater Bendigo.

We pay our respects to leaders and Elders past, present and future for they hold the memories, the traditions, the culture and the hopes of all Dja Dja Wurrung 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.

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1 Introduction

1.1 Overview

This report has been prepared to document the process undertaken by City of Greater Bendigo (the City) to develop strategic directions for the Bendigo City Centre and the proposed implementation of these directions into the *Greater Bendigo Planning Scheme* via Planning scheme Amendment C279gben (the 'Amendment').

Bendigo is growing. The current population of the Local Government Area (LGA) is projected to increase from almost 122,000 to between 192,000 and 202,000 over the next 30 years. The Bendigo City Centre area's share of this population is anticipated to at least be sustained and may increase. The current central population is about 1,100 people (0.9% of the LGA) with projections for this to reach between 1,500 and 4,000 residents by 2051.

To guide this growth, the *Bendigo City Centre Plan 2020 (CCP)* is an integrated 'place-based' plan that aims to deliver on the various transport, retail, economic, social, environmental, demographic and housing functions that a regional city such as Bendigo must, and already does, play.

The *CCP* and its family of reports is an evolution of existing plans – notably the *2005 Bendigo CBD Plan* – as well as a response to the evolving reality of the City Centre. In this regard, the City has not started from scratch but rather reviewed and responded to its existing body of strategic work as well as the current and future context of the City Centre. Core to the evolution of these strategic documents is the following abridged vision for the City Centre:

The Bendigo City Centre will be a vibrant regional mixed use destination for businesses, employment, recreation and a home for people.

Following extensive targeted and public engagement the following strategic planning documents were developed and adopted by Council in May 2020:

- *Bendigo City Centre Plan* (2020)
- *Bendigo City Centre Parking Futures Action Plan* (2020)
- *Bendigo Heritage Study Stage 1 – Volumes 1 & 2* (2020 and 2022)

The Amendment proposes to implement the strategic directions contained within these strategies in accordance with actions of the CCP as outlined in Figure 1.



Figure 1 Bendigo City Centre Plan actions to be implemented by the Planning Scheme Amendment

1.2 The City Centre

The Bendigo City Centre is Victoria's largest commercial precinct north of the Great Dividing Range. With a regional catchment of around 300,000 people it is home to over 1,000 businesses, around 11,000 jobs and

approximately 550,000 square metres of commercial floorspace. Almost one quarter of all employment across Greater Bendigo is currently contained within the City Centre, with an economic output of more than $3.3 billion.

The City Centre has grown and evolved considerably since it was first laid out in 1854. The present wave of investment is occurring in the northern part of the city centre, led by public sector developments including the new Bendigo Law Courts, Bendigo TAFE and Galkangu (government hub). The private sector is also busy delivering on the community's vision for the City Centre, with a number of mixed use buildings either under construction, soon to commence or otherwise with planning approval in place.

1.3 Looking ahead

To guide this next wave of development and assist as the City Centre evolves into a more mixed use and diverse environment, the *Bendigo CBD Plan* (2005) and the *Bendigo CBD Parking Strategy* (2008) have been reviewed and updated. The new strategies provide design guidance for landowners and investors and ensure that new developments contribute to our city and respect and respond to our wonderful heritage assets, parks and gardens and transport networks.

All of the above have been considered when developing the Project together with non-planning related issues such as the rapid structural changes that are impacting on the retail sector, the infrastructure constraints that the development sector have identified (that are acting as de facto development controls), and the need to once again update our planning controls to enable the private sector to deliver the buildings and businesses that align with the vision of the Council and community.

While this is a delicate balancing act for the City, it is one that is necessary if the Bendigo City Centre is to stay ahead of the curve and be on the path to a successful future.

1.4 Structure of this report

This report is structured to provide an overview of the project (Section 2) and its context (Section 3), then going on to summarise stakeholder engagement undertaken to date (Section 4).

The key strategic directions for the City Centre (Section 5) and the steps taken to implement these directions (Section 6) are then summarised before turning to the proposed planning controls (Section 7) and a general overview of the Amendment (Section 8).

2 Project Overview

2.1 Overview

The 'Project' can be defined as comprising two main parts:

Part A: the City's strategic work undertaken in the development and production of the *Bendigo City Centre Plan* (*CCP*) and its accompanying reports and,

Part B: subsequent work undertaken by the City to implement the directions and actions contained within these strategic documents.

Importantly, the Project is an evolution of existing plans and of reality. In this regard the Project has not 'started from scratch' but rather has reviewed and responded to the City's existing body of strategic work, as well as to the current and future context and conditions of the City Centre.

2.2 Purpose

The primary aim of the Project was to develop a shared vision and understanding of 'place' within the City Centre and to assist in managing change over time. This resulted in the development of the *CCP* with the following primary purpose:

> *To provide clear direction for the future growth of the Bendigo City Centre as a pre-eminent regional hub servicing the needs of a growing central Victorian community.*

The Project seeks to drive greater economic activity over time by facilitating business development and attraction with stronger planning guidance and tools, as well as a clearer planning process to support well-designed higher density residential and mixed use developments in suitable locations.

The progressive implementation of the Project will help to create a more vibrant, active and safe City Centre environment for residents, workers, business-owners and visitors alike.

2.3 Approach

Fundamental to the City's approach to the Project was the concept of 'updating and refreshing' rather than 'redoing' its existing strategies.

A collaborative workshop-based approach was taken to enable targeted internal discussions on main issues that may warrant change/revision to current strategic planning, and to report back through the Unit's Manager, Executive Management Team and Councillors.

Numerous workshops and smaller/one-on-one consultations were held across the City of Greater Bendigo organisation, with a particular focus on units canvassing Engineering, Public Space Design, Parks and Open Space, Safe and Healthy Communities (Parking), Statutory Planning. The Executive Management Team (EMT) and the Councillors took part in a sequence of briefings and workshops.

External government agencies (Department of Environment, Land, Water and Planning, Department of Transport) and service providers (Coliban Water) were engaged in the CCP development process and provided with the opportunity to comment on the draft plan during the public exhibition period.

The project team also engaged closely with the private sector (developers/investors and specialist consultants).

While the updated *CCP* supersedes the *Bendigo CBD Plan* 2005 (*CBD Plan*) and can be read without reference to this earlier planning, the genesis and strong foundation of the *CBD Plan* can clearly be recognised in the *CCP* itself.

2.4 Scope

The Project defined the initial study area as illustrated in Figure 2.

The geographical extents of the Bendigo City Centre were considered and determined with reference to the *CBD Plan* and the State Government's Activity Centre Boundary Criteria (see section 7.1.3):



Figure 2 City Centre Plan Study Area Boundary

2.5 Timeline

The overall timeline for the Project, from commencement of the *Bendigo City Centre Plan (CCP)* to the current stage (Authorisation for Public Exhibition) spans approximately three and a half years.

Preparation of the *CCP* (Part A) began in early 2019 and was concluded in May 2020 with Council adoption. Work to implement the *CCP* (Part B) began in June 2020 and has entailed a series of major tasks carried out over approximately two years. Figure 3 illustrates the overall timeline and includes a breakdown of the major stages/elements of work involved.

Looking ahead, it is anticipated that the conclusion of Part B will require an additional 12 months. Major components of work and process associated with this timeframe include public exhibition of the Amendment and a subsequent Council reporting process, a probable Panel hearing process to address submissions, modifications to the Amendment, and final Ministerial approval of changes to the Greater Bendigo Planning Scheme.

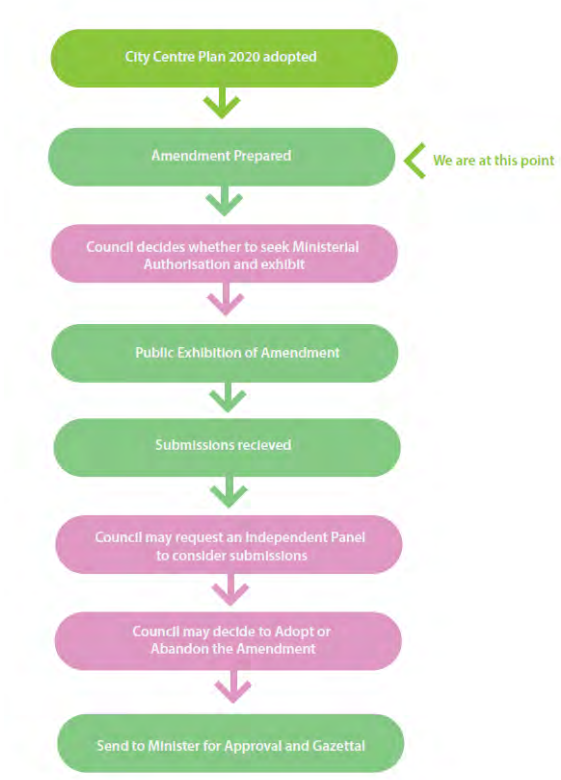


Figure 3 Bendigo City Centre Plan implementation timeline summary

2.6 Governance

2.6.1 City of Greater Bendigo

The role of preparing strategic plans for Greater Bendigo is a responsibility of the City's Strategic Planning Unit. Within this Unit the Precinct Planning and Heritage team is responsible for strategic planning and policy development for the city's activity centres.

2.6.2 Technical Working Group

The role of the Technical Working Group (TWG) was to combine internal strategic planning, statutory planning, heritage and urban design expertise to guide the preparation of planning documents to implement the *CCP* – principally the Planning Scheme Amendment, Heritage Studies and Urban Design Framework.

The TWG format - rather than a Steering Group typically setup for larger projects - was chosen in response to initial review of and feedback on the *CBD Plan* that confirmed this earlier planning is fundamentally sound and in need of updating to reflect contemporary influences and opportunities.

2.6.3 Executive Management Team

The City's Executive Management Team (EMT) comprises the Chief Executive Officer and Directors and is responsible for providing strategic oversight and guidance to all major operational aspects of the organisation, including decision-making recommendations to the Greater Bendigo Council.

The EMT have maintained continuity of involvement in the *CCP* itself and subsequent *CCP* implementation aspects, principally connected with formal reporting to Council.

2.6.4 City of Greater Bendigo Council

The Council comprises nine councillors representing three electoral wards and is the decision-making body responsible for setting the strategic direction and policy of the municipality and ensuring that Greater Bendigo is a progressive, vibrant and caring community.

The Council has been consistently engaged in the process of preparing the *CCP* and subsequent implementation documents through a series of briefings workshops which have progressively introduced different elements of planning work.

2.6.5 State Government (Department of Environment, Land, Water and Planning) Coordination

The City engaged the involvement of the Department of Environment, Land, Water and Planning's (DELWP) Regional Planning Team in the early stages of the *CCP* process. Regular communications with and involvement of the DELWP team has continued post-*CCP* adoption in the form of State planning advice on the implementation stage of the project. A particular focus for their involvement has been the review of the Planning Scheme Amendment from the perspective of both strategic justification and statutory planning controls application.

2.7 Key strategic outputs

Part A of the Project resulted in the development and subsequent Council adoption of the following strategies, each of which is summarised in turn below:

- *Bendigo City Centre Plan* (2020) – see Appendix A
- *Bendigo City Centre Parking Futures Action Plan* (2020) – see Appendix B
- *Bendigo City Centre Heritage Study Stage 1 – Volumes 1 & 2, 2020* – see Appendix C

The *CCP* is a strategic plan to help manage, influence and facilitate change, in accordance with the latest information, academic research, Council-adopted policies and State planning policy directions. Structured around four key themes, the *CCP* recommends built form directions, namely building height and setback arrangements, and includes an implementation matrix comprising 18 actions.

The *Parking Futures Action Plan* replaces the *Bendigo CBD Parking Strategy* (2008) in supporting future decision-making relating to car parking. The Parking Futures Action Plan recommends the well-researched and tested method of removing parking minimums from the planning scheme and allowing the proponent to determine the amount of parking to support the demand of the proposed use or development.

The *Bendigo City Centre Heritage Study Stage 1* is an assessment of local heritage significance for individual places in the City Centre. The Stage 1 Study was implemented through Amendment C235gben to the Greater Bendigo Planning Scheme, which applied the Heritage Overlay to 16 places within the Bendigo City Centre.

Part B of the Project necessitated the development of the following documents which, together with the Part A document above, are further summarised in the report body below:

- *Bendigo City Centre Integrated Economic Assessment and Planning Review* (2022) – see Appendix D
- *Bendigo Heritage Study Stage 2 (Precincts)* (2022) – see also Appendix E
- *Bendigo City Centre Urban Design Framework* (2022) – see Appendix F
- *Urban Design Framework Rationale for Building Heights* (2022) – see Appendix G
- Proposed planning controls and Planning Scheme Amendment documents – see Appendix H

Each of the documents listed above have been appended to this Background Report and are further discussed in the following chapters.

3 Project Context

3.1 Spatial context

The Greater Bendigo activity centres network comprises a hierarchy of centres, with the Bendigo City Centre at the top as illustrated in Figure 4. The City Centre is by far the most significant in the LGA, accommodating the majority of retail and commercial floorspace. It is also the place of the majority of civic, entertainment and cultural activities in the LGA, and is a main focal point for visitors to the Loddon Mallee region.

Activity centres are the next level down on the hierarchy and have a predominantly local population-service focus. They are intended to provide a range of activities to meet the daily and weekly needs of residents within the suburban catchments. These centres often consist of multiple supermarkets and other retail stores. There are nine strategic centres; seven of which are established, and two of which – Huntly and Maiden Gully – are located in current growth areas of the municipality.

Neighbourhood activity centres are smaller and have a more localised population-service function. They serve a relatively limited population catchment, many of whom are situated within walking distance.

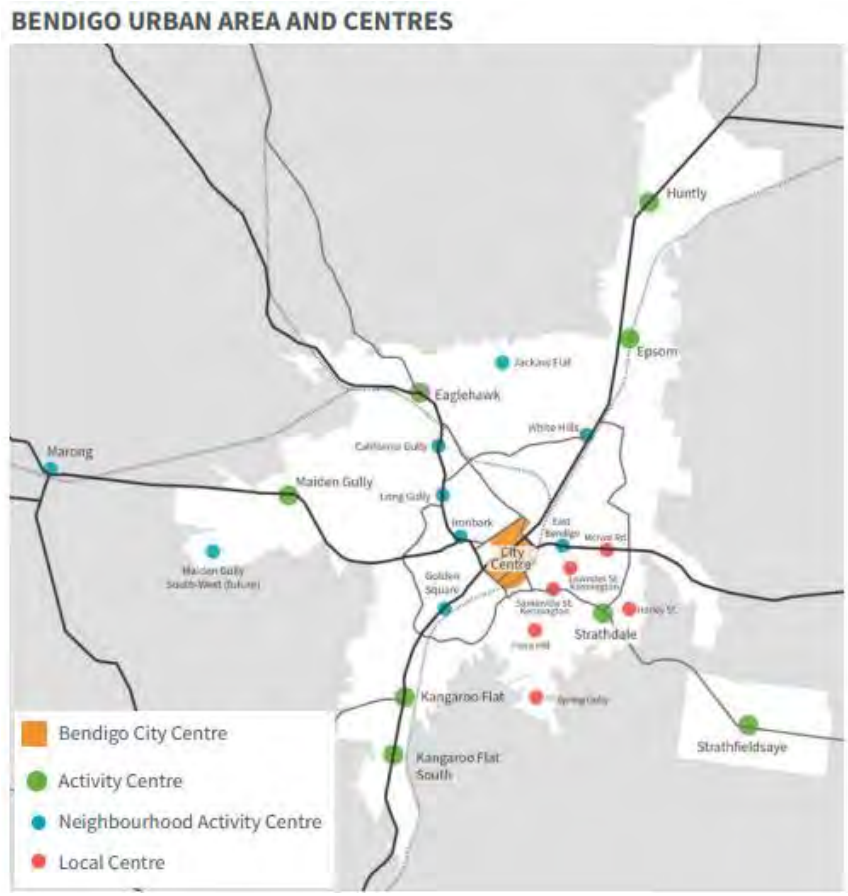


Figure 4 City Centre location and surrounding activity centre context

3.2 Planning Background

Following adoption of the *Bendigo CBD Plan* in 2005, the planning controls for the Bendigo City Centre were updated as part of Planning Scheme Amendments C85 and C86 (approved in 2007). This was the first time elements such as height, setbacks and weather protection had been included as dedicated planning controls for the Bendigo City Centre.

In 2012 a further amendment (C169) updated the planning controls relating to car parking. This resulted in the introduction of the Parking Overlay into the Greater Bendigo Planning Scheme and was an incremental step in implementing specific parking controls for the City Centre, rather than relying on the state-wide provisions.

Further City Centre-focussed work included the *High Street Boulevard 1994* project, the *Bendigo Hospital Precinct Structure Plan 2014*, both of which have been implemented via planning scheme amendments, as well as the *Rosalind Park Precinct Master Plan and Management Framework 2014*.

Combined, these amendments have contributed to a planning framework that has assisted the delivery of development that is aligned with the clearly enunciated City vision for the City Centre.

3.3 Broader Planning Context

Supporting the City of Greater Bendigo in its strategic work, the State Government have prepared Regional Strategic Plans and land use-focussed Regional Growth Plans. The *Loddon Mallee South Regional Growth Plan* 2019 relates to Greater Bendigo (as well as several other municipalities in the region) and clearly articulates the State Government's expectation for the Bendigo City Centre to function as the regional centre for the Loddon Mallee South region.

The City, in partnership with the State Government, also developed *Plan Greater Bendigo 2018*. This is a first-of-its-kind a plan that identifies the key infrastructure projects needed to support the growth of Greater Bendigo from its now current population of around 118,000 to a population of around 200,000.

In recent years the City has also completed important pieces of strategic work including:

- *Integrated Transport and Land Use Strategy (ITLUS) (2015)*
- *Commercial Land and Activity Centre Strategy (CLACS) (2015, updated 2021)*
- *Residential Strategy (2014)*
- *Walk, Cycle Greater Bendigo (2019)*
- *Greater Bendigo Public Space Plan (2019)*
- *Transforming the Bendigo City Centre Action Plan (2018)*

These strategies and plans collectively work to enable a City Centre that is compact, accessible, people focussed, celebrates its heritage, and economically successful.

3.4 Supporting Information

3.4.1 Commercial floor area

Projections included in the *Commercial Land and Activity Centre Strategy 2015 (CLACS)* have been considered together with supplementary work by planning economists MacroPlan. Both have indicated strong growth in the demand for office floorspace, however, it is recognised that that GovHub (Galkangu) will release some existing floorspace into the market.

The precincts flanking the Retail Core are the preferred locations for larger format office/ mixed use developments, as parcel sizes are larger and there are less site constraints. No new land is needed, as the focus is on facilitating a compact and walkable city centre. We are proposing to 'grow-up, not out', with ample capacity to accommodate upper levels of floorspace.

This also aligns with the approach to parking, where there is a move away from providing parking on every site, to one where parking is consolidated, and market-based tools are used to balance demand with supply. In a compact city centre many more things are within walking distance of well-located car parking.

The demand for retail floorspace is harder to predict and it is considered that the forecasts included in the *CLACS*, while achievable at the time of writing, could now be considered ambitious. The retail sector has undergone a rapid evolution over the past decade, and this is likely to accelerate due to the consequences of the COVID-19 pandemic. The thing that we do know is that bricks and mortar stores will still be around, but businesses need to integrate better with their online presence in order to service their customers. The trend is for retailers to reduce the amount of physical floorspace they have, and for it to become more of an interactive/ experiential space. For this reason, the Plan looks to consolidate and focus retail land uses into the Retail Core and Bendigo Marketplace.

Streets such as View Street will also be home to retailing, however it is expected to be niche or targeted to a specific market and leverage of its proximity to the Bendigo Art Gallery. A high degree of flexibility is needed to support the retail sector, including opportunities to change floorspace more easily, to integrate and evolve into new forms of retail, and for leasing conditions to be reviewed. The leases of the past are no longer acceptable to many retailers/ small business operators, and they have more choice available to them. The Real Estate sector needs to evolve to meet these new challenges.

4 Stakeholder engagement

4.1 Overview

Effective engagement with stakeholders and the community is an essential input to the development of an effective and responsive strategic plan, as well as to building support and enabling action for its recommendations to become a reality. This is particularly relevant to activity centres where, once a planning vision is agreed to by the general community and the planning controls are updated, the private sector then have a prominent role, working in conjunction with government and service authorities in delivering on it.

This section provides a summary of major engagement activities undertaken throughout the development of the *Bendigo City Centre Plan (CCP)* and the current implementation stage.

4.2 Approach

The 'update and refresh' approach to the *CCP* meant that, in contrast to the more broadly-based engagement warranted in a 'start from scratch' situation, targeted and focused engagement process was most appropriate and efficient.

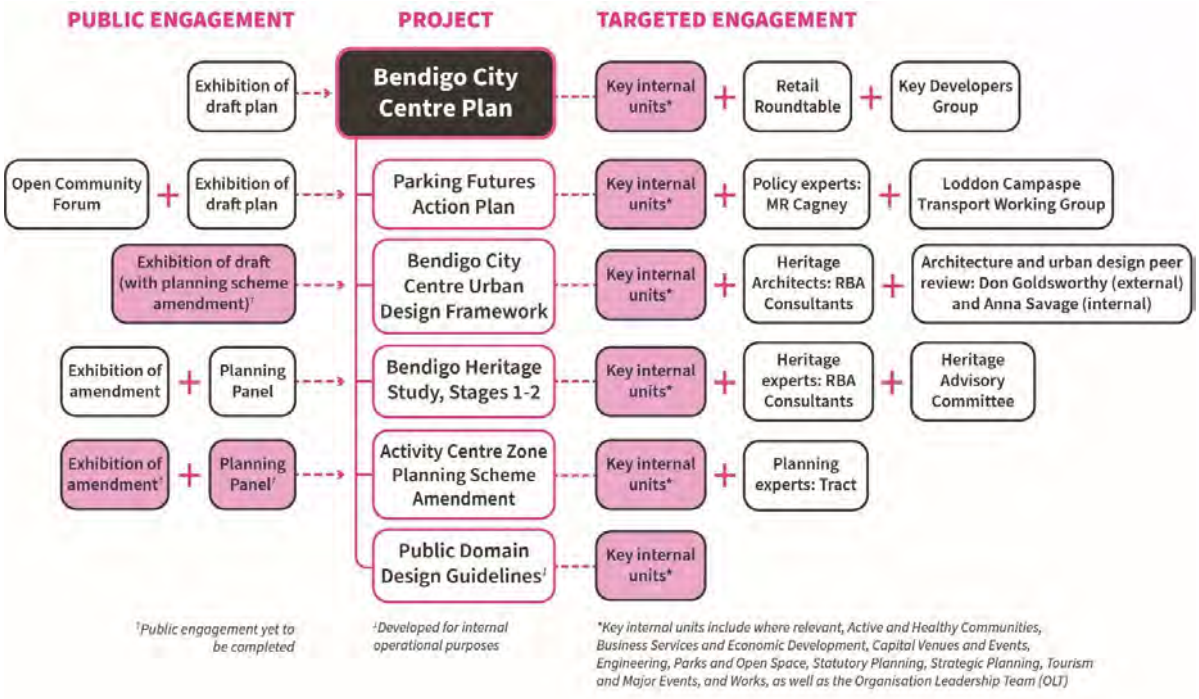
Workshops and face-to-face consultations were held across the City of Greater Bendigo organisation with a focus on Engineering, Parks and Open Space, Public Space Design, Safe and Healthy Communities (Parking), Statutory Planning, Property Services and the Executive Management Team and Councillors.

Additionally, targeted external stakeholder engagement was undertaken together with periods of public engagement where the community was invited to make submissions on draft plans at relevant milestones.

The importance of understanding the commercial realities of developing in the Bendigo City Centre and to set viable goals and realistic expectations for the community was identified early on.

The project team engaged closely with the private sector, particularly with a group of investors, developers, real estate professionals and landowners that are active within the Bendigo City Centre and who, collectively, are largely responsible for the majority of private sector development that has been delivered over the past decade under the *CBD Plan*.

4.4 Engagement Summary Matrix



4.5 Key findings from engagement

4.5.1 Performance of existing strategies

Initial review of and feedback on the existing *Bendigo CBD Plan 2005* indicated that it was fundamentally sound and only in need of updating.

4.5.2 Heritage

Some concerns were raised that the City was taking too much of a pro-development approach to the detriment of heritage identification and protection.

Much of this concern related to the time it was taking to complete Stage 1 of the Bendigo City Centre Heritage Study which reviewed the part of the City Centre not already covered by heritage controls, which needed to be reworked towards the end of the project due to changes to heritage legislation.

The study has since been finalised and was the subject of a separate Planning Scheme Amendment to include an additional 16 places to the Heritage Overlay. This Amendment was gazetted on 22 October 2021.

4.5.3 Parking

The City's proposed approach to car parking was well supported by those submitters that took the time to read the Parking Futures Action Plan. There was broad agreement that this approach is more visionary, contemporary and flexible. Submitters noted that parking would still be added to the City Centre as part of most developments, but it would be added at a rate that was appropriate for each development, not what an arbitrary figure in the planning scheme dictated. It also would remove the planning permit trigger for existing buildings, which is a small but significant barrier to small businesses wanting to start up in an established building.

4.5.4 Public domain

A series of internal discussions were held to develop public domain input to the *CCP*. These meetings highlighted the integral value and importance of the public domain to the identity, character, function and overall success of the Bendigo City Centre. The primary outcome was to develop design principles for the public domain which would in turn inform the content of *CCP*. An additional outcome was to identity completion of design guidelines for the City Centre public domain as an action in the *CCP* (noting that some work in this area had previously been undertaken, but not finalised, by the City in the early 2010s).

Note: The *Bendigo City Centre Public Domain Design Guidelines* (the Guidelines) were prepared and finalised over two years from July 2020. A draft was completed in late 2021 and trialled until the first quarter of 2022. The Guidelines were finalised in the last quarter of 2022.

4.6 Register of stakeholder engagement

A summary of the engagement and consultation that has contributed to the development of the Plan and its background documents is provided in Appendix I.

5 Strategic directions adopted for the City Centre

5.1 Overview

This section provides a summary of the following strategies which were adopted by Council in May 2020:

- *Bendigo City Centre Plan* (2020)
- *Bendigo City Centre Parking Futures Action* Plan (2020)
- *Bendigo Heritage Study – Stage 1 (Individual Listings), Volumes 1 & 2* (2020)

5.2 City Centre Plan

5.2.1 Overview

The *Bendigo City Centre Plan (CCP)* is a strategic plan to help manage, influence and facilitate change, in accordance with the latest information, academic research, Council adopted policies and State planning policy directions. Structured around four key themes, the Plan recommends built form directions, namely building height and setback arrangements, and includes an implementation matrix comprising 18 actions (discussed further below).

The Plan places a strong focus on facilitating medium scale mixed use buildings similar to the traditional historic buildings of the City Centre and similar to those that have recently been built, are under construction, or have been granted planning approval. There is also considerable opportunity to continue the adaptive re-use of upper levels of heritage buildings, which is something that started around the turn of the century.

The Plan recognises that this reuse trend has slowed due to the barriers to undertaking such projects, in terms of infrastructure limits, restrictive planning controls (particularly around parking) and building regulation issues but that some of the City's more challenging development sites might now become viable. The Plan identifies changes that are needed to facilitate this type of development some of which are planning related while others are infrastructure related.

5.2.2 Vision

Development of the *CCP* involved revisiting and revising the vision that was developed as part of the *2005 Bendigo CBD Plan (CBD Plan)*.

Because the fundamental strategic directions and vision of the CBD Plan remain robust and relevant, it has only been necessary to refine the existing wordy vision with a shortened version (see page 11 of the *CCP*).

A new 'one sentence' version has also been prepared as follows:

The Bendigo City Centre will be a vibrant regional mixed-use destination for businesses, employment recreation and a home for people.

5.2.3 Goals

To support the vision, the following set of eight overarching goals for the City Centre were developed:

1. Facilitate redevelopment to strengthen the role of the City Centre as an important regional mixed-use hub and tourist destination.
2. Encourage local retail and businesses to activate the core commercial areas, increasing activity and surveillance.
3. Ensure high quality building design, height, layout and setback controls that encourage development, yet are sensitive to existing heritage sites.
4. Create a public realm that is accessible, safe, connected and enjoyable.
5. Facilitate and lead a transition to more active and sustainable transport modes.
6. Encourage environmentally sustainable design for all new development.
7. Incentivise development that contributes to the growth and diversity of land use in the City Centre.
8. Encourage more people to live-in inner-city areas.

5.2.4 Precincts

In order to apply the vision and goals, it is necessary to consider the activity centre as an agglomeration of smaller complementary precincts.

In the *CBD Plan,* 11 precincts were identified. Despite the size of the *CCP* covering a larger area than the Study Area of the *CBD Plan*, the number of precincts has been reduced to nine (see Figure 5).

Each precinct is described by name and with an accompanying vision statement and directions for its development.

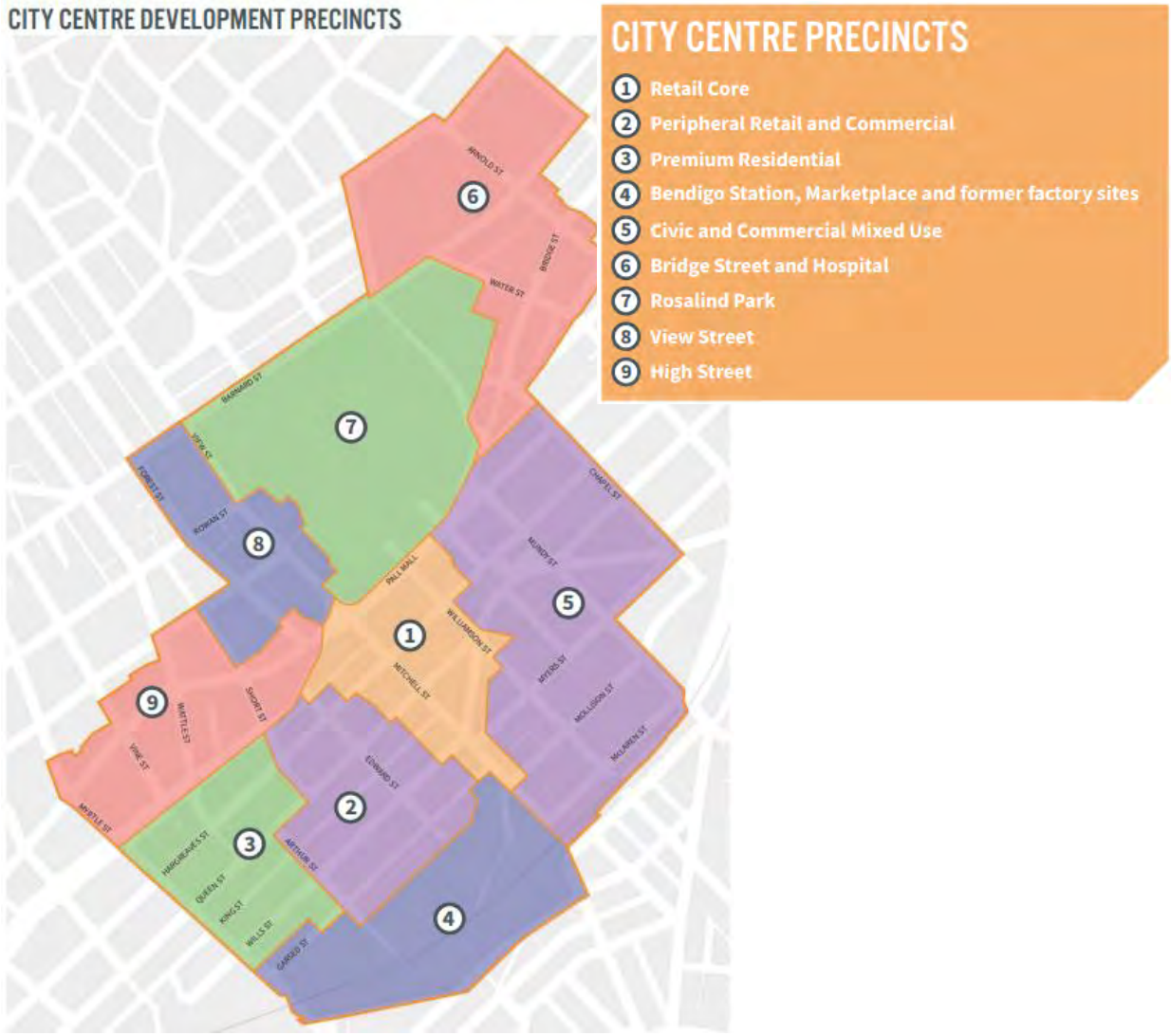


Figure 5 Bendigo City Centre Plan Precincts

5.2.5 Building heights

The *CCP* recognises that the height and scale of the City Centre's buildings are among its most defining features and influences. The *CCP* states that a mix of building heights, including appropriately-scaled taller buildings, is integral to creating a mixed use, compact, dynamic and sustainable City Centre.

Compared to the *CBD Plan*, preferred building heights are increased across some areas of the City Centre. These increases are of a scale that is suited to Bendigo's established urban form (i.e. generally five or six storeys or around 20 metres). They are responsive to some of the City's important heritage buildings and the scale of development that was occurring prior to the City's economic downturn in the first half of the 20th Century.

While the updated preferred maximum building heights (see Figure 6) were determined following a high-level assessment of existing built form, urban context, and logical development opportunities, the *CCP* is unequivocal in emphasising that the ultimate determination of the appropriate building height for an individual building must first and foremost take site context into consideration.

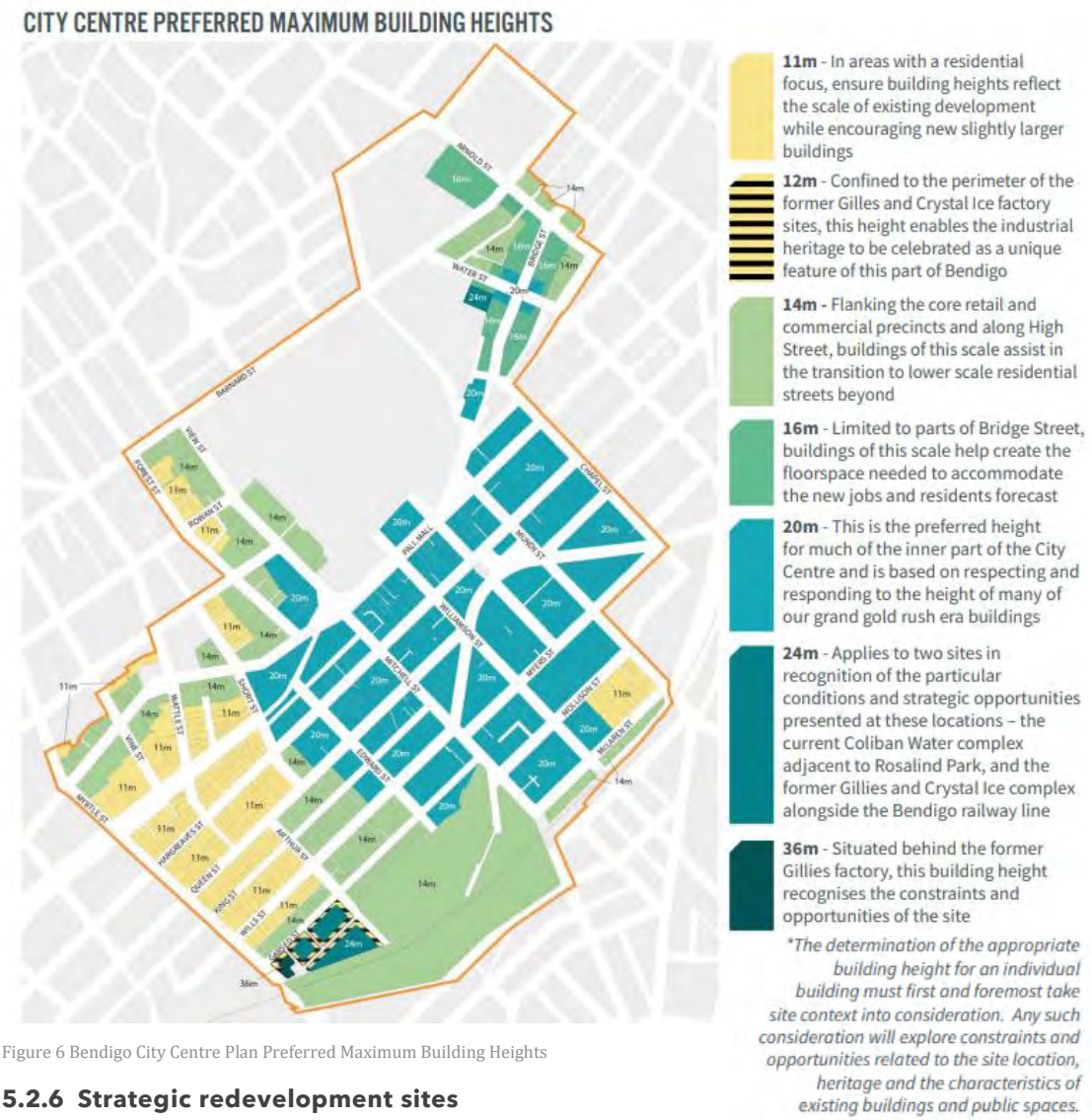


Figure 6 Bendigo City Centre Plan Preferred Maximum Building Heights

5.2.6 Strategic redevelopment sites

The City has reviewed every parcel within the City Centre boundary for its potential to contribute new or evolved land uses, or floorspace in the future.

While many of the established residential properties are expected to remain relatively unchanged for decades to come, the households living within them are expected to change in composition if nothing else. Population forecasts for the City Centre indicate an increase over time, including an increase in the number of households of one or two people. These households are expected to be attracted to the new housing offer provided by multi-level mixed use buildings, both new and in converted heritage buildings.

Opportunities for larger-scale, multi-use redevelopment have been identified in the *CCP* precinct maps as ‘strategic redevelopment sites’.

The block bounded by Market, Mundy, Myers and St Andrews contains examples of such adjacent to the GovHub (Galkangu) office building and has been long advocated as a future consolidated car park site. This is being investigated, and it is agreed that a part of this block is suited to this purpose. Even so, it leaves plenty of opportunities for new development, either on existing at-grade car parks, or on sites that have low quality buildings on them.

Other large scale, but longer-term private sector opportunities have been identified at the former Gillies Pie's factory site and the adjacent former Crystal Ice factory. Both sites contain elements of industrial (food manufacturing) heritage combined with large parcels of unencumbered land. The Gillies site is owned by a developer, who has indicated a preference for a large-scale residential project in the future, while the Crystal Ice site is owned by a large-scale superannuation retail property trust. While these are both considered long term opportunities, should the nearby Bendigo Station precinct be redeveloped into a transit-oriented development precinct (as outlined in a draft master plan prepared by the owners) then the broader precinct may come to life sooner.

There are many other sites that have the potential to be an 'opportunity site', should they be sold to a motivated purchaser. Many of these have buildings on them already, some may have constraints or be located adjacent to heritage buildings that will require careful consideration to ensure that the new development contributes to the character of the broader precinct. However, many will remain in the ownership of a more passive landowner and may not see much investment in them for some time.

Note: the subsequent Urban Design Framework process provided the opportunity to carry out a more detailed assessment of strategic sites, building on the recommendations of the *CCP* (see section 7.5).

5.3 Parking Futures Action Plan

5.3.1 Overview

The *Parking Futures Action Plan 2020* (the Action Plan) was prepared by specialist traffic and parking professionals MRCagney concurrently with the City's preparation of the *CCP*.

The Action Plan acknowledges the role that the City plays as a manager, planner and provider of car parking in the City Centre and includes seven core objectives to communicate a definition of success for car parking management outcomes, broader transport goals, and the creation of a successful and vibrant City Centre.

An ambitious report which draws heavily on North American evidence-based approaches to planning for car parking, the Action Plan culminates in the following highly researched and targeted 'big three' actions (emphasis added):

- Charge the right price for parking
- Remove off-street parking requirements
- Spend parking revenue to improve public services on the metered streets

The Action Plan replaces the *Bendigo CBD Parking Strategy* (2008) in supporting future decision-making relating to car parking.

5.3.2 Background

The City's existing plan for transport, the *Integrated Transport and Land Use Strategy 2015* (*ITLUS*), supports a new strategic approach to meeting the future transport, development and housing needs of Greater Bendigo.

The *ITLUS* sets out a new framework and direction for integrating transport and land use planning, reducing the reliance on operating private vehicles for daily tasks, and making the best possible use of the available infrastructure to meet the city's future traffic demands.

Critically, the Action Plan builds on the *ITLUS* to directly influence car parking management with a focus on improving sustainable transport, creating a vibrant public realm, and providing greater flexibility and reduced costs for commercial and residential properties.

5.3.3 Methodology

Development of the Action Plan involved the following:

- An assessment of car parking demand in the Bendigo City Centre
- An audit of the City's car parking facilities
- A review of Council adopted documents and established policy
- A review of international best practice approaches to car parking management and case studies, and
- Analysis of planning applications for developments between 2012 and 2018.

5.3.4 Key findings

<u>Supply</u>

Across the City Centre there are over 11,400 parking spaces that occupy close to 40 hectares or 100 acres of land. Around 3,600 (approximately 32 per cent) of these parking bays are located 'on-street' with the remaining 7,800 (68 per cent) being located 'off-street' in a combination of large public car parks or on private land.

Of the 11,400 parking bays, 2,259 (about 20%) are in paid parking areas. Another 1,893 bays are in time restricted areas (where there are time restrictions but no fees) and the remaining 7,000 or so bays (over 60%) are either in unrestricted areas or on private land for use by residents, tenants, customers or visitors.

Moderation of over-supply

Analysis of planning applications for developments in the City Centre between 2012 and 2018 show that a total of 29 applications were granted that involved waiving the standard minimum parking requirements and confirmed that the City Centre would today have an additional 1,800 parking spaces if parking requirements under the planning scheme were strictly adhered to (assuming all proposed developments proceeded).

Demand

Data on the occupancy and management of parking across the City Centre has also identified that the core commercial part of the City Centre is operating at high occupancy (slightly above the optimal range of 80-85 per cent), but the surrounding areas have significant capacity (below the optimal range).

Existing car parking demand data shows that in paid parking areas the occupancy varied between 49.3% and 66.9%. This indicates that on the survey days there were plenty of available parking spaces. However, review of the data for each street indicates that vacant spaces were not spread evenly across the precinct with some streets at much higher occupancy, while others were quite low. Overall the data suggests that there is significant capacity to cater for any future growth in parking demand.

With regard to the ratio of floorspace to car spaces, analysis across the City Centre indicates that there is currently one car space for every 50sqm of floorspace which is around half the floor area that could be supported by a regional city centre (with limited public transport options) for this amount of car parking (based on a nominal one car space for every 100sqm). This figure is further contextualised with the example of a capital city, like the Melbourne CBD (with quality public transport options), where the ratio is around 1 car space for every 500sqm of floorspace.

Reducing the parking to floor area ratio

The *Action Plan* proposes two main approaches to gradually move the City Centre from a 1:50 car parking to floor space ratio to a 1:100 ratio.

The first is to incrementally convert a small number of on-street parking bays each year to other uses. The second, which forms part of Amendment C279gben, is to stop adding an oversupply of parking to the system as part of new development approvals.

The *Action Plan* suggests that the most common way to address the latter point is to remove the minimum parking requirements from the Planning Scheme and leave it to the private sector to decide how much parking they need to provide in order for their development to be successful.

5.3.5 Relevant actions

Actions 7 and 8 of the Action Plan are of particular relevance to the Amendment:

- (Action 7) Remove minimum car parking rates from the City of Greater Bendigo Planning Scheme. The number of parking bays provided would no longer be a planning permit consideration and it would be left to the private sector to provide the right amount of parking for new developments to work. This approach is supported by research and is the one action that cities that want to prosper in the future must take.
- (Action 8) Remove the cash-in-lieu scheme from the Greater Bendigo Planning Scheme. This would no longer be required, as the number of parking bays to be provided is determined by the private sector rather than the Planning Scheme. New multi-deck parking facilities should be financially viable without the need to 'tax development' to fund them.

5.4 Bendigo City Centre Heritage Study (Stage 1 – Individual Places)

5.4.1 Overview

The City's first heritage study, the *Eaglehawk and Bendigo Heritage Study* (Graeme Butler, 1993), examined only part of the City Centre, leaving other parts vulnerable to undesirable change. In order to provide clear direction for the future growth of the City Centre, it was necessary to better understand and manage the area's heritage assets, both known and unknown.

In 2016, the City embarked on the ambitious *Bendigo City Centre Heritage Study* project to address gaps that exist in the application of the Heritage Overlay in Bendigo's City Centre, both in terms of geographic coverage and the provision of reliable heritage information. Several years later, it was decided to split the Study into two stages: the first examining individual places and the second examining precinct places.

The *Bendigo City Centre Heritage Study Stage 1 – Volume 1 (Key Findings and Recommendations)* and *Volume 2 (Individually Significant Places)* (the 'Stage 1 Study') was prepared by Context in 2020.

5.4.2 Findings

The Stage 1 Study provides a heritage assessment of 25 individual places in the City Centre against the established HERCON Criteria. It identifies a total of 18 individual places that meet the threshold for local significance and recommends their protection through the application of the Heritage Overlay.

The Stage 1 Study was adopted by Council in May 2020. Council officers implemented the Stage 1 Study through Amendment C235gben to the Greater Bendigo Planning Scheme. The amendment applied the Heritage Overlay to 16 places within the Bendigo City Centre. The Amendment was Gazetted on 22 October 2021.

5.4.3 Strategic directions

The implementation of the Stage 1 Study completed Action 7 of the *CCP*. The Stage 1 Study also recommended that the Stage 2 Study be undertaken to review the boundaries, gradings and citations for the precincts in the City Centre (the Bendigo Civic and Commercial Precinct (HO3) and the Rosalind Park Precinct (HO10)) and that heritage design guidelines be created specifically for the City Centre. These recommendations align with Actions 9 and 8 of the *CCP*, respectively.

6 Implementation of strategic directions

6.1 Overview

The *Bendigo City Centre Plan* (*CCP*) contains the following 18 implementation actions and proposes that these be implemented over three years following Council adoption, as detailed in the table below (see Figure 7).

	ACTION
A1	Continue to progressively implement the Transforming the Bendigo City Centre Action Plan 2018 including developing supporting prospectus materials to promote business development opportunities in the City Centre including Hargreaves Mall for outdoor dining.
A2	Utilise the Commercial Land and Activity Centre Strategy and more recent commercial floorspace demand assessments when considering changes to the planning controls.
A3	Investigate planning controls that would facilitate the transition of land south of Short Street to Myrtle Street to a residential focus.
A4	Implement the Public Open Space Contributions Policy (to be completed in 2020) - as per the recommendation in the Greater Bendigo Public Space Plan 2019.
A5	Investigate and address the barriers that are restricting more inner city residential development from occurring.
A6	Establish a working group to assist with lobbying for funding and work with the State Government and servicing agencies to develop a City Centre Infrastructure Study.
A7	Implement the City Centre Heritage Study Stage 1 by applying the Heritage Overlay where recommended.

	ACTION
A8	Update the Bendigo Heritage Design Guidelines to include a commercial development section.
A9	Complete the Bendigo City Centre Heritage Study – Stage 2, to investigate changes to heritage precincts in the study area.
A10	Continue to implement the *Walk, Cycle Greater Bendigo Strategy 2019* and work with the Department of Transport regarding key pedestrian crossings.
A11	Investigate whether appropriate planning controls could be implemented to facilitate mid-block linkages or work with relevant land owners to form an agreed approach to delivering an expanded network of lanes and arcades.
A12	Work with the Department of Transport to review central city bus routes to better service the City Centre.
A13	Work with Department of Transport and users of the Bendigo City Centre on an Access and Movement Plan to identify changes needed to increase accessibility and movement into, out of and across the City Centre.
A14	Work with Regional Roads Victoria to design and install City Centre bypass directional signs.
A15	Implement the recommendations of the Bendigo City Centre Parking Futures Action Plan.
A16	Continue to implement the *Rosalind Park Recreation Reserve Precinct Masterplan and Management Framework 2014*.
A17	Work with the Department of Transport and the City's Public Space Design and Engineering units to develop Bendigo City Centre Public Realm Guidelines.
A18	Compile the background strategic work, including Urban Design Guidelines needed to support an amendment to the Greater Bendigo Planning Scheme to implement the Bendigo City Centre Plan.

Figure 7 Bendigo City Centre Plan actions

While all of these actions are important to the successful revitalisation of the City Centre, Action 18 – compiling background strategic work to support a planning scheme amendment – has driven the preparation of the subject Amendment C279gben, which itself involves a series of parallel actions from the *CCP*, as follows:

- Action A2 – Floorspace demand assessment (Economic assessment)
- Action A3 – Planning controls for land south of Short Street to Myrtle Street
- Action A7 –City Centre Heritage Study implementation
- Action A8 –Bendigo Heritage Design Guidelines update

- Action A9 –Bendigo City Centre Heritage Study – Stage 2 implementation
- Action A15 –Parking Futures Action Plan implementation.

Each of these actions are discussed in turn within this section of the report.

Also provided in this section is the strategic justification for other notable changes in strategic direction from the *2005 Bendigo CBD Plan* to the *CCP*.

6.2 Integrated Economic Assessment and Planning Review (Floor Area Demand Analysis)

6.2.1 Overview

An economic assessment was commissioned to ensure that land use planning and urban design parameters are practical, viable and will optimise development outcomes for the Greater Bendigo market. The primary aims of the assessment were:

- To test the viability of planning and urban design controls proposed for the City Centre against a market and land use assessment.
- To recommend modifications and improvements to the proposed land use planning and urban design outcomes for the City Centre.

SGS Economics and Planning, supported by Savills, undertook the assessment and review.

The process of analysis to develop recommendations is summarised as follows and is illustrated in Figure 8 below:

- An assessment of baseline (current) population, employment and floorspace is undertaken.
- Based on employment and residential growth scenario a floorspace demand is created.
- Outputs of number of dwellings required and level of increase of employment type can then be derived.
- From this, floorspace ratios are used to determine forecast demand in floorspace.
- A review of the current landscape in relation to development and feedback from the development sector is carried out.
- This, in combination with inputs from the City of Greater Bendigo, has helped inform initial growth over the next five years.

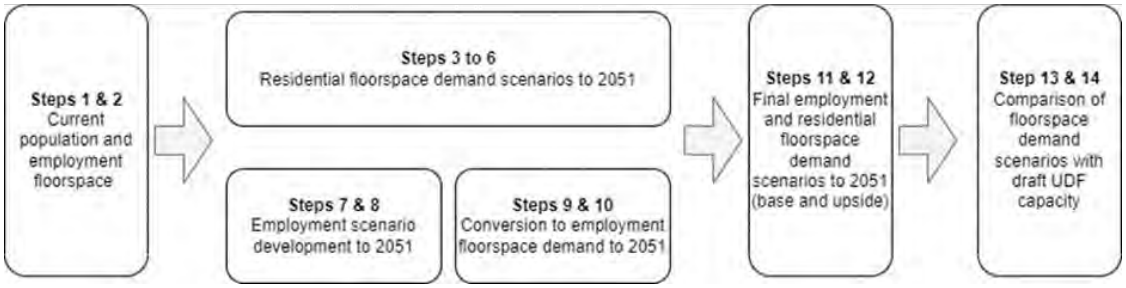


Figure 8 Stepped process of economic assessment and planning review

6.2.2 Findings

Residential floorspace

The current (2021) population of Central Bendigo (Bendigo City Centre) is 1,107. The forecast growth within Central Bendigo is projected as +390 (base case scenario) and +2,934 (upside case scenario).

The forecast number of people per household in 2051 is 1.97. The current housing vacancy rate is 16 per cent.

Based on forecast population, household size and vacancy rate, the number of dwellings required in Bendigo City Centre will increase from the 541 dwellings in 2021 to: 715 dwellings (base case scenario) and 1,896 dwellings (upside case scenario)

The approximate floor size for a two-bedroom apartment is 90sqm gross (80sqm net). The current sqm of floorspace for residential is 71,699sqm. Based on the increase in dwellings, in 2051 the forecast floorspace will increase by +15,609sqm (base case scenario) and +121,943sqm (upside case scenario).

Employment floorspace

Within the Central Bendigo (Bendigo City Centre) the number of jobs in 2021 was 15,120. The forecast growth within Central Bendigo has been calculated as 23,143 (base case scenario) and 26,065 (upside scenario).

Based on forecast jobs, by 2051 Central Bendigo will require: 220,045 sqm employment floorspace (base case scenario) and 299,176 sqm employment floorspace (upside case scenario). This is based on a projected average floorspace requirement of 28 sqm per job. Figure 9 below depicts the projected breakdown of employment floorspace according to land use category.

	Base Case	Upside Case
Office	39,333	54,635
Entertainment	13,546	19,972
Accommodation	12,279	18,153
Retail	21,347	33,545
Health	91,976	118,611
Education	35,546	45,699
Other - Notional	6,018	8,561
Total	**220,045 sqm**	**299,176 sqm**

Figure 9 Employment floorspace projections by land use category

Total floorspace demand for Bendigo City Centre

Floorspace demand related to residential land uses and employment land uses respectively is summarised in Figure 10 according to 'base case' and 'upside case' scenarios.

	Base Case	Upside Case
Residential	15,609	121,943
Employment	220,045	299,176
Total	**235,654 sqm**	**421,199 sqm**

Figure 10 Floorspace demand according to scenario

Floorspace capacity provided by the Bendigo City Centre Urban Design Framework

The capacity of the City Centre is created in principal by the cumulative redevelopment potential of identified strategic sites, numbering over 70, and which are dispersed across the City Centre. Each of these sites was identified according to a series of pre-set criteria identified as important determinants of development viability and capacity, e.g. the absence of constraints such as heritage controls (see section 6.6.1.6). The additional floorspace capacity of the strategic sites is 368,335 sqm. This is a net (rather than gross) figure which includes a 20% decrease applied to account for services, amenities, private open space, etc.

In addition to the substantial floorspace capacity provided by the strategic sites, a considerably larger floorspace capacity still is provided by the balance of sites across the City Centre (784,965 sqm). A percentage of these sites are expected to be developed over time, however because they tend to be smaller and more complex to develop due to a range off constraints, their cumulative contribution to meeting floorspace demand is likely to be less than that of the strategic sites. These conditions may change if particular barriers to development can be overcome.

6.2.3 Strategic justification

The assessment demonstrates that there is a projected longer term (up to 30 years) demand for floorspace in the Bendigo City Centre that must be accommodated by strategic planning and consequential updates to planning controls, as recommended by Amendment C279gben.

The assessment also demonstrates that built form capacity provided by the Urban Design Framework (*UDF*) in total is more than adequate to meet projected floorspace demand. When limited to/focussed on strategic sites only, the assessment shows capacity to be sufficient to accommodate forecast growth in floorspace according to a base case scenario, and to be slightly undersupplied according to an upside case scenario. In the latter case, the considerable additional capacity across the balance of City Centre sites is considered ample to meet total projected demand.

The approximate equivalence between the *UDF* and both the base case floorspace demand (slight overprovision) and the upside case (slight under provision) is significant. Given that the identified strategic sites represent the probable focus for development and new floorspace provision over the next several decades, the assessment demonstrates that the proposed planning controls, based in part of the recommendations of the *UDF*, are a well-balanced and appropriate response to preserving the intrinsic urban form qualities of Bendigo City Centre and to the mixed development opportunities and constraints that this urban environment presents.

6.3 Planning controls for land south of Short Street to Myrtle Street

6.3.1 Overview

Action 3 of the *CCP* is to investigate planning controls that would facilitate the transition of land south of Short Street to Myrtle Street to a residential focus. This area, which is bounded by Bendigo Creek to the north, Myrtle Street to the west, Garsed Street (part) to south and Arthur and Short Streets to the east, is identified as Precinct 3 – Premium Residential in the *CCP*.

The precinct comprises a mix of dwellings, predominantly traditional late 19th century and early- to mid-20th century buildings. A substantial proportion of dwellings has been converted into premises for small scale professional and personal services. These are primarily located toward the City Centre core to benefit from this proximity.

The *CCP* recommends that this precinct should evolve from its current mix of dwellings and converted dwellings into an inner city residential precinct with a strong, preserved heritage character of traditional buildings in private gardens.

6.3.2 Strategic justification

There are three primary aspects to the strategic rationale for the recommendation in the *CCP*:

- Providing and maintaining high quality residential living opportunities in close proximity to the City Centre core.

The large number of existing residential dwellings within the inner city residential neighbourhood comprising most of Precinct 3 is of strategic importance relative to the functioning of the wider City Centre. These dwellings were originally designed for and are ideally suited to family living. Collectively, they provide a substantial catchment of residents within close walking distance of the City Centre core (maximum 800 metres or 10 minutes travel time). Larger lot sizes in this area also carry the potential to increase the residential catchment with appropriately sited and scaled infill.

- Preserving and enhancing the heritage values and landscape character of the precinct.

The land use pattern comprising detached dwellings on larger lots and within a garden landscape setting (the combination of vegetated private gardens and public streetscapes) is notable and important. Some quite significant impacts associated with dwellings being converted to professional and personal services on the character of some parts of the precinct can be observed. The foremost of these are expectations and requirements for the provision of on-site car parking and access, which tend to result in the removal of large areas of garden and permeable surfaces, as well as the loss of large and small trees. Encouraging the relocation of existing and avoiding new instances of adaptive re-use will help to preserve and enhance the garden landscape setting of the precinct.

Furthermore, the development of dwellings in this precinct is required to respond to the existing heritage character and to make a positive contribution with high-quality, contemporary residential architecture in a landscaped setting.

- Promoting and prioritising Precinct 1 - Retail Core and Precinct 2 – Peripheral Retail and Commercial as the preferred location for small-scale professional and personal services.

Existing businesses within Precinct 3 can and will continue to operate from adapted residential buildings, however it is preferable for them to progressively relocate into the commercial spaces of buildings, including the often under-utilised upper levels, in the Retail Core or Peripheral Retail and Commercial precincts. This will assist daytime activation of these areas and lead to a higher rate of commercial floorspace utilisation in the City Centre.

6.4 Heritage

Three actions of the *CCP* are focussed on heritage, underscoring the importance of the built environment and economic and social history of central Bendigo, and the City's concern to appropriately protect these qualities in the interest of the current and future generations:

- Action 7 – Implement the City Centre Heritage Study
- Action 8 – Update the Bendigo Heritage Design Guidelines
- Action 9 – Complete the Bendigo City Centre Heritage Study – Stage 2

These three actions have been completed and are detailed below.

Action 7 – Implement the Bendigo City Centre Heritage Study

Council officers implemented the Stage 1 Study through Amendment C235gben to the Greater Bendigo Planning Scheme. The Amendment applied the Heritage Overlay to 16 places within the Bendigo City Centre. The Amendment was Gazetted on 22 October 2021.

Action 8 – Update the Bendigo Heritage Design Guidelines

The City Centre Urban Design Framework (*UDF*) includes heritage design guidelines to assist in the design of urban development in the City Centre. This includes providing guidance for the conservation and redevelopment of heritage places in the City Centre. The existing Bendigo Heritage Design Guidelines document therefore do not need to be updated for the City Centre.

Action 9 – Complete the Bendigo City Centre Heritage Study – Stage 2

The *Bendigo City Centre Heritage Study Stage 2: Precincts – Phase 1 and 2* was completed by RBA Architects+ Conservation Consultants in March 2022.

The Stage 2 Study report recommends the following:

- Revise the Bendigo Civic and Commercial Precinct (HO3) to create two precincts, the Grand Boulevards and Hargreaves Street and Environs
- Excise the Upper Reserve from the Rosalind Park Precinct (HO10) to create a stand-alone precinct.
- Apply the Heritage Overlay to four new individual heritage places:
    - Sharland's Surgery & Residence (Former) 391 Hargreaves Street, Bendigo
    - Belfast Store (Former), 402 Hargreaves Street, Bendigo
    - Carolin Warehouse and Store (Former), 95 Mitchell Street, Bendigo
    - BCM Butter Factory (Former), 62 Queen Street, Bendigo

Amendment C279gben implements the recommendations of the Stage 2 Study.

6.5 Parking

6.5.1 Overview

Action 15 of the *CCP* seeks to implement the recommendations of the *Bendigo City Centre Parking Futures Action Plan* (the *Action Plan*). The *Action Plan* provides a strategic basis for the proposed revision of the existing Schedule 1 to the Parking Overlay (PO) as documented in this report. Adopted by the Greater Bendigo City Council on 6 May 2020, the *Action Plan* was prepared to assist Council to make informed strategic decisions relating to parking in the City Centre. The following is one of the 'big three' actions of the plan:

> *Commence an amendment to the Greater Bendigo Planning Scheme to remove Parking Minimums to help stimulate development and jobs growth.*

This action formed the basis of the City's review of its two existing PO schedules. The City currently has two schedules to the PO: the 'Bendigo City Centre' (PO1) and the 'Bridge Street Activity Area and Health Precinct' (PO2). The extent of PO1 and PO2 are shown in Figure 11 relative to the proposed Activity Centre Zone (ACZ) boundary.



Figure 11 Extent of existing Parking Overlay (PO1 and PO2) relative to the Activity Centre Zone boundary

6.5.2 Summary of Schedule 1 to the Parking Overlay (PO1)

PO1 is based on the following background documents (listed in Section 9):

- *Bendigo CBD Parking Precinct Plan, 2009*
- *Bendigo CBD Parking Strategy, October 2008*

PO1 includes the following objectives (listed in Section 1):

> *To provide car parking in the Bendigo City Centre that promotes a vibrant and efficient use of urban space, encourages sustainable transport options and reflects the conditions, opportunities and needs of the area.*
>
> *To provide future parking through a combination of on-site and off-site parking, with preference for the provision of off-site public parking facilities in strategic locations.*
>
> *To provide for the collection of financial contributions to contribute to the construction of public car parking facilities.*
>
> *To implement sustainable transport initiatives which reduce demand for parking within the precinct.*

PO1 does not specify a planning permit requirement (Section 2) and Section 3 of PO1 varies the car parking rates of clause 52.06.

Decision guidelines for planning permit applications (erroneously referred to as application requirements) are included at Section 4.

Section 5 of PO1 provides a mechanism for Council to consider accepting a financial contribution-in-lieu of one or more car parking spaces being provided on-site.

No requirements of decision guidelines for a car parking plan (Sections 6 and 8) nor variation to design standards (Section 7) are specified.

No map is included within PO1.

6.5.3 Review of Schedule 1 to the Parking Overlay (PO1)

PO1 was directed by the *2008 CBD Parking Strategy* which has now been largely superseded by the Action Plan (i.e. where the study area of the Action Plan aligns with the extent of PO1).

A new schedule (PO3 – see below) is proposed to replace the extents of PO1 within the boundary of the ACZ. The extents of PO1 that occur outside of the ACZ boundary are to be retained.

6.5.4 Summary of Schedule 2 to the Parking Overlay (PO2)

PO2 is based on the following background document (listed in Section 9):

- *Hospital Precinct Structure Plan, September 2014*

PO2 includes the following objectives (listed in Section 2):

> *To provide car parking in the Bridge Street Activity Area and in the Health Precinct around the Bendigo Hospital Campus, in a balanced way which promotes the efficient use of urban space, encourages sustainable transport options and reflects the conditions, opportunities and needs of these areas.*
>
> *To provide future parking through a combination of on-site and off-site parking, with preference for the provision of off-site public parking facilities in strategic locations.*
>
> *To encourage healthcare uses to locate within the Bridge Street Activity Area and Health Precinct by applying reduced parking provision rates.*

To provide for the collection of financial contributions toward the construction of public car parking facilities.

PO2 does not specify a planning permit requirement (Section 2) and Section 3 of PO2 varies the car parking rates of clause 52.06.

Decision guidelines for planning permit applications (erroneously referred to as application requirements and recently amended per Amendment C247) are included at Section 4.

Section 5 of PO1 provides a mechanism for Council to consider accepting a financial contribution-in-lieu of one or more car parking spaces being provided on-site.

No requirements of decision guidelines for a car parking plan (Sections 6 and 8) nor variation to design standards (Section 7) are specified.

The area to which PO2 applies is shown in Figure 11.

6.5.5 Review of Schedule 2 to the Parking Overlay (PO2)

PO2 is based on the *2014 Hospital Precinct Structure Plan* which is more recent and distinct from the *2008 CBD Parking Strategy*.

The extent of PO2 has been excluded in part from the *Action Plan's* car parking occupancy survey (though is included in the *Action Plan's* analysis of floor areas relative to car parking provision).

On this basis it was recommended that PO2 remains in its current form with no changes.

This will also retain consistency with local policy at clause11.03-6L-02 ('Bendigo Hospital Precinct') which includes the following directions for car parking in the precinct:

The car parking provision requirements under Clause 52.06 are met.

Car parking areas are located at the rear of the site.

6.5.6 Proposed Schedule 3 to the Parking Overlay (PO3)

A new schedule (PO3) is proposed to form the primary control applied to the *Bendigo City Centre Plan* for the purpose of implementing the *Action Plan*, in particular the removal of minimum parking provision requirements. This schedule coincides with the geographic extent of the Activity Centre Zone (ACZ).

The area of Rosalind Park, to which PO1 currently applies but which is excluded from the ACZ, is proposed to be included within PO3. The rationale for this recommendation is that Rosalind Park was included in the *Action Plan's* car parking occupancy survey and that the strategic intent and statutory function of PO3 closely aligns with one of the key strategic aims of the *Rosalind Park Precinct Master Plan and Management Framework 2014* – a reduction in the extent and impact of parking on the public parkland.

6.6 Urban Design Framework

6.6.1 Overview

The *Bendigo City Centre Urban Design Framework (UDF)* has the primary purpose of providing strategic design direction to manage change in the urban environment, focusing on built form and related amenity and public domain outcomes.

The *UDF* addresses Action 18 of the *Bendigo City Centre Plan (CCP)* and progresses many recommendations across all four of its themes, in particular those of Theme 2: 'A contemporary city with heritage foundations'.

Figure 12 below provides a simple outline of the structure of the *UDF*.

Section	Pages	Purpose / content
1 Introduction	pp.4-7	Explains the purpose and objectives of the *UDF*, illustrates the study area, and explains the relationship of the *UDF* to other key planning documents.
2 Bendigo's Urban DNA – Existing Form and Character	pp. 8-11	An overview of urban design elements that are intrinsic to the urban form, character, dynamics and distinctiveness of Bendigo's City Centre, and in turn, provide a foundational context, baseline and rationale for urban design guidelines.
3 Urban Design Strategy	pp. 12-15	Highlights the most important and influential elements of urban design that are to be employed, individually and collectively, as driving forces for shaping its future of the Bendigo City Centre. These elements are organised in three main themes: • Activity and Built Form • Access and Movement • Public Domain
4 Urban Design Guidelines	pp. 16-35	Details the guidelines for the design of urban development, organised thematically
5 Precinct Design Directions	pp. 36-55	Expresses the vision and design directions for each of the nine precincts identified by the *Bendigo City Centre Plan*, in response to their particular characteristics, issues and opportunities.
6 Planning Scheme Implementation	pp. 56-57	Outlines the approach to statutory implementation of the *CCP* and *UDF*.

Figure 12 Summary of the Urban Design Framework structure

6.6.2 Summary and basis of key recommendations

6.6.2.1 Building height

Context

The predominant, historic built form of the Bendigo City Centre consists of low- to medium-rise buildings up to around six storeys (approximately 20-25m based on traditional floor-to-ceiling heights and including architectural features such as parapets). There are localised variations in height within this umbrella, creating a 'mosaic' of building heights across the City Centre.

Taller buildings above this umbrella, both historic and contemporary, create recognisable landmarks in various locations. These tend to be larger sites (e.g. Sacred Heart Cathedral), major street corners (e.g. Shamrock Hotel, new Bendigo Law Courts) and adjacent to more open areas of public space (Former Bendigo Post Office, Bendigo Bank Headquarters).

It is not uncommon to see taller and shorter buildings alongside one another, and without a jarring visual effect due to smaller difference in relative scale (i.e. one or two storeys relative to five of six storeys at most).

The valley topography of the City Centre also has a large influence on perceptions of building height; increasing the perceived effective height on higher ground, and moderating height toward and along the valley floor (i.e. closer to the Bendigo Creek).

Collectively, these aspects of building height are important and distinctive elements of the city's urban form and character.

Formulation of recommendations

Recommended building heights

Recommended building heights were assessed and developed primarily at street-block level and for individual sites in some circumstances. They are context responsive, with consideration given to factors including:

- The existing and future land use, character and development objectives of the wider precinct
- The scale, proportion and character of existing built form
- Development opportunities and enabling forms that reflect the precinct vision
- Transitioning and mitigating amenity impacts between land uses
- Local topography and elevation
- Height recommendations for adjoining street blocks
- The particulars of individual sites (e.g. constraints such as in situ or adjacent heritage places, identification as a strategic site, adjacency to public space, other site characteristics such as location and size).

The recommendations for building height have evolved iteratively over the course of the preparation of the *UDF* in response to a series of stages of review (see Figure 13). Additionally, Figure 14 illustrates the spatial evolution in building height recommendations. The final outcome included in the *UDF* is a mosaic-like pattern of recommended heights which reflects the historic pattern of variability across Bendigo City Centre.

The rationale building height recommendations at street-block level, and for individual sites (where applicable), is provided in Appendix G.

UDF Development stage	Summary of recommendations related to building height
Bendigo CBD Plan 2005 (Current Greater Bendigo Planning Scheme controls – DDO5)	Design and Development Overlay 5 (DDO5) provides for primarily medium scale buildings (12m), with higher scale buildings (20m) lining High Street/Pall Mall/McCrae Street, Edward Street and within the civic precinct on central Lyttleton Terrace. Elsewhere, low scale buildings (9m) are recommended. Note: the geographic area of the Bendigo CBD Plan and, by extension, DDO5, is significantly smaller than the Bendigo City Plan and related documents, hence there is a difference in the coverage of building height recommendations.
Bendigo City Centre Plan 2020	Provides an updated baseline of recommended building heights set based on high-level strategic review of existing built form, urban context and logical development opportunities Height recommendations are variously consistent with, or depart from, the preceding Bendigo CBD Plan 2005 (and DDO5). The most notable change is the increase in preferred maximum building height to 20 metres across a large area of the central City Centre. This is accompanied by a clear direction that appropriate building height for an individual building must first and foremost take site context into consideration.
Preliminary *UDF* development review	Changes to building height for over 20 areas, including several individual sites, were proposed. These were primarily height reductions in response to context considerations, in particular heritage sensitivity.
UDF review by Technical Working Group (TWG)	Concerns were raised regarding height recommendations in several locations, most notably: • Streetblock defined by McCrae Street and Farmer Lane • Lower View Street • Streetblock defined by Bath Lane and Hargreaves Street These were carried over for consideration into the review by heritage architects (see below).
Review by Heritage Architects[1]	Determined that in some situations the approach to building height was too conservative, whilst in others, a more careful response to heritage sensitivity was needed. A series of refinements were made in response.
Internal peer review[2]	Generally supportive of building height recommendations, noting that additional guidance was suggested to assist assessment of additional building height above preferred maximums.
External peer review[3]	Advises that an alternative approach to building height is appropriate, with two main guidelines:

	• An overall reduction by one-storey across 20m preferred maximum areas (i.e. to 16m), and • The use of established average street wall heights (on a street block by street block basis) as the reference point for permissible building height at the street edge, with balance height to be set back The blanket reduction in building height across the 20m preferred maximum was not supported due to both the internal peer and heritage architect reviews which recognised the important heritage context which is a mosaic of rise and fall of heights across the skyline. More detailed information on heights is contained in Appendix G of this report.
Refinement following economic assessment	The economic assessment (refer section 6.2) findings have helped to guide the setting of urban design recommendations that strongly influence floor space capacity, in particular maximum building heights and for site cover.

[1] RBA Architects, [2] City of Greater Bendigo Urban Designer, [3] Former City of Greater Bendigo Architect

Figure 13 Summary of the evolution of building height recommendations

Heights are stated predominantly as preferred maximum building heights (i.e. they are not mandatory) with one exception – lower View Street within Precinct 8, where mandatory maximum building heights are proposed to be applied (see Section 7.1.8 for explanation regarding corresponding rationale).

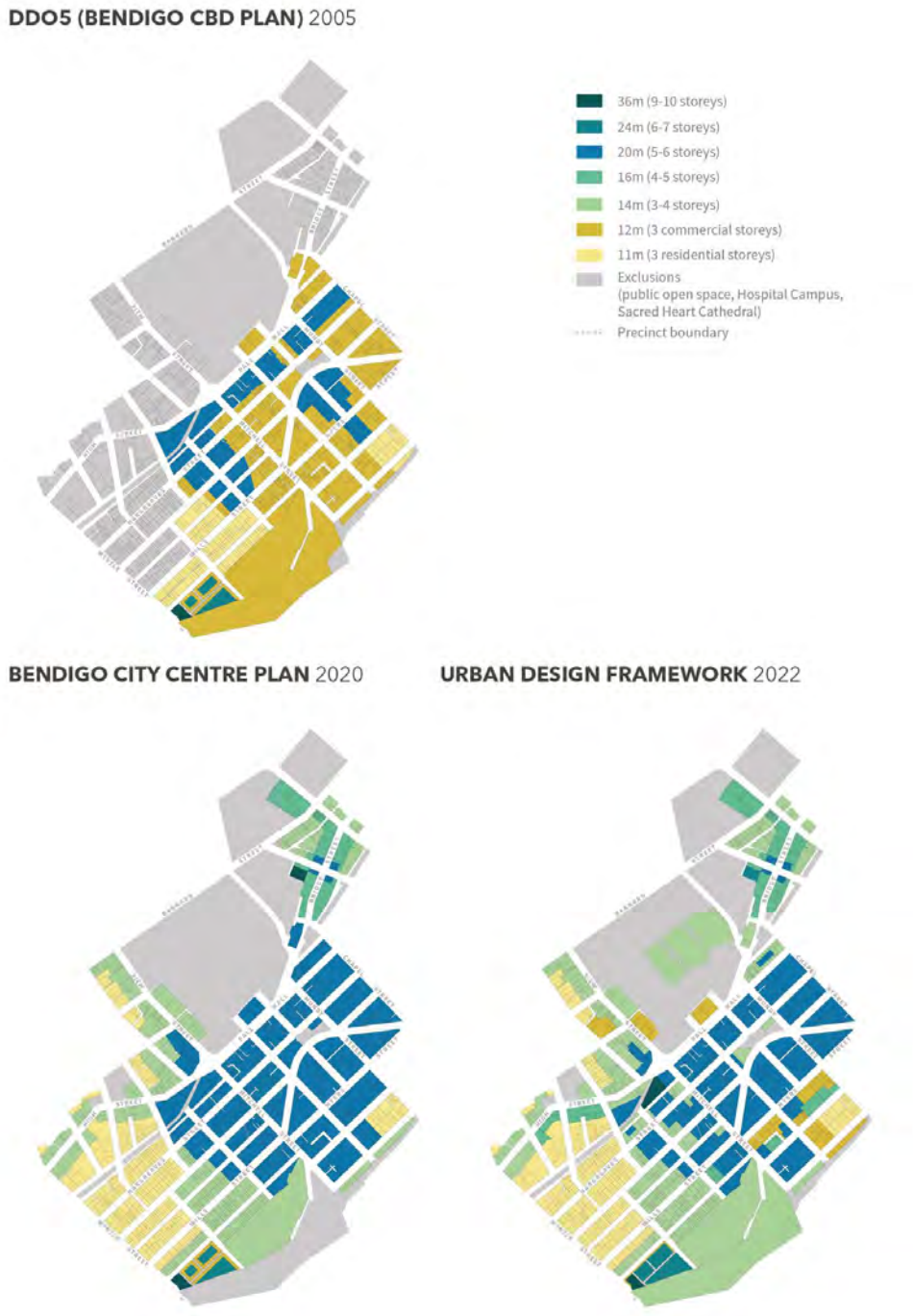


Figure 14 Comparison of DDO5 building height controls with CCP and *UDF* recommended heights

Building height above the preferred maximum

Historically, development proposals for the City Centre sites have tended to be smaller-scale developments that represent an under-development relative to actual development potential and relative to planning controls once applied post-2005. This dynamic has shifted considerably over the last two decades and in particular in the last few years, with a number of proposals seeking additional building height above existing planning controls.

In response, provisions are included in the *UDF* to allow and to guide consideration of taller buildings with additional building height above the preferred maximum, in certain circumstances.

The parameters for this are principally centred on additional height in exchange for delivery of public benefit (e.g. creation of public through-block links and investment in public domain works), as well as for particular sites (e.g. strategic sites) This was determined following internal discussion, review of controls in other municipalities and also of the report to the Victoria Government by MGS Architects entitled *Measurable criteria to assess development applications exceeding preferred heights - Analysis and recommendations* (August 2018).

The amount of additional height that may be considered is intentionally not prescribed. The *UDF* states, however, that any additional height sought should be proportional and reasonable relative the scale and type of development and responsive to the site context.

6.6.1.2 Street walls

Context

The important function of enclosing and defining public streetscapes and other public spaces is provided by the street walls created by the facades of adjoining buildings. In Bendigo City Centre, most buildings, regardless of overall height, have a vertical street wall without upper level setbacks. There are few exceptions which are typically contemporary buildings (e.g. Apartments at the of corner Mitchell/Mollison Streets [tiered upper levels], Bendigo Bank Headquarters [recession of some upper levels on the Bath Lane façade], the new Bendigo Law Courts [street setback with ground floor podium]). The building and/or upper level setbacks associated with these examples reflect site specific considerations (e.g. solar access to Bath Lane in the case of the Bendigo Bank Headquarters) and/or and functional design response related to the use of the building (e.g. provision of upper level private terraces with solar access in the case of the Mitchell/Mollison Street apartments, and in the case of the Law Courts, special court functions and the concept of a civic building 'in the round'). The vertical street wall is therefore an intrinsic and distinctive element of Bendigo's urban and built form.

Formulation of recommendations

Vertical street walls are preferred for new buildings as a means to reflect and reinforce the traditional built form, and hence overall urban form, of the Bendigo City Centre.

Upper level setbacks to street walls that produce a stepped or podium-style building form are uncharacteristic of Bendigo's traditional built form and so are not preferred as part of the City Centre's character.

These setbacks are often the result of a design response to requirements to mitigate amenity impacts (i.e. overshadowing) on public streets and spaces.

Such mitigation is less of a priority in Bendigo for several main reasons:

- Preferred maximum building heights are relatively low (typically up to around 20m), and are relative to the street width
- Streets are quite wide (typically 31m)
- The orientation of the street grid is aligned 46 degrees off true north
- Notwithstanding the above, the prevailing hot, dry climatic conditions of Bendigo tend to favour more (rather than less) shadowing of public space to make these areas more comfortable to occupy.

There are likely to be situations where an exception to the vertical street wall requirement is appropriate. This is stated in the *UDF* and some examples of situations where this may be appropriate are specified - principally narrower streets such as laneways and the few examples of 20m-wide streets.

It is also noted for clarification that the vertical street wall requirement is not intended to prevent or unreasonably limit the architectural articulation, nor the activation (e.g. with balconies, etc) of building facades addressing streets or other public spaces.

6.6.1.3 Heritage street walls

Context

Heritage street walls relate to a heritage place, or series of heritage places (significant and/or contributory), which form the street wall, or part of the street wall. These situations require a particular built form response by development due to heritage values.

Formulation of recommendations

Different benchmarks have been set for significant heritage places and for contributory heritage places. A higher standard of response is applied to significant heritage places. The three-dimensional building form, including significant and/or distinctive features of the heritage place, is to be preserved by the setback distance of any new development. This will result in the need for very different development setbacks in these situations.

For contributory heritage places, a minimum setback distance of 4 metres is applied. This was determined primarily on the basis of approximating a traditional room depth. It is noted that consideration was also given to other municipalities as a potential basis to inform the minimum setback guidance. This identified that requirements are quite variable – e.g. City of Geelong requires 6 metres and the City of Melbourne requires 8-10 metres, and often they are not specified.

The Facades section of the *UDF* (p.30) includes additional guidance for heritage street walls.

6.6.1.4 Setbacks

Context

Setbacks make a substantial and important contribution to the overall urban form of the Bendigo City Centre, and to the character and environment of its precincts and individual streets. The existing pattern of setbacks is somewhat mixed, reflecting the mix of land uses and building types across different areas. There is nonetheless a reasonably consistent pattern of commercial and mixed use buildings being built to the street edges (zero street setbacks), especially in the City Centre core, and of residential buildings being setback from the street to varying depths, usually relatively shallow, ranging from around 2-5 metres (contextual setbacks).

Additionally, most civic, educational and institutional buildings, regardless of location, tend to be setback from the street with an area of public space, a stepped platform/terrace and/or landscaping.

Formulation of recommendations

Two main setback conditions are outlined, to reflect existing conditions and for simplicity given that a flexible approach to setbacks:

- **Zero street (built to street edge) setback.** This is applied to areas that are, or are planned to be, more built-up and comprise commercial and mixed uses. There are several exceptions in these areas such as existing heritage places with a contextual setback (e.g. St Paul's Cathedral, The Capital, Bendigo Soldier's Memorial) and educational/institutional uses (e.g. Bendigo TAFE) which tend, both historically and contemporarily, to adopt a shallow contextual setback
- **Contextual setback.** Buildings are setback from the street edge and the depth of the setback is variable, though typically shallow (approximately 2-5 metres). This is applied principally to predominantly residential areas irrespective of the scale/type of residential building (i.e. individual dwellings, townhouses, apartment buildings, etc)

The spatial application of setback types reflects a number of considerations, including the built form character at the precinct, streetblock and site levels (as appropriate), the land use, the optimising of development potential (see also Site cover) and heritage places.

6.6.1.5 Site cover

Context

The existing pattern of site cover across the Bendigo City Centre is reasonably conventional for a regional city or town, comprising higher rates of site cover in the City Centre core that decrease with distance away. Higher site cover corresponds primarily with larger commercial and mixed use buildings. There are nonetheless a considerable number of more central sites that have a relatively low cover considering their location (or remain vacant) and represent important opportunities for development. Lower site cover conditions are often correlated with the provision of on-site surface car parking areas and vehicle access.

Formulation of recommendations

The recommended pattern of site cover reflects, above all, a recognition of the City Centre as a limited and particularly valuable land and economic development resource that should be optimised for community benefit. Two tiers of site cover are outlined as a guideline:

- **Full coverage (in the vicinity of 100%)** – applied to areas that are, or are planned to be, more built-up and comprise commercial and mixed uses
- **Majority coverage (up to around 80%)** – applied to areas that have, or are planned to have, predominantly residential use. Also applied to certain heritage places where additional flexibility to manage built form is required

In all cases, achievable site cover may be moderated by factors such as protection of heritage (in situ and/or adjoining), functional and amenity values.

6.6.1.6 Strategic sites

Context

Strategic sites across the Bendigo City Centre represent a considerable part of its overall development, and economic development, potential. They are also an indicator of where the most substantial areas of change are likely to be.

Formulation of recommendations

A range of sites have been identified as suitable for larger scale buildings and multi-use infill developments, based upon an assessment against a list of criteria:

- **Underdevelopment.** Existing built form on the site represents an under-development (or vacancy) relative to development potential (in the context of local/precinct characteristics)
- **Minimum size. T**he site has a minimum size of approximately 700-800 square metres in area
- **Multiple frontages.** The site has substantial or multiple frontages (including rear or side access)
- **Overlay constraints.** A Heritage Overlay, Environmental Audit Overlay or similar protection does not apply to the site (i.e. existing buildings can be readily demolished or modified)
- **Adjacent site constraints.** Development constraints adjacent to the site are low (e.g. presence of heritage values, sensitive uses)
- **Critical services availability.** The site is within the Coliban Water increased fire flow area and therefore no need for major additional servicing infrastructure
- **Prominent location.** The site occupies a prominent location (e.g. on entranceways, on a corner block location)
- **Role in achieving a strategic objective.** Development of the site is necessary to achieve a particular strategic objective/s (e.g. a new through-block connection, a specialised use such as a multi-storey carpark).

Other strategic sites may be suitable for larger scale and multi-use redevelopment, though have considerable constraints due to surrounding sensitive buildings/ uses. Certain sites may also require consolidation with adjoining lots to realise the type and scale of development associated with strategic sites.

Importantly, strategic sites are not conferred any particular priority or advantage with respect to development assessment and approvals with one exception – that strategic sites are identified as one of the 'special situations' by which the additional height above the preferred maximum building height may be considered (see Building height).

6.6.1.7 Interfaces and activation

Context

The appeal of the City Centre as a place to live, work or play is influenced strongly by perceptions of how engaging and safe its environment is. How buildings address and present to public streets and other spaces is a large factor in this. A number of quite prominent examples in the Bendigo City Centre demonstrate the impact of building interface design and activation, and in particular how ill-considered responses can detract from the appeal of certain areas. Even though the poorer examples tend to be older ones (dating to 1970s and 1980s), the importance of not repeating these errors, which can have decades-long impacts, is widely recognised.

Formulation of recommendations

Recommendations are addressed separately for ground/street level situations and for upper levels. In general, there is more emphasis on interface and activation outcomes at the ground/street level. Guidance

addresses design elements that are encouraged in the interest of positive interface design and activation outcomes, as well as the design elements likely to have a negative impact.

6.6.1.8 Shading of public space

Context

The Bendigo City Centre is characterised by a prevailing hot and dry climate with Summer sun that can be particularly intense (acknowledging that Winter months can be cold due to the inland location). These conditions tend to favour a higher level of public space shading, especially in Summer and, to a lesser degree, in Spring and Autumn. Several historic urban and built form characteristics assist in mitigating Bendigo's climate and help to balance the benefits and impacts of contemporary development:

- The unconventional orientation of the street grid, at approximately 46 degrees (rather than more conventional north-south/east-west orientation), which better balances shading and sun access to streets throughout the year
- Wide public road reserves (typically 30m) relative to typical building heights (up to around 20m) that can more readily accommodate and moderate shading impacts
- Historic built form with substantial verandahs covering public footpaths (noting the strategic intent to expand weather protection cover as part of new development and by encouraging heritage restorations)
- Public open spaces that are located and/ or of sufficiently large size to minimise, or at worst moderate, the potential impact of overshadowing by development

Formulation of recommendations

Due to the aforementioned factors, the application of controls to further manage the shading of public space generally is not proposed. Where there is any exception, design guidance is included in the relevant Precinct.

6.6.1.9 Through-block links

Context

Open laneways and covered arcades provide a network of smaller scale thoroughfares for pedestrian movement across the Bendigo City Centre. Some links are simple walk-throughs for convenience, though a sizeable number are also lined by commercial premises which add to the diversity of the local economy and bring life to the street. There is a mix of fully public links as well as semi-private links internalised within building complexes and/or blocked to public access at certain times.

This network of pedestrian links is quite well established, based on several historic laneways. There are however a considerable number of opportunities to create new links in locations that would encourage people to walk around the centre and create the potential for additional commercial frontage.

Formulation of recommendations

Intentional flexibility is attached to new through-block links to encourage and enable their realisation as part of development proposals. This includes:

- The location and alignment of links, which is strategically indicated in Precinct Plans of the *UDF* in response to the existing pedestrian movement network
- The type of link (e.g. whether enclosed, semi-enclosed, or open), which will be influenced most of all by the nature of a proposed site development

Some guidance is also provided for several important design aspects of links which have the broad aim of creating functional and attractive spaces for public use (e.g. minimum widths, management of pedestrian/vehicle access, visibility and sightlines).

6.6.1.10 Car parking integration

Context

The provision of parking infrastructure continues to be an integral design aspect of development in activity centres. A renewed strategic approach to car parking in the Bendigo City Centre is addressed by the *Bendigo City Centre Parking Futures Action Plan 2020* (see section 5.3).

Several important design aspects of private car parking infrastructure are addressed by the *UDF* as a complement to strategic recommendation of the Action Plan.

Formulation of recommendations

In the interest of maximising available street level building interfaces for active uses, above-ground car parking structures are required to be located on the first floor (or above) and to be a recessive element in the building façade.

Similarly, surface parking areas are required to be located to the rear of any site development.

Car parking entrances are addressed with guidance about their preferred location, maximum width and overall design integration, with the aim of minimising the disruption cause by accessways/driveways to the street and public footpaths in particular.

6.7 Strategic justification for increased residential land use and density in precinct 5

6.7.1 Overview

Precinct 5 – Civic and Commercial Mixed Use – encompasses the north-eastern quarter of the Bendigo City Centre. The *Bendigo City Centre Plan* (*CCP*) envisages an increase on residential development density, focussed in the area to the east of Mundy Street which consists of three street blocks and are otherwise bounded by Hargreaves Street to the north-west, Chapel Street to the north-east and Myers Street to the south-east.

The nature of land uses in this area is quite mixed, comprising service business, automotive retail/repairs, community services and small office uses. Residential use is however entirely absent. This at least partly reflects the strategic direction of the preceding *Bendigo CBD Plan 2005* which clearly defined an intent to maintain a mix of small scale uses and activities that provide essential services to the inner city residents and businesses.

6.7.2 Strategic justification

Providing high quality residential living opportunities in close proximity to the City Centre core.

The *CCP* aims to increase and diversify the residential population of the Bendigo City Centre. The area east of Mundy Street has the potential to contribute to this aim in a significant way.

Around 50% of the total area of the three street blocks consists of identified strategic development sites, strongly signalling the opportunity for increased mixed used development density. The small number of heritage places present is a notable factor in the redevelopment potential, along with the mix of larger and smaller sites which are conducive to a mix of development scales and typologies.

This is coupled with the potential to provide a high level of residential amenity for people living in this part of the City Centre. Established, high quality public open spaces – namely the Civic Gardens and Library Gardens – are accessible within close walking distance (less than 300m). Public and active transport options are available and planned to be further improved – bus routes operate on Chapel and Myers Streets, and protected cycle routes are due to be constructed on Mundy and Hargreaves Streets within the next two years. Other improvements to the public domain will further increase the amenity of the area, including proposed streetscape upgrades and the creation of pedestrianised, laneway-style through-block links.

The area also occupies higher ground relative to the City Centre core and so taller buildings (of up to around 20m per the preferred maximum building height recommendation) will afford views across the City Centre and of surrounding residential neighbourhoods.

Transition in land use mix

A mix of uses remains appropriate for the area east of Mundy Street (and the wider Precinct), however with the addition of higher density residential uses, which as previously noted, is not currently occurring. Most existing uses would be compatible as part of a mixed use environment that included an increase presence of residential use (for example as ground floor uses in higher density, mixed use structures. There are nonetheless several current uses that would be more appropriately located outside of the City Centre, where associated logistical and access requirements could be more conveniently met, and where amenity impacts can be managed.

Catalysing a built environment character and quality shift

The built form character of this area is as mixed as the range of uses, however the overall impression is of a light industrial or semi-industrial built environment. This is particularly noticeable on Lyttleton Terrace and Hopetoun Street. The land use mix is a large contributor to this character. By extension, the associated site development and build tends to reflect the use and that are not well-suited to the contemporary Bendigo City Centre. For example, a substantial number of buildings are set back from the street (usually to provide on-site carparking within the front setback), have other large on-site carparking areas and wide vehicle accessways (e.g. to roller door access points, service areas, etc). Similarly, a considerable proportion of buildings tend to be semi-industrial in form and character, with low development density (usually single storey) and poor interaction with the (blank facades, sometimes with dominant advertising displays). These built environment characteristics have important implications for the amenity of the area and in turn for the nature of public activity.

The progressive introduction of contemporary buildings designed to accommodate a mix of uses, including residential accommodation, will precipitate greater emphasis on amenity and built environment quality.

7 Proposed planning controls

7.1 Activity Centre Zone (ACZ)

7.1.1 Overview

This section explains the planning control that forms the primary basis of the Amendment C279gben – including the Activity Centre Zone – and describes the corresponding translation and consolidation of existing zones and overlays.

7.1.2 Process and development of the ACZ

While the *Bendigo City Centre Plan* (*CCP*) does not specifically nominate proposed planning controls, it identifies the need to review the existing planning controls within the City Centre to implement the Plan (as was the case with the preceding *Bendigo CBD Plan 2005*).

The ACZ was principally selected due to its specific purpose and design to improve the clarity, transparency and performance of planning schemes for activity centres, and particularly so with a view towards letting the community know what sort of development the City encourages rather than what it *discourages*.

The process of defining the ACZ boundary is outlined below in two parts: first, the initial definition following a first principles appraisal of the relevant criteria within 'Planning Practice Note 56 – Activity Centre Zone' and secondly through a rationalisation of that boundary having accounted for existing and future land use considerations (documented below).

Having defined the ACZ extent, the *CCP* was reviewed to distil 'centre-wide' directions and requirements with a focus on avoiding repetition throughout the document (i.e. on a precinct basis). The City Centre's existing controls, where nominated for integration into the Schedule to the ACZ (discussed below), were also translated into the Schedule.

While the *CCP* provided vision statements and general directions for each precinct, the *Bendigo City Centre Urban Design Framework* (*UDF*) was developed in part to fill an identified gap with respect to specific built form directions for individual precincts.

Notice and review provisions largely conform to the ACZ default, with the exception of building heights that are proposed to exceed preferred maximum building height (see section 7.1.9).

7.1.3 Initial definition of ACZ boundary

The *Activity Centre Boundary Criteria* contained within 'Planning Practice Note 56 – Activity Centre Zone' and detailed below were used to determine the boundary of the *CCP*.

A) Consider the following issues in determining the potential location of an activity centre boundary:

- the location of existing commercial areas and land uses
- the location of existing government and institutional areas and land uses
- the location of existing areas of public open space
- commercial and residential needs
- environmental and flooding constraints
- heritage constraints
- availability of strategic redevelopment sites, both existing and potential

- the location of residential areas, including whether they provide significant redevelopment opportunities or constraints for the centre
- consideration of physical barriers and opportunities for their improvement
- proximity to public transport, especially fixed rail (train or tram)
- the location of existing and potential transport infrastructure including fixed rail, buses, bicycle paths, car parking areas and modal interchanges
- walkability- opportunities to provide for and improve walkability within 400 to 800 metres from the core of the centre (depending on topography and connectivity)
- consistency with State policy
- consistency with local policy and Municipal Strategic Statement or Municipal Planning Strategy where relevant
- impacts of the boundary on other activity centre boundaries.

B) In setting a boundary for an activity centre, include:

- sufficient land to provide for the commercial (retailing, office, fringe retailing and support activities such as entertainment) activities needed over a 15 to 20-year time frame and then into the 30-year horizon
- residential areas that are integrated into the activity centre or surrounded by other uses that have a strong functional inter-relationship with the activity centre even where limited development opportunities exist
- key public land uses that have or are intended to have a strong functional inter- relationship with the activity centre even where there are no or limited redevelopment opportunities
- public open space areas that have or are intended to have a strong functional inter-relationship with the activity centre.

C) In setting a boundary for an activity centre, generally exclude:

- residential land encumbered by significant constraints (such as a Heritage Overlay) located at the edge of the activity centre.

In considering the above criteria and reviewing various maps, topography, development patterns and existing built form and land uses, some very clear boundaries began to emerge. The following discussion points explain the thinking that has gone into setting the ACZ boundary, noting that there have been various Bendigo CBD boundaries proposed and used in the past, most of which relate to a specific project or purpose such as the 'study boundary' used for the *Bendigo CBD Plan 2005*. As part of that project, some pragmatic decisions were made to not include View Street, even though everyone agreed that View Street was a part of the CBD (as it was referred to at the time, we now use City Centre). This was due to limited resources and a need to focus on areas that were likely to be the subject of development pressure - View Street was expected to remain relatively stable.

Research and policy directions have also been considered in setting the activity centre boundary, particularly when it comes to considering the amount of floorspace that will be needed in the future. As it is proposed to focus on the City Centre being walkable and compact, and for much of the new floorspace to be added vertically as the city grows up, rather than out, there has not been the need to increase the footprint of the activity centre.

As a result, the ACZ boundary adopted as part of this process is the most comprehensively considered boundary. The reasons for this are discussed below. These should be read in conjunction with the Figure 15 below.

1. There is a clear delineation between commercial and residential development on either side of Chapel Street that has been facilitated by land use zoning. This extends to the Bridge Street precinct, however the Bendigo Creek corridor forms the logical activity centre boundary. Along Arnold Street (between Bailes Street and Lucan Street), the activity centre boundary follows the rear of the properties, which is a well-established protocol for managing land use and development transition when the more intense activity is focussed on a major road. As a result, there are some pockets of residentially zoned land adjacent to the commercially zoned land, that primarily fronts the key roads in this sub-precinct.

2. The two large blocks accommodating the new Bendigo Hospital and associated health facilities are well established, with more recent growth occurring between Mercy Street and Arnold Street. Surrounding residential areas retain a strong heritage residential character and while some buildings have been converted to business uses aligned with the hospital, they are complementary to the residential area and are guided by the Bendigo Hospital Precinct Structure Plan. The northern extent of the Bendigo Hospital forms the activity centre boundary.

3. Barnard Street forms part of the north-western activity centre boundary. There is a clear differentiation between the heritage listed private residential uses (outside of the boundary) and the public land of upper Rosalind Park. While Rosalind Park does have its own Master Plan, it is considered essential to include it in the activity centre, principally due to the range of activities that take place within it, such as education, recreation, arts and culture, that also have a relationship with other parts of the activity centre.

4. Forest Street (between Barnard and Mackenzie Streets) forms part of the western boundary. It does include some residential properties, which are unlikely to see much change over time, however it is considered acceptable to include them in the activity centre, particularly as some provide access through to properties fronting View Street. It is worth noting that a small pocket of commercially zoned land along Barnard Street extends beyond the activity centre boundary. This needs to be reviewed at the time of any rezoning. It is understood that much of it is currently or proposed to be used for residential purposes.

5. The Mackenzie Street (between Forest and Wattle Streets) activity centre boundary also includes a small pocket of heritage listed residential properties, however is a logical boundary given it allows for the inclusion of the Sacred Heart Cathedral, the most significant building on the Bendigo skyline, an important religious institution and tourist destination in its own right. These inner city streets contribute to the access and parking supply of the City Centre.

6. From Wattle Street the activity centre boundary runs along the back of properties fronting High Street to Don Street. Once again, this boundary reflects that the properties fronting High Street perform a very different function to those fronting Mackenzie Street. The inclusion of Girton Grammars Mackenzie Street campus was considered, however was not considered essential given its growth and development is already well coordinated.

7. As with Chapel Street, Myrtle Street is a clear boundary between commercial and residential land use controls. Both streets are arterial roads and form part of the 'inner box' - an un-signed City Centre bypass.

Using Don / Myrtle Street as the south western boundary does leave a section of commercially zoned land along High Street outside of the activity centre. That area has been investigated in recent years and planning controls were updated to introduce a Design and Development Overlay, principally to introduce height controls and to protect important view lines to the Central Deborah Gold Mine's poppet head.

Another matter that was carefully considered when setting this boundary was the extent of heritage listed residential stock that was inside the boundary (between Myrtle and Short Streets). This pocket has a distinctive heritage residential character, but as a result of long term business/ commercial zoning has seen around half of the buildings converted to businesses, generally small professional services firms. While the boundary could've been moved north east, it would've left this area in limbo, without clear direction on where it should go in the future. It is an area that has previously been identified to be reviewed as part of the *CCP* when Council adopted the *Transforming the Bendigo City Centre Action Plan* in 2018. In that plan there is an action to review the precinct, with a view of facilitating its transition from a mix of office and residential uses back to primarily residential. Given many landowners have purchased these properties as commercial properties, as more facilitative approach to land use change is needed. The private sector has provided advice on this and it is described in the report.

8. Little Breen Street, Gladstone Street and the railway line form the southern boundary of the activity centre. This recognises another very clear transition from residential precincts to previous heavy industrial activities, now light industrial activities and potential of the large land holdings associated with the railways. VicTrack have prepared a draft Master Plan for their land and are in the process of finalising it in partnership with Department of Transport (DoT) and V/Line. With the opportunities coming with implementation of the Bendigo Metro Rail (reinvigorating and expanding the suburban railway station network and services along existing heavy rail lines), there is every likelihood that current light industrial activities will be relocated to other areas and land will become available for large scale redevelopment.

9. Closing the loop on the activity centre boundary is Mundy Street and Myers Street. As with some other areas, these streets form a general transition from commercially zoned land to residential. There are some exceptions, with an intact pocket of residential sitting between McLaren and Mollison Streets. As with other pockets of residential sitting within the activity centre boundary, the streets within these pockets contribute parking supply to support the Bendigo City Centre. It is therefore necessary to consider them as part of the activity centre, even if some of them will not contribute developable land into the centre.

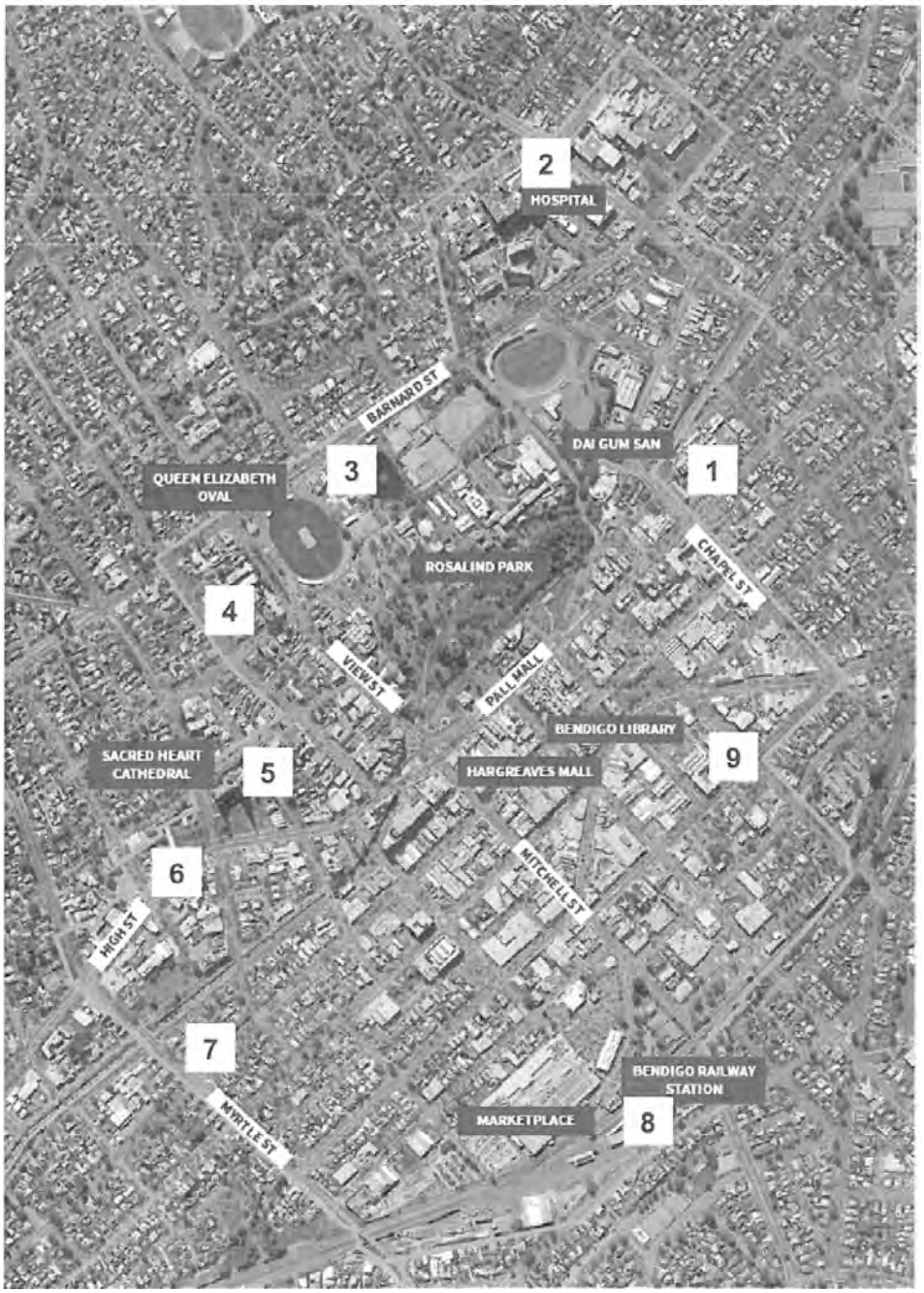


Figure 15 City Centre Boundary and key destinations

7.1.4 Translation of Zones

The application of the ACZ is proposed to bring together several disparate zones within the City Centre under a single Schedule. Figure 16 provides a summary of current zones and how each of these is proposed to be transitioned into the ACZ, or otherwise retained unchanged.

Figures 17 and 18 illustrate the spatial application of existing and proposed zones.

Current control	Proposed control
• Commercial 1 Zone (C1Z)	• Forms the basis of the ACZ. • Schedule 1 of the C1Z is proposed to be amended to delete references that are now included in the ACZ Schedule.
• Commercial 2 Zone (C2Z)	• Incorporated into the ACZ (Precinct 5). • EAO to be applied to same extent of the current C2Z. The EAO may be excluded from the Amendment subject to advice from the Environment Protection Authority and further discussion with DELWP.
• General Residential Zone (GRZ)	• Incorporated into the ACZ (Precincts 5 and 8).
• Mixed Use Zone (MUZ1)	• Incorporated into the ACZ (Precincts 4 and 5).
• Special Use Zone (SUZ1 and SUZ10)	• SUZ1 relates to 'Private Educational or Religious Institutions' – incorporate into ACZ. • SUZ10 is more nuanced – if incorporated into the ACZ a DDO may be required, therefore preferable to retain SUZ10 (noting it is located on the perimeter of the *CCP* boundary).
• Public Use Zone (PUZ2 -Education, PUZ6 - Local Government and PUZ7 - Other)	• No change.
• Public Park and Recreation Zone (PPRZ)	• Where peripheral to CCP boundary - excluded from ACZ. • Rosalind Park (Precinct 7) to be retained as PPRZ noting PPN56: "Application of the ACZ should be considered for the entire centre defined by the boundary, except for some areas of public land."
• Residential Growth Zone (RGZ)	• Incorporated into the ACZ (Precinct 6).

• Transport Zone (TRZ1 and TRZ2)	• No change.

Figure 16 Summary of current and proposed zone controls

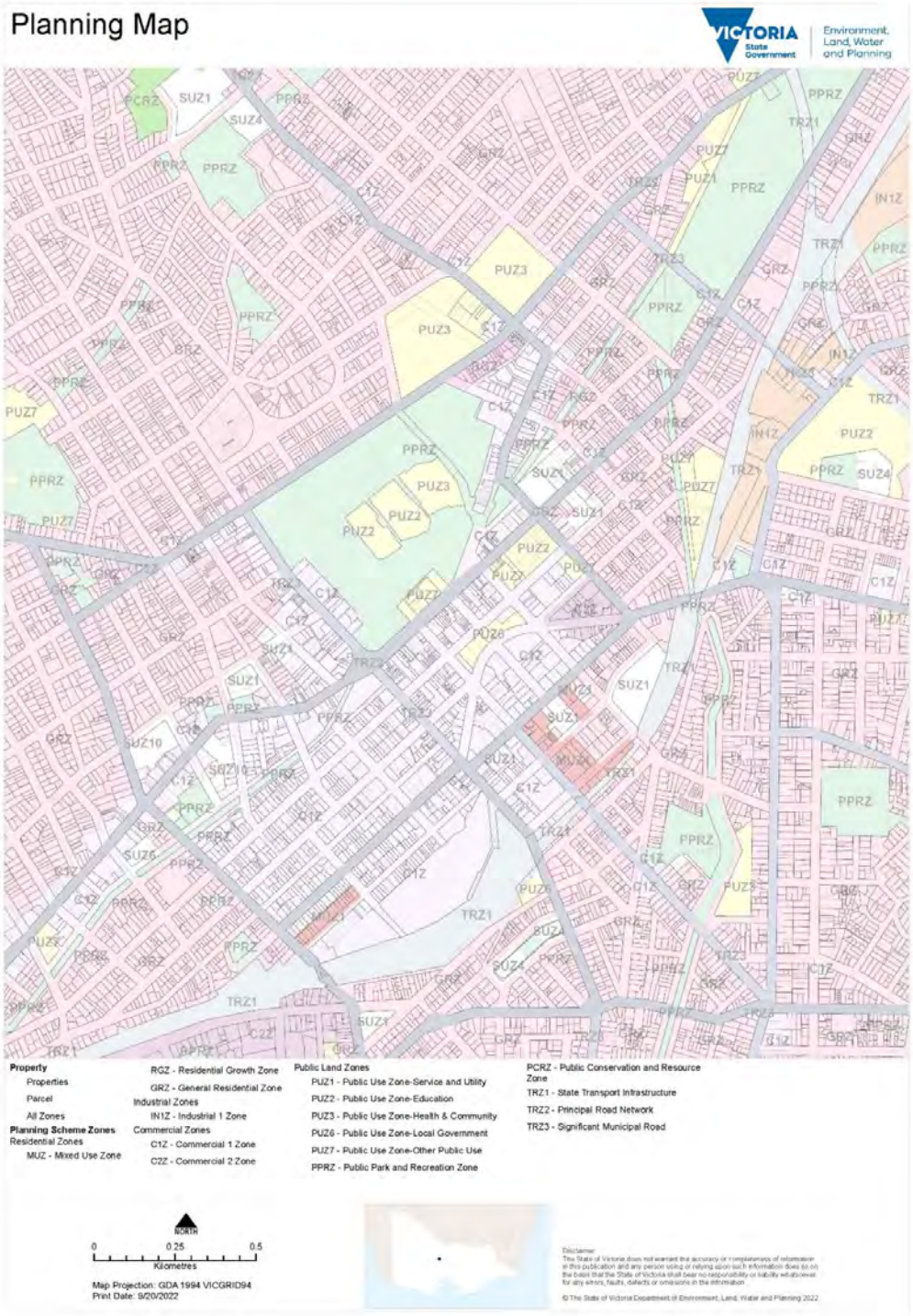
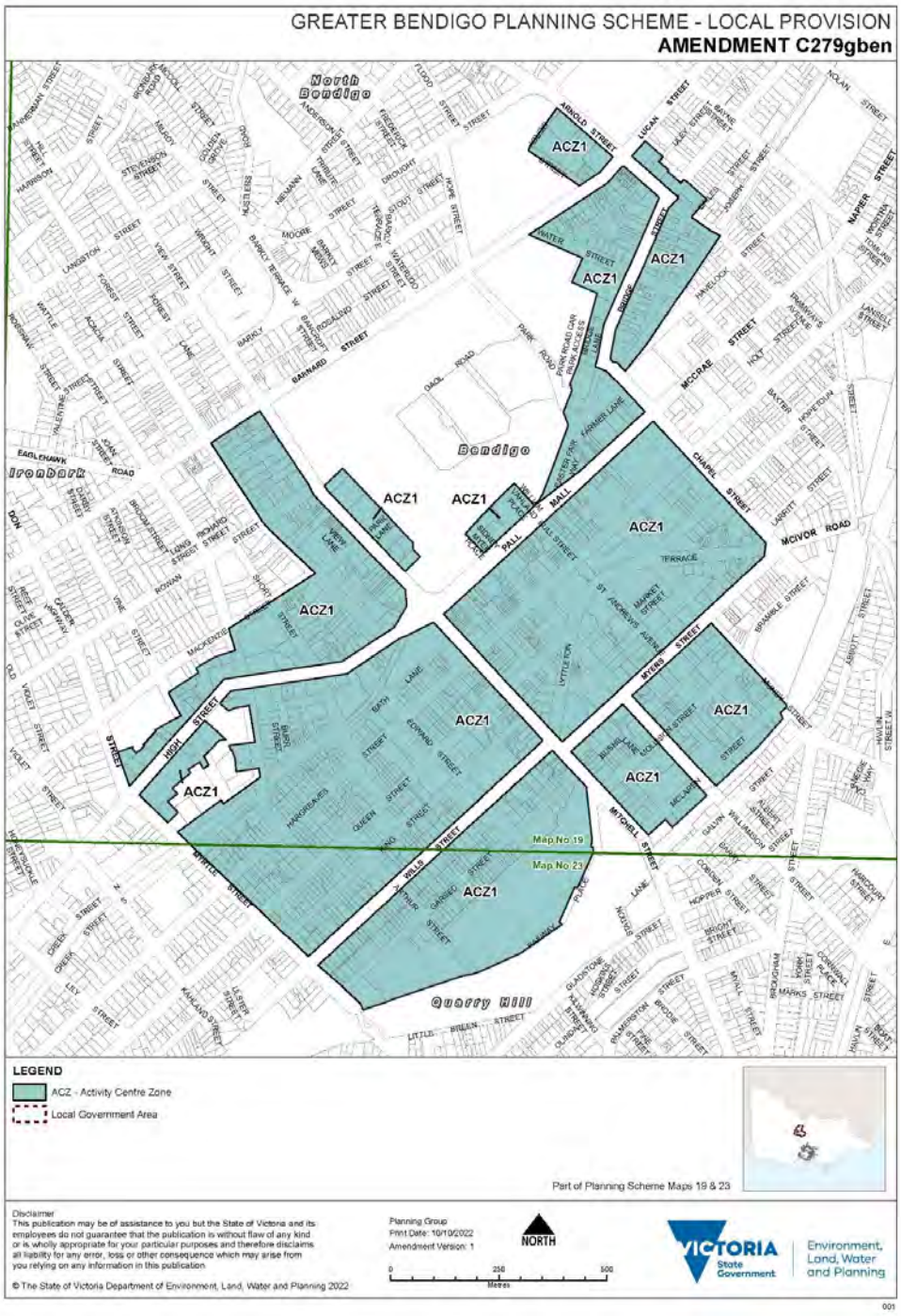


Figure 17 Current City Centre Zones

Figure 18 Proposed City Centre Zones



7.1.5 Translation of Overlays

In addition to consolidating zones, the built form tools within the ACZ also enable it to replace several Design and Development Overlays that are currently operating within the City Centre as summarised in Figure 19. An existing Development Plan Overlay, which applies to the Bendigo Marketplace, is recommended to be retained.

Current control	Proposed control
Design and Development Overlay (DDO)	
• DDO5 - Key built form control within the CBD	• Delete and incorporate into the ACZ.
• DDO12 - Site specific – View Hill Development Site, 10-14 Mackenzie Street, Bendigo	• Delete and incorporate into the ACZ.
• DDO13 – Site specific – Former Crystal Ice & Gillies Pie Factory Sites	• Delete and incorporate into the ACZ.
• DDO20 – High Street Boulevard 'gateway' provision	• Delete from inside the ACZ area and incorporate into the ACZ, noting DDO20 extends outside of the ACZ boundary and will therefore be retained in part.
• DDO21 – Bridge Street Activity Area	• Delete with requirements integrated into Precinct 6 of the ACZ.
• DDO22 – Health Precinct	• Retain, noting that the area of application occurs outside of the *Bendigo City Centre Plan* boundary and ACZ.
• DDO25 & 26 – Helicopter Flight Paths	• Retain, noting this is a State-applied provision and that the visual importance of this overlay as a separate mapping layer assists in demonstrating hospital helicopter flight paths.
Development Plan Overlay (DPO)	
• DPO20 – Bendigo Marketplace	• Retain, noting that some aspects remain relevant, however updates will be required to remove references to the *2005 Bendigo CBD Plan*.

Heritage Overlay (HO)	
• HO3 – Bendigo Civic Precinct	• Retain in part. Rename HO3 to Bendigo Grand Boulevards and delete HO3 from properties southeast of Pall Mall (apply HO1005 – Hargreaves Street and Environs Commercial Precinct to those properties).
• HO10 – Rosalind Park Precinct	• Retain. Rename HO10 to Upper Reserve Precinct.
Land Subject to Inundation Overlay (LSIO)	
• LSIO1 and LSIO2	• No change.
Parking Overlay (PO)	
• PO1	• Retain in part, applied to area outside of proposed ACZ extents. New 'PO3' to be applied to balance action the *Parking Futures Action Plan* (and supersede the current PO1 which is based on the *2008 Parking Strategy*).
• PO2	• Retain. Based on the *2014 Hospital Precinct Structure Plan* and functioning as intended.

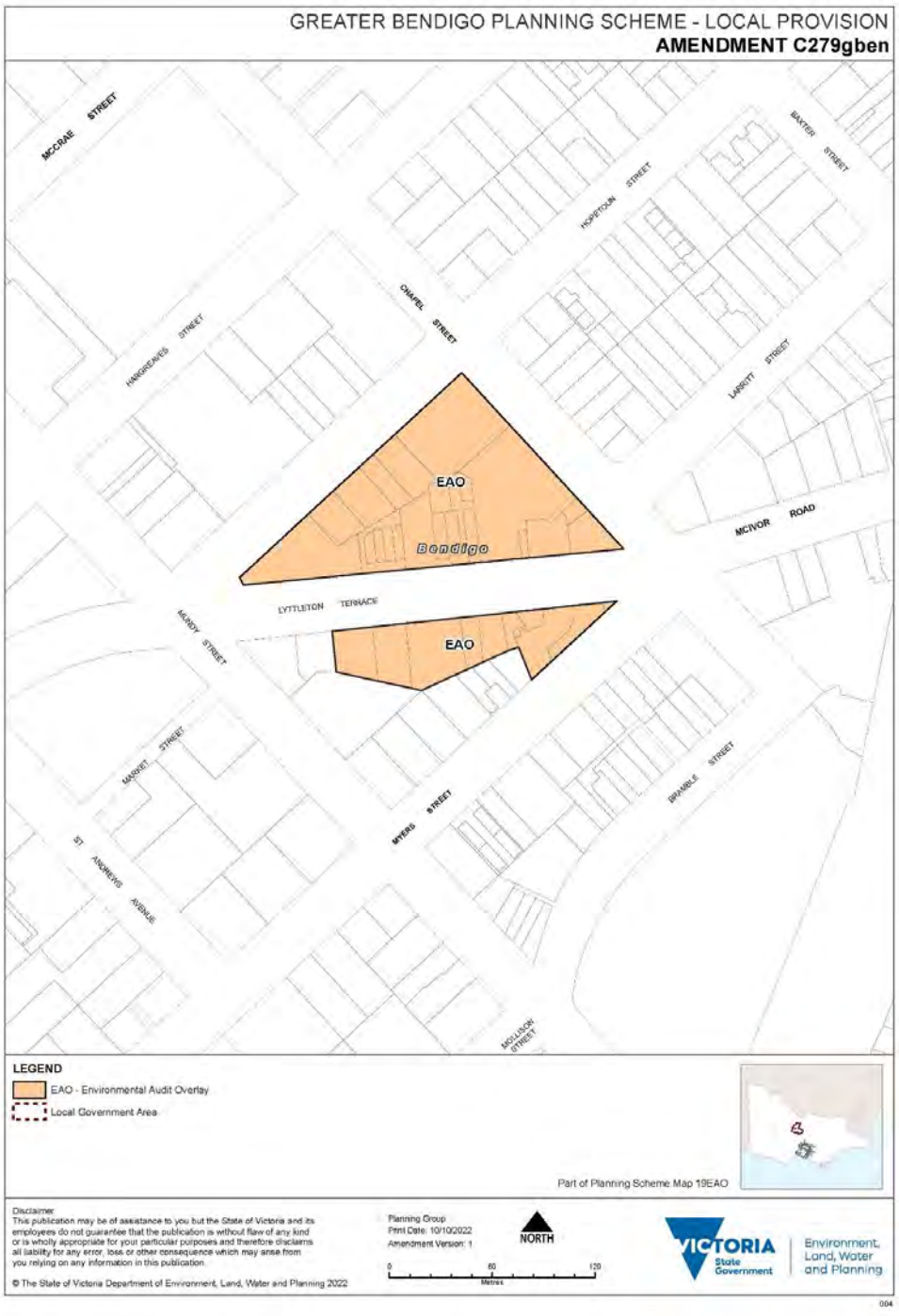
Figure 19 Summary of existing and proposed overlay controls

Figure 20 Current City Centre Overlays




GREATER BENDIGO PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C279gben
Bendigo
Ironbark
Quarry Hill
D-PO1
Map No 19
Map No 23
LEGEND
D-PO - Area to be deleted from a Parking Overlay
Local Government Area
Part of Planning Scheme Maps 19PO & 23PO
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Amendment Version: 1
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Figure 21 Proposed City Centre Overlays




GREATER BENDIGO PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C279gben
Bendigo
Ironbark
Quarry Hill
PO3
Map No 19
Map No 23
LEGEND
PO3 - Parking Overlay - Schedule 3
Local Government Area
Part of Planning Scheme Maps 19PO & 23PO
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7.1.6 Rationalisation of the ACZ boundary

The following refinements to the ACZ boundary (as previously explained and defined in Section 7.0.2) are required in response to the assessment and formulation of planning controls proposed by Amendment C279gben:

- **Exclude Rosalind Park (within the Public Park and Recreation Zone [PPRZ]).** The north-western activity centre boundary is formed by a combination of two short sections of Barnard Street and the perimeter of Rosalind Park, which comprises sections of View Street, Pall Mall, Bridge Street and Water Street. Although Rosalind Park was included within the *Bendigo C*ity Centre Plan boundary due to its diversity of functions that are integral to the activity centre, the park extents (according to its PPRZ boundaries and associated PUZ2 and PUZ3 boundaries encompassing Camp Hill Primary School, Bendigo Senior Secondary College and the Ulumbarra Theatre) are to be excluded from the ACZ. This is consistent with PPN56 which states that that application of the ACZ should be considered for the entire centre defined by the boundary, except for some areas of public land.

- **Continue to exclude the Barnard Street commercial area (within the Commercial 1 Zone [C1Z]).** Forest Street (between Barnard and Mackenzie Streets) forms part of the western boundary. The small commercial area on Barnard Street, extending westward from Forest Street to Wattle Street is located outside the defined Activity Centre boundary as originally defined.

- **Exclude major transport corridors (within the Transport Zone [TRZ]).** The Bendigo Railway Station precinct and railway corridor are State transport infrastructure under TRZ1. Several State-controlled arterial roads - Arnold Street, Barnard Street, Bridge Street, Chapel Street High Street, Lucan Street, McCrae Street, Myers Street, Myrtle Street, Pall Mall and Wills Street - form part of the principal road network under TRZ2. Several Local Government-controlled aerial roads -as well as Mitchell Street, View Street and part of Williamson Street - are identified as significant municipal roads under TRZ3.

- **Exclude public use sites associated with the Bendigo Hospital at periphery of the Activity Centre (within the Public Use Zone [PUZ]).** The Bendigo Hospital Campus occupies two large sites on Arnold Street (within PUZ3 – Health and Community). They are directly controlled by the State and were previously excluded from Planning Scheme Amendment C216 which implemented the *2014 Hospital Precinct Structure Plan*. Exclusion of these sites from the ACZ is consistent with these conditions.

- **Exclude an isolated public use site associated with public childcare/learning services at periphery of the Activity Centre (within the Public Use Zone [PUZ]).** The Annie Galvin Centre occupies a small site at the corner of Mitchell and Gladstone Streets on the southern edge of the Activity Centre (within PUZ6 – Local Government, noting that this is actually a split zone, being part General Residential Zone [GRZ] also). Given the isolation of this individual site from the balance of the Activity Centre, due primarily to the presence of an extensive Transport Zone (TRZ1) associated with the Bendigo Railway Station and railway line, exclusion from the ACZ is recommended. There is also little guidance within the ACZ that would justify its application in these circumstances.

7.1.7 Precincts – General

Objectives and application requirements for each precinct were firstly distilled from the *CCP* and the City Centre's existing controls, which were nominated for integration into the ACZ (refer table above).

While the *CCP* provides vision statements and general directions for each precinct its role was not to provide more specific precinct-based built form directions. This was one of the primary functions of the *UDF*, which has also been instrumental in formulating the precinct objectives and guidelines in the Schedule to the ACZ.

7.1.8 Lower View Street – Mandatory controls

The *UDF* and ACZ express building heights as 'preferred maximum building heights'. These building heights are considered 'optimal', though have a degree of flexibility, and are considered appropriate for most areas of the City Centre.

In formulating height recommendations for 'Precinct 8 – View Street', the analysis undertaken for the *UDF*, together with consideration of the recommendations of the Bendigo City Centre Heritage Studies, identified that additional certainty regarding building height was warranted in the lower View Street area. This would assist preservation of the unique and largely intact heritage values and urban character present here. The lower View Street area, bounded by View Street, Charing Cross, Forest Street and MacKenzie Street, was identified in particular due to potential for additional development at the rear of heritage places addressing View Street, as well as for redevelopment of other sites. This approach is supported by the City's Heritage Advisor who stated:

"The mandatory controls should recognise that this is a cluster of highly significant buildings, many on the VHR with significant view lines along major axes vacant land behind them that, while within the HO, could be developed in a way that is detrimental to the heritage values of not just the adjacent heritage places, but also the wider area. While there are other clusters of VHR buildings in the vicinity with vacant land around them, this is typically smaller areas, or it is public parkland and unlikely to be developed at the same scale, with the same impacts. The mandatory height control reflects that there would be no way for 'superior performance' to justify the increased height above the preferred maximum, as allowed elsewhere in the precinct."

Having had regard to the operation of the ACZ as a provision, it was resolved that a sub-precinct should be proposed within Precinct 8 which enables this special part of the City Centre to be protected through mandatory height controls (see Figure 22).

Sub-precinct 8A is the only precinct in the ACZ proposed to include mandatory building height controls. This is consistent with both the City's position that mandatory controls should be the exception not the rule, and with 'Planning Practice Note 59 – The Role of Mandatory Provisions' ('PPN59').



Figure 22 Sub-precinct 8A - Lower View Street (in pink dotted outline)

Assessment against PPN59

PPN59 states that mandatory provisions will only be considered in circumstances where it can be clearly demonstrated that discretionary provisions are insufficient to achieve desired outcomes. The relevant 'tests' or criteria of PPN59 are considered below.

- **Is the mandatory provision strategically supported?**
- **Does the proposed measure have a sound strategic basis having regard to the planning objective to be achieved and the planning policy framework generally?**

  The relevant planning objectives stated in the ACZ are:

  'To protect the historic architectural integrity, character and importance of View Street.'

  'To protect the visual prominence of significant heritage buildings on lower View Street and View Point.'

  Precinct 8A comprises a cluster of highly significant buildings, many on the Victorian Heritage Register (VHR), that are integral to the character of the street and, in the case of View Point, terminate significant view lines along major axes (Mitchell Street, Charing Cross and Pall Mall). Vacant land within the street block core, while contained within the Heritage Overlay, could potentially be sought to be developed in a way that is detrimental to the heritage values of the adjacent heritage places and the wider Precinct and high-profile central area of the City Centre. One predictable source of detrimental impact is proposed infill development above the scale of significant heritage buildings. This would be possible, subject to justification, if preferred maximum building heights only were applied to this area.

  The application of the mandatory height control reflects that there would be no way for 'superior performance' to justify the increased height above the preferred maximum, as allowed elsewhere in the precinct.

- **Does the proposed mandatory measure clearly implement a policy or achieve an objective rather than just being a prescriptive tool?**

  As stated above.

- **Is the mandatory provision appropriate to the majority of proposals?**
- **Has the scope of the proposed mandatory provision been carefully considered to ensure that it will be appropriate in the vast majority of cases to limit the unnecessary loss of the flexibility and opportunity available in a performance based system?**

  Regarding the proposed extent of the mandatory building height control, it is noted that while there are other clusters of VHR buildings in the vicinity - notably the east side of lower View Street - with associated vacant land, this is typically smaller in area, or is otherwise public parkland (Rosalind Park), which is highly unlikely to be (or incapable of being) developed at the same scale and with the same significant impacts.

- **Will the considered application of planning policy to be implemented by the proposed measure lead to the outcome prescribed by the measure in the vast majority of cases or is it merely one of a number of possible outcomes?**

  Yes. The application of a mandatory building heights in Precinct 8A will ensure that the heritage significance and character of its built form, will continue to be visually prominent and predominant relative to contemporary infill that will be contained to the specified building heights.

- **Does the mandatory provision provide for the preferred outcome?**
- **Does a proposed mandatory provision resolve divergent opinions within the community as to a preferred outcome when a consistent outcome is necessary?**

  The City does not have specific information or data regarding community views about contemporary development of lower View Street. This will be tested directly as part of the public exhibition stage of the Amendment.

- **Does a proposed mandatory provision avoid the risk of adverse outcomes in circumstances where there is likely to be constant pressure for development inconsistent with planning policy?**

  The application of the mandatory provision is to a high-profile, central and evolving area of the City Centre where there is anticipated to be growing investment and development interest over coming decades due to recent planning application/enquiry trends (see below), to renewed interest in regional city living due to Covid-19 and associated social and economic shifts, and due to a continuing uplift in commercial and residential property values (see further below).

- **Is there real evidence of development exceeding the proposed control?**

  In recent years, the City has received a substantial number (compared to any time in the past) of planning permit applications and planning enquiries (pre-application discussions) in different areas of the City Centre proposing substantial additional height above current (DDO5) planning controls. Examples include Williamson Street, Wills Street, Myers Street and the Hargreaves Mall, and have where appropriate obtained approvals or otherwise been advised to revise the proposed scale of development. These applications do not relate to lower View Street directly however reflect an emerging and strengthening trend in the physical scale of development proposals across the City Centre.

- **Will the majority of proposals not in accordance with the mandatory provision be clearly unacceptable?**
- **Will the majority of proposals not in accordance with the requirements fail to meet the objectives of the control?**
- **Will the majority of proposals not in accordance with the requirements lead to unacceptable planning outcomes?**

  Infill development proposals exceeding the stated mandatory maximum building height will be visible from high-profile public vantage points including Charing Cross, Pall Mall and Mitchell.

- **Will the mandatory provision reduce administrative costs?**
- **Will the proposed mandatory provision reduce costs imposed on councils, applicants and the community to the extent that it significantly outweighs the benefit of a performance-based provision?**

  The proposed mandatory height control may result in some reduction of administrative costs, including a reduced likelihood of needing to defend decisions relating to height on appeal. This is not however a motivating factor for the City. In its very limited application of mandatory controls to Precinct 8A, the principal benefit, relative to performance-based provisions, is the certainty of outcome having regard to the significant and highly-valued heritage context of the sub-precinct.

7.1.9 Notice and review

The default provision in the ACZ is that no third party notice, decision or review rights exist for any permit application subject to the zone, however the schedule to the zone may be used to vary this provision.

In the interest of facilitating the implementation of the *Bendigo City Centre Plan*, and for the purpose of Planning Scheme Amendment C279gben, the default provision is considered appropriate with the following exception, where third party notice and review rights will be retained:

- Development proposals/planning permit applications seeking consideration of building height above the stated preferred maximum building height.

This exception is proposed to be applied broadly, across all sites and precincts within the ACZ. For clarification, this exception does not apply to building height that is required for secondary architectural features (e.g. chimneys, flues, antennas, masts and communications devices) and where this additional height otherwise meets the requirements of the zone.

The City makes this notice and review recommendation on the following basis:

- That community engagement and consultation related to the preparation of the *Bendigo City* Centre Plan and the Bendigo City Centre Parking Futures Action Plan has been wide ranging and has occurred over an extended time period.
- That the documentation forming part of Planning Scheme Amendment C279gben, most notably the Bendigo City Centre Urban Design Framework, which has not yet been publicly tested, will be subject to a dedicated public notice and engagement process.
- That building height is considered to be a key issue of community and landowner concern in the context of development applications, and that third party notice and review rights are appropriate for proposals that seek to exceed the parameters established by a strategic planning process.

It is noted that, for a substantial proportion of properties within the Bendigo City Centre, notice and review will remain active in association with other planning controls, most notably the Heritage Overlay.

7.2 Parking Overlay

7.2.1 Overview

A new schedule Parking Overlay Schedule 3 (PO3) is proposed for the purpose of implementing the *Parking Futures Action Plan 2020*, in particular the removal of minimum parking provision requirements. PO3 is proposed to replace the extents of PO1 within the boundary of the ACZ.

7.2.2 Contents

Objectives

The following objectives have been adopted from the *Parking Futures Action Plan 2020* for inclusion in Section 1 of the new Schedule:

- Manage car parking at a precinct scale to support the continued growth and vitality of the Bendigo City Centre as a people-oriented urban environment.
- Ensure car parking requirements for property development support a vibrant, growing city.
- Support car parking being provided according to market determinations.

Number of car parking spaces required and permit requirements

The draft Schedule states that "A permit is not required to reduce (including reduce to zero) the number of car parking spaces required under Clause 52.06-5." This drafting reflects the proposed objective that car parking be provided according to market determinations (rather than being specified within the planning scheme).

No planning permit is specified which is consistent with there being no car parking rate proposed to apply to the City Centre (and hence no planning permit triggered to reduce or vary such a requirement).

Financial contributions

It is proposed to move away from the City's current approach of including within Schedules to the Parking Overlay (PO) a mechanism for accepting a financial contribution-in-lieu of car parking spaces.

This is consistent with there being no car parking rate proposed to apply to the City Centre and likewise with other actions set out in the Parking Futures Action Plan.

Application requirements and decision guidelines

No application requirements or decision guidelines are specified consistent with there being no planning permit requirement under the Schedule.

Likewise, no variation to design standards or requirements for a car parking plan are specified.

Background Documents

The '*Bendigo City Centre Parking Futures Action Plan April 2020*' is proposed to be listed as a background document.

This is consistent with 'Planning Practice Note 57: The Parking Overlay' which states that "a car parking plan can form a reference document [now 'background document'] to the Parking Overlay it supports. This avoids the need to include bulky background material in a planning scheme."

It is also proposed to include the '*Bendigo City Centre Plan (April 2020)*' as a background document on the basis that it contains information, namely at Pages 42-45, which assist in understanding the context within which the Schedule has been framed.

This is consistent with the role of background documents within 'Planning Practice Note 13: Incorporated and Background Documents'.

Mapping

It is considered that a map is not necessary in the new Schedule (consistent with the current PO1).

7.3 Heritage Overlay

7.3.1 Overview

Notable gaps exist in the application of the Heritage Overlay in Bendigo's City Centre, both in terms of both in terms of geographic coverage and the provision of reliable heritage information. The *Bendigo City Centre Plan* (*CCP*) seeks to address these gaps by completing and implementing the recommendations of both the *Bendigo City Centre Heritage Study Stage 1* (Context, 2020) and *Bendigo City Centre Heritage Study Stage 2: Precincts* (RBA, 2022).

The Stage 1 Study has been already implemented in the Greater Bendigo Planning Scheme. The Stage 2 Study recommends splitting the Bendigo Civic and Commercial Precinct (HO3) into two distinct precincts, revising the boundaries of the Rosalind Park Precinct (HO10) and applying the Heritage Overlay to four new individual heritage places. This will enable better management and clear guidance for these places of heritage significance in the City Centre, allowing for sympathetic mixed development in the future as the population grows.

7.3.2 Development / Process

The City's first heritage study, the *Eaglehawk and Bendigo Heritage Study* (Graeme Butler, 1993), examined only part of the City Centre. The area north and west of Lyttleton Terrace was assessed and protected through the Bendigo Civic Precinct (HO3). The other half of the City Centre, the area south and west of Lyttleton Terrace, had never been examined beyond assessments of individual places. As such, this geographic gap needed to be assessed. Moreover, the near-30-year-old heritage citation prepared for HO3 also needed to be updated.

In 2013, Council officers undertook fieldwork to identify new places of potential heritage significance in the City Centre. A total of 38 individual places and four precincts were identified for further investigation.

Three years later, Council engaged heritage consultants Context to undertake the *Bendigo City Centre Heritage Study*, an assessment of the places identified in Council's fieldwork and review the heritage citation for the Bendigo Civic Precinct.

Context submitted the *Bendigo City Centre Heritage Study* (Draft Version 4) to Council in 2017. However, following an internal review of the document, Council officers determined they were unable to finalise the Study due to concerns that the information provided to support the recommendations were not of a standard to meet the legislative threshold for inclusion in a planning scheme amendment.

In 2019, Council resolved to revise the scope of the Bendigo *City Centre Heritage Study* to prioritise the recommendation and nomination of the individually significant places assessed and defer the heritage precinct assessments for a second stage. Context was engaged to undertake revisions to its Study, now referred to as the *Bendigo City Centre Heritage Study Stage 1*, to meet Council's revised scope and the legislative threshold standards.

Context completed the *Bendigo City Centre Heritage Study Stage 1 – Volumes 1 and 2* in April 2020. It was adopted by Council in May 2020. The Stage 1 Study assessed 18 new individual places to be of local heritage significance, which included one place extension, one serial listing and one place of potential state significance.

Council officers implemented the Stage 1 Study through Amendment C235gben to the Greater Bendigo Planning Scheme. The amendment applied the Heritage Overlay to 16 new individual places, with the place extension, serial listing and potential state significance place be progressed separately. The Amendment was exhibited from 23 July to 1 August 2020. A total of 9 submissions were received, with four of those raising opposition. A Planning Panel was appointed and held on 15 March 2021 to resolve the submissions. The Panel recommended minor changes to three place listings. Council adopted the Panel's recommendations on 24 June 2021 and Amendment C235gben was Gazetted on 22 October 2021.

In 2021, Council engaged RBA Architects + Conservation Consultants to undertake the *Bendigo City Centre Heritage Study Stage 2: Precincts*. This Stage 2 Study was to comprise a review of existing Bendigo Civic and Commercial Precinct (HO3) and Rosalind Park Precinct (HO10), consideration of new precincts/extensions and undertake a general review of the study area to assess places outside of the Heritage Overlay for potential heritage significance.

7.3.3 Contents

RBA Architects + Conservation Consultants submitted the *Bendigo City Centre Heritage Study Stage 2: Precincts – Phase 1 and 2* to Council in March 2022. The Stage 2 Study report recommends the following:

- Revise the Bendigo Civic and Commercial Precinct (HO3) to create two precincts, the Grand Boulevards and Hargreaves Street and Environs
- Excise the Upper Reserve from the Rosalind Park Precinct (HO10) to create a stand-alone precinct.
- Apply the Heritage Overlay to four new individual heritage places:
    - Sharland's Surgery & Residence (Former) 391 Hargreaves Street, Bendigo
    - Belfast Store (Former), 402 Hargreaves Street, Bendigo
    - Carolin Warehouse and Store (Former), 95 Mitchell Street, Bendigo
    - BCM Butter Factory (Former), 62 Queen Street, Bendigo.

Revising the Bendigo Civic and Commercial Precinct

The Stage 2 Study reviews the existing Bendigo Civic and Commercial Precinct (HO3). It finds that the precinct comprises two distinct sections: The Core/Western Section and Eastern Section.

The Core/Western Section includes the main boulevards along Pall Mall and View Street. This Section contains generally grand and largely classically derived 19th century architecture, with few recent infill buildings. As such, a relatively consistent streetscape scale had evolved, which includes several landmark buildings, exemplifying the impact of the wealth created from gold mining.

The Eastern Section includes Hargreaves Street, Lyttleton Terrace, Mitchell Street and Williamson Street. This Section is completely different from the Core/Western Section. It contains diverse building stock, including a higher concentration of commercial buildings and buildings dating to the 20th century, including Federation and Interwar periods. In addition, there is also a group of largely intact places to both sides of Mitchell and King Streets, which is consistent with the topologies and period evident in nearby parts.

The Stage 2 Study recommends that the Core/Western Section of HO3 be renamed to the Bendigo Grand Boulevard Precinct and the Eastern Section be separated into a new Hargreaves Street Commercial and Environs Precinct, which also incorporates the newly identified Mitchell and King Street properties.



Figure 23 Proposed boundary of the Bendigo Grand Boulevard Precinct

Light orange: currently included in HO3

Dark orange: addition to precinct



Figure 24 Proposed boundary of the Hargreaves Street and Environs Commercial Precinct

Light green: currently included in HO3

Dark orange: addition to precinct

The Stage 2 Study also recommends that several mapping and numbering anomalies be corrected.

Excise the Upper Reserve from the Rosalind Park Precinct

The Stage 2 Study reviews the Rosalind Park Precinct (HO10). It finds that it comprises of two distinct sections with limited shared historical development and significance: The Upper Reserve and the Lower Reserve.

The Upper Reserve includes the established sporting/recreational facilities to the north and west of the park, including the Queen Elizabeth Oval Grandstand, Olympic swimming pool, Lawn Bowls and Croquet Clubs and Lawn Tennis fields.

The Lower Reserve includes Rosalind Park itself and a number of public/institutional buildings, most of which are included on the VHR.

The Study recommends that HO10 be truncated to include only the Upper Reserve and be renamed the Upper Reserve Precinct.



Figure 25 Proposed boundary of the Upper Reserve Precinct

Apply the Heritage Overlay to four new individual heritage places.

The Stage 2 Study assesses four places to be of heritage significance:

- Sharland's Surgery and Residence (Former) 391 Hargreaves Street, Bendigo
- Belfast Store (Former), 402 Hargreaves Street, Bendigo
- Carolin Warehouse and Store (Former), 95 Mitchell Street, Bendigo
- BCM Butter Factory (Former), 62 Queen Street, Bendigo

It finds that all four places reach the heritage threshold for local significance. The Stage 2 Study recommends that the Heritage Overlay be applied to each property.

The Amendment is required to implement the recommendations of the Stage 2 Study.

A significant number of mapping changes to the Heritage Overlay are proposed (detailed in Section 8).

The following changes to Greater Bendigo Planning Scheme ordinances are also proposed:

- Amend the Schedule to Clause 43.01 (Heritage Overlay) to apply Heritage Overlay to one new precinct and four new individual places and fix the place names and/or addresses of 11 places.
- Amend the Schedule to Clause 72.04 (Documents Incorporated in this Planning Scheme) to insert seven new Statements of significance.
- Amend the Schedule to Clause 72.08 (Background Documents) to insert the Bendigo City Centre Heritage Study Stage 2: Precincts 2022 – Phase 2 Report (RBA Architects, 2022) as a background document.

These changes are consistent with Planning Practice Note 1: Applying the Heritage Overlay (DELWP, 2018), which states that "all heritage places must be both scheduled and mapped" and "a statement of significance must be incorporated in the planning scheme for each heritage place."

It is also proposed to include the *Bendigo City Centre Heritage Study Stage 2 :Precincts* (RBA, 2022) as a background document on the basis that it contains additional information not present in the statements of significance, which may assist in understanding the context of the heritage places.

7.4 Environmental Audit Overlay

7.4.1 Overview

A small pocket of land in the north-east corner of the City Centre, located on Lyttleton Terrace, is envisaged by the *Bendigo City Centre Plan (CCP)* to progressively transition to a mixed use area with an emphasis on residential uses, including larger scale, higher density housing.

This area is currently occupied by a mix of commercial and light industrial uses (for example automotive retailers such as Supercheap Auto and Autobarn, a tyre retailer and fitter [Beaurepaires] and a building/construction hire business [Bendigo Hire]).

The transition to residential land use, requires appropriate consideration of, and response to, potential land contamination risks.

7.4.2 Development / Process

The subject land is currently within the Commercial 2 Zone (C2Z) and is proposed to be rezoned to the Activity Centre Zone (ACZ) as part of a wider City Centre rezoning. The application of the Environmental Audit Overlay (EAO) is proposed in accordance with Planning Practice Note 30 to ensure consideration and management of potential land contamination associated with some current land uses.

The City sought the view and advice of the Environment Protection Authority (EPA) as to the appropriateness of the EAO in this location, considering its current and past uses, and future planning. The City also requested EPA advice regarding potential alternative management mechanisms that may have been employed effectively elsewhere in similar circumstances.

7.4.3 Contents

The EAO may be included or excluded from the Amendment subject to pending EPA advice and further discussion with DELWP.

8 Planning scheme amendment

8.1 Overview

The Amendment is required to implement the *Bendigo City Centre Plan 2020*.

The Amendment proposes the following changes to the Greater Bendigo Planning Scheme:

- Rezone land in the Bendigo City Centre that is currently zoned Commercial 1 Zone (C1Z), Commercial 2 Zone (C2Z), General Residential Zone (GRZ), Mixed Use Zone (MUZ1), Public Park and Recreation Zone (PPRZ), Public Use Zone (PUZ2, PUZ6, PUZ7), Residential Growth Zone (RGZ) or Special Use Zone (SUZ1) to the Activity Centre Zone (ACZ1).
- Apply the Environmental Audit Overlay (EAO) to land currently located in the Commercial 2 Zone and proposed to be rezoned to ACZ1.
- Delete the Heritage Overlay (HO3) from 53 properties and Heritage Overlay (HO12) from nine properties.
- Apply the Heritage Overlay (HO3) to 17 properties and Heritage Overlay (HO1005) to 73 properties.
- Delete the Heritage Overlay from 13 individual places.
- Apply the Heritage Overlay to 12 places.
- Amend the Schedule to Clause 43.01 (Heritage Overlay) to apply the Heritage Overlay to one new precinct and four new individual places and fix the place names and/or addresses of 11 places.
- Apply Schedule 3 to Clause 45.09 (Parking Overlay [PO]) to remove minimum car parking requirements from the City Centre.
- Amend Schedule 1 to Clause 45.09 (Parking Overlay [PO]) to remove areas to which Schedule 3 will be applied.
- Delete Schedule 5, Schedule 13, Schedule 20 (where applied to land to be rezoned to the ACZ1) and Schedule 21 to Clause 43.02 (Design and Development Overlay [DDO]).
- Amend Schedule 1 to Clause 34.01 (Commercial 1 Zone) to delete references to the 'Bendigo CBD Plan 2005' and associated maximum leasable floor area controls.
- Amend Clause 21.07-3 (Bendigo City Centre) and Clause 21.10 (Reference Documents) to replace references to the 'Bendigo CBD Plan 2005' with '*Bendigo City Centre Plan* 2020' and to implement associated policy updates.
- Amend the Schedule to Clause 72.03 to insert new Planning Scheme Map Numbers 19 and 23.
- Amend the Schedule to Clause 72.04 (Documents Incorporated in this Planning Scheme) to insert seven new Statements of significance.
- Amend the Schedule to Clause 72.08 (Background Documents) to insert the Bendigo City Centre Heritage Study Stage 2: Precincts 2022 – Phase 2 Report (RBA Architects, 2022) as a background document.
- Amend the Schedule to Clause 72.08 (Background Documents) to insert the Bendigo City Centre Urban Design Framework (City of Greater Bendigo, 2022) as a background document.

8.2 Environmental, social and economic effects

The amendment is expected to result in the following significant benefits.

8.2.1 Environmental

The amendment addresses environmental effects by:

- Encouraging the uptake of alternative forms of transport including active, public, and other forms of sustainable transport.
- Encouraging implementation of environmentally sustainable design principles for all new development.
- Supporting a compact city centre which makes efficient use of existing high cost infrastructure and reduces the waste of resources and environmental impacts attributable to urban sprawl.
- Requiring a sensitive design response to surrounding context including heritage sites with significant historic, architectural, aesthetic, scientific and cultural values.
- Considering buffers and threshold distances to ensure community amenity is protected where the adaptive reuse of former factory sites is encouraged.

8.2.2 Social

The amendment addresses social effects by:

- Enhancing existing community infrastructure including parks and civic spaces that are integral to public life and tourism.
- Contributing to housing diversity and affordability.
- Encouraging streets that support the civic, commercial or residential functions of the Centre with design that encourages socialisation, free movement and low traffic speed.
- Enhancing public and private amenity through the provision of a fine-grained network of circulation routes to enhance pedestrian amenity, convenience, flexibility and alternative frontage types.
- Promoting excellence in architectural and urban design including mitigating the potential for amenity conflicts that may arise from poor quality development.
- Creating increased opportunities for employment in the Centre through construction investment in addition to the creation of ongoing employment spaces.

8.2.3 Economic

The amendment addresses economic effects by:

- Facilitating public and private sector investment in the Centre.
- Expanding the physical footprint of the Centre to include peripheral inner-urban areas.
- Facilitating an expansion of the range of goods, services, and employment opportunities available in the Centre.
- Protecting and expanding the vitality and viability of existing commercial, retail, visitor, social, civic, cultural, tourism and entertainment activities.
- Encouraging further investment in education and associated uses including student accommodation to support the role of Bendigo as a 'University City'.
- Creating increased opportunities for employment in the Centre through construction investment in addition to the creation of ongoing employment spaces.

8.3 Instruction sheet

The Amendment proposes the following changes to the *Greater Bendigo Planning Scheme*:

Zones

Rezone land in the Bendigo City Centre that is currently zoned Commercial 1 Zone (C1Z), Commercial 2 Zone (C2Z), General Residential Zone (GRZ), Mixed Use Zone (MUZ1), Public Park and Recreation Zone (PPRZ), Public Use Zone (PUZ2, PUZ6, PUZ7), Residential Growth Zone (RGZ) or Special Use Zone (SUZ1) to the Activity Centre Zone (ACZ1).

Overlay Maps

Apply the Environmental Audit Overlay (EAO) to land currently located in the Commercial 2 Zone and proposed to be rezoned to ACZ1.

Precincts

Amend the Schedule to the Heritage Overlay to:

- Delete the Heritage Overlay (HO3) from 53 properties, as shown on Planning Scheme Map 19.
- Delete the Heritage Overlay (HO12) from nine properties, as shown on Planning Scheme Map 19.
- Apply the Heritage Overlay (HO3) to 17 properties, as shown on Planning Scheme Map 19
- Apply the Heritage Overlay (HO1005) to 73 properties, as shown on Planning Scheme Map 19.

Bendigo

Amend the Schedule to the Heritage Overlay to:

- Delete the Heritage Overlay (HO105) from 6 Queen Street and 46 Williamson Street, Bendigo, as shown on Planning Scheme Map 19.
- Delete the Heritage Overlay (HO154) from 63-73 High Street, Bendigo, as shown on Planning Scheme Map 19.
- Delete the Heritage Overlay (HO178) from 123, 125 and 133 McCrae Street, Bendigo, as shown on Planning Scheme Map 19.
- Delete the Heritage Overlay (HO191) from 338 Hargreaves Street and 14-22 Mitchell Street, Bendigo, as shown on Planning Scheme Map 19.
- Delete the Heritage Overlay (HO220) from 34-36 Pall Mall, Bendigo, as shown on Planning Scheme Map 19.
- Delete the Heritage Overlay (HO221) from 32 Pall Mall, Bendigo, as shown on Planning Scheme Map 19.
- Delete the Heritage Overlay (HO224) from 60-64 Pall Mall and 244-254 Hargreaves Street, Bendigo, as shown on Planning Scheme Map 19.
- Delete the Heritage Overlay (HO228) from 84 Pall Mall, Bendigo, as shown on Planning Scheme Map 19.
- Delete the Heritage Overlay (HO273) from 93 View Street, Bendigo, as shown on Planning Scheme Map 19.
- Delete the Heritage Overlay (HO296) from 16-18 Williamson Street, Bendigo (also known as 38-46 Pall Mall, Bendigo), as shown on Planning Scheme Map 19.
- Delete the Heritage Overlay (HO297) from 20 and 22-24 Williamson Street, Bendigo, as shown on Planning Scheme Map 19.
- Delete the Heritage Overlay (HO299) from 265-267 Hargreaves Street and 40-42 Williamson Street, Bendigo, as shown on Planning Scheme Map 19.

- Delete the Heritage Overlay (HO300) from 265-267 Hargreaves Street and 40-42 Williamson Street, Bendigo, as shown on Planning Scheme Map 19.
- Apply the Heritage Overlay (HO154) to 57-61 High Street, Bendigo, as shown on Planning Scheme Map 19.
- Apply the Heritage Overlay (HO219) to 25-26 Pall Mall, Bendigo, as shown on Planning Scheme Map 19.
- Apply the Heritage Overlay (HO220) to 32 Pall Mall, Bendigo, as shown on Planning Scheme Map 19.
- Apply the Heritage Overlay (HO221) to 28 Pall Mall, Bendigo, as shown on Planning Scheme Map 19.
- Apply the Heritage Overlay (HO269) to 45 View Street, Bendigo, as shown on Planning Scheme Map 19.
- Apply the Heritage Overlay (HO296) to 12-14 Williamson Street, Bendigo, as shown on Planning Scheme Map 19.
- Apply the Heritage Overlay (HO297) to 16-18 Williamson Street, Bendigo, as shown on Planning Scheme Map 19.
- Apply the Heritage Overlay (HO299) to 40-42 Williamson Street, Bendigo, as shown on Planning Scheme Map 19.
- Apply the Heritage Overlay (HO1006) to 391 Hargreaves Street, Bendigo, as shown on Planning Scheme Map 19.
- Apply the Heritage Overlay (HO1007) to 402 Hargreaves Street, Bendigo, as shown on Planning Scheme Map 19.
- Apply the Heritage Overlay (HO1008) to 95-97 Mitchell Street, Bendigo, as shown on Planning Scheme Map 19.
- Apply the Heritage Overlay (HO1009) to 62-64 Queen Street, Bendigo, as shown on Planning Scheme Map 19.

Ordinances

- Apply Schedule 3 to Clause 45.09 (Parking Overlay [PO]) to remove minimum car parking requirements from the City Centre.
- Amend Schedule 1 to Clause 45.09 (Parking Overlay [PO]) to remove areas to which Schedule 3 will be applied – change name \
- Delete Schedule 5, Schedule 12, Schedule 13, Schedule 20 (where applied to land to be rezoned to the ACZ1) and Schedule 21 to Clause 43.02 (Design and Development Overlay [DDO]).
- Amend Schedule 1 to Clause 34.01 (Commercial 1 Zone) to delete references to the 'Bendigo CBD Plan 2005' and associated maximum leasable floor area controls.
- Amend Clause 11.03-6 (Bendigo City Centre) and Clause 21.10 (Reference Documents) to replace references to the 'Bendigo CBD Plan 2005' with 'Bendigo City Centre Plan 2020' and to implement associated policy updates.
- Amend the Schedule to Clause 72.03 to insert new Planning Scheme Map Numbers 19 and 23.
- In Planning Policy Framework – replace Clause 11.03-6L-01 with a new Clause 11.03-6L-01 in the form of the attached document.
- In Zones – Clause 34.01, insert a new Schedule 1 in the form of the attached document. 7. In Zones – Clause 37.08, insert a new Schedule 1 in the form of the attached document.
- In Overlays – Clause 43.01, replace the Schedule with a new Schedule in the form of the attached document.
- In Operational Provisions – Clause 72.04, replace the Schedule with a new Schedule in the form of the attached document.

- In Operational Provisions – Clause 72.08, replace the Schedule with a new Schedule in the form of the attached document.
- Amend the Schedule to Clause 43.01 (Heritage Overlay) to apply Heritage Overlay to one new precinct and four new individual places and fix the place names and/or addresses of 11 places.
- Amend the Schedule to Clause 72.04 (Documents Incorporated in this Planning Scheme) to insert seven new Statements of significance:
    - Statement of Significance: 391 Hargreaves Street, Bendigo, November 2022
    - Statement of Significance: 402 Hargreaves Street, Bendigo, November 2022
    - Statement of Significance: 95-97 Mitchell Street, Bendigo, November 2022
    - Statement of Significance: 62-64 Queen Street, Bendigo, November 2022
    - Statement of Significance: Precinct: Bendigo Grand Boulevards Precinct, November 2022
    - Statement of Significance: Precinct: Hargreaves Street and Environs Commercial Precinct, November 2022
    - Statement of Significance: Precinct: Upper Reserve Precinct, November 2022
- Amend the Schedule to Clause 72.08 (Background Documents) to insert the Bendigo City Centre Heritage Study Stage 2: Precincts 2022 – Phase 2 Report (RBA Architects, 2022) as a background document.
- Amend the Schedule to Clause 72.08 (Background Documents) to insert the Bendigo City Centre Urban Design Framework (City of Greater Bendigo, 2022) as a background document.

Appendices

Appendix A Bendigo City Centre Plan 2020
Appendix B Parking Futures Action Plan 2020
Appendix C Bendigo Heritage Study Stage 1 - Volumes 1 and 2 (2020)
Appendix D Bendigo City Centre Integrated Economic Assessment and Planning Review (Floor Area Demand Analysis)
Appendix E Bendigo City Centre Heritage Study Stage 2 (Precincts) 2022
Appendix F Bendigo City Centre Urban Design Framework 2022
Appendix G Urban Design Framework Rationale for Building Heights
Appendix H Planning Scheme Amendment documents
Appendix I Summary of Engagement

Appendix A Bendigo City Centre Plan 2020

Available publicly on the City of Greater Bendigo Website https://www.bendigo.vic.gov.au/Strategic-Planning/Strategic-Planning-Projects/Bendigo-city-centre-plan

Appendix B Parking Futures Action Plan 2020

Available publicly on the City of Greater Bendigo Website https://www.bendigo.vic.gov.au/Strategic-Planning/Strategic-Planning-Projects/Bendigo-city-centre-plan

Appendix C Bendigo Heritage Study Stage 1 - Volumes 1 and 2 (2020)

Available publicly on the City of Greater Bendigo Website https://www.bendigo.vic.gov.au/Strategic-Planning/Strategic-Planning-Projects/Bendigo-city-centre-plan

Appendix D Bendigo City Centre Integrated Economic Assessment and Planning Review (Floor Area Demand Analysis)

Available on Council Meeting Agenda 12 December 2022 as Attachment 4 of the Planning Scheme Amendment C279 – Bendigo City Centre Plan Implementation

Appendix E Bendigo City Centre Heritage Study Stage 2 (Precincts) 2022

Available on Council Meeting Agenda 12 December 2022 as Attachment 3 of the Planning Scheme Amendment C279 – Bendigo City Centre Plan Implementation

Appendix F Bendigo City Centre Urban Design Framework 2022

Available on Council Meeting Agenda 12 December 2022 as Attachment 2 of the Planning Scheme Amendment C279 – Bendigo City Centre Plan Implementation

Appendix G Urban Design Framework Rationale for Building Heights

APPENDIX G. TO BACKGROUND REPORT
CITY CENTRE URBAN DESIGN FRAMEWORK
RATIONALE FOR BUILDING HEIGHTS

LOCATION (SEE MAP)	DDO HEIGHT	CCP HEIGHT	EXISTING BUILDING HEIGHT REFERENCES	UDF HEIGHT	ANALYSIS / RATIONALE
PRECINCT 1 - RETAIL CORE					
A	20m	20m		Increase to 36m	• This location is at the 'heart' of Bendigo City Centre, with a very high profile and able to absorb substantial height due to the large open area of Charing Cross and Rosalind Park, and due to the existing heritage buildings at View Point that collectively are among the tallest in the City Centre. • 36m is applied in response to these characteristics and to the height of the established Bendigo Bank Headquarters (31m).
B	20m (part) / 12m (part)	20m		Maintain 20m	• A very central and high-profile streetblock that is heavily built out, though with some incremental development capacity behind and above existing buildings. • Presence of several VHR-listed and significant heritage places, as well as a substantial number of contributory heritage places will limit the scope and location of redevelopment. • 20m enables occasional taller development with height variability according to context.
C	20m (part) / 12m (part)	20m		Maintain 20m	• A very central and high-profile streetblock that is heavily built out though with some incremental development capacity behind and above existing buildings. • Presence of an VHR-listed site, several significant heritage places, and contributory heritage places otherwise, will limit the scope and location of redevelopment. • 20m enables occasional taller development with height variability according to context.
D	12m	20m		Reduce to 14m	• A narrow street block with dual frontages and a mix of significant and contributory heritages places. • Heritage values mean that development potential is concentrated on sites central to the block, close to Pennyweight Walk. 20m is applied here to reflect this, with the balance reduced to 14m.
E	12m	20m		Maintain 20m	• 14m is applied to the significant heritage places at the Mitchell/Hargreaves Streets corner. • 20m is applied to the balance of the street block in response to the substantial development capacity associated with more recent buildings and non-contributory heritage places. There is some additional capacity associated with rear car parks.
F	12m	20m		Maintain 20m	• This location forms part of the City Centre core and addresses high-profile streets and spaces, including the Hargreaves Mall. The mid-block consists of several larger without heritage significance. Sites of heritage significance are however concentrated at the Williamson Street and Mitchell Street block ends, and are of substantial (at least two-storey) scale. 20m is applied in response to central, high-profile and high-activity location and the substantial infill development capacity.
G	12m	20m		Maintain 20m	• This part of the streetblock addresses Mitchell Street and consists of low-rise of development with no identified heritage significance. 20m is applied in response to the considerable redevelopment potential, limited development constraints and high-profile/high-activity location.
H	12m	20m		Maintain 20m	• This street block is centrally-located and heavily built out with predominance of more recent, lower-rise buildings. A single significant heritage place (currently Bendigo Wholefoods) is recognised.

					• 20m is applied to enable the substantial development capacity to be optimised.
I	12m	20m		Maintain 20m, except for corner pocket of streetblock	• 14m height is applied to the significant heritage places at the Mitchell/King Streets corner. • 20m is applied to the balance of the street block in response to the substantial development capacity associated with more recent buildings and a substantial on-site car park.
J	12m	20m		Maintain 20m	• With the exception of the – a significant heritage place – this street block comprises more recent buildings and some rear on-site car parks which offers considerable capacity for higher density, mixed use development.
K	12m	20m	8 Sisters Café (11.4m)	Maintain 20m, reduce to 12m for part of streetblock	• 12m height is applied to sites at and approaching the Mitchell/Myers Streets corner in response to the heritage places here and to ensure the primacy of the St Paul's Cathedral a little further along Myers Street is maintained. • For sites further up Mitchell Street, the mix of contemporary buildings and non-contributory heritage places creates higher density, mixed use redevelopment potential and so 20m is applied.

LOCATION	DDO HEIGHT	CCP HEIGHT	EXISTING BUILDING HEIGHT REFERENCES	UDF HEIGHT	ANALYSIS / RATIONALE
PRECINCT 2 – PERIPHERAL RETAIL AND COMMERCIAL					
A	20m	20m		Reduce to 14m	• Parcels are narrow and immediately adjoin the Bendigo Creek. There is no capacity for setbacks to the creek. The height recommendation attempts to strike a balance between the impact of built for, on the immediate creekside and the viability of redevelopment. The predominant preferred height for development on the street block opposite to the south (B) is also a consideration.
B	20m	20m		Reduce to 14m, maintain 20m for part of streetblock	• Narrow streetblock comprising dual-frontage parcels. • Reduced height takes account of recommendations for interfacing street blocks (B and D and streetblocks in Precinct 3) and of the presence of heritage places (most notably the Good Loaf which has a distinctive low-rise and 'in the round' form, and also 426 Hargreaves Street). • 20m height is considered appropriate for part of three sites addressing Bath Lane where associated heritage places are not identified as significant nor contributory.
C	20m	20m		Maintain 20m (part) / reduce to 14m (streetblock end)	• 14m applied to Brewhouse (402 Hargreaves Street) to reflect listing as a significant heritage place. • 20m otherwise reflects intent to enable higher density mixed use development on sites with limited heritage values.
D	12m (part) / 20m (part) /	14m / 20m		Maintain 14m / 20m	• The easternmost two-thirds of this streetblock comprises contemporary buildings and surface car parks. 20m here enables more substantial mixed used development in a central location largely unconstrained by heritage values. • Several significant heritage places – dwellings now operated as businesses - occur toward Short Street, together with more contemporary buildings. 14m provides an appropriate transition in building height through this area, from 20m (as noted above) to the residential urban form of the adjoining Premium Residential precinct (11m).

E	12m (part) / 20m (part) /	20m		Reduce to 14m	• This street block is characterised by a substantial number of heritage places, varying in scale, though predominantly low rise (up to 13m at the Mitchell/Hargreaves corner), and on smaller parcels. Redevelopment capacity exists principally at the core, as well as along the Hargreaves Street address. The scale and form of redevelopment should balance compatibility with the predominant heritage character and capacity for mixed use development forms.
F	11m (part) / 12m (part) / 20m (part)	14m / 20m	Edward St carpark (18m)	Maintain 14m / 20m	• This streetblock is narrow with substantial dual-frontage blocks, most of which been built. A mix of site developments and building types occur within the block, including the Edward Street carpark as the largest scale structure, the Bendigo Cinemas and several smaller residential sites, two of which have heritage significance. A large surface carpark occupies the mid-block. • 20m is applied for the eastern one third (approximate) of the streetblock given the larger scale of built form and close proximity to Edward Street, which should be optimised. • A logical point of transition in building height occurs at the laneway connecting King and Queen Streets. From this point, 14m is applied for the remainder of the streetblock as a balanced response to the comparative lower scale of development and the considerable site development opportunities associated with the carpark.
G	20m	20m		Reduce to 14m	• Reduction to 14m acknowledges the presence and scale of the heritage place which is a prominent landmark of this street block – Hunter House at 14m high – and ensures adjoining development is compatible in scale. The laneway connecting King and Queen Streets is considered to represent an appropriate transition point to taller buildings (up to 20m). • Accordingly the immediate adjoining site within this part of the streetblock (currently EPA Victoria) is designated at 20m to enable a transition in scale across this site (i.e. lower at Hunter House interface and taller at the laneway). Additional height at the laneway also increases the potential for laneway activation.
H	11m (part) / 12m (part) / 20m (part)	14m / 20m		Maintain 14m / 20m	• The Municipal (Target) car park is an identified strategic redevelopment site with substantial development potential due to its large footprint in single ownership and location, as well as the absence of heritage values. 20m recognises this potential. • Elsewhere within this streetblock, there is a mix of residential homes (King Street – west), residential buildings used as homes and businesses (Will Streets) and some limited commercial development (King Street – east). 14m is considered a suitable transition height, one that will enable more substantial redevelopment in the limited number of sites where capacity exists (toward Edward Street). It is otherwise more likely that more modestly-scaled residential infill will occur.
I	12m (part) / 20m (part) /	20m		Maintain 20m	• The existing Target building is a strategic redevelopment site with substantial development potential due to its location, large footprint in single ownership, multiple street frontages and absence of heritage values. 20m is applied to enable large-scale mixed use development of the site.
J	11m	14m		Maintain 14m	• Streetblocks are comprised predominantly of residential homes used as residences (Garsed Street) and a large proportion of office-based adaptive re-use (most notable addressing Wills Street). • There are several light industrial/commercial sites on both Garsed and Wills Streets that are incongruous with the predominant use, activity and character, and should be redeveloped primarily for housing. • 14m enables relative higher-density residential housing infill within several pockets in this area. A substantial number of sites will be suited to more modest infill due to limited available site area and heritage values.
K	12m	20m	Ex Lion Tamer (16m) 117 Mitchell Street (12m)	Reduce to 16m (part) / Maintain 20m (part)	• The reduction to 16m for the western end of the streetblock responds to the presence and scale of the heritage place which is a prominent landmark of this street block – The Mill at 17m high –

							and ensure adjoining development is compatible in scale. The designated area abuts the approved Wilson Lane mixed use development (23 Wills Street) at 17.5m. • 20m is applied to the balance of the streetblock to reflect the development potential associated with

LOCATION	DDO HEIGHT	CCP HEIGHT	EXISTING BUILDING HEIGHT REFERENCES	UDF HEIGHT	ANALYSIS / RATIONALE
PRECINCT 3 – PREMIUM RESIDENTIAL					
A	11m (part only)	11m (across all street blocks within the precinct except part Garsed Street)		11m	• Appropriate for the residential built form character of the precinct and the strategic intent to increase (with associated relocation of office-based uses to commercial parts of the City Centre. • Consistent with the relevant ResCode controls within the Planning Scheme.
B	11m	14m		14m	• The south-east-facing edge of this streetblock is immediately opposite the Gillies and Crystal Ice sites which are designed for higher density mixed use development with buildings of substantial heights (12m-36m) (see Precinct 4). • 14m metres is applied to reflect this streetscape context and to provide a built form transition to the low rise urban form of Precinct 3.
PRECINCT 4 – BENDIGO STATION, MARKETPLACE AND FORMER FACTORY SITES					
A (railway yards)	12m	14m	Locomotive Roundhouse (15m)	14m	• Broad and quite open industrial landscape with extensive railway/transport infrastructure and buildings, including a substantial number of significant heritage places. Potential for major renewal of the railway station precinct and surrounds over time, including upgraded transport infrastructure and the introduction of more intensive mixed uses. Low- to mid-rise most appropriate for this precinct and will ensure a balance of capacity for development of substantial scale with the established character of the precinct. 14m applied.
B (Marketplace)	12m	14m	Marketplace (13.9m)	14m	• Large format, enclosed low-rise shopping mall environment with extensive surface parking areas. Long term intent to remodel this area to integrate with the street grid of the wider City Centre and to diversify uses and building forms. 14m applied to enable this.
C / D (Gillies- Crystal Ice)	36m / 24m / 12m	36m / 24m / 12m	Gillies Factory (12.2m)	Maintain 24m / reduce extent of 12m	• Existing heights set and established by DDO13 (Former Crystal Ice and Gillies Pie Factory Sites, Bendigo). • The extent of the 12m height is proposed to be reduced to reflect and preserve existing industrial heritage structures only (Garsed Street and part Arthur Street frontages only). • New street blocks formed within the precinct should not be required to adopt a 12m perimeter block height per DDO13. New buildings unconstrained by heritage places are encouraged to adopt a vertical street wall that is in keeping with the established built form character of central Bendigo. • It is noted also that DDO13 lacks guidance for the setback depth to which the 12m height applies. Maps from DDO13 and the Bendigo City Centre Plan scale to approximately 10-12m, though this is deeper than required and would result in a pronounced stepping of building facades. • The 24m building height, applied to the majority of the site, aims to enable comparative higher density mixed use development on the City Centre's most substantial redevelopment opportunity and in close proximity to transport, services and employment. • A similar rationale applies to the 36m building height which affects a limited and targeted part of the site situated on its south-western edge, adjacent to the railway reserve and Myrtle Street,

					where the impact of noise and overshadowing of existing residential areas opposite will be minimised.
E	11m	14m		14m	• Refer to Precinct 3, item B.

LOCATION	DDO HEIGHT	CCP HEIGHT	EXISTING BUILDING HEIGHT REFERENCES	UDF HEIGHT	ANALYSIS / RATIONALE
PRECINCT 5 – CIVIC AND COMMERCIAL MIXED USE					
A	12m	14m (part) / 20m (part)	Black Swan Hotel (11.9m) William Farmer (12.4m)	Maintain 20m for part of street block, reduce balance to 14m	• This street block, located on Pall Mall/McCrae Street, has a high profile and is adjacent to an important tourism precinct (Dai Gum San and Rosalind Park). There are several significant heritage places which form part of a cluster of rare mid-19th Century buildings on McCrae Street. Building site cover is also very high. These factors limit the potential for larger scale infill. A notable exception is the City's surface car park, a substantial part of the William Farmer Funerals site, and the Dai Gum San walkway which is flanked by the aforementioned. The potential for redevelopment of the either of the flanking sites to incorporate and enhance the through-block connection to Dai Gum San is noted. • 14m is applied to sites with heritage values and along the street block frontage to McCrae Street to ensure mid-19th Century buildings remain prominent and to the Farmer Street address in keeping with heritages places and as a transition to the relative low rise existing and future proposed scale of the Golden Dragon Museum. 20m is applied to the City car park and William Farmer sites at the core of the block to optimise capacity for mixed use development, likely with some association to tourism (e.g. accommodation).
B	20m (part) / 12m (part)	20m	Star Bar (10.4m) The Grand (11m)	Maintain 20m	• A high-profile streetblock with considerable development associated with on-site car parks and with capacity behind and above existing buildings. • The presence of several significant heritage places, and contributory heritage places otherwise, will limit the scope and location of redevelopment. • 20m enables occasional taller development with height variability according to context.
C	20m (part) / 12m (part)	20m	Bendigo TAFE Building P (14m) School of Mines (20.2m, top of tower 30m) New Law Courts (28m) School of Mines (20.2m)	Maintain 20m	• This streetblock is occupied principally by the Bendigo TAFE campus which includes VHR and significant heritage places. The block has recently undergone major renewal with several new or refurbished TAFE buildings and the new Bendigo Law Courts development, collectively increasing the overall development footprint, density and building scale. The interconnected web of pedestrian links through the block remains a distinctive characteristic. 20m is applied in principal to provide adequate capacity for longer term (primarily upward) expansion of the TAFE, and elsewhere on the street block to optimise infill capacity in small pockets.
D	12m	14m	Bendigo Town Hall (28.8m) Former State Offices (11m)	Maintain 12m (reduced extents)	• This street block is focussed on civic functions and public space. High civic and visual importance is associated with the Bendigo Town Hall in principle, flanked by important civic park spaces. • 14m is applied to the Bendigo Library to ensure prominence of Bendigo Town Hall is maintained, and to the former State Offices. • 20m is applied to the current Bendigo Post Office (noting that this site is recommended for inclusion as an individually-listed heritage place on the Heritage Overlay). • The height designation is removed from the Civic Gardens.
E	12m	20m	Strategem building (7.8m)	Maintain 20m	• This streetblock is substantially underdeveloped with low-rise buildings and large areas allocated to surface car parks. Comprises several significant heritage places. Also adjoins busy arterial road, Chapel Street, on one edge. Substantial opportunity for mixed use development and higher density residential housing. • 20m is applied to optimise development potential.
F	20m (part) / 12m (part)	20m	Centrelink Offices (13.4m) FirstChoice Liquor (9m)	Maintain 20m	• This streetblock is substantially underdeveloped with low-rise buildings and large areas allocated to surface car parks, and is otherwise unconstrained (one significant heritage place). • 20m is applied to optimise development potential.

G	20m (part) / 12m (part)	20m	GovHub (18m)	Maintain 20m	• This large streetblock consists of a small number of low- to mid-rise buildings with broad footprints on several large sites and with substantial undeveloped areas allocated to surface car parking. There are no heritage places. The streetblock is bisected by Market Street, creating potential for additional development abuttal/address. The area is intended to support mixed use development with a focus on civic/governance functions (primarily focused at the Gov Hub and ancillary sites). A single significant heritage place occurs within this streetblock. • 20m is applied to optimise development potential.
H	12m	20m	Beaurepaires (11.9m)	Maintain 20m	• This streetblock is substantially underdeveloped with low-rise buildings and some areas allocated to surface car parks. Current use is commercial/light industrial and other service business. Landownership is fragmented and likely to require come consolidation. Several significant heritage places occupy two prominent corners. A busy arterial road, Chapel Street, occurs along one edge. The area is intended to support mixed use development and higher density residential housing. There is potential to create additional development abuttal/address with a through-block link connecting Lyttleton Terrace with Hopetoun Street. • 20m is applied to optimise development potential.
I	12m	20m	Old Green Bean (12.7m)	Maintain 20m	• This streetblock has similar characteristics to (I) above. It is substantially underdeveloped low-rise buildings and some areas allocated to surface car parks. Current use is commercial/light industrial and other service business. Landownership is fragmented and likely to require come consolidation. There are two significant heritage places. A busy arterial road, Myers Street, occurs along one edge. The area is intended to support mixed use development and higher density residential housing. • 20m is applied to optimise development potential.
J	12m	20m	St Paul's Cathedral (23.9m) Cathedral Hall (12m) Bush' Produce (7m)	Partial retention of 20m, variable reductions to 12m and 16m	• The St Paul's Cathedral, with ancillary buildings, provide an important visual and civic focal point in this streetblock. It is also visually cohesive with a collection of significant heritage places featuring red brick. Bushes Lane provides internal access and a break between buildings. There are several pockets of undeveloped site area with mixed use infill development potential. • 20m height applied to the main vacant sites on Williamson Street. Height transition will be required with proximity to significant heritage places. • 16m applied to sites on Mollison Street behind the Cathedral to balance interests of development capacity and avoiding visual cluttering of the backdrop to the Cathedral. • 12m height applied to the sites addressing Myers Street to preserve the visual prominence of, and view lines to, the Cathedral. The main site available for redevelopment (12-14 Myers Street) will, if built to 12m, establish a proportional transition between the adjoining former Bush's Produce store and the Cathedral hall.
K	12m	20m	St Andrew's Church (13.2m) Deanery (12m) Leading Healthcare (12m)	Partial retention of 20m, variable reductions to 12m and 16m	• The south-eastern and northern eastern sides of this street block interface with low-rise residences with heritage values, requiring an appropriate scaling of built form, whilst preserving capacity and viability for mixed use development of a relative higher density. The south-western address to the Williamson/Myers Streets intersection is not constrained by heritage places, though new development here should maintain a relative mid-rise of building heights recommended for this side of Myers Street. • Retaining the visual prominence of, and view lines to, the St Andrews Church is important, noting that the primary vista is perpendicular from St Andrews Avenue. • 12m height applied to sites immediately flanking the Church, two of which are associated with the Church itself. Height extended eastwards along Myers Street, wrapping around into part of Mundy Street, in recognition of heritage places. • 16m height applied to sites addressing Mollison Street to enable higher density housing at a mid-rise scale.

					• 20m height applied to sites at the Williamson/Myers Streets corner to optimise development capacity away from heritage places and with interface to busier roads and the City Centre core.
L	12m	20m		Maintain 20m	• An underdeveloped streetblock featuring a major strategic redevelopment site and a several contributory heritage places located within the south-western third of the block. Development potential is primarily concentrated in the northern-eastern two thirds of the streetblock which is substantially under-developed, being occupied currently by several buildings with large footprints and large surface carparking areas. A considerable proportion of the streetblock perimeter is not currently lined by buildings. • 20m height is applied to optimise development potential.
M	11m (part) / 12m (part)	20m		Reduce to 12m	• Several parcels at the Williamson/Mollison Streets corner are occupied by low-rise heritage places (historic homes converted to offices). Infill development is constrained though possible, therefore new buildings should be contained to a height that provides a transition to potential taller buildings (up to 20m) in surrounding parcels.
N	12m	14m		Maintain 14m	• The streetblock is narrow, has a single street frontage and abuts the railway line. It consists solely of surface carparking servicing the City Centre and railway commuters in particular. • Approximately one third of the block is within the Transport Zone (TRZ1) and owned by VicTrack and so is unlikely to be developed in the short to medium term. • The scale of built form needs to balance the viability of mixed use development on a lower amenity site with higher development complexity (e.g. acoustic design), and proximity to the low rise residential area that is situated on lower-lying terrain. • 14m is applied to enable mid-rise development of 3-4 storeys.
O	12m	14m		Reduce to 12m	• The streetblock is narrow, has a single street frontage and abuts the railway line.

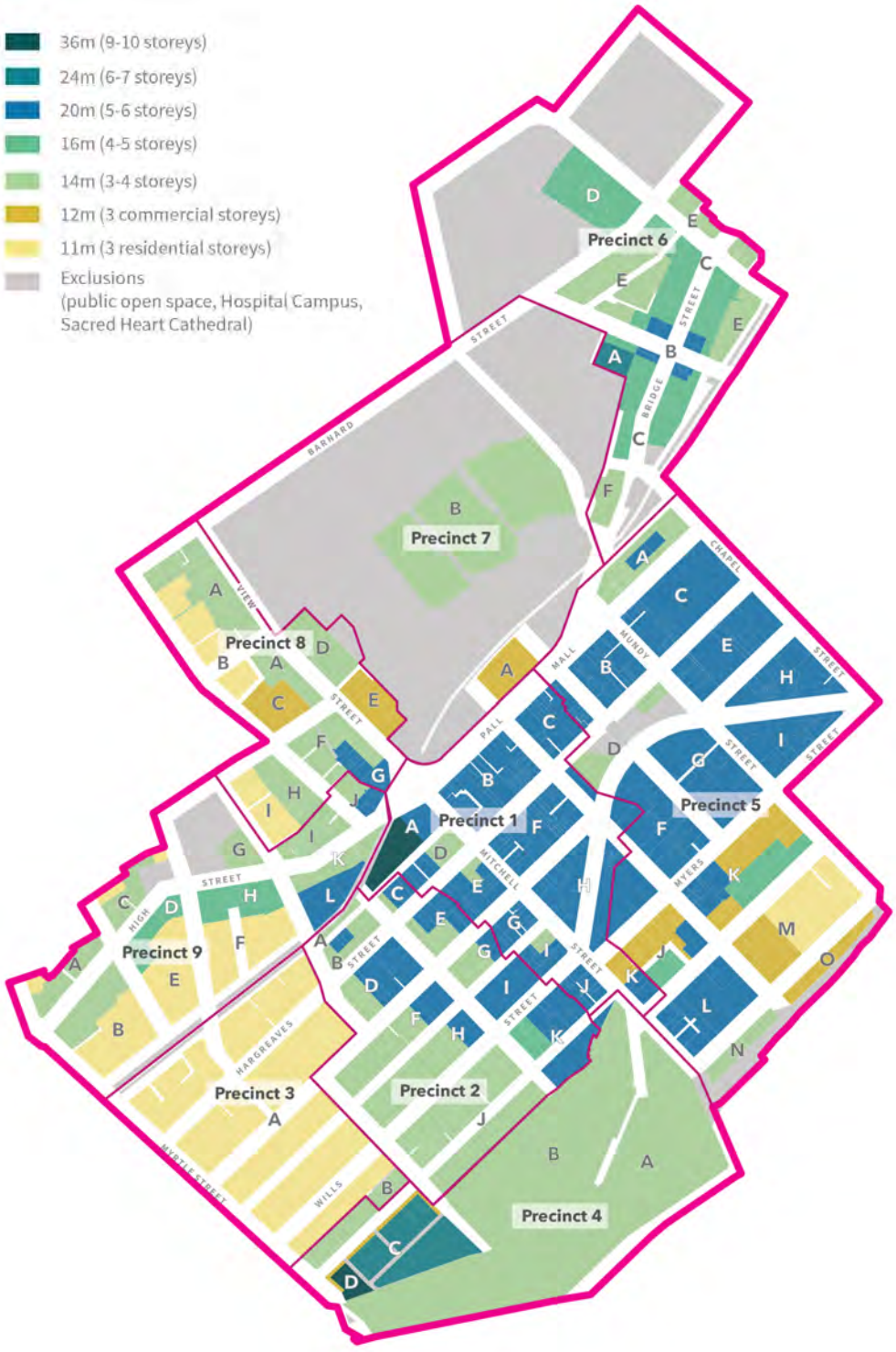
LOCATION	DDO HEIGHT	CCP HEIGHT	EXISTING BUILDING HEIGHT REFERENCES	UDF HEIGHT	ANALYSIS / RATIONALE
PRECINCT 6 – BRIDGE STREET AND HOSPITAL					
A	N/A	24m (20-24m*) **denotes preferred building height range indicated in DDO21*		24m	Existing heights (excluding Chinese Precinct) set by *Hospital Precinct Structure Plan 2014* and subsequent DDO21 Bridge Street Activity Area. Summary rationale is as follows: • 24m (20-24m*): designated for a strategically important site – Coliban Water. Intent is to enable a substantial mixed use development that integrates ground-level active uses, opens up to Rosalind Park, provides a multi-storey car park and upper-level apartments to take advantage of the central location with park views.
B	N/A	20m (16-20m*)		20m	• Designated for sites addressing the street corners of the Bridge and Water Streets intersection. Intent is to enable taller and architecturally distinctive buildings to reinforce an activity focus at this logical central point within the Bridge Street Activity Area.
C	N/A	16m (12-16m*)		16m	• Designated for the frontage to Arnold Street where medium-scale mixed use development is intended.
D	N/A	16m (12-16m*)		16m	• Designated for the main frontage to Bridge Street where medium-scale mixed use development is intended.
E	N/A	12m (9-12*)		12m	• Designated for locations where higher density housing and limited mixed use is intended.
F	12m	20m	Golden Dragon Museum (13.6m)	Reduce to 16m	• Planned redevelopment of the Bendigo Chinese Museum is expected to be with a 12m height. A 16m designation allows some scope for further upward expansion to an extent that reflects its role as civic landmark, a vista-terminating focal point and its unique place within the City Centre. Note: DDO21 (Bridge Street Activity Area) would be unaffected by this recommendation.
PRECINCT 7 – ROSALIND PARK					
A	N/A	20m	Former Bendigo PO (38m)	Reduce to 12m	• Heritage places (Former Bendigo Law Courts and Post Office) within this compact streetblock are where major change is highly unlikely to occur. Other buildings – the Telstra exchange and Department of Justice – have been identified for eventual removal per *Rosalind Park Precinct Masterplan 2014*. 12m reflects the scale of the existing heritages places.
B	N/A	N/A		Apply 14m	• No building height has been previously designated for buildings within Rosalind Park. 14m reflects the potential need for institutional-type buildings with built form flexibility, located within space-constrained sites and responsive to the parkland setting (i.e. low to mid-rise),

LOCATION	DDO HEIGHT	CCP HEIGHT	EXISTING BUILDING HEIGHT REFERENCES	UDF HEIGHT	ANALYSIS / RATIONALE
PRECINCT 8 – VIEW STREET					
A	N/A	14m		Maintain 14m	• Enables up to 3-storey mixed commercial/residential or 4-storey residential development, set back from View Street where significant heritage places are predominant.
B	N/A	11m		Maintain 11m	• Appropriate for residential area with heritage character and consistent with ResCode.
C	N/A	14m		Reduce to 12m	• Reduced height will ensure the new development sits within the scale of established buildings and preserves visual prominence of church gables and spires. • Note: the recent VCAT decision to overturn the City's decision to grant a permit for development proposed for part of this area, based in part on proposed building height up to 12m, is an important consideration also.
E	N/A	14m		Reduce to 11m	• The interface with Rosalind Park consists of direct property abuttals on quite steeply sloping ground situated behind historic buildings addressing View Street. Immediately above this area, the Bendigo Art Gallery is a recognised civic landmark, and currently rises to 11m at the park edge (the planned expansion is not expected to exceed 14m). New development must be scaled in response to these factors. Building activation at ground level, with potential for roof-top terraces, are also important outcomes in this location.
E	N/A	20m		Reduce to 14m	• Reduced height will be more compatible with the lower order of buildings heights at the High/Forest Street corner and preserve the vista toward the City Family Hotel and Bendigo Bank Headquarters from upper Forest Street.
F	N/A	20m / 14m		Reduce to / maintain 14m	• 14m is applied across the frontage of sites addressing View Street, as a response to the scale of existing built form, which includes several sites of heritage significance as well as several contemporary buildings. • Similarly, 14m is maintained on the MacKenzie and Forest Street frontages to reflect the scale of existing built form, which includes several sites of heritage significance.
G	N/A	20m	Australian Mutual (22.3m to highest extent of View Point, 22.6m to lowest extent of View Point) Wine Bank (10.2m to highest extent of View Street, 10.7m to lowest extent of View Street) Rural Bank (6.2m to highest extent of MacKenzie Street, 11.5m	Maintain 20m (extents reduced)	• This part of the streetblock in lower View Street comprises a cluster of highly significant buildings, many on the Victorian Heritage Register (VHR), that are integral to the character of the street, and in the case of View Point, terminate significant view lines along major axes (Mitchell Street, Charing Cross and Pall Mall). • Vacant land within the street block core, while contained within the Heritage Overlay, could potentially be sought to be developed in a way that is detrimental to the heritage values of the adjacent heritage places and the wider Precinct and high-profile central area of the City Centre. • A predictable source of detrimental impact is proposed infill development above the scale of the significant heritage buildings. • 20m is applied (as a mandatory maximum) to enable taller buildings close to the City Centre core that will be visually recessive (from View Street/Charing Cross/Pall Mall) or largely concealed (behind View Point). • 14m is retained across the frontage of sites addressing View Street, as a response to the scale of existing built form, which includes several sites of heritage significance.

			to lowest extent of View Street)		
H	N/A	14m		Maintain 14m	• Enables up to 3-storey mixed commercial/residential or 4-storey residential development in the lower part of Forest Street, close to the City Centre core. • Existing heritage places will mean taller buildings are contained predominantly to 'back of block' sites.
I	N/A	11m		Maintain 11m	• Appropriate for the residential area with heritage character and consistent with ResCode.

LOCATION	DDO HEIGHT	CCP HEIGHT	EXISTING BUILDING HEIGHT REFERENCES	UDF HEIGHT	ANALYSIS / RATIONALE
PRECINCT 9 – HIGH STREET					
A	14m	14m		Maintain 14m	• Sites addressing High Street are predominantly low-rise (1-2 storey) commercial developments, often set back from the street and/or with large on-site car parks. This presents substantial redevelopment/infill opportunity. • The high visual profile of High Street, the large scale of the treed avenue, and the distance from the City Centre core are relevant considerations. • 14m is applied in response to this mix of considerations to enable mid-rise development of up to 3-4 storeys that is proportional to the scale and character of the streetscape.
B	N/A	11m		Maintain 11m	• This area comprises Londonderry Reserve and part of the Girton Grammar campus. A low-rise (1-2 storey) scale of development has been set by various Girton Grammar buildings which are readily accommodated by the substantial public open space in the vicinity (Reserve, Bendigo Creek and wide street reserves). • 11m is applied in response to this established scale.
C	14m	14m		Maintain 14m	• 14m is applied to part of a single parcel only (currently Best Western motel). • This parcel addresses public open space (Wattle Square) and sits low relative to residential housing above, allowing additional height to be accommodated. This height will remain below the established treeline framing Wattle Square. • This also achieves consistency of height recommendation across the parcel (rather than split).
D	14m	14m		Increase to 16m	• Sites addressing High Street are low-rise (1 storey) commercial developments set back from the street. A large proportion of available site area is used for on-site car parking. This presents substantial redevelopment/infill opportunity. • The high visual profile of High Street, the large scale of the treed avenue, the location within the viewline to Sacred Heart Cathedral and the distance from the City Centre core are relevant considerations. • 16m is applied to enable mid-rise development of up to 3-4 commercial storeys and up to 5 residential storeys. • This height is also purposefully set below the first floor height of the Sacred Heart Cathedral to maintain its prominence/visibility in the streetscape when viewed from High Street approaching the City Centre.
E	N/A	11m	Girton Grammar building , 30 Creek St North (16.2m)	Maintain 11m	• Likely and intended to evolve as a mixed use area with a substantial residential component. 11m is applied to enable a scale of development that provides a transition in height toward Bendigo Creek and in response to existing residential homes and lower order streetscapes.
F	N/A	11m		Maintain 11m	• Likely and intended to evolve as a mixed use area with a substantial residential component. 11m is applied to enable a scale of development that provides a transition in height toward Bendigo Creek and in response to existing residential homes and lower order streetscapes.
G	14m	14m	Sacred Heart Cathedral (86.1m to church grounds, 95.1m to High Street; first level eave 12m to church grounds, 20.9m to High Street)	Maintain 14m	• The Sacred Heart Cathedral provides the principal context for these sites intended to be integrated as part of a future Cathedral redevelopment (visitor centre, etc). 14m applied so that built form sits comfortably within the sloping Cathedral grounds and prominence/visibility of the Cathedral is maintained.

H	14m	14m		Increase to 16m	• Sites addressing High Street are low-rise (1 storey) commercial developments set back from the street. • Whilst the commercial footprint is increased, there are substantial areas dedicated to surface car parking at the front and rear of premises. • The High Street treed avenue is less prominent due to the relative younger age of trees, though is still significant, and proximity to the City Centre core is increased. • The location is visually prominent relative to the Sacred Heart Cathedral directly opposite. Any development here must not rival its visual prominence. The height of the first storey eaves of the Cathedral (see G above) provides what is considered a reasonable reference point to consider preferred maximum height for this location. • 16m is applied to enable mid-rise development of up to 3-4 commercial storeys and up to 5 residential storeys. • Note that use of setbacks and transitioning building height will be required to address potential amenity impacts on the mixed residential area immediately to the south (Burr Court area).
I	N/A	14m		Maintain 14m	• This street block frontage provides an important and distinctive address to High Street and forms part of the arrival experience to the City Centre. Significant and contributory heritage buildings line the frontage and contribute to the character of the streetscape. Sites are heavily built out with limited infill potential. • 14m is applied to maintain appropriate scale of built form to the street address for infill development.
J	N/A	20m		Maintain 20m	• Refer to Precinct 8, item G.
K	20m	20m	Former YMCA (19m)	Reduce to 14m	• This street block frontage provides an important and distinctive address to High Street and forms part of the arrival experience to the City Centre. Significant and contributory heritage buildings lining this frontage, in particular the City Family Hotel and former YMCA 'book-ending' the block, are integral to this experience and to the character of the streetscape. There is considerable potential for infill development in the mid-block. • 14m is applied to enable a scale of development that 'sits between and below' the 'book-end' buildings, and contributes to layered built form of the long vista along High Street toward the Bendigo Bank.
L	20m	20m	Telstra (24.9m) (satellite dish peak 32.3m)	Maintain 20m	• This rear part of the streetblock offers redevelopment opportunities addressing Bendigo Creek. The footprint and massing of buildings here must nonetheless respond to the presence of the City Family Hotel and other heritage places (see J above), the channelled form of Bendigo Creek (which may warrant building setbacks), potential amenity impacts (shadowing and wind effects), as well as the long vista from High Street where the Bendigo Bank comes into view. • 20m is applied to optimise development capacity in a limited area at the core of the City Centre.


36m (9-10 storeys)
24m (6-7 storeys)
20m (5-6 storeys)
16m (4-5 storeys)
14m (3-4 storeys)
12m (3 commercial storeys)
11m (3 residential storeys)
Exclusions
(public open space, Hospital Campus, Sacred Heart Cathedral)
Precinct 1
Precinct 2
Precinct 3
Precinct 4
Precinct 5
Precinct 6
Precinct 7
Precinct 8
Precinct 9

Appendix H Planning Scheme Amendment documents

- Appendix H1 — Explanatory Report
- Appendix H2 — Instruction Sheet
- Appendix H3 — Schedule 1 to the Activity Centre Zone
- Appendix H4 — Changes to the Schedule to the Heritage Overlay
- Appendix H5 — Schedule 3 to the Parking Overlay
- Appendix H6 — Clause 11.03-6L-01 Bendigo City Centre

Available on Council Meeting Agenda 12 December 2022 as Attachment 5- 10 of the Planning Scheme Amendment C279gben – Bendigo City Centre Plan Implementation

Appendix I Summary of Engagement

The following is a list of stakeholders for engagement undertaken in relation to preparation of the *Bendigo City Centre Plan 2020* and *Parking Futures Action Plan 2020*.

Internal Units/Committees/City of Greater Bendigo Leadership representatives

Statutory Planning, Engineering, Parks and Public Space Design, Works, Tourism, Regional Sustainable Development and Active and Healthy Communities.

Organisational Leadership Team

Executive Management Team

Councillors

Committees

1/10/2019	Sustainable Environment Advisory Committee
8/10/2019	Rosalind Park Advisory Committee
10/10/2019	Disability and Inclusion Reference Committee
17/10/2019	Heritage Advisory Committee

Development Industry/Business

City Centre development sector

Be.Bendigo

Agencies

Department of Environment Land Water and Planning, Department of Transport, Heritage Victoria, Regional Development Victoria, Victorian Planning Authority

Parking

Participants included Safe and Healthy Communities (Parking Unit), the Parking PCG, City of Greater Bendigo Councillors and the general public.

Date	Engagement
8/3/2018	Discussion with Parking PCG on commencing review of carparking strategy
13/3/2018	Follow up meeting with Parking PCG and links to parking service review.
11/9/2018	Workshop with internal senior staff
11/9/2018	Councillor workshop
11/9/2018	Public Forum on Parking
12/3/2019	Workshop with Parking Unit on Parking Futures draft
27/5/2019	Councillor, EMT and Senior Staff workshop
27/05/2019	Workshop with PCG and other relevant staff
27/5/2019	Public Forum on Parking



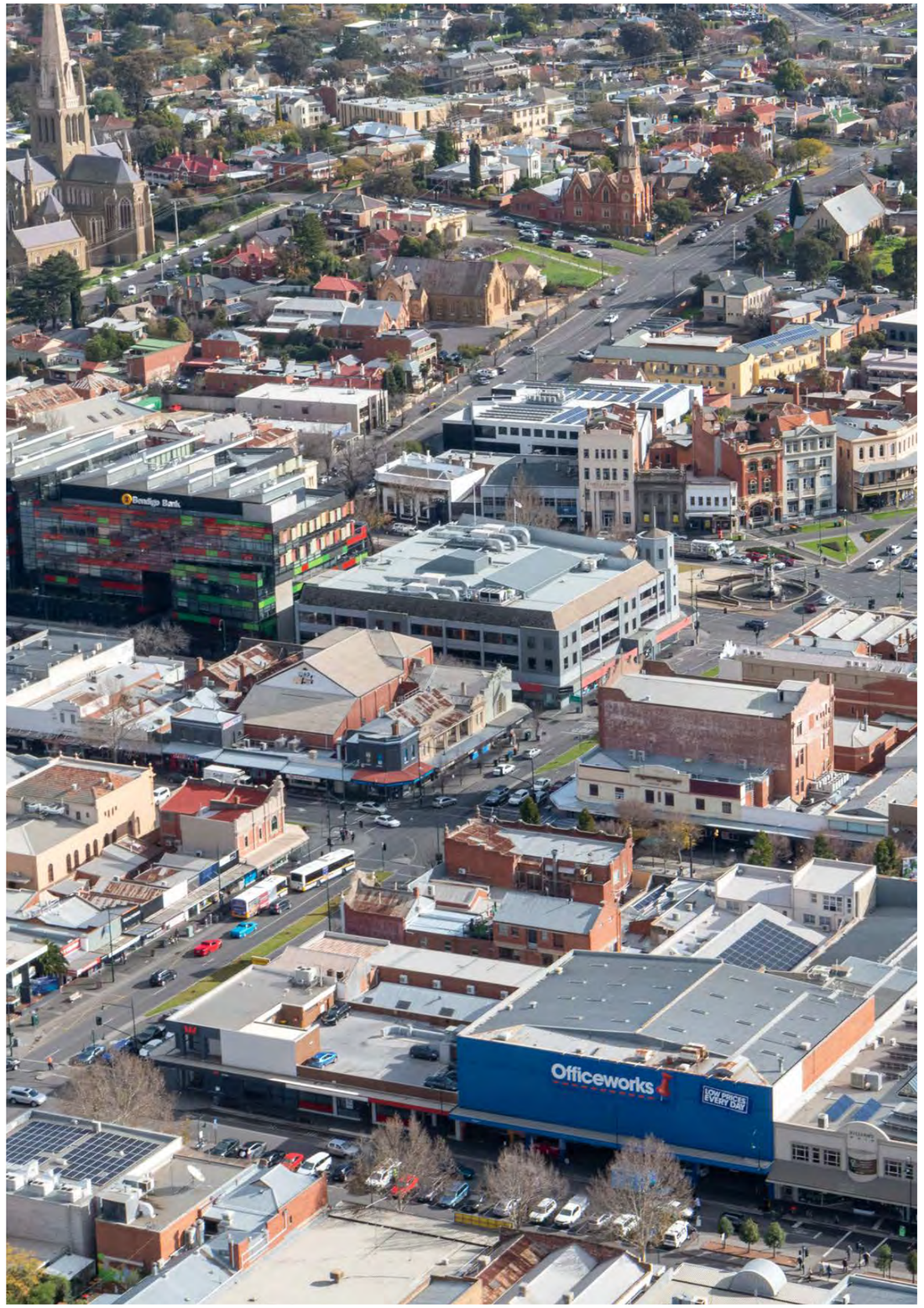
BENDIGO CITY CENTRE PLAN
URBAN DESIGN FRAMEWORK

NOVEMBER 2022



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1 INTRODUCTION

The Bendigo City Centre is a historically significant place, distinctive in character and of regional significance.

These attributes underpin considerable growth and economic development potential that will bring significant change to the cityscape over coming decades, and in accordance with the Bendigo City Centre Plan 2020 (City Centre Plan).

The Bendigo City Centre Urban Design Framework (UDF) addresses Action 18 of the City Centre Plan and has the primary purpose of providing strategic design direction to manage change in the urban environment, with a focus on built form and related amenity and public domain outcomes.

The UDF assembles built environment design guidance to support incremental contemporary development of the City Centre that is progressive, creative and optimal in its use of available infill opportunities, as well as complementary to the established heritage character and vernacular.

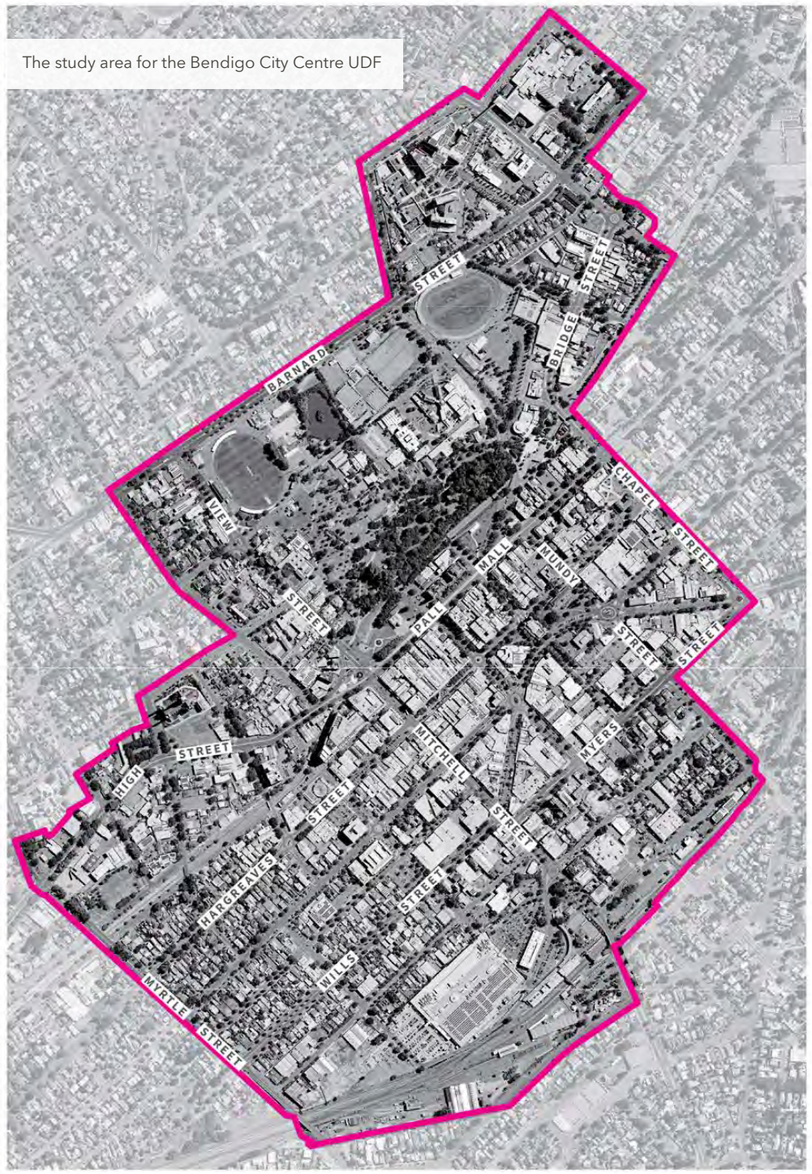
Consistent and considered application of the UDF by built environment professionals is essential to continue the city's strong urban design tradition - combining innovation and respect for the past to build a future cityscape that remains uniquely 'Bendigo'.



OBJECTIVES AND STUDY AREA

The UDF intends to:

- Enable growth of the City Centre population and a corresponding increase in development density
- Encourage a high quality, characterful, enduring and sustainable built environment
- Protect and complement heritage places and values
- Protect the amenity and assets of the public domain and private property
- Support new commercial and retail activity, as well as residential accommodation close to services and amenities
- Support the activation, vibrancy and safety of public streets and spaces
- Increase freedom of movement for people on foot
- Provide guidance for decision-makers and designers, property owners and occupiers, and the broader community



The study area for the Bendigo City Centre UDF

HOW TO USE THE UDF

The UDF is intended as a reference guide for those with a role or interest in the evolving built environment of the Bendigo City Centre, including decision-makers and development assessors, designers, property owners and occupiers, as well as the broader community.

Interpretation and application of design guidelines provided by the UDF should be based on a complete reading of the document, and of related documents.

Images and text should be read together. Individual images and illustrations should not be relied upon singularly, nor solely, for direction. Where any inconsistency appears to arise, guidance in writing shall prevail. If any an inconsistency or error is identified, or if clarity is sought in relation to the meaning of, or any aspect of, the document, advice should be sought from the City of Greater Bendigo.

Developers and prospective planning permit applicants should seek independent design expertise in interpretation and application of the Urban Design Framework to their development proposals, as well as for the preparation of related documentation.

UDF Structure

1	**Introduction**	An outline of the purpose and objectives of the UDF
2	**Existing Form and Character**	An overview of urban design elements that are intrinsic to the collective character, dynamics and distinctiveness of the Bendigo City Centre
3	**Urban Design Strategy**	The strategies that provide the basis for the urban design guidelines and recommendations
4	**Urban Design Guidelines**	Guidelines for the design of urban development, organised thematically
5	**Precinct Directions**	Precinct-based recommendations for different parts of the City Centre in response to localised conditions and opportunities, and the spatial framework of the City Centre Plan
6	**Planning Scheme Implementation**	A framework for the proposed implementation of the UDF into the Greater Bendigo Planning Scheme

Allied documents

The UDF forms part of suite of related documents that work together to provide strategic planning and design direction for the land use, built form and public domain of the Bendigo City Centre.



▶ **Bendigo City Centre Plan 2020**

A plan to manage the growth of the City Centre as an increasingly important regional centre for employment, living, entertainment and tourism. The themes related to heritage, access and the public domain are of particular relevance



▶ **Bendigo City Centre Plan Urban Design Framework 2022**

Provides strategic design guidance to manage change in the City Centre's built environment, with a focus on built form and related amenity and public domain outcomes



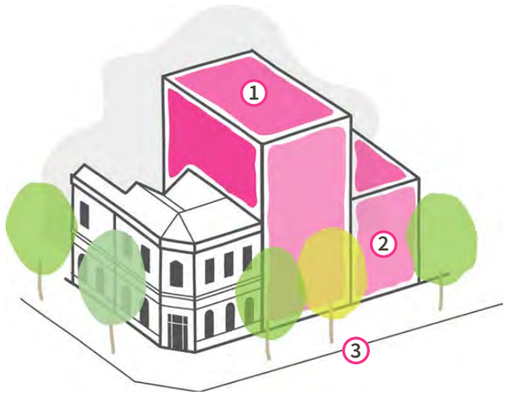
▶ **Bendigo City Centre Parking Futures Action Plan 2020**

The Action Plan outlines how Bendigo can move away from the outdated 'business as usual' approach to car parking policy, to a more integrated and contemporary approach that stimulates economic growth, development and jobs in central Bendigo



▶ **Bendigo City Centre Public Domain Design Guidelines 2022**

A reference guide to help coordinate the incremental design and development of the Bendigo City Centre public domain



1. **Built form**
   Refer to the **Urban Design Framework** for guidance

2. **Building - public domain interface**
   Refer to the **Urban Design Framework** for guidance

3. **Public domain**
   Refer to the **Public Domain Design Guidelines** for guidance



2 BENDIGO'S URBAN DNA - EXISTING FORM AND CHARACTER

This section provides an overview of urban design elements that are intrinsic to the urban form, character, dynamics and distinctiveness of Bendigo's City Centre, and in turn, a foundational context, baseline and rationale for urban design guidelines.



A connected street grid.

The rectilinear grid of streets sets the foundational urban structure of the City Centre and forms a powerful armature for the public address of buildings.

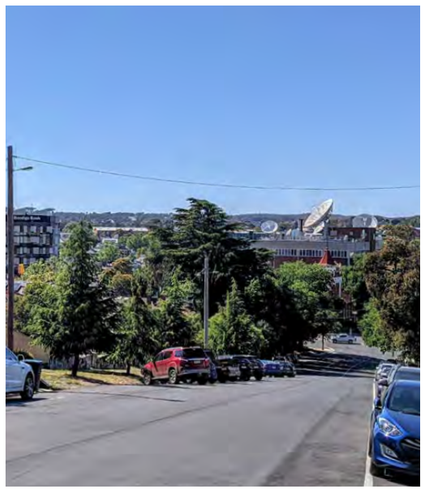
Its unconventional orientation at approximately 45 degrees off north - in response to the alignment of the Bendigo Creek - allows for a more balanced distribution of sun penetration into public streets, on both north-south and east-west alignments, and also reduces the overshadowing impacts of taller buildings.



Grand entranceways and landmarks.

Several boulevard-like entranceways to the City Centre present as higher order streetscapes with prominent treed avenues, punctuated by landmark buildings that highlight architecture and serve as place markers.

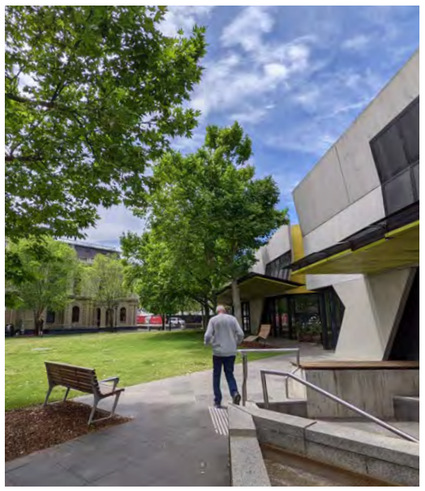
The effective combination of prominent sites – usually street corners and sometimes locations that close off vistas which are a natural visual focal point – with prominent built form and distinctive architecture, is repeated across Bendigo City Centre, primarily on entranceways, though in other locations too.



Valley-like topography.

The City Centre is located on sloping terrain rising from the Bendigo Creek to the Bendigo Railway Station to the east and more steeply rising terrain westward into Rosalind Park.

This topography has influenced the orientation and layout of the street pattern and the built form of the cityscape with the majority of taller buildings being situated on lower-lying terrain, preserving outlooks over the heritage core from surrounding higher ground.



Interfaces with parks and civic spaces.

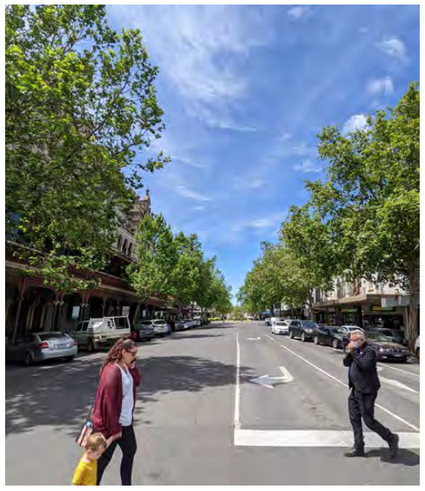
A small number of important and primarily historic public spaces – parklands and civic spaces – contribute significantly to the character, quality and liveability of central Bendigo. These spaces are typically framed and overlooked by buildings and provide a counterpoint to the built-up surroundings.



Arcades and laneways.

Open laneways and covered arcades provide a network of smaller scale thoroughfares for pedestrian movement across the City Centre.

Some links are simple walk-throughs for convenience, though a good number are also lined by commercial premises which add to the diversity of the local economy and bring life to the street.



Well-proportioned, enclosed streetscapes.

Streets in commercial and mixed use areas tend to be defined by unbroken street walls built to the street edge. There is some variation in street wall height along individual streets, though one to two storeys are most common and tend to appear taller due to traditional proportions. Well-scaled street trees also contribute to streetscape enclosure.

Set along wide street reserves of typically 30 metres, the effect is of well-proportioned, enclosed streetscapes, that enable sun penetration and shade, as well as openness to the sky. The substantial width of the street reserves allows for taller buildings without detriment to environmental effects and visual proportions.



The ‘Bendigo style’.

Whilst layers of built history can be found in the City Centre; the most identifiable and valued is arguably the ‘Bendigo style’ of development from the late 1800s. This period is exemplified by grand buildings that tend to be taller-than-wide in the proportions of volume and facade appearance. Architectural features are pronounced and include mansard roofs, extravagant decoration, monumental colonnades and porticos, towers, arches and modelling of facades.

The rich exteriors generally enclose generous and lofty internal spaces and ground and upper levels. The essence of these buildings, which underpins their prominent contribution to the built form of the Bendigo City Centre, is simple, bold form embellished with distinctive features and ornamentation.

Display of vibrant colours is also integral to the Bendigo style.



Development density.

There is capacity for infill development across the City Centre which varies considerably between individual street blocks and precincts. Several street blocks in or close to the Retail Core have a fully built-out footprint, with some increased density potential at their core through greater building height.

Site coverage tends to reduce with distance from the Retail Core, due mainly to on-site parking and access allocations. The main concentration of lower density urban form follows an approximate arc, running around the south, east and north of the Retail Core and mainly on rising terrain.

Sites with substantial development capacity and strategic development attributes are scattered throughout.

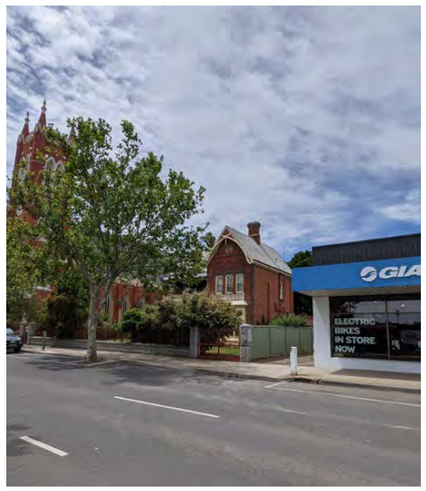


Low to medium-rise urban form.

Bendigo is a traditional low- to medium-rise centre - equivalent to up to five or six storeys, and with several common tiers of building height below this.

Variability in building heights on individual streets and across precincts is a distinctive characteristic of the city. Taller buildings, or otherwise prominent buildings, occupy prominent locations and create important landmarks.

Lower-rise buildings predominate in the residential neighbourhoods on the periphery, though can tend to appear more substantial in scale due to traditional building proportions.



Setbacks that reinforce form.

Streetscapes within the commercial core have an established pattern of buildings built to the street edge, contributing to the enclosure and activation of the street.

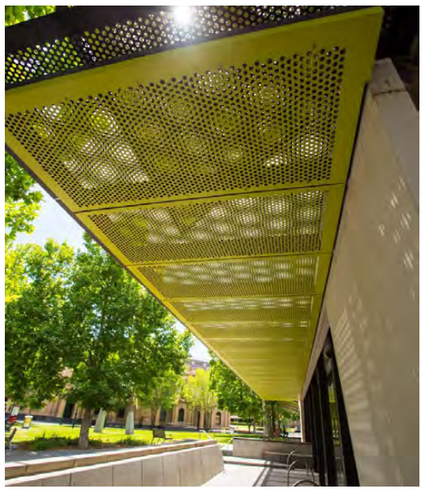
The setback of buildings from front boundaries, to varying depths, creates a different relationship and dynamic with the street, and can be seen employed by some civic buildings as a visual contrast to zero setback streetwalls, and most often in residential streetscapes around the periphery of the City Centre.



Weather protection for public streets.

The weather protection role of verandahs and awnings – traditional or contemporary - is also integral to life in public streetscapes of the City Centre. Some streets, especially in the commercial core, have continuous weather protection on both sides.

Elsewhere there tend to be gaps where continuous cover would be beneficial. Away from the Retail Core, as lines of buildings at the street edge give way to freestanding, residential-style buildings set back from the street, footpath cover is impractical, and the weather protection role falls to the street trees.



Patterns of shade and filtered light.

Light, shade and shadow, provided by broad traditional verandahs, ornate building facades and street tree canopies, have become an important characteristic of the City Centre's built form and public domain.

This effect Is increasingly prevalent in the city's contemporary buildings, through architectural treatments such as decorative awnings, louvres and screen, and is becoming a vital part of building design response to the region's climate.

3 URBAN DESIGN STRATEGY

This section highlights the most important and influential elements of urban design that are to be employed, individually and collectively, as driving forces for shaping its future of the Bendigo City Centre. These elements are organised in three main themes:

- **Activity and Built Form**
- **Access and Movement**
- **Public Domain**

URBAN DESIGN STRATEGY ACTIVITY AND BUILT FORM



High activity destination

Moderate activity destination

Activated precincts and optimised development.

- **Targeted development intensity.** Increase, appropriately scale and diversify the uses associated with development in and around key employment and activity areas
- **Strategic sites.** Optimise the capacity of identified sites for increased development density and mixed use based on their redevelopment potential and in response to projected floorspace demand



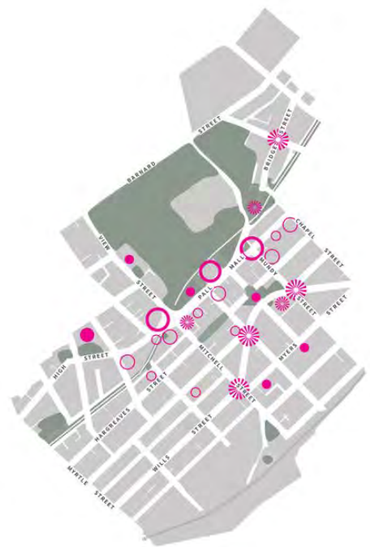
Victorian Heritage Register (VHR) places

Significant individual heritage places

Significant heritage precinct

Past and future built heritage.

- **Preserved and revitalised heritage.** Respect the significant built heritage of the City Centre as an integral and distinctive aspect of its character and enable adaptive reuse of heritage places to support their preservation
- **Respectful heritage integration.** Sensitively integrate new development in response to heritage built form. Respectfully proportion and stylise building architecture adjacent to heritage places and ensure buildings are contextually-responsive, sustainable and designed to be durable and lasting



Existing public landmark

Existing private building landmark

Building cluster landmark

Key locations for future building landmarks

Cityscape landmarks.

- **Prominent vistas and street corner architecture.** Develop street corners, especially in higher profile locations, and sites that terminate vistas, with distinctive architecture
- **Civic places and spaces.** Respect the setting and significance of civic and other important buildings with complementary design of adjacent buildings and public domain

URBAN DESIGN STRATEGY ACCESS AND MOVEMENT



City Centre Entranceway Boulevard
City Centre Entranceway

High capacity walking streets
Walking priority precinct
Through-block link pathways

Protected cycleway network
Secondary cycleways
Proposed Bendigo Creek Low Line access/egress points

City Centre bus route
Railway line
Bendigo Railway Station (PT interchange)

Entranceways.

- **Walkable core.** Respond to the heightened importance of building and public space design on high profile thoroughfares
- **Protected vistas.** Preserve and enhance important public viewlines to significant heritage places, significant and high-profile public streetscapes and significant public space landscapes

Pedestrian movement.

- **Walking streets.** Improve and expand the network of high capacity and high amenity walking streets connecting major City Centre destinations
- **Walkable core.** Improve pedestrian access, safety and amenity across the walking priority precinct of the City Centre
- **Alternatives and shortcuts.** Add to the mix of open laneways, enclosed arcades, activated corridors and simple walk-throughs to create a fine-grained movement network

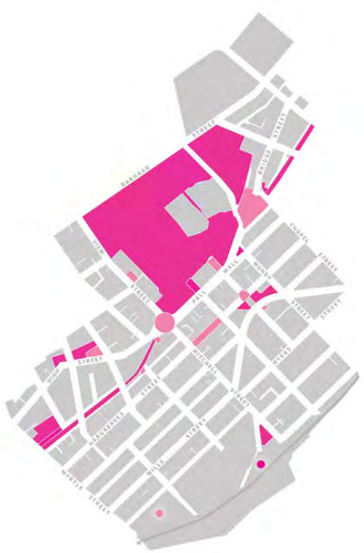
Cycling movement.

- **Priority cycling access.** Dedicate a minimum grid of public space corridors for safe, universal cycle access, including protected cycleways
- **Cycling central.** Link the City Centre as a central hub for the wider cycling network across urban Bendigo

Public transport.

- **Bus access.** Encourage intensification of development along and in close proximity to bus routes
- **Bus stop amenity.** Improve the quality of public transport infrastructure and amenities along City Centre bus routes. Integrate and coordinate bus stops with public spaces and building entrances

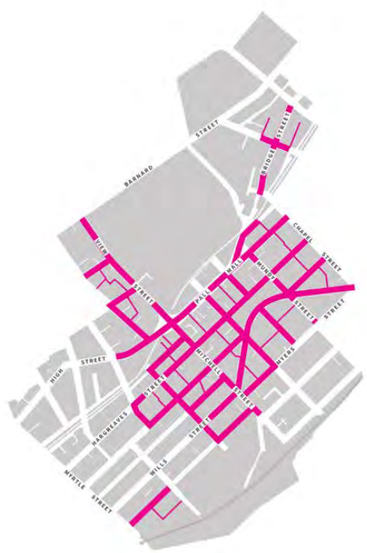
URBAN DESIGN STRATEGY PUBLIC DOMAIN



Parkland
Civic spaces

Great parks and civic spaces.

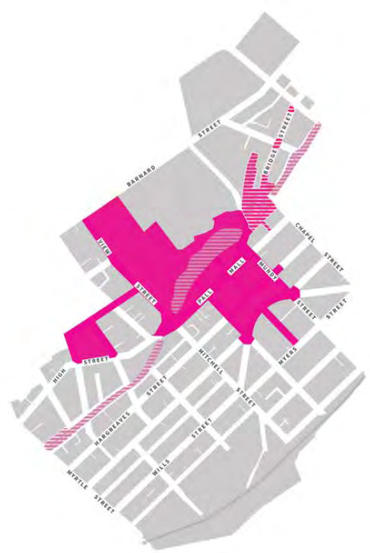
- **New spaces.** Create a major arrival, gathering and events space at Charing Cross, and new civic spaces at the Sacred Heart Cathedral and on Bath Lane
- **Public use of civic buildings.** Incorporate public forecourts as part of new and upgraded civic buildings. Create a prominent public forecourt to the Bendigo Railway Station to greet arrivals and visitors to Bendigo
- **Buildings that shape spaces.** Ensure new built form addresses, frame and activates the public space, and enhances it with responsive architecture



Higher activity, higher profile streets
Laneways and arcades (through-block links)

Vibrant, people-friendly streets.

- **Enclosed, human-scale streetscapes.** Use street walls and avenues of street tree plantings to frame and enclose mixed use commercial core and other higher activity streetscapes
- **Enhanced and activated street interfaces.** Contribute enlivening and amenity of these streets with engaging building interfaces, weather protection and by minimising the impact of site access and building services
- **High quality public domain.** Achieve a consistently higher standard of design and treatments in these more active and higher profile streetscapes



Dja Dja Wurrung cultural heritage focus
Chinese precinct
European heritage core

Heritage precincts and culture.

- **Presence of Traditional Owners.** Recognise Dja Dja Wurrung cultural values along the Bendigo Creek and linked open spaces such as Rosalind Park
- **Chinese history.** Recognise the history of the Bendigo Chinese at Dai Gum San (Chinese Precinct) and along Bridge Street
- **European history and character.** Recognise and enhance the layers of authentic gold rush era public domain treatments in the City Centre core
- **Engaging heritage places.** Enhance the public space setting of significant heritage buildings especially those with a civic or public function



Green space (parks and civic spaces)
Street tree cover
Water features / elements
Bendigo Creek

City Centre oasis.

- **Web of greenery.** Grow a connected web of tree canopy and understorey plantings that reach across the public domain to shade and cool the City Centre. Capture stormwater for passive irrigation and maximise permeable surfaces
- **Presence of water.** Incorporate water elements in the public domain for cooling, tranquillity and play
- **Generous shade.** Expand the use of verandahs, awnings, canopies and other shade structures

4 URBAN DESIGN GUIDELINES



This section provides addresses the key elements of design guidance for new development in the Bendigo City Centre, as follows:

Built form

- Building height
- Street wall
- Setbacks
- Site cover
- Strategic sites
- Interfaces and activation
- Architecture and design quality

Amenity

- Viewlines
- Shading of public space

Access

- Pedestrians
- Vehicles

BUILT FORM BUILDING HEIGHT

Historic built form context

The Bendigo City Centre comprises low- to medium-rise scale of building of up to five or six storeys (nominally 20 metres). This predominant, historical built form provides the context and critical baseline reference point for guiding the scale of new development, including the preferred maximum building heights.

Localised variations in building height

Within this overall umbrella, three broad tiers of historical building height predominate, with considerable variation in between, as follows:

- **20 metres (5-6 storeys).** e.g. View Point, Morley Johnson building, The Capital Theatre
- **14-16 metres (4-5 storeys).** e.g. Bendigo Beehive, Webb & Co Building, Bendigo TAFE
- **9-12 metres (3-4 storeys).** e.g. Former Gillies factory, Former Bendigo Weekly building, as well as many historic commercial premises and residences

In addition, there are a number of buildings, both historic and contemporary, that punctuate the City Centre skyline and landscape as landmarks due to additional height. Examples include the Shamrock Hotel (28m), the new Bendigo Law Courts (28m), the Bendigo Bank Headquarters (31m) and the St Paul's Cathedral (33m).

The effect of elevation is also of considerable influence with respect to the perception of building height due to the valley topography of the City Centre; increasing the effective height at higher elevations, and moderating height along the valley floor.

Figure 1 illustrates the tiers of building height across the City Centre, and the associated impact of elevation, using a selection of existing buildings as benchmarks.

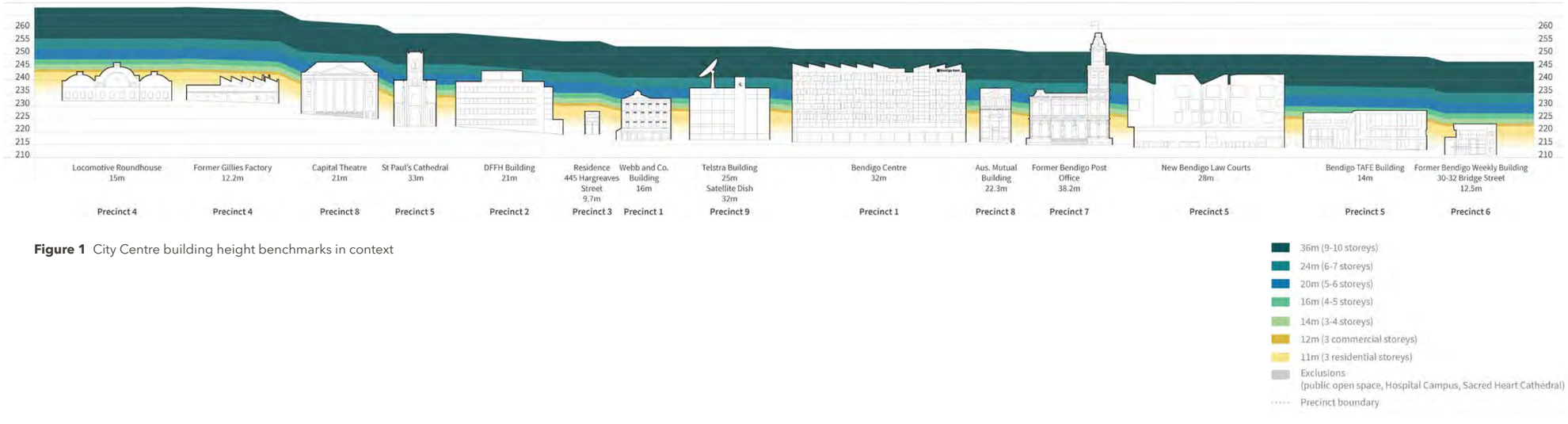


Figure 1 City Centre building height benchmarks in context

BUILT FORM BUILDING HEIGHT

The aforementioned tiers of development scale have been applied and adapted spatially as preferred maximum building heights* (refer Figure 2) with consideration to:

- The scale, proportion and character of existing built form
- Development opportunities and enabling forms that reflect the precinct vision
- Transitioning and mitigating amenity impacts between land uses
- Local topography and elevation

* *Note identified exception (refer Precinct 8 - View Street) where mandatory building heights are recommended*

Height measurement

Building height is the vertical distance between the finished grade of the site measured at the public domain interface and the highest point on the building, excluding secondary architectural features such as chimneys, flues, antennas, masts and communications devices. On sloped sites, building height is to be measured from the average finished grade to the highest point on the building.

Building plant/plant rooms and lift overruns of up to 3.5 metres in height are excluded from the building height measurement where these structures are minimal relative to total roof area, visually recessive, and appropriately screened or aesthetically integrated as part of the overall building design.

Taller buildings

Additional building height above the preferred maximum may be considered in special situations, as follows:

- Strategic sites, street corners and sites that terminate key public vistas
- Adjacency to a public space, including parkland, civic spaces and through-block links
- Where an identified through-block link at ground level, that is publicly accessible and provided with active development frontage, will be created
- Where a new public open space or semi-public space at ground level will be created
- Where significant works to upgrade adjoining areas of public domain are proposed (e.g. footpath widening with pavement upgrade and public amenities installation)
- Where a heritage place is to be restored and adaptively reused, and only where appropriate to the site and heritage context

The amount of additional height that may be considered is not prescribed, though should be proportional and reasonable relative the scale and type of development and to the site context.

In all circumstances, an innovative and highly context-responsive design is essential and must demonstrate a clear relationship between the appearance and function of new development and the valued characteristics of its context.

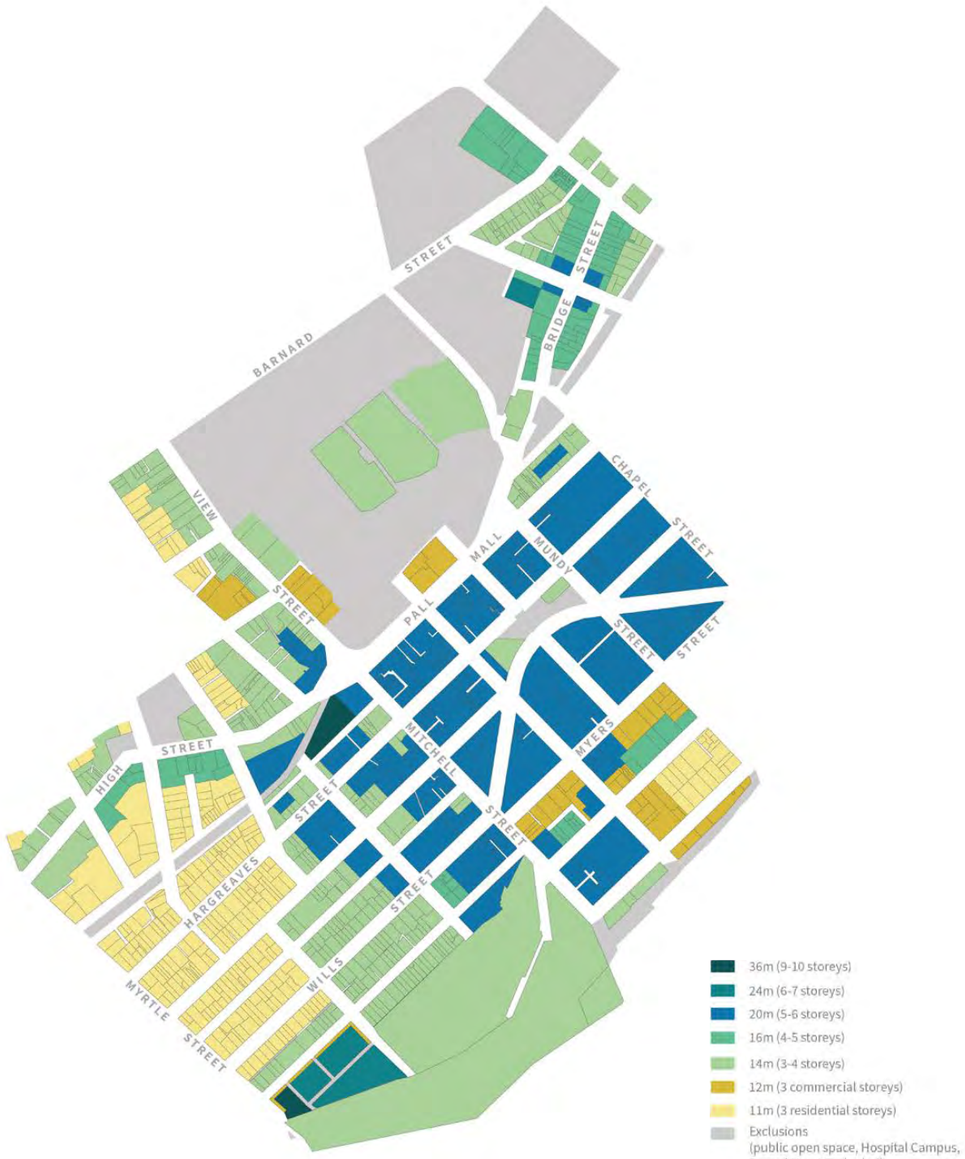


Figure 2 Guidance on preferred maximum building height across the City Centre

BUILT FORM BUILDING HEIGHT

Transitions in building height

The height of a building/s across a site should be appropriately adjusted in response to the characteristics of adjoining sites and buildings.

Building height may be modulated downward, usually in response to heritage significance and/or amenity factors (see Figure 3A). Examples of transitioning building height include:

- Matching the height of part of a new building to an adjacent heritage place and increasing height with distance from the heritage place (see Figure 3A)
- Articulating the height and form of a new building in response to distinctive and important features of an adjoining heritage place (see Figure 3B)
- The use of linking structures where a heritage place forms part of a development (see Figure 3C)
- Maintaining a well-proportioned, undeveloped open space between a new building and heritage place (see Figure 3D)

There will also be sites where development at the preferred maximum building height may have amenity, heritage or visual impacts. Building height transitions, setbacks and site coverage are to be used to manage and mitigate these impacts.

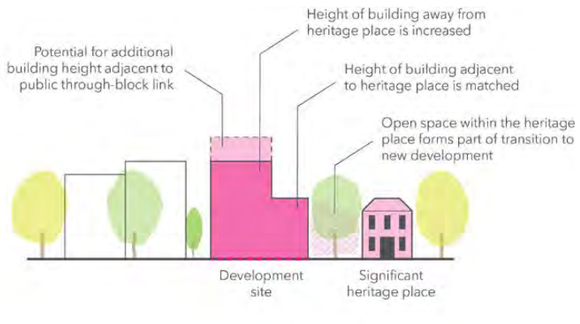


Figure 3A Modulation of building height in response to different aspects of a development sites' context

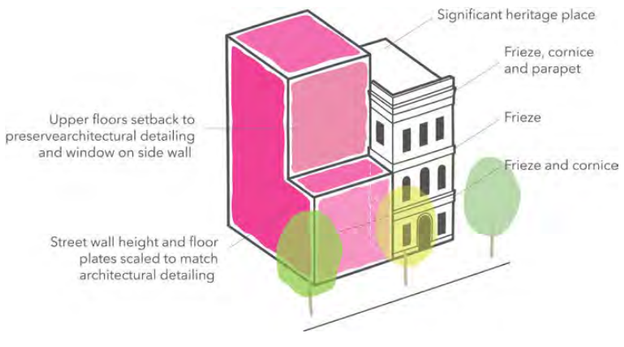


Figure 3B Building height and setbacks in response to significant features of an adjoining heritage place

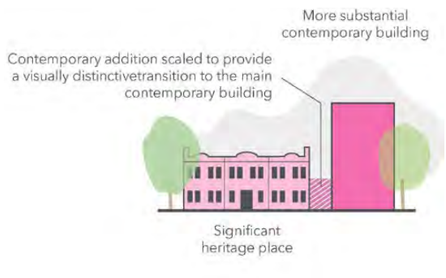


Figure 3C Well-scaled linking structures provide an integrated transition between a heritage place and contemporary building

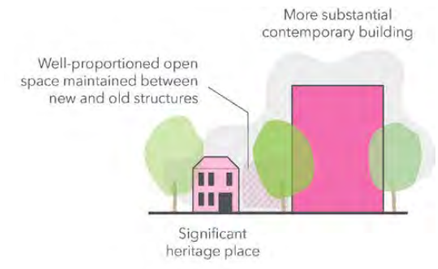


Figure 3D Open space to assist transition from lower-scale heritage place to taller contemporary building

BUILT FORM STREET WALL

Use of building height to reinforce urban form

Building height is integral to reinforcing certain distinctive urban form characteristics of central Bendigo, including:

- Variations in building height that create a rhythmic variation in built form along a street (see Figure 4A)
- Prominent buildings on major street corners and to 'book-end' street blocks (see Figure 4B), noting that buildings in these locations are not always taller, and may otherwise be visually distinctive
- Prominent buildings that close off and create the focal point of important vistas from the public domain

The design response should address these aspects where applicable.

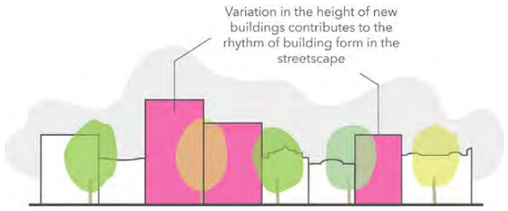


Figure 4A Varied building heights create a streetscape rhythm

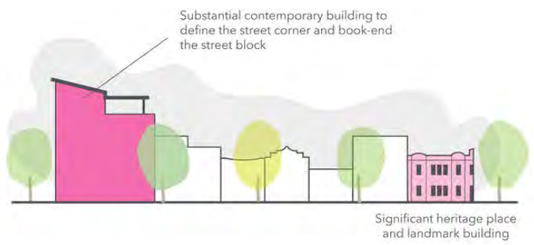


Figure 4B Building landmarks to 'book-end' a street block



A prominent street block along High Street is book-ended by two significant heritage buildings - the City Family Hotel (foreground) and former YMCA (far distance)



BUILT FORM STREET WALL

Street walls

- Reinforce the vertical street wall as a distinctive and common characteristic of buildings in streets within the Bendigo commercial core, commercial and mixed use buildings
- Provide continuous, vertical building facades at the street edge, within the preferred maximum building height, to define the streetscape and/or other adjoining public open space (see Figure 6A)
- Discourage building forms that are uncharacteristic of Bendigo's predominant traditional character and will reduce the predominance of vertical building facades (see Figure 6B), most notably:
  - / Podium-tower architecture, which is unnecessary due to the relative low overall building heights of the City Centre
  - / Stepped or tiered front setbacks, except where necessary in response to the preservation of significant and contributory heritages places (see Heritage street walls)
- Buildings addressing narrower streets (e.g. laneways) and other confined public spaces may be considered for exemption from the vertical street wall requirement where it can be demonstrated that improved public amenity and built form outcomes will be achieved
- Vertical street wall form should not prevent or unreasonably limit the architectural articulation and activation (e.g. with balconies, etc) of building facades



Figure 6A Preferred street wall approach:
Vertical building facades define the street wall and are distinctive of central Bendigo

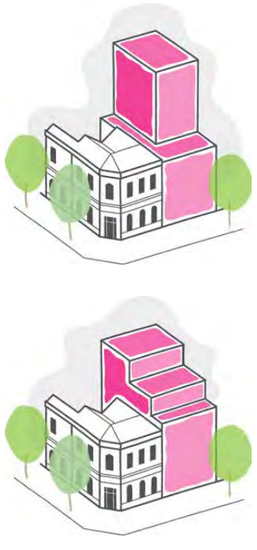


Figure 6B Street wall approaches to avoid:
Podium-tower style buildings, and buildings with stepped upper levels, create building forms that are not in keeping with the established traditional character of central Bendigo

BUILT FORM STREET WALL

Heritage street walls

- Adopt well-scaled, proportional transitions in the street wall height of new development relative to adjoining significant and contributory heritage places (i.e. avoid abrupt shifts in the scale of new and old buildings)
- Preserve the three-dimensional form of significant and contributory heritage places behind the heritage street wall (i.e. retention of the facade only – 'facadism' – is not acceptable)
- Set back new building form above the heritage street wall (see Figures 7A and 7B) such that new development:
  - / Preserves the overall prominence of the heritage building/s and does not dominate or disrupt visual appreciation from the street or other public space
  - / Is visually recessive (though may be visible) from street level
  - / Is responsive to the location and context (e.g. a prominent street corner)
  - / Preserves the form and character of significant and contributory heritage places (e.g. distinctive and/or historically significant heritage features such as roof forms, parapets, chimneys or clerestory windows)
  - / Is at least 4 metres (reflecting a single traditional room depth) behind the heritage street wall of a contributory heritage building

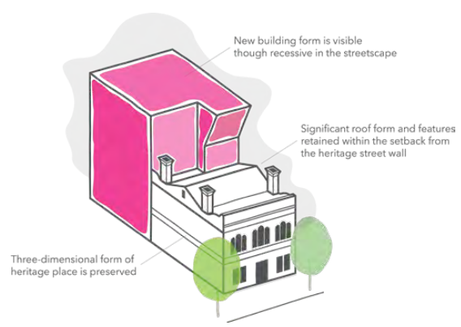


Figure 7A Set back of new development behind a heritage street wall associated with a significant heritage place

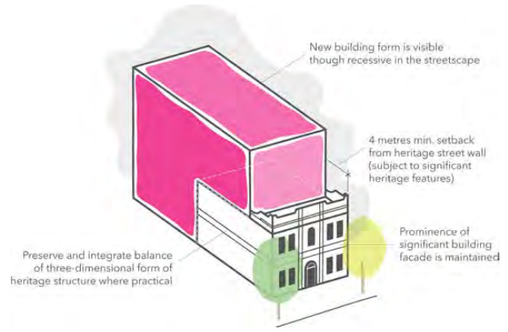


Figure 7B Set back of new development behind a heritage street wall with a contributory heritage place (significant facade only)



The City Centre roofscape combines significant heritage features to be preserved, as well as pockets of potential for the integration of new buildings

BUILT FORM STREET WALL

Heritage street walls (cont.)

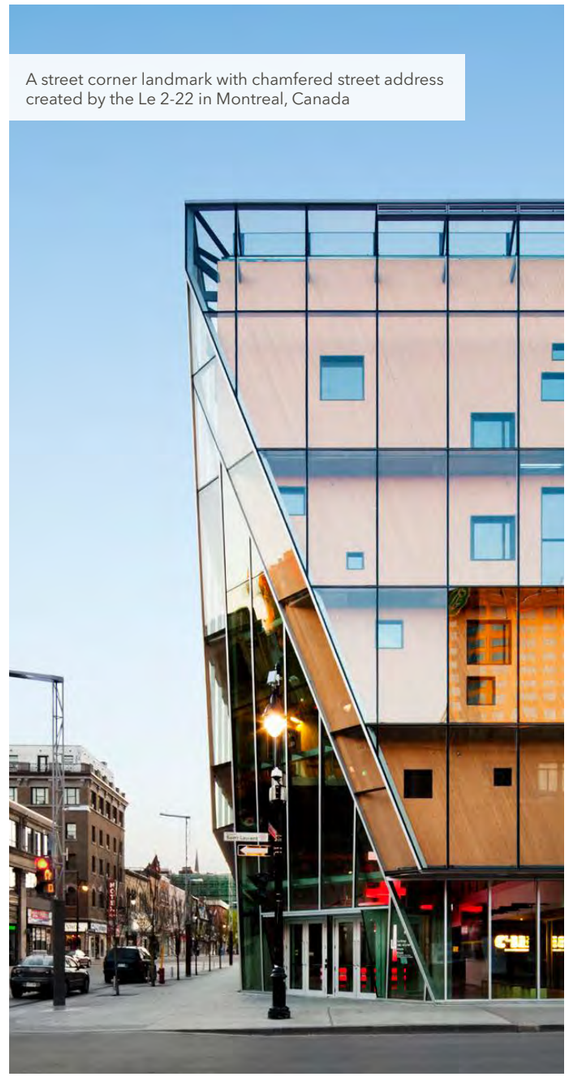
- Consider the cantilever of new development volumes relative to a heritage building only in exceptional circumstances and where:
  - The heritage building forms part of, and is integral to, the overall development and use
  - Built form does not extend into the air space within the required setback, nor above any significant heritage features
  - A clear and respectful visual separation, and harmonic composition, of old and new forms is demonstrated (i.e. separate but linked forms)
  - The above-mentioned setback guidelines are met where applicable



Cantilever and design integration of new and old structures to create the Geelong Arts Centre

Street corners

- Buildings designed for corner sites should:
  - Appropriately interface and interact with each street address and the street corner
  - Allow for design innovation appropriate to the relative prominence of the site and with consideration to heritage places adjoining or located at other corners for the street junction
  - Preferably incorporate a chamfered building façade arrangement (except for corner sites on laneways and narrow side streets) to assist building presentation and visibility, and to assist pedestrian movement, gathering and sightlines at street level



A street corner landmark with chamfered street address created by the Le 2-22 in Montreal, Canada

BUILT FORM SETBACKS

Front setbacks

- Adopt a zero street (built to street edge) setback in commercial core streets and in other identified areas, unless a contextual setback is essential to the design response (e.g. adjacent to a heritage place or existing building with a contextual setback) (refer Figures 8 and 9A)
- Adopt a contextual setback, with buildings setback a shallow distance (approximately 2-5metres) from the street edge in residential areas (refer Figures 8 and 9B)
- For institutional uses (e.g. education or health facilities), a contextual setback may be appropriate to the use and function of the site
- Front setbacks are not to be used for car parking or as a service area

Side and rear setbacks

- Side setbacks at the street frontage are not preferred where there is a zero street setback
- Where the amenity of adjoining property, related to windows or private open space, is to be protected, and/or where amenity within the development site is to be enhanced, a building should be constructed on the side boundary for a minimum of approximately 4 metres (single room depth) to maintain the urban form of continuous facades with zero street setback
- Side and rear setbacks and walls on boundaries should otherwise meet Standard A10 of 54.04-1 (Side and rear setbacks objective) and Standard A11 of 54.04-2 (Walls on boundaries objective)
- Incorporate canopy trees and other soft landscaping within setback areas where possible

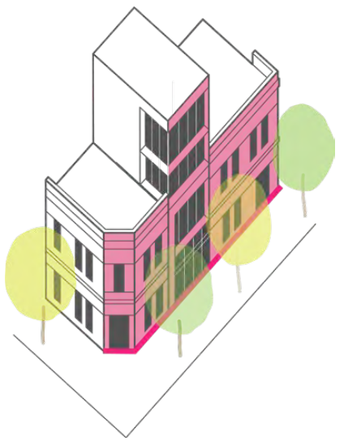


Figure 9A Zero street setback in a commercial core street

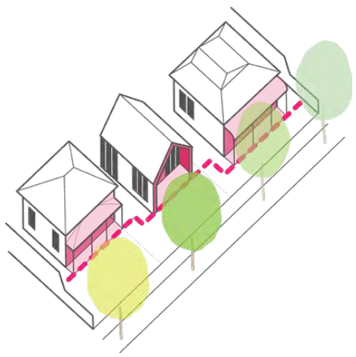


Figure 9B Contextual setback

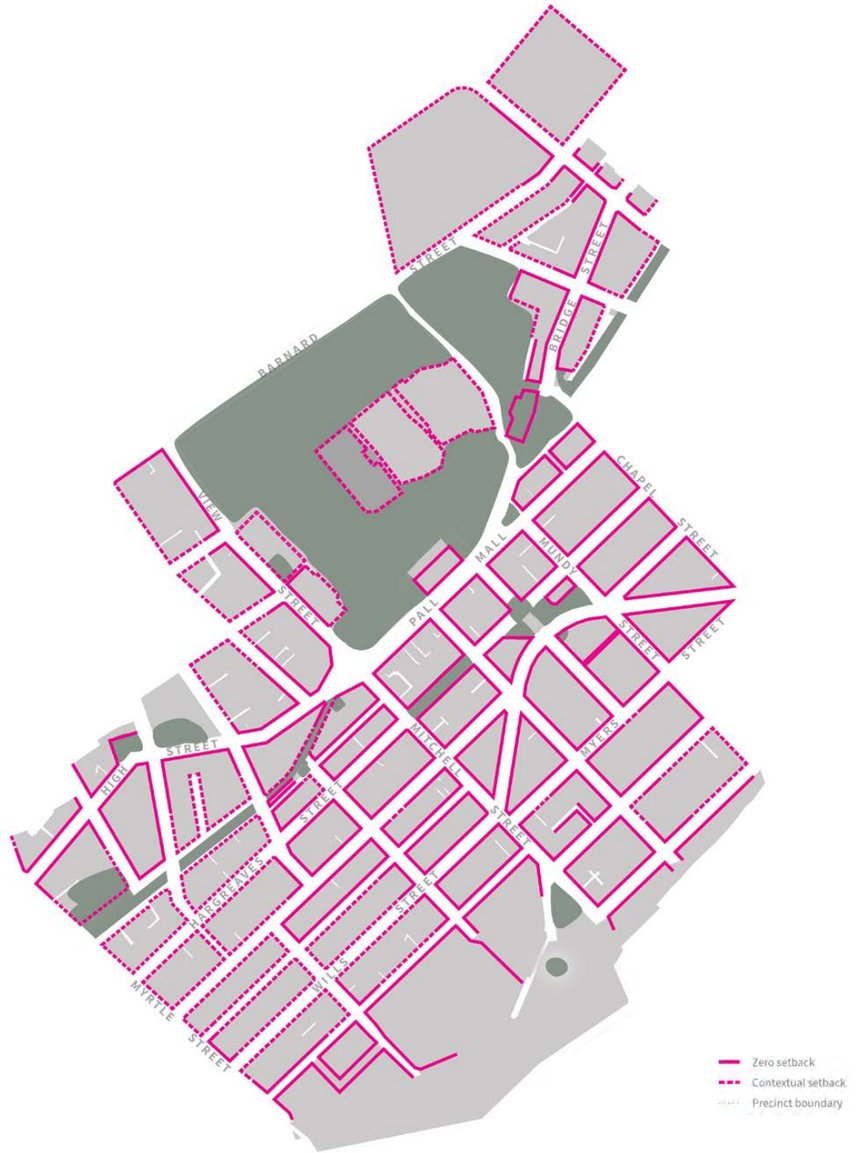


Figure 8 Preferred building setbacks across the City Centre

BUILT FORM SITE COVER

- Provide a site cover response that responds to the preferred site cover recommendations (refer Figure 10), which aim to optimise development potential with consideration to the predominating character of a street or precinct. Note some site-specific site cover recommendations reflect existing conditions that are not expected to significantly change (usually in association with heritage values)
- Ensure that the site cover response also:
  - / Optimises use of the available site area
  - / Allows for a building footprint size and arrangement appropriate for the intended building use
  - / Provides access to natural light and ventilation
  - / Allows for the accessible location of services equipment
  - / Allows for retention of and provision for new canopy trees where applicable
  - / Provides permeability to limit stormwater run-off, unless otherwise managed by stormwater systems

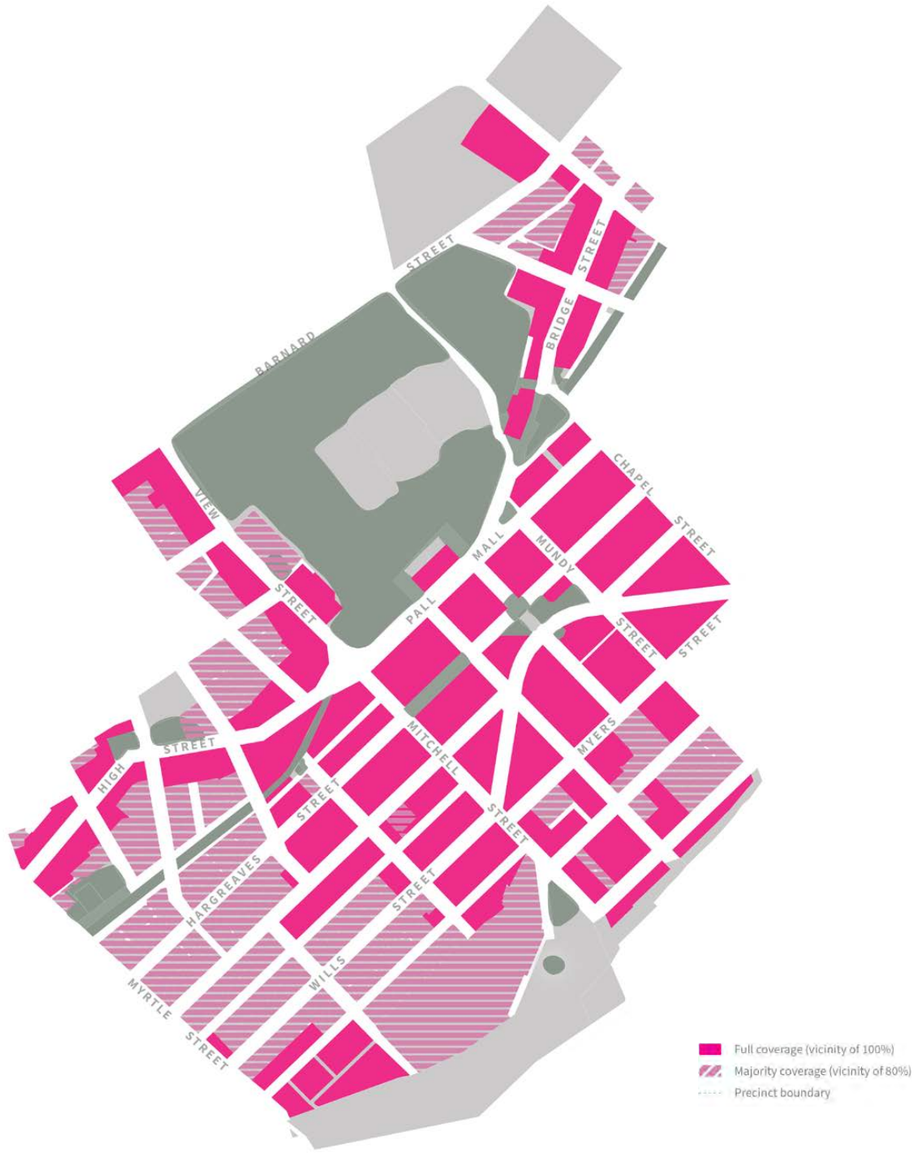


Figure 10 Preferred site cover across the City Centre

BUILT FORM STRATEGIC SITES

A range of sites have been identified which would be suitable for larger scale buildings and multi-use infill developments, typically comprising retail premises at ground level and offices and/or residential use within the upper levels.

The sites highlighted are attractive for this type of development as they possess characteristics such as larger land size, a prominent location, multiple or wide frontages, connection to laneways and limited surrounding heritage control / contamination sensitivities (see Figure 11).

Given the prominence of many of the highlighted locations - good design matters. It is anticipated that development outcomes on these sites will be larger in scale and therefore must respect the current urban form of the City and establish a clear relationship between the appearance of new development and the valued characteristics of its context.

Other strategic sites within the City Centre may be suitable for larger scale and multi-use redevelopment though have considerable constraints due to surrounding sensitive buildings / uses and also may require consolidation with adjoining lots to achieve a viable development land area.

The development of strategic sites should:

- As a first priority, be based on a design response to the most important and/or distinctive aspects of the site place and context
- In the case of larger sites, create a finer-grained pattern of lots and/or building facades (i.e. narrower rather than wide frontages), in keeping with the predominant urban form of the Bendigo City Centre (see Facades)
- Ensure any proposed consolidation of parcels does not result in loss of existing fine grain, nor loss of existing or potential through-block links (see Through-block Links)
- Achieve corresponding urban design objectives specified (e.g. the creation of a new through-block link)
- In the case of public ownership, optimise urban design outcomes and maximise net community benefit
- In the case of sites with a substantial and/ or significant public domain interface (e.g. street corner, or frontage exceeding 50 metres), be coordinated with and contribute to improvements to the abutting public domain



Figure 11 Identified strategic sites for multi-use redevelopment

BUILT FORM INTERFACES AND ACTIVATION

Ground/Street level activation

- Activate and animate buildings at ground level by (see Figure 12):
  - / Addressing and engaging with the street in a manner consistent with the use/s of the building and street character
  - / Pedestrian entrances that are identifiable and accessible from the street
  - / Creating a strong visual connection between building interiors and the public domain
  - / Enabling the opening up of building interiors to the street where appropriate (e.g. broad entranceways, folding doors/ windows, service windows/hatches)
  - / Building facade design elements that support casual public use or gathering, such as stall riser ledges, sills and recessed benching
  - / Incorporating spaces for passive gathering (see Semi-Public Space)
  - / Providing visual relief, depth and articulation to building facades
  - / Use of high quality, tactile and visually interesting materials
- Reduce negative impacts on street activation by avoiding or minimising:
  - / Expansive, continuous lengths of glazing on larger frontages
  - / Blank walls or other finishes such as tinted, opaque or high reflectivity glass, which prevent visual connection between building interiors and the public domain
  - / Recesses, which should be designed as places that prevent concealment, entrapment, or litter collection and should not exceed a maximum depth of 0.5m. This requirement excludes publicly accessible areas (see Semi-Public Space)
  - / Highly visible service cabinets and areas, which should be concealed or otherwise should not exceed 30% of the ground level facade area and should make use of high quality materials and finishes
  - / Vehicle access and egress (see Driveways and crossovers, and, Car parking integration)

Activation above ground level

- Street interfaces to upper levels should (see Figure 12:
  - / Address and engage with the street in a manner consistent with the use/s of the building and street character
  - / Include opportunities for accessing the building exterior such as decks or balconies where appropriate
  - / Enable informal surveillance of public areas with windows and balconies overlooking streets and nearby public open spaces
  - / Incorporate greening and/or architectural or artistic treatments to facades

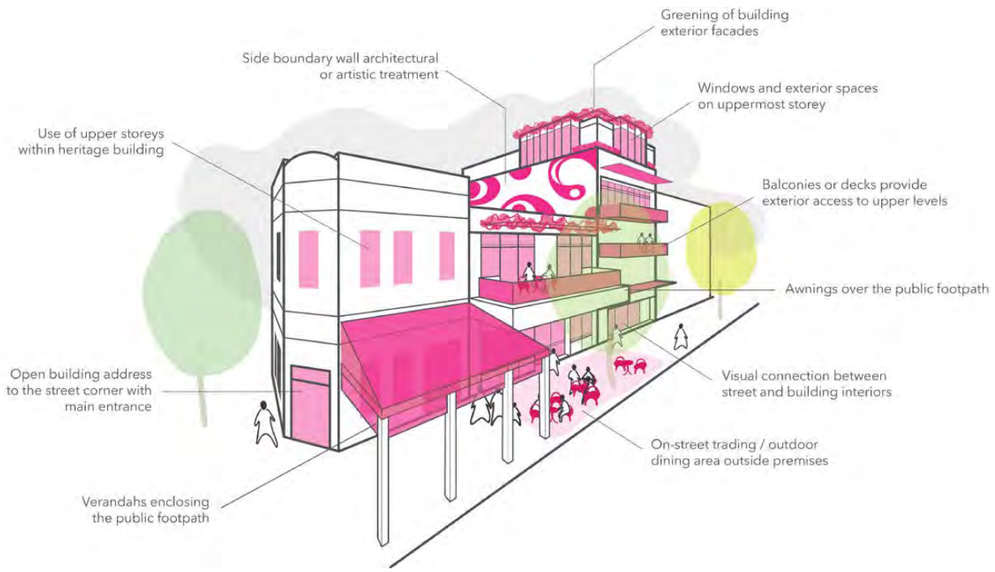


Figure 12 Examples of the activation of street-level and upper-level building interfaces relative to the public domain

BUILT FORM INTERFACES AND ACTIVATION

Weather protection and projections above ground level

- Provide permanent weather protection over public footpaths to all buildings built to the street edge within the 'commercial core' areas (refer Figure 13)
- Design weather protection to extend across the building frontage, including corners and returns, to appear integral to the form and function of the building, and to complement its architectural style
- Street verandahs should:
  - / Be supported by posts and provided with weatherproof covering
  - / Extend to the outside edge of the pedestrian footpath, to no further than 0.6 metre from the back of kerb
  - / Have a vertical clearance of at least 2.5 metres high at the street edge
- Reinstate traditional verandah forms on heritage buildings where evidence shows this was part of the building form and where the verandah form can be authentically replicated
- Awnings should:
  - / Project over at least half the width of the public footpath (measured from building line to back of kerb), or to a minimum width of 2.0 metres (whichever is greater)
  - / Be positioned between 3.5 metres and 5.0 metres above ground level
- Where appropriate, integrate elements that project above and over the public domain (footpath), within the following parameters:
  - / Any projection must be at least 5 metres above footpath level
  - / Projections must be intermittent and not extend the full width of building façade
  - / Projections must be positioned to avoid disruption to the healthy growth of existing or proposed street trees
  - / The depth of a projection should not exceed 0.9 metres, excepting decks or balconies at first floor level in commercial streets, which may extend to 0.6 metres of back of kerb
  - / Decks or balconies must not be enclosed or habitable spaces
- Ensure that potential public safety risks and liabilities related to weather protection structures and upper level projections within the public domain are appropriately addressed as part of approvals processes
- Ensure that design aims to achieve passive surveillance of public areas and to an appropriate degree of privacy for building users/occupants (e.g. private open space)is suitably balanced

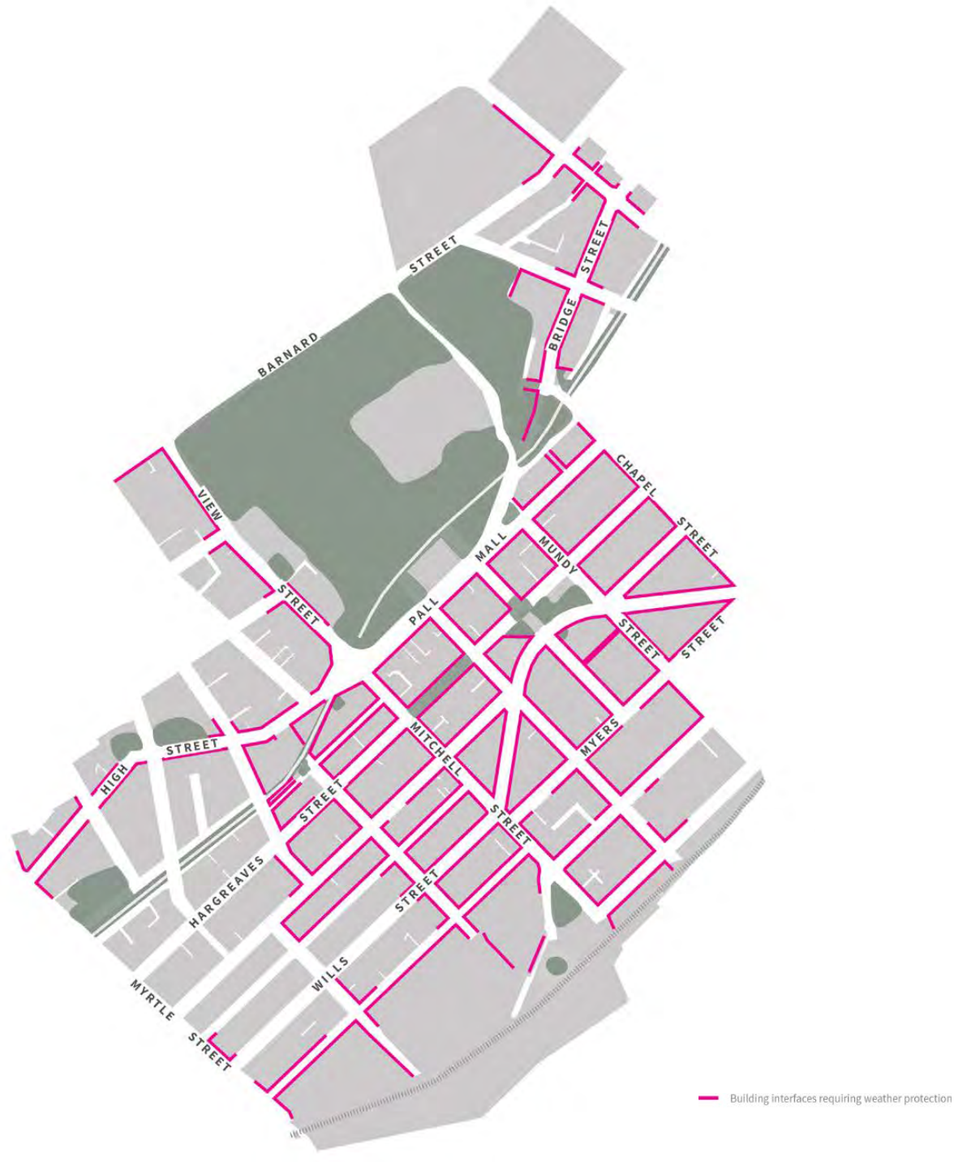


Figure 13 Weather protection priority zone

BUILT FORM INTERFACES AND ACTIVATION

Internal open space

- Link and integrate internal common areas associated with new development with the adjoining public domain of the City Centre wherever this will not undermine the private use and security of these spaces
- Create a visual connection between internal common areas at ground floor level with the public domain, where appropriate

Semi-public space

- Integrate semi-public areas on the street edge at ground-level (see Figure 14). This is a required outcome for public/civic buildings and a preferred outcome for private developments, subject to the suitability of location, use/s development density and available site frontage
- Subject to meeting the following requirements, these areas will be exempt from the zero setback requirement (see Front Setbacks) and will be accepted as the required
- Semi-public areas should:
  - / Be suitably sized to support public use and gathering
  - / Be addressed by active uses and an activated building interface design (see Ground/Street Level Activation)
  - / Incorporate amenities for public use (e.g. fixed street furniture, soft landscaping and lighting)
  - / Be open to the sky, and where partly covered by a building projection, have at least two storeys of clear height
  - / Not exceed 50 per cent of the street elevation frontage width
  - / Be wider than deep in proportion
  - / Be directly visible from the street and directly accessible by people of all ages and abilities
  - / Have at least four hours of sunlight access during the late morning and/or afternoon, measured at the time of the Spring Equinox (22 September)

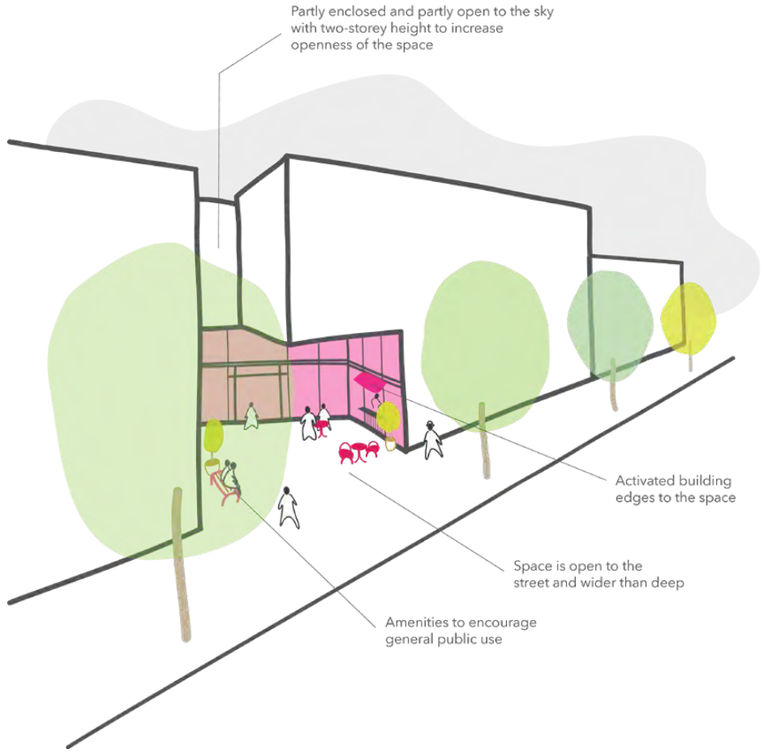


Figure 14 A publicly accessible, activated plaza-like space open to the street edge

BUILT FORM ARCHITECTURE AND DESIGN QUALITY

Facades

- Compose building facades to reflect the historic, fine-grained lot pattern and traditional 'taller-than wide' building proportions of central Bendigo. For development spanning a wide lot, or more than one lot, compose façade elements to establish a variable rhythm and to complement the established facade rhythm of the street (see Figure 15)
- Incorporate articulated built form and/or architectural detailing to break up the façade and, where appropriate, to reflect a rhythm of 'taller-than-wide' building proportions
- In areas designated for a zero front setback, avoid creating space between building facades that is perceptible from the street, unless this is integral to an appropriate design response (e.g. to create a through-block link, to create separation from a heritage place, to create upper level side setbacks for amenity)
- Incorporate contemporary interpretation of well-established 'Bendigo style' architectural features, without imitating heritage styles
- For sites with a significant heritage place/sx, reference and adapt distinctive architectural features through contemporary expression, including:
  - The rhythm and proportions of facade elements
  - Colour, texture and materials

Roofs

- Complete the building form with an appropriate roof form which completes the building silhouette against the sky, contributes to the urban roofscape and continues traditional built form practice
- Maximise opportunities for natural light access to and ventilation of upper levels
- Allow for integration of space for roof-top use and activity
- Set back rooftop plant, equipment and services from building edges so as to be visually recessive and provide screening or design integration with building architecture
- Incorporate and integrate renewable energy collecting systems

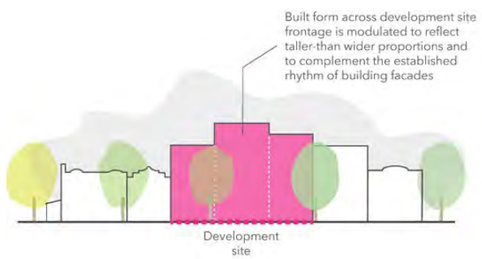


Figure 15 Composition of building facades to maintain fine-grain built form character in streetscapes

Boundary walls

- Design upper level walls on boundaries as an integrated and fully resolved component of the building design, regardless of the prospect of development of abutting sites and potential concealment of upper levels walls
- For sites where abutting development is less likely, such as next to a heritage place, consider the potential to incorporate facing windows and modelling of the façade, as well as other architectural detailing. Blank walls in these situations are not acceptable
- For sites where abutting development is likely, provide a positive and contextually-responsive facades design (e.g. use of texture, materials combinations, relief or other architectural detailing)

Protection of future amenity

- Provide for equitable development outcomes with siting and built form design that considers and responds to the development opportunities of neighbouring properties

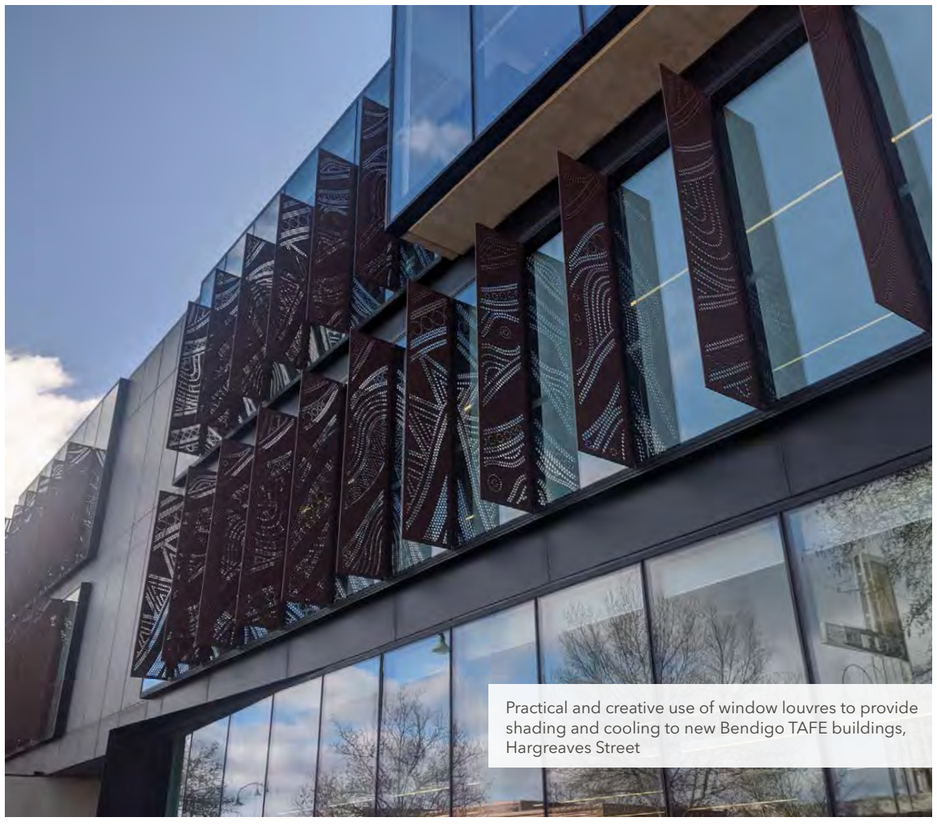
Culturally-responsive design

- Consider how built form, architecture or embellishments might reflect, represent and increase awareness of the cultural layers of Bendigo, including Dja Dja Wurrung Traditional Owners and the more recent history of Chinese and European migration
- Ensure that the incorporation of indigenous design or artwork elements is undertaken in consultation with Traditional Owners

BUILT FORM ARCHITECTURE AND DESIGN QUALITY

Environmentally sustainable design

- Climate management
  - / Incorporate sun control, particularly on north and western facades
  - / Preference the use of sun control devices such as canopies, louvres and eaves which add visual interest to the building, and contribute the visual quality of 'shade and filtered light'
  - / Allow low angle sun to penetrate building interiors (as appropriate for the use) and exclude excessive heat gains
  - / Minimise unshaded windows relying on thermal glass and limit to facades with lower sun exposure
  - / Avoid dark-coloured roofing materials and minimise dark-coloured exterior finishes
- Green walls and roofs
  - / Integrate landscape plantings with building structures to help regulate building climate, create functional spaces, contribute to urban biodiversity and enhance the aesthetic of urban structures
  - / Provide supporting infrastructure and conditions to sustain green walls and roofs, including automated irrigation, growing medium, geotextiles and drainage
- Transport and access:
  - / Incorporate safe, prominent and comfortable site and building access for pedestrians as a priority
  - / Design access areas for vehicles (e.g. driveways, turnaround areas) for shared use wherever practical
  - / Provide for end of trip facilities
- Manage and minimise waste:
  - / Prioritise the reuse, adaptation and extension of existing structures wherever practical
  - / Incorporate facilities for waste management and resource recovery
- Urban ecology:
  - / Provide landscaping of private and semi-public spaces, and of other exterior areas that supports biodiversity, wildlife habitat and urban agriculture
  - / Retain and incorporate significant trees



Practical and creative use of window louvres to provide shading and cooling to new Bendigo TAFE buildings, Hargreaves Street

BUILT FORM ARCHITECTURE AND DESIGN QUALITY

Materials and finishes

- Select and combine materials to add visual interest to building surfaces, particularly at ground level
- Preference the use of robust materials that do not necessarily need further surface treatments and the appropriate use of materials for the intended application
- Create architectural cohesion by using a principal material that is contextually appropriate
- Within the Heritage Overlay, incorporate visual delineation of new development through complementary material selections
- Consider the potential to add a vibrant visual appearance of the City Centre by making thoughtful and well-integrated use of bold colour
- Use clear or translucent materials for main building entrances for high visibility and viewlines
- Avoid use of highly-reflective materials and finishes



Vibrant colour is a feature of old and new buildings at Charing Cross which helps to enliven and animate the central city

BUILT FORM AMENITY

Viewlines

Recognise and respond to the intrinsic importance of viewlines to the urban character, aesthetic quality, public experience and identity of the Bendigo City Centre

Coordinate building height, massing, street walls and streetscape design to respect, preserve and enhance viewlines of (see also Figure 16):

- Significant heritage places including the Bendigo Town Hall, Sacred Heart Cathedral, St Paul's Cathedral, St Andrew's Church and the Webb and Co building
- Significant and high-profile public streetscapes (e.g. Pall Mall, View Street, Charing Cross)
- Significant public space landscapes (e.g. Rosalind Park from several main vantage points including Charing Cross, Pall Mall and Rowan Street

Encourage high quality building architecture in prominent locations such as street corners and sites that terminate vistas to create new public viewlines of interest and importance



Figure 16 Significant viewlines to be preserved and enhanced

BUILT FORM AMENITY

Shading of public space

The Bendigo City Centre is characterised by a prevailing hot and dry climate with Summer sun that can be particularly intense (acknowledging that Winter months can be cold due to the inland location). These conditions tend to favour a higher level of public space shading, especially in Summer and also, though to a lesser degree, in Spring and Autumn. A number of historic urban and built form characteristics assist in mitigating Bendigo's climate and help to balance the benefits and impacts of contemporary development:

- The unconventional orientation of the street grid, at approximately 46 degrees (rather than more conventional north-south/east-west orientation), which better balances shading and sun access to streets throughout the year
- Wide public road reserves (typically 30m) relative to typical building heights (up to around 20m) that can more readily accommodate and moderate shading impacts
- Historic built form with substantial verandahs covering public footpaths (noting the strategic intent to expand weather protection cover as part of new development and by encouraging heritage restorations)
- Public open spaces that are located and/or of sufficiently large size to minimise, or at worst moderate, the potential impact of overshadowing by development

Due to these important and influential factors, the application of controls to further manage the shading of public space generally is not proposed. Where this is any exception, design guidance is included in the relevant Precinct (see Section 5).



Rosalind Park is the City Centre's largest and most important public open space. The size of the parkland, combined with limited areas of direct building abuttal, enables extensive sunlight access, though this itself is moderated by numerous large canopy trees.

ACCESS PEDESTRIANS

Universal access

- Locate main entrances to buildings on the primary street address and make clearly visible from public footpaths in the street
- Integrate universal access as part of the design of the primary building entrance/s and continue universal access design throughout the development site and associated buildings
- Avoid the use of platform lifts

Through-block links

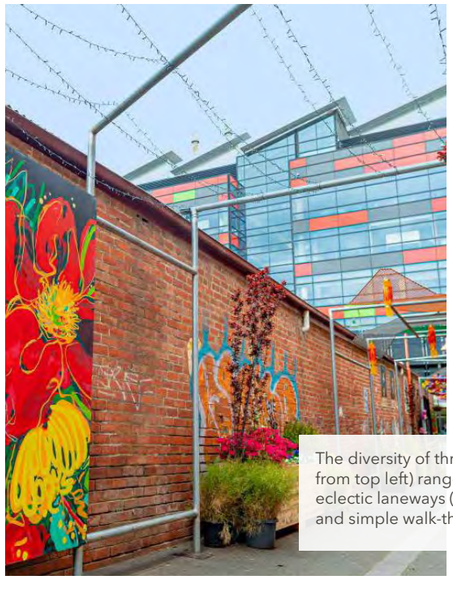
- Retain and enhance existing public and semi-public links and ensure they are not lost to redevelopment
- Create new through-block connections in recommended locations as part of new development (refer to Section 5 Precincts)
- Provide new connections as an enclosed arcade or open/semi-enclosed laneway that is publicly-accessible and pedestrian-only, excepting situations where vehicle access is required
- Enclosed arcades should be:
  - / Fully or partly enclosed within the building
  - / Taller than wide in proportion
  - / Activated at ground and mezzanine/first floor levels (as applicable)
- Laneways should be:
  - / Open to the sky or semi-enclosed (e.g. by awnings)
  - / Activated at ground and mezzanine/first floor levels (as applicable)
- Provide a minimum through-block width of 3 metres for activated, pedestrian-only links to provide space for outdoor trading and a clear path for universal access. Provide a minimum width of 5 metres for links required to accommodate vehicle access
- Pedestrian priority zones should be maintained where vehicle access is required (e.g. for rear parking access, for service or emergency vehicles) and a 'shared zone' approach may be required where width is limited
- Consider articulating the form of through-block links to provide additional tenancy frontages and/or to incorporate more flexible and higher amenity public/common areas
- Maintain clear lines of sight between laneway ends wherever possible
- Provide visible access and egress points from the street, and gateways where necessary to manage public access and the security of commercial premise outside of operating hours

Internal pedestrian streets

- Support the incorporation of 'pedestrian streets' (which may also form part of identified through-block links) through larger building structures/complexes, and especially in association with public/institutional buildings, as a means of linking surrounding public streets and spaces









The diversity of through-block links across Bendigo City Centre (clockwise from top left) ranges from shop-lined, enclosed arcades (Kilians Walk) and eclectic laneways (Chancery Lane), to lanes with vehicle access (Bath Lane) and simple walk-through connections (Pennyweight Walk)

ACCESS VEHICLES

Driveways and crossovers

- Avoid new private vehicle access points, via crossovers of main pedestrian thoroughfares, to on-site parking or for loading/servicing so as to minimise conflict with pedestrians and other vehicles
- Use side streets and internal laneways, both existing and proposed, to provide more efficient, consolidated accessing adjoining development sites
- Private vehicle across an adjoining public space will not be permitted
- Locate and design driveways and crossovers to prevent loss of, or impacts on the health of, trees within the public domain

Car parking integration

- Ensure that the approach to parking provision reflects the principles and approach of the *Bendigo City Centre Parking Futures Action Plan 2020*
- Car parking structures located above ground (i.e. other than basement parking) should be located on the first floor level or above, and should be visually recessive within the building facade (see Figure 16)
- Car parking entrances at ground level should (see also Figure 17):
  - / Be located discretely within the facade (e.g at or near the edge of the building)
  - / Should not exceed 6 metres in width
  - / Should be integrated with the design and materials of the public domain (e.g. maintain footpath pavement continuity)
  - / Be avoided on small sites to prevent a disproportionate impact on the street address and public domain
- The design of car parking structures should enable future repurposing (e.g. for commercial or residential use)
- On-site surface parking requirements should be provided at the rear of a development site and not within front or side setbacks

Loading and services

- Provide access for service and emergency vehicles via public streets and laneways
- Locate loading areas within the title boundary of the site development and to minimise impacts on public streets and spaces
- Conceal waste storage areas within the title boundary of the site development
- Design service access doors as integral building elements that are safely accessible from the street or laneway and set no deeper than 0.5m from the street edge

End of trip facilities

- Amenities to support walking, cycling and public transport journeys should be provided in safe, accessible and undercover locations at street-level

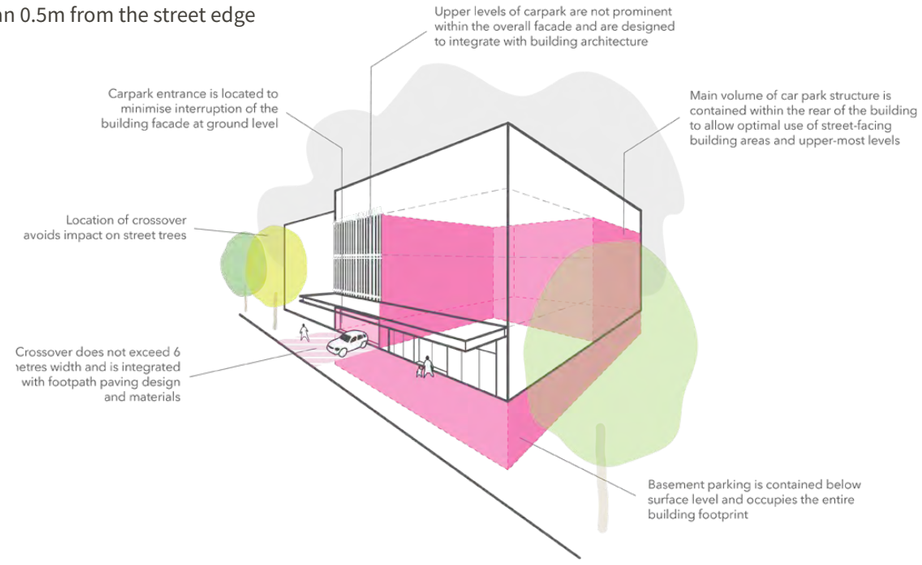


Figure 17 Integration of car parking structures with built form and the public domain

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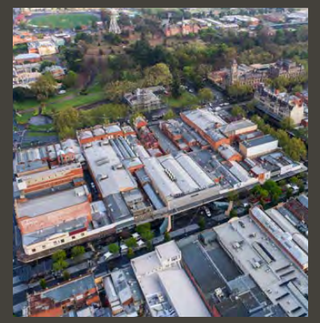
5 PRECINCT DESIGN DIRECTIONS

The Bendigo City Centre Plan identifies nine precincts, each with particular land use and character attributes, and urban design challenges and opportunities.

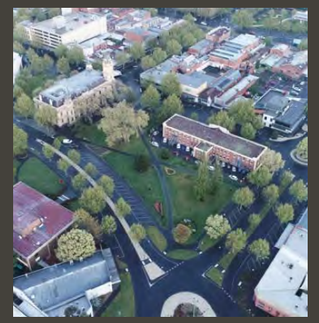
All precincts share some common centre-wide challenges: protection of heritage places, under-utilised land as open car parks, lower to poor quality building stock (age, siting and site yield), streets lacking activation and amenity, and most importantly, the management of contemporary development and change.

Each precinct also has special characteristics and issues that require specific consideration and response.

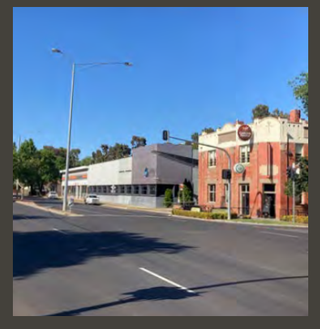
In all precincts there is a need to manage increases in permanent and visitor population, employment and business opportunities, development density and overall activity.



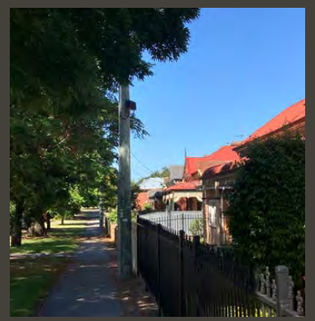
P1 PRECINCT 1
RETAIL CORE



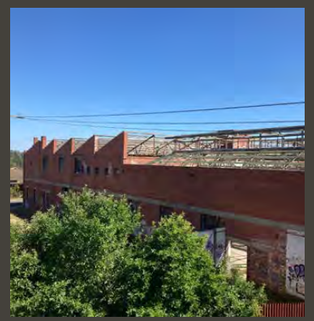
P2 PRECINCT 2
PERIPHERAL RETAIL AND COMMERCIAL



P6 PRECINCT 6
BRIDGE STREET AND HOSPITAL



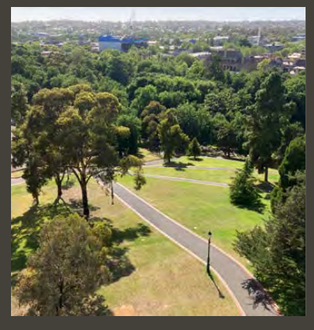
P3 PRECINCT 3
PREMIUM RESIDENTIAL



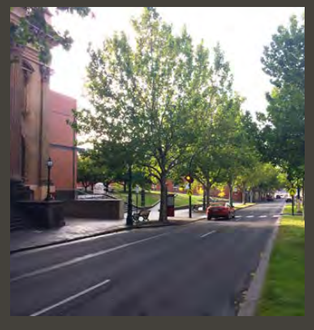
P4 PRECINCT 4
BENDIGO STATION, MARKETPLACE AND FORMER FACTORY SITES



P5 PRECINCT 5
CIVIC AND COMMERCIAL MIXED USE



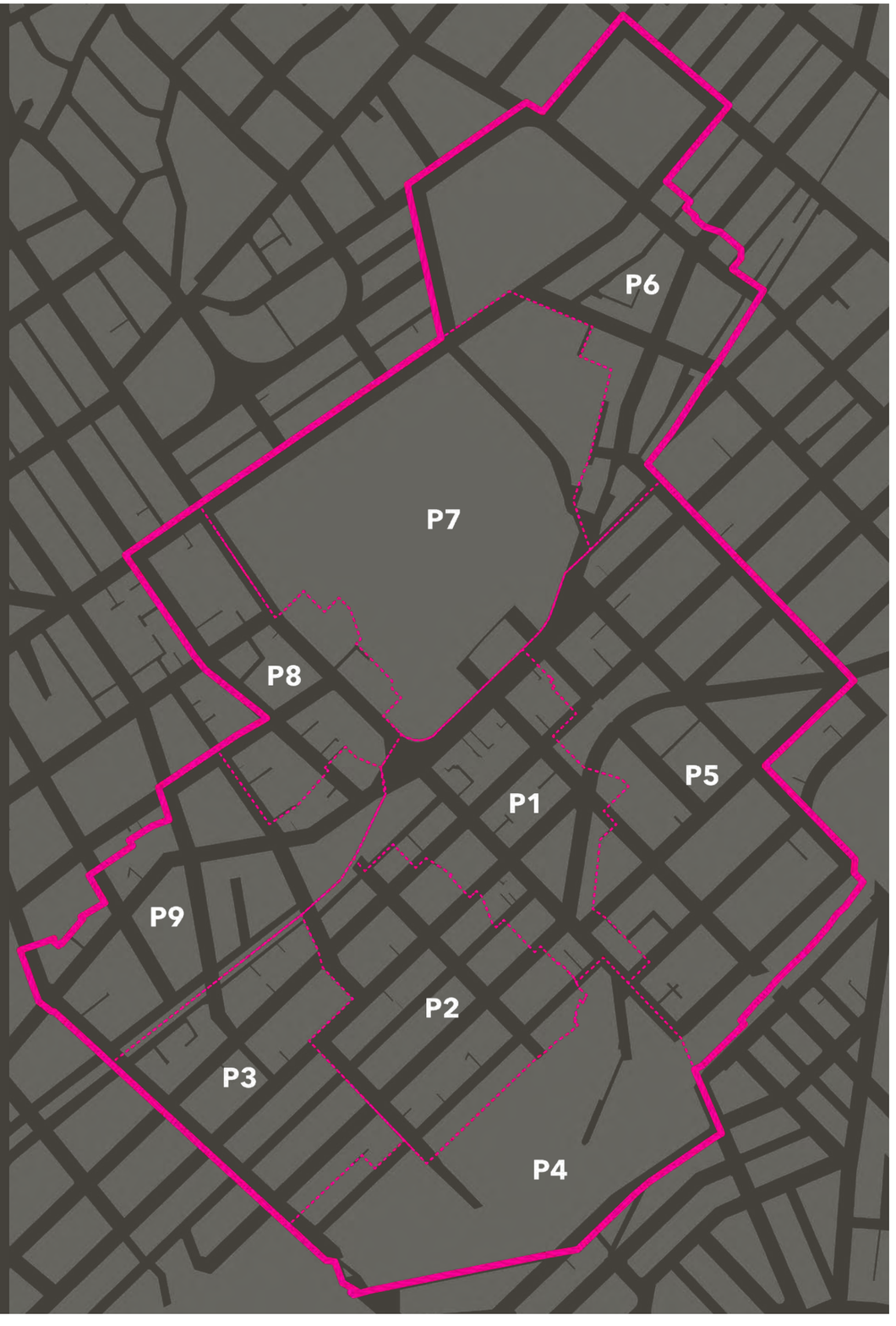
P7 PRECINCT 7
ROSALIND PARK



P8 PRECINCT 8
VIEW STREET



P9 PRECINCT 9
HIGH STREET

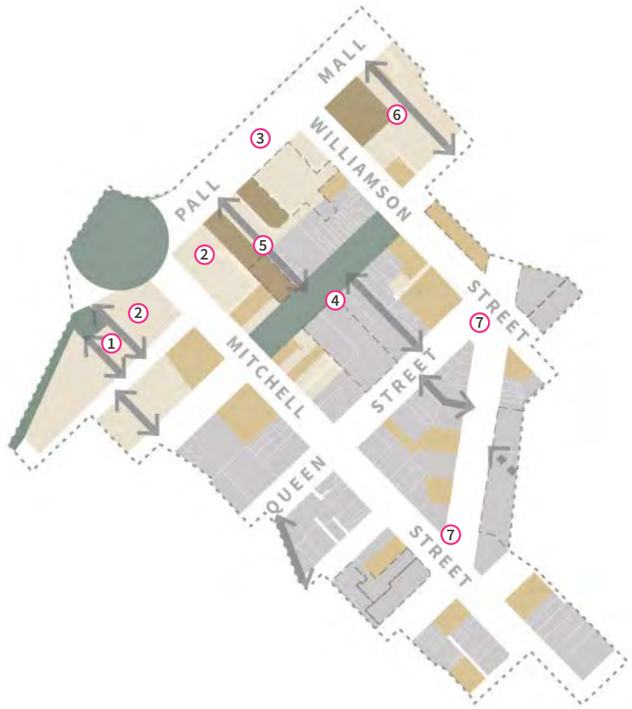




PRECINCT 1 RETAIL CORE

Precinct vision

The heart of Bendigo's City Centre, anchored by the heritage splendour of Pall Mall and linked to the Bendigo Railway Station by the retail promenades of Mitchell Street and Williamson Street/Lyttleton Terrace. A vibrant mix of retail, hospitality and entertainment at street level, complemented by commercial and residential use of upper floors. Development density maximises the potential of the central city location.



Precinct guidelines

- Heritage sensitivity (VHR listed)
- Heritage sensitivity (individual significance)
- Heritage sensitivity (precinct)
- Street blocks and parcels
- Strategic redevelopment sites
- Parkland
- Civic space
- Through-block pedestrian links (existing / proposed)
- Precinct boundary

0 25 100 250m N

Precinct guidelines

1. Acknowledge the established scale and landmark presence of the Bendigo Bank, and its central, high-profile location, with an increased preferred maximum building height (up to 36m). Maintain provision of established walkways and civic space in association with any future redevelopment/expansion

2. Support the development of exemplary contemporary buildings up to 20m that address and frame Charing Cross, contribute to its character as the primary place of arrival to the City Centre and enhance its longer term potential as a major civic square

3. Protect the heritage values of the Pall Mall and Charing Cross built form and public domain, and enhance these values with well-scaled, well-proportioned and respectful contemporary building design

4. Redevelop the low-rise sites flanking Hargreaves Mall to provide increased density for inner city living and potential customers/ users for ground floor businesses. The height and form of new development, especially on the north-west side of the Mall, is to be managed to ensure that the public space is not extensively overshadowed and that wind effects are mitigated. The Mall should receive at least four hours of sunlight access during the late morning and/or afternoon, measured at the time of the Spring Equinox (22 September)

5. Preserve and expand the network of through-block pedestrian links to open up opportunities for additional frontage for commercial premises, for pedestrian movement and for activation of the Retail Core

6. For the majority of Retail Core Street blocks, incrementally increase development density with capacity for building additions up to 20m, recognising that the capacity for development is practically limited by factors such as fragmented, small-scale lots and varying predominance of heritage places

7. Support the development of exemplary, contemporary buildings addressing prominent corners at major intersections, including:

   - Lyttleton Terrace with Williamson and Queen Streets
   - Mitchell Street with Wills/Myers Street

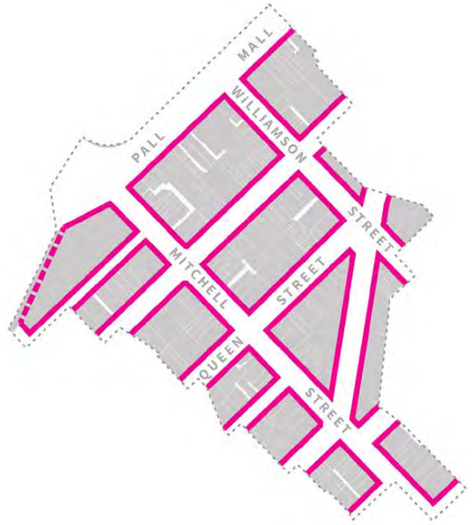
Preferred maximum building height

- 36m (9-10 storeys)
- 24m (6-7 storeys)
- 20m (5-6 storeys)
- 16m (4-5 storeys)
- 14m (3-4 storeys)
- 12m (3 commercial storeys)
- 11m (3 residential storeys)
- Exclusions (public open space, Hospital Campus, Sacred Heart Cathedral)
- Precinct boundary



Building setbacks

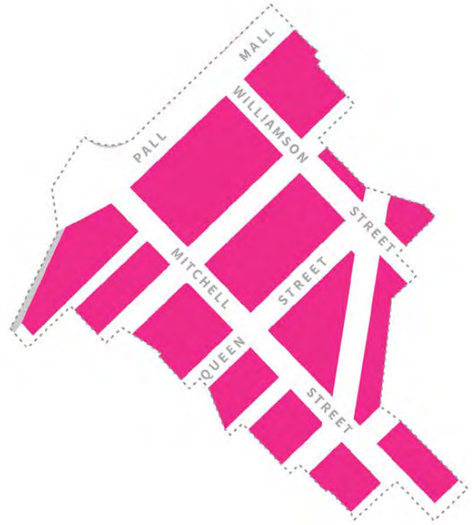
- Zero setback
- Contextual setback
- Precinct boundary



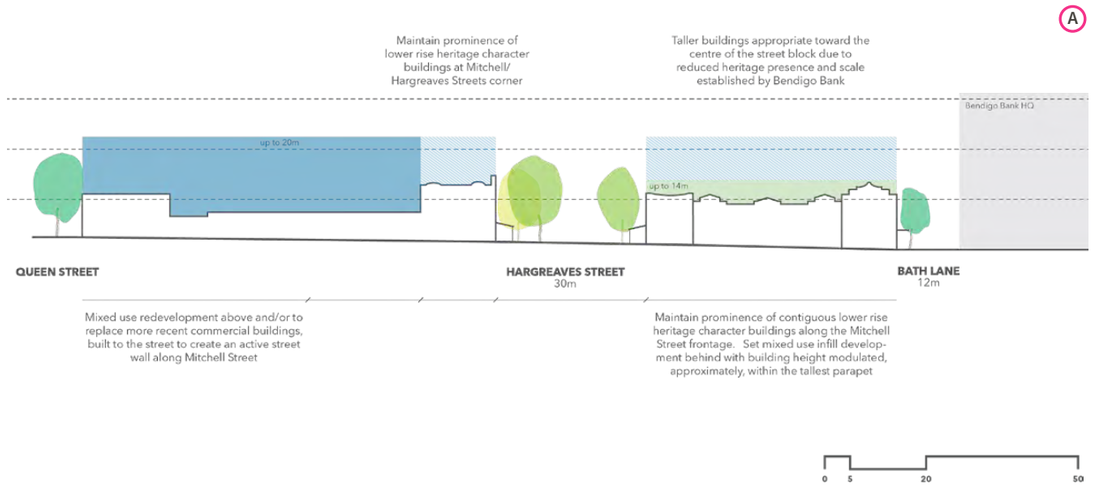


Preferred site cover

- Full coverage (vicinity of 100%)
- Majority coverage (vicinity of 80%)
- Precinct boundary





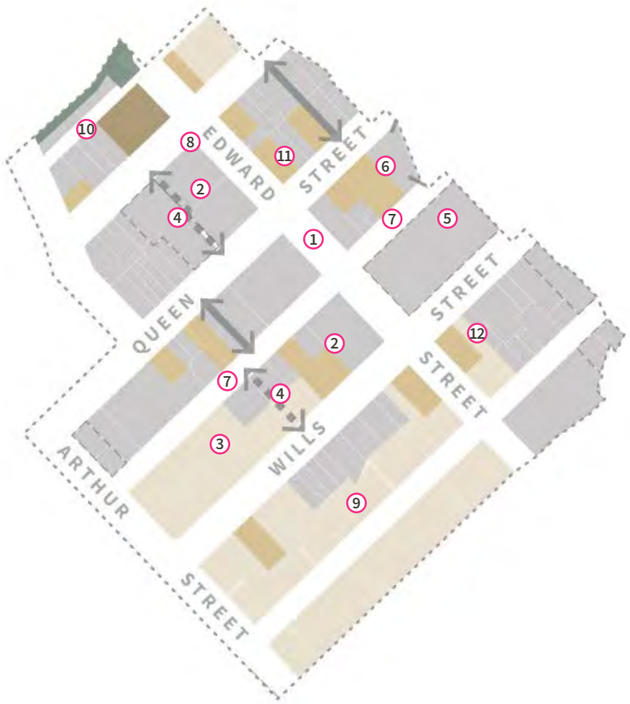




PRECINCT 2 PERIPHERAL RETAIL AND COMMERCIAL

Precinct vision

A diverse commercial spine along Edward Street linking the Bendigo Creek with Bendigo Marketplace and connected into the adjoining Retail Core. A neighbourhood of smaller-scale residential infill developments south of Edward Street and professional services located along the Wills Street entranceway.



Precinct guidelines

- Heritage sensitivity (VHR listed)
- Heritage sensitivity (individual significance)
- Heritage sensitivity (precinct)
- Street blocks and parcels
- Strategic redevelopment sites
- Parkland
- Civic space
- Through-block pedestrian links (existing / proposed)
- Precinct boundary

0 25 100 250m N

Precinct guidelines

1. Maintain capacity for retail concentrated on the Edward Street spine and on connecting streets
2. Capitalise on the potential of larger sites along the south side of Edward Street that are unconstrained by heritage values with larger scale development form (up to 20m) modelled to activate the Edward Street edge and street corners and to appropriately transition in scale approaching adjoining lower-rise (14m) mixed use and residential sites
3. Encourage a mixed use transition south of Edward Street with smaller-scale infill development supporting a combination of professional services and residential accommodation
4. Create new through-block pedestrian links as part of development to increase permeability of long, unbroken street blocks south of Edward Street
5. Encourage mixed use development toward the northern end of the precinct, along and approaching Mitchell Street, to capitalise on the potential for heights up to 20m and the presence of several strategic sites
6. Acknowledge the presence and scale of Hunter House, a prominent heritage place and landmark, with adjoining development that is compatible in scale (up to 14m). Support a transition to taller buildings (up to 20m) north of the laneway linking King and Queen Streets
7. Increase activation of inner King Street (generally east of Edward Street) with retail, hospitality and other appropriate uses. For outer King Street, prioritise higher density residential infill development to optimise the quieter location on a lower order street and transitioning to the wider residential area of Precinct 3
8. Leverage the public ownership of the Hargreaves Street site to progress a co-development with integrated public domain improvements along part of Edward Street linking to a new public space on Bath Lane / Bendigo Creek to create a high quality public space focus for this part of the City Centre
9. Maintain a relative low-rise (up to 14m), fine-grained mixed-use streetscape for Garsed Street, south of Edward Street, and preserve the established residential heritage character with complementary mixed-use infill development
10. Enable higher intensity development (up to 14m) on compact sites with active development interfaces to Bath Lane and to the Bendigo Creek
11. Acknowledge the presence and scale of the heritage place (Brewhouse) with appropriately-scaled building height (up to 14m). The Pennyweight Walk through-block link is an appropriate transition point to taller buildings (up to 20m) in the centre of this streetblock
12. Acknowledge the presence and scale of The Mill, a heritage place and prominent landmark of this street block with adjoining development that is compatible in scale (up to 16m) and which maintains appropriate side setbacks

Preferred maximum building height

- 36m (9-10 storeys)
- 24m (6-7 storeys)
- 20m (5-6 storeys)
- 16m (4-5 storeys)
- 14m (3-4 storeys)
- 12m (3 commercial storeys)
- 11m (3 residential storeys)
- Exclusions (public open space, Hospital Campus, Sacred Heart Cathedral)
- Precinct boundary



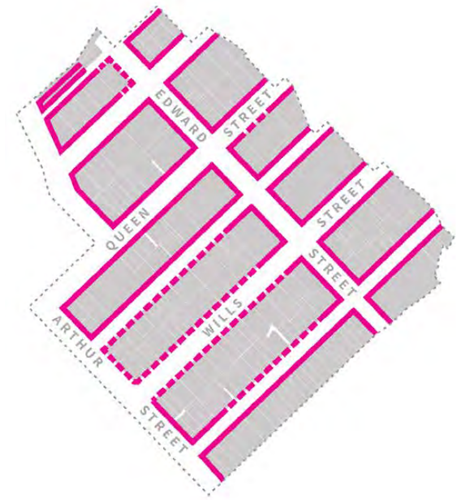
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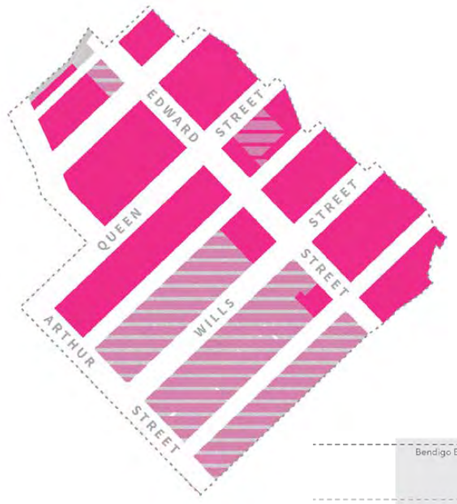
Building setbacks

- Zero setback
- Contextual setback
- Precinct boundary

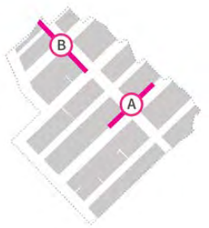
Preferred site cover

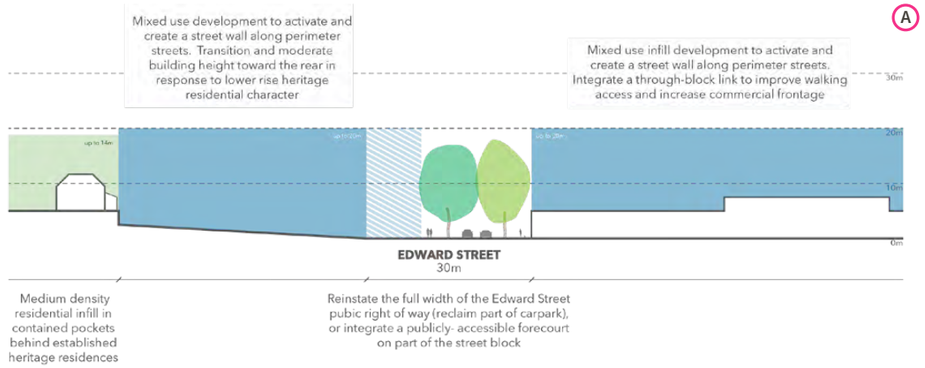
- Full coverage (vicinity of 100%)
- Majority coverage (vicinity of 80%)
- Precinct boundary

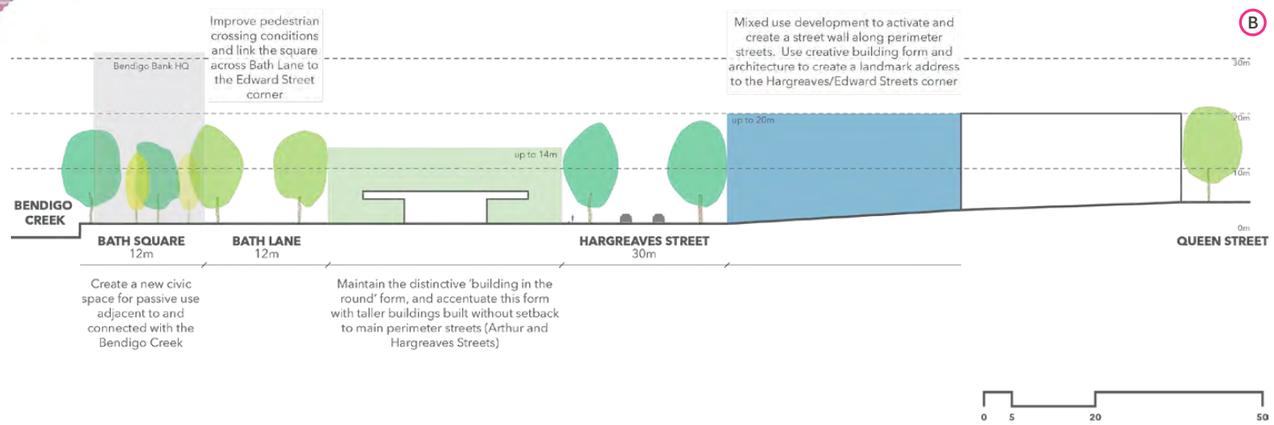


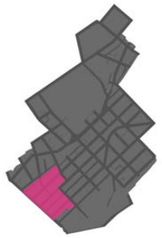












PRECINCT 3 PREMIUM RESIDENTIAL

Precinct vision

A predominantly residential district of preserved heritage housing interwoven with sensitive residential infill developments and set within tree-lined streetscapes. Professional services have progressively relocated to the Retail Core and adjoining precincts.

Precinct guidelines

Promote the replacement of hard stand on-site parking areas with a combination of high quality residential infill (extensions and second dwellings) and reinstatement of private gardens and smaller landscaped areas

Promote investment in refurbishment of heritage building stock, enabled by financing options such subdivision of valuable sites for sensitive infill development within the rear sections of larger sites and corner sites

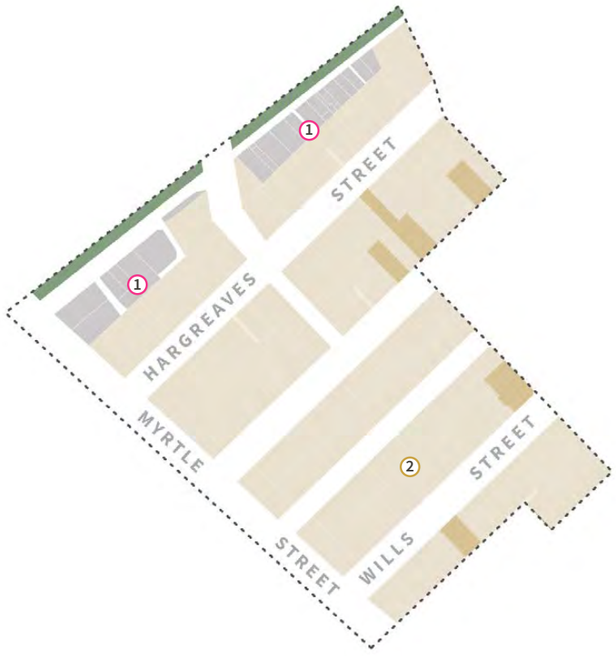
Preference high quality, appropriately scaled infill development of the rear sections of larger sites and corner sites, and preferably comprising home extensions or detached second dwellings

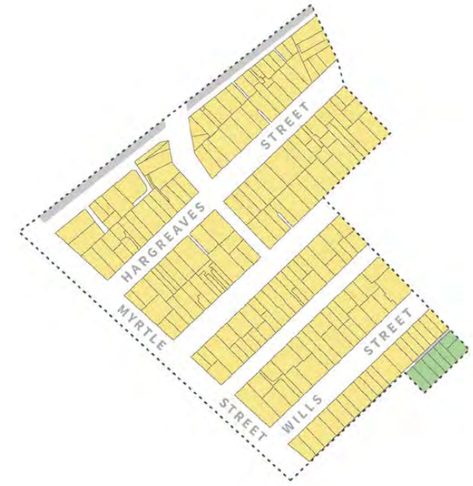
Maintain garden areas of adequate size and location to support canopy trees, especially within a side or rear setback

1. Increase the density and diversity of residential housing flanking the Bendigo Creek and in close proximity to the Retail Core
2. Adaptively reuse heritage building stock for small-scale professional services along Wills Street whilst preserving the visual character of a residential streetscape comprising detached dwelling-style buildings set in landscaped gardens

Preferred maximum building height









Precinct guidelines



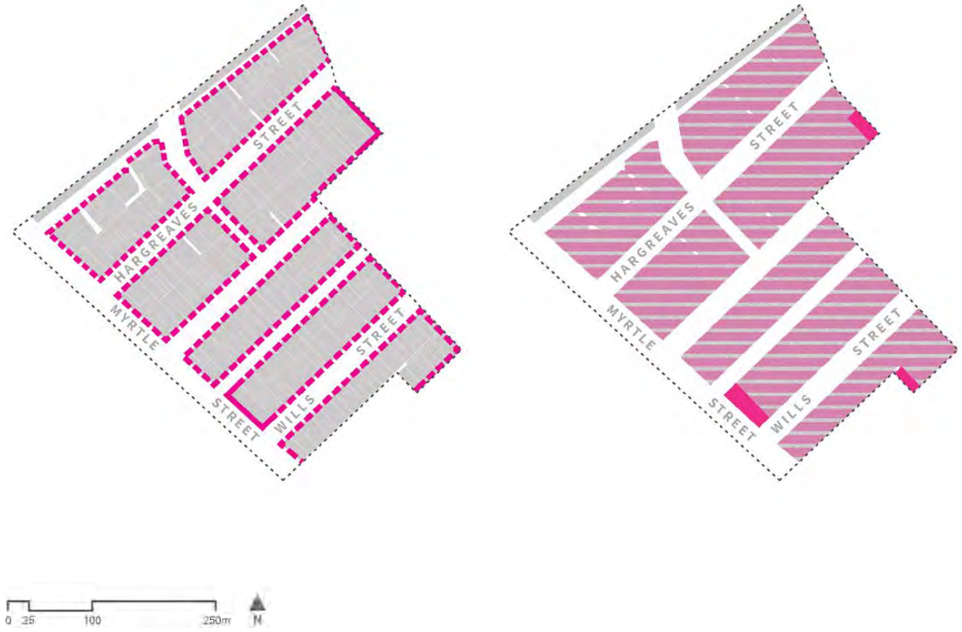


Building setbacks

- Zero setback
- Contextual setback
- Precinct boundary

Preferred site cover

- Full coverage (vicinity of 100%)
- Majority coverage (vicinity of 80%)
- Precinct boundary





PRECINCT 4 BENDIGO STATION, MARKETPLACE AND FORMER FACTORY SITES

Precinct vision

A precinct of substantial urban renewal. Fine-grained, mixed use developments with associated community uses, are interwoven with the established fabric of industrial built heritage. Large-scale redevelopment in the vicinity of the railway station to optimise the potential of the city's main transport hub, with high quality built form and public domain to create a new civic focal point.



Precinct guidelines

- Heritage sensitivity (VHR listed)
- Heritage sensitivity (individual significance)
- Heritage sensitivity (precinct)
- Street blocks and parcels
- Strategic redevelopment sites
- Parkland
- Civic space
- Through-block pedestrian links (existing / proposed)
- Precinct boundary

0 25 100 250m N

Precinct guidelines

1. Retain and adaptively reuse industrial building heritage along the site frontage. Preserve the distinctive sawtooth building profiles to bookend the precinct and retain a setback zone equivalent to at least one 'sawtooth' bay along Garsed Street

2. Promote high quality adaptive reuse of the industrial architectural heritage of the former Crystal Ice-Gillies Pies factory sites on Garsed Street to create a unique mixed use quarter with higher density living in close proximity to services and transport. Develop the sites with consideration to:

   - The opportunity for imaginative design of adaptable mixed buildings of unique built form character derived from the industrial heritage and arranged to frame and address internal streets and laneways
   - Creating an exemplary landmark building (up to 36m) to capitalise on the prominent location at the Garsed and Myrtle Streets corner, behind the former Gillies Pies factory
   - Establishing a simple internal grid of streets and laneways that is strongly connected with the wider City Centre
   - Creating a new public space to service the development and adjoining neighbourhood that is connected to the internal street network and provides a character and amenities appropriate to the development density

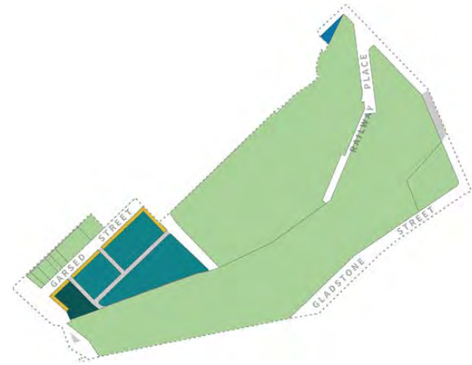
3. Subject an assessment of the potential impact on the City Centre retail core, encourage further intensification of development of the Marketplace site to diversify land use and activity in proximity to the transport hub. Potential expansion into surface carpark areas should be based around the establishment of a connected public street grid

4. Maintain direct, high quality pedestrian connections between the Marketplace and the Bendigo Railway Station precinct

5. Substantially redevelop the Bendigo Railway Station precinct, including modern expansion of existing station buildings around a new civic forecourt/concourse and the adaptive reuse and restoration of railway heritage buildings

Preferred maximum building height

- 36m (9-10 storeys)
- 24m (6-7 storeys)
- 20m (5-6 storeys)
- 16m (4-5 storeys)
- 14m (3-4 storeys)
- 12m (3 commercial storeys)
- 11m (3 residential storeys)
- Exclusions (public open space, Hospital Campus, Sacred Heart Cathedral)
- Precinct boundary



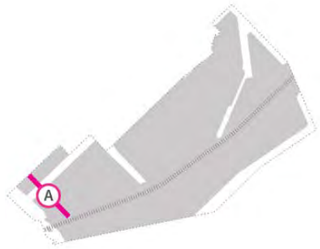
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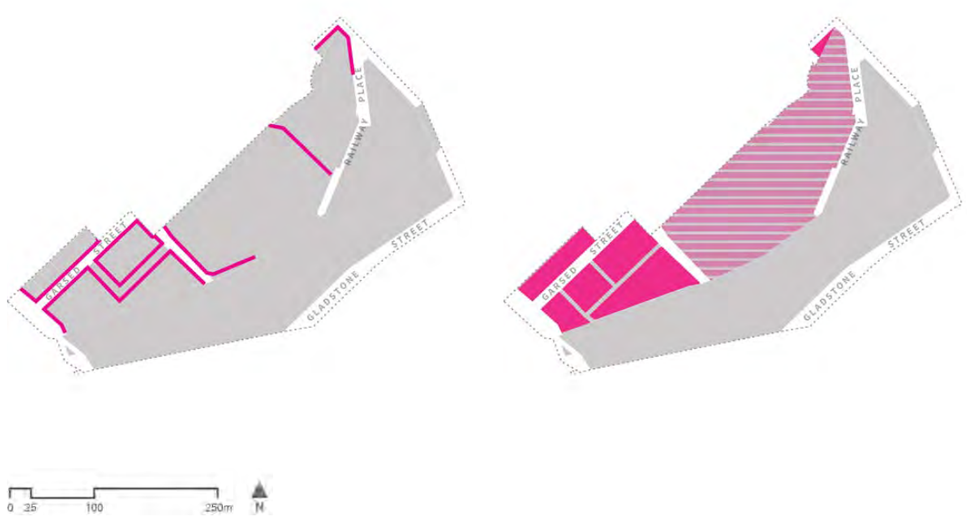
Building setbacks

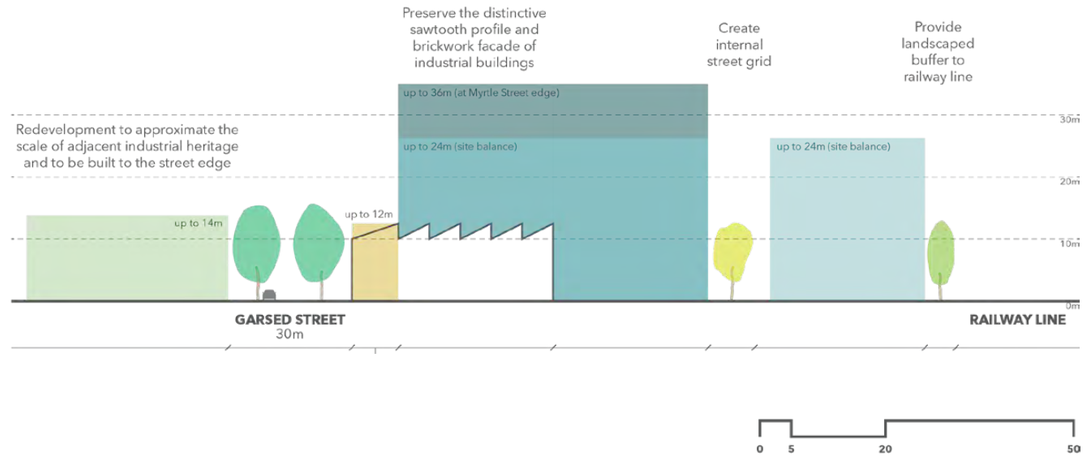
- Zero setback
- Contextual setback
- Precinct boundary

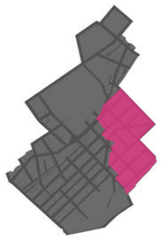
Preferred site cover

- Full coverage (vicinity of 100%)
- Majority coverage (vicinity of 80%)
- Precinct boundary









PRECINCT 5 CIVIC AND COMMERCIAL MIXED USE

Precinct vision

Large scale civic activities, buildings and public spaces edged by mixed use developments blending into predominantly residential neighbourhoods east of Myers Street.



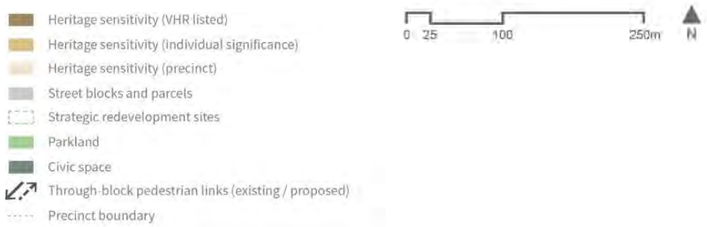
Precinct guidelines

1. Encourage increased visitor accommodation on McCrae Street to take advantage of close access to tourism attractions, services and public and active transport connections
2. Recognise the predominance and lower building scale of established heritage places and the Dai Gum San precinct by containing capacity for taller new development (up to 20m) to the core of the block (part of the public carpark which includes the pubic thoroughfare to Dai Gum San, and to the William Farmer site)
3. Enhance the public through-block connection to Dai Gum San with integration as part of new building form (e.g. cantilevered upper levels) and ground floor activation
4. Encourage continued development expansion of the Bendigo TAFE whilst retaining a campus-style layout comprised of publicly-accessible pedestrian links as well as linked internal courtyards and open spaces enclosed by buildings
5. Retain a publicly-accessible through-block link between Hopetoun and Hargreaves Streets as part of redevelopment of the Hopetoun Street Mill
6. Provide through-block links connecting Hopetoun Street with Lyttleton Terrace. The major, eastern-most link should take the form of an internalised open-air walking street with continuous internal frontages, as a safer and more amenable access alternative to Chapel Street. A secondary link should be created as part of any future redevelopment of the Beaurepaires site
7. Service central City Centre parking needs with an additional multi-storey car park at Market Street
8. Create a new through-block link between St Andrews Avenue and Williamson Street as an continuation of Market Street. This link should be an open pedestrian laneway with active frontages at ground level
9. Preserve the visual prominence of St Paul's Cathedral with moderated building heights along the Myers Street address. Create an axial viewline to the Cathedral from Lyttleton Terrace with a re-aligned pedestrian laneway that is open to the air or partly enclosed. Provide active commercial frontage at ground level
10. Support higher density residential infill development to the rear of the St Andrew's Uniting Church site, and to a preferred maximum building height of 16 metres.
11. Preserve the visual prominence of St Andrew's Uniting Church with moderated building heights and setbacks to adjacent sites.
12. Create a through-block link for pedestrians between Myers and Mollison Streets, incorporating part of the churchyard and passing through future housing development at the rear
13. Contain infill development on commercial sites throughout this street block to a more modest height (12m) for compatibility with low-rise heritage residences and adapted offices
14. Maintain the predominant residential use and 'heritage gardens' character of residential pocket between Mollison and McLaren Streets

Preferred maximum building height



Precinct guidelines

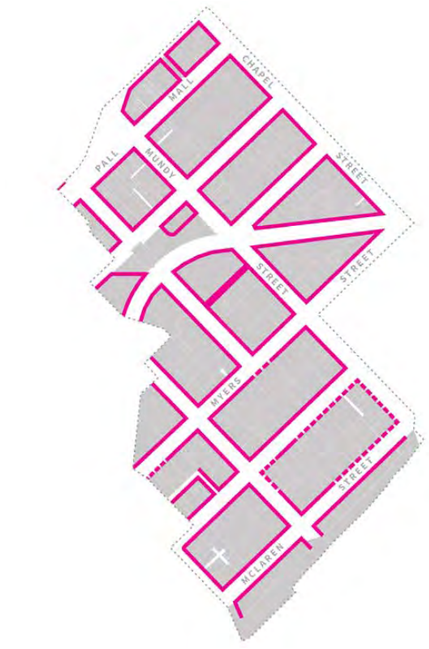


Building setbacks

- Zero setback
- Contextual setback
- Precinct boundary

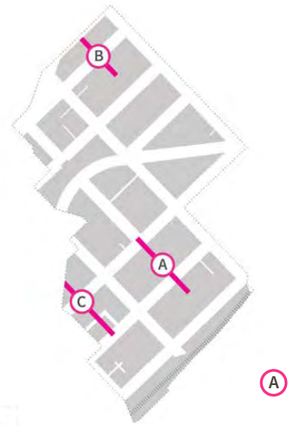
Preferred site cover

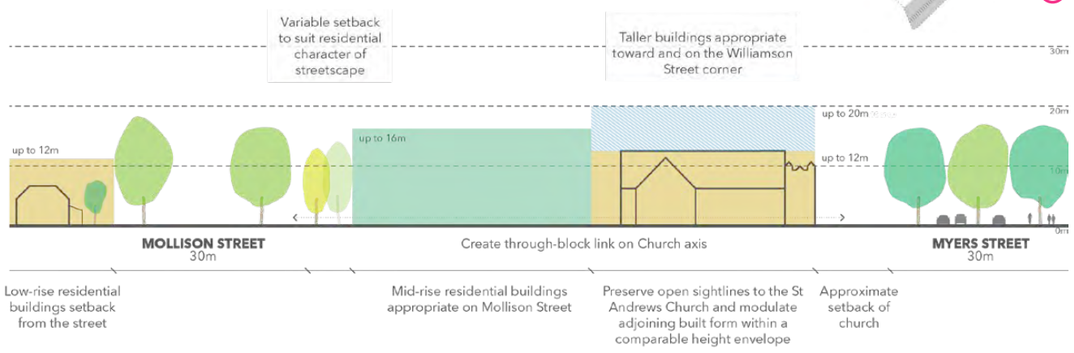
- Full coverage (vicinity of 100%)
- Majority coverage (vicinity of 80%)
- Precinct boundary

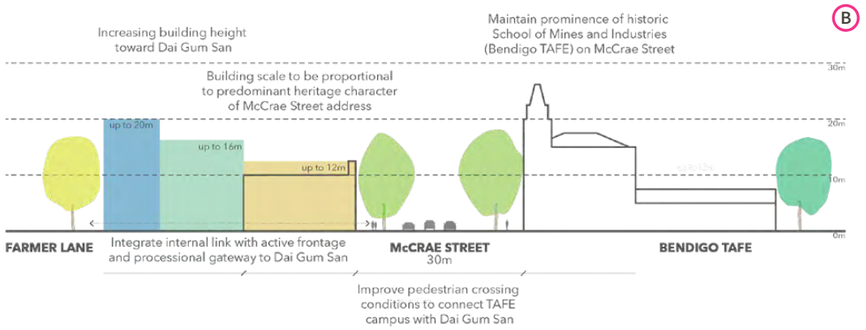


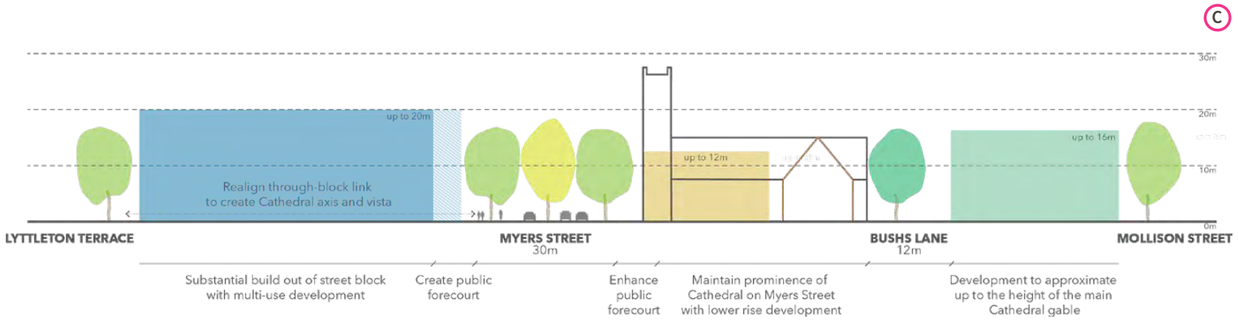


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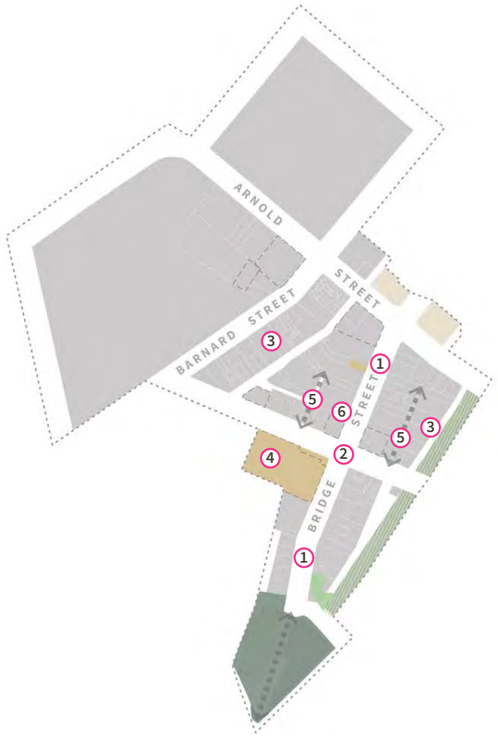
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PRECINCT 6 BRIDGE STREET AND HOSPITAL

Precinct vision

A regional health precinct that is seamlessly linked to the City Centre core by a diverse mixed use precinct of shops, eateries, offices and apartments centred on Bridge Street.



Precinct guidelines

1. Enable the incremental development of a diverse and complementary mix of uses on Bridge Street with a consistent zero setback for buildings, and with development heights from 14m to 16m along Bridge Street

   Encourage varied building heights along Bridge Street to avoid the effect of a continuous 'wall' of buildings

2. Create a main street focal point at the intersection of Bridge and Water Streets including:
   - Prominent corner sites built up to 20m high
   - Distinctive building form and architecture, including respectful development of the historic Bridge Hotel site
   - Chamfered building corners at street level to support on-street activity and accentuate the public domain at the intersection
   - Lot consolidation as needed to optimise development opportunities

3. Increase residential density along Joseph Street, Uley Street and Barnard Street, with two- and three-storey (up to 14m high) apartment and townhouse-style built form

4. Develop the rear of the Coliban Water site including:
   - Building form up to 24m high with setbacks as required to mitigate overshadowing effects on Rosalind Park
   - Integration of a multi-storey carpark to support precinct parking needs and to offset future planned reductions of parking provision within Rosalind Park and along Bridge Street

5. Create new open air access lanes to open up opportunities for mixed commercial development and/or service access behind Bridge Street

6. Convert the Bridge Street surface car park (owned by the City of Greater Bendigo) to an integrated mixed use development

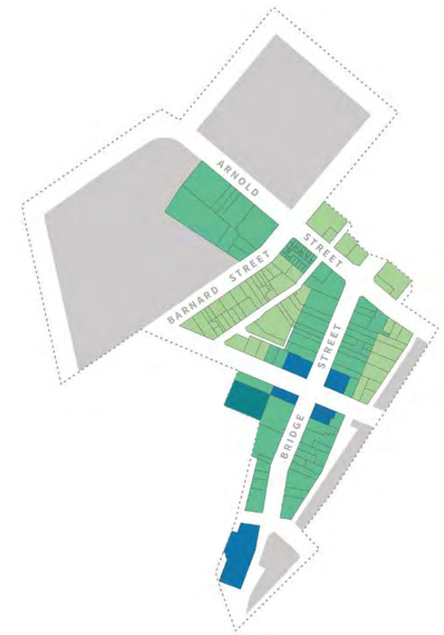
Precinct guidelines

- Heritage sensitivity (VHR listed)
- Heritage sensitivity (individual significance)
- Heritage sensitivity (precinct)
- Street blocks and parcels
- Strategic redevelopment sites
- Parkland
- Civic space
- Through-block pedestrian links (existing / proposed)
- Precinct boundary

0 25 100 250m N

Preferred maximum building height

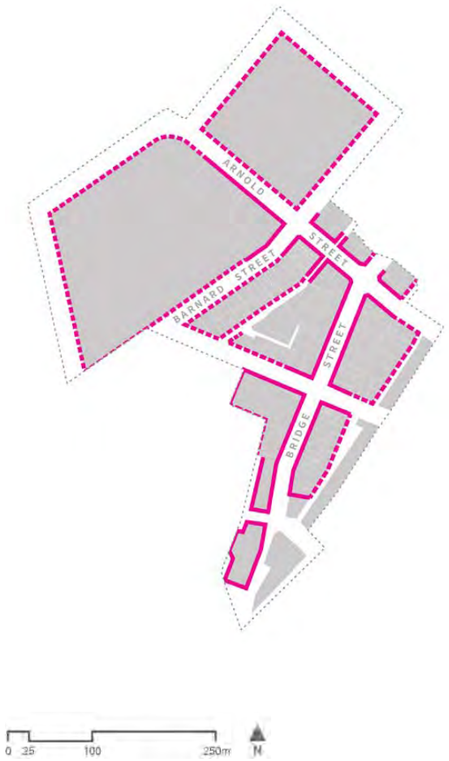
- 36m (9-10 storeys)
- 24m (6-7 storeys)
- 20m (5-6 storeys)
- 16m (4-5 storeys)
- 14m (3-4 storeys)
- 12m (3 commercial storeys)
- 11m (3 residential storeys)
- Exclusions (public open space, Hospital Campus, Sacred Heart Cathedral)
- Precinct boundary



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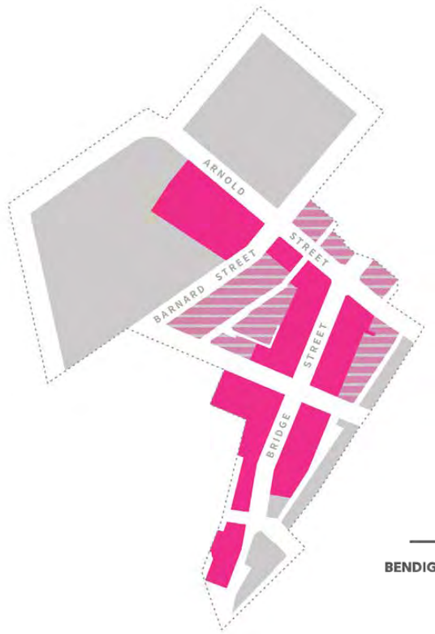
Building setbacks

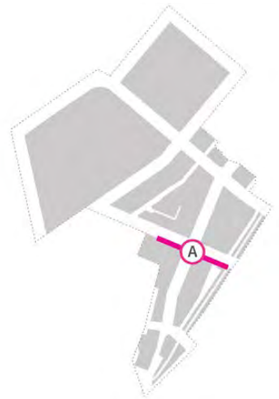
- Zero setback
- Contextual setback
- Precinct boundary



Preferred site cover

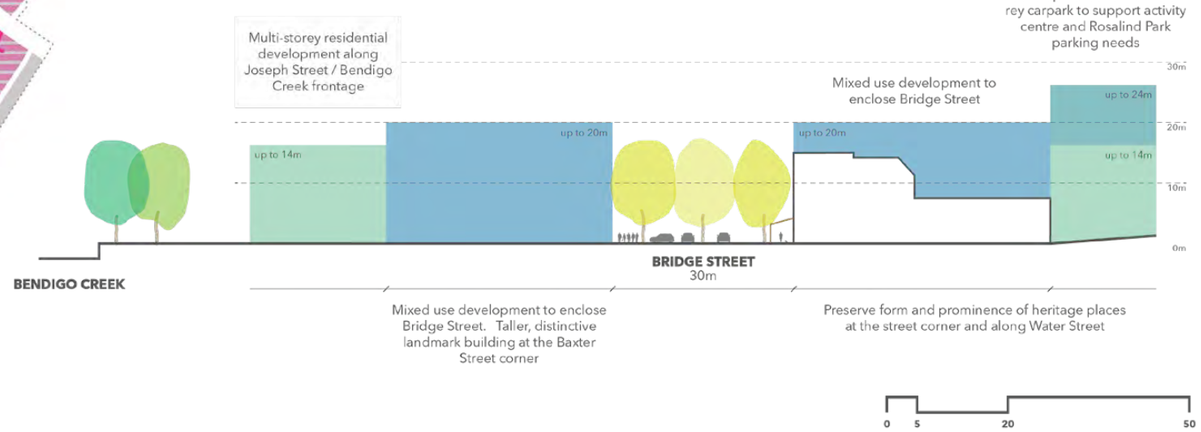
- Full coverage (vicinity of 100%)
- Majority coverage (vicinity of 80%)
- Precinct boundary

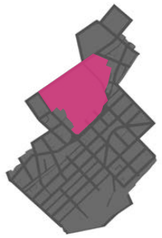




A

Taller building to enable inegration of mixed use development and multi-storey carpark to support activity centre and Rosalind Park parking needs





PRECINCT 7 ROSALIND PARK

Precinct vision

An accessible green and shady refuge providing visual relief from the City Centre's increasing urbanisation and a diverse range of uses to contribute to activation

Precinct guidelines

Preserve the existing heritage building stock as historically and architecturally important and integral features of the precinct

Avoid further encroachment of the parkland by buildings and surface parking areas

Co-locate and consolidate structures/ facilities where practical to minimise building footprints

Increase the activation of building edges to the parkland

① Support the adaptive reuse of the historic Bendigo Law Courts on Pall Mall

② Moderate the potential impact of further development on the schools and Ulumbarra Theatre sites at the core of Rosalind Park by limiting building heights to mid-rise scale (up to 14m)



Precinct guidelines

- Heritage sensitivity (VHR listed)
- Heritage sensitivity (individual significance)
- Heritage sensitivity (precinct)
- Street blocks and parcels
- Strategic redevelopment sites
- Parkland
- Civic space
- Through-block pedestrian links (existing / proposed)
- Precinct boundary

0 25 100 250m N

Preferred maximum building height

- 36m (9-10 storeys)
- 24m (6-7 storeys)
- 20m (5-6 storeys)
- 16m (4-5 storeys)
- 14m (3-4 storeys)
- 12m (3 commercial storeys)
- 11m (3 residential storeys)
- Exclusions (public open space, Hospital Campus, Sacred Heart Cathedral)
- Precinct boundary



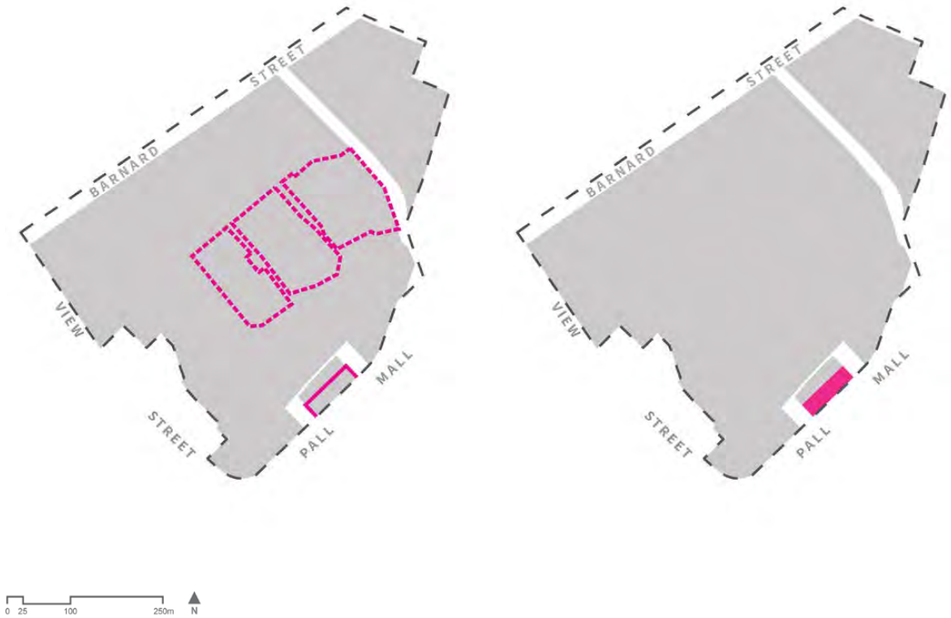
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Building setbacks

- Zero setback
- Contextual setback
- Precinct boundary

Preferred site cover

- Full coverage (vicinity of 100%)
- Majority coverage (vicinity of 80%)
- Precinct boundary



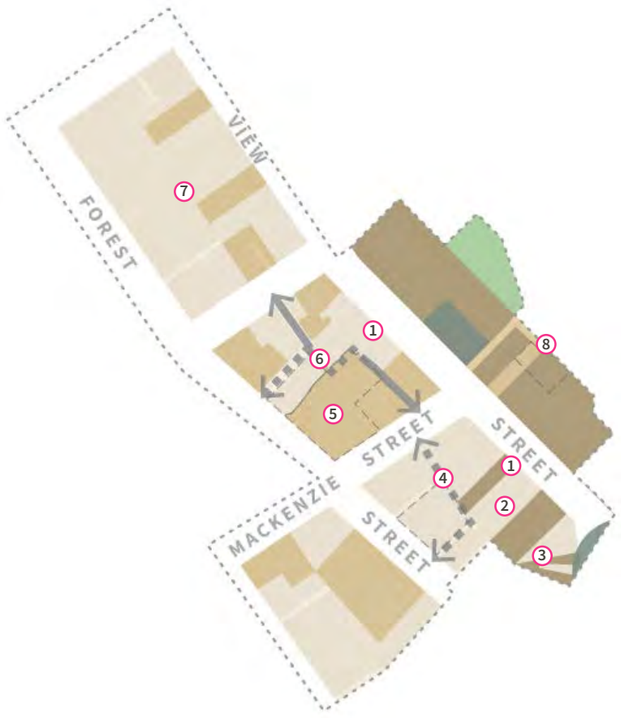
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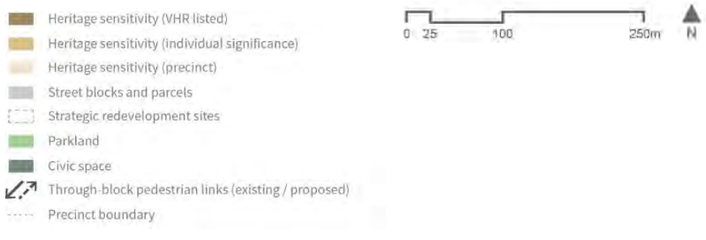
PRECINCT 8 VIEW STREET

Precinct vision

A cultural and tourism heritage centrepiece for the City Centre supporting boutique retail, eateries and the arts with sensitive interweaving of residential and accommodation uses that support a high standard of inner city living.



Precinct guidelines



Precinct guidelines

Protect, renovate and reuse heritage building stock as the primary built-form and character-defining asset of this precinct. A high level of responsiveness and complement to the unique heritage context of View Street must be demonstrated for all new buildings

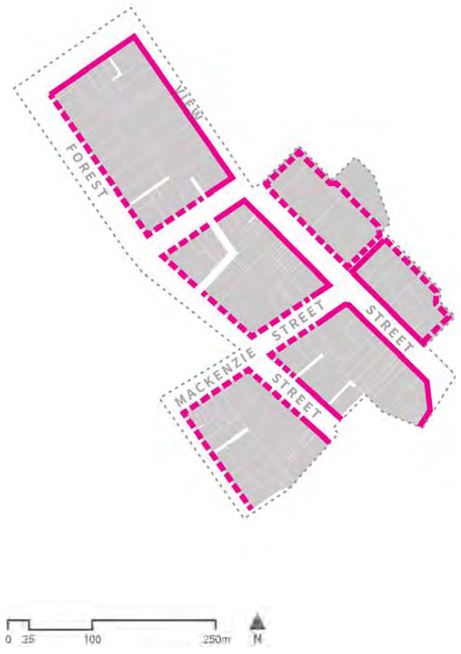
1. Maintain the predominant two-to-three storey scale and heritage character of View Street, with careful integration of low- to mid-rise mixed use or residential development behind (up to around 14m)
2. At lower View Street and toward View Point, sensitively integrate mixed use/residential infill up to and not exceeding 20m high behind heritage buildings. Permissible height within the above limit will be subject to viewshed modelling and analysis to demonstrate proposed built form is concealed or largely recessive existing by buildings/street trees when viewed from Charing Cross, Lower Rosalind Park, Pall Mall and View Street
3. At View Point, maintain the visual prominence of the arc of heritage buildings overlooking Charing Cross as a distinctive landmark of central Bendigo
4. Complete the through-block link across adjoining development sites. Provide as an open laneway for service access with casual surveillance and activation where feasible
5. Incorporate small scale infill development at the rear of View Street, serviced by lanes from Forest, MacKenzie and Rowan Streets, and ensure new development sits within the scale and setbacks of established buildings, and preserves the visual prominence of church gables and spires
6. Retain and link public laneways, connected with private accessways, to achieve a connected access network across this streetblock and to increase development potential
7. Integrate lower scale development of up to 11m fronting Forest Street rising to a maximum of 14m in View Street between Mackenzie and Barnard Streets
8. Activate and overlook the western edge of the Lower Reserve of Rosalind Park with new buildings scaled and designed sensitively in response to historic buildings addressing View Street, the steep slope and parkland setting, and to the civic landmark proportions established by the Bendigo Art Gallery

Preferred maximum building height



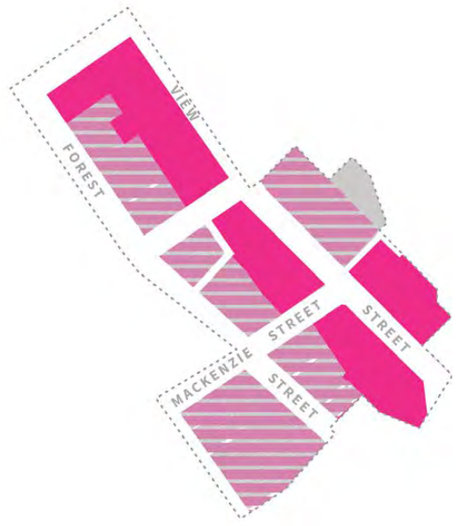
Building setbacks

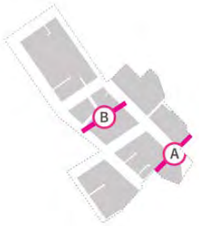
- Zero setback
- Contextual setback
- Precinct boundary

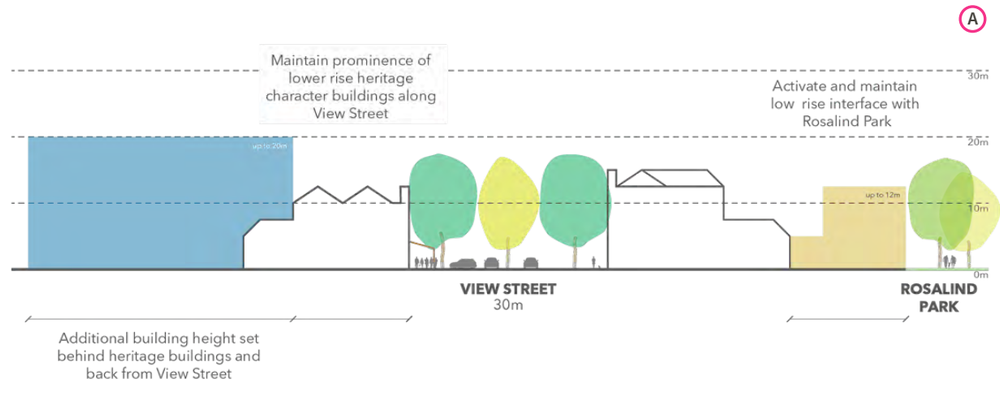


Preferred site cover

- Full coverage (vicinity of 100%)
- Majority coverage (vicinity of 80%)
- Precinct boundary











PRECINCT 9 HIGH STREET

Precinct vision

The gateway to Bendigo City Centre. A high profile entranceway boulevard and commercial strip, combining historic buildings and a mix of contemporary uses, and crowned by the Sacred Heart Cathedral. Medium and higher density residential areas along and in proximity to the revitalised Bendigo Creek.



Precinct guidelines

- Heritage sensitivity (VHR listed)
- Heritage sensitivity (individual significance)
- Heritage sensitivity (precinct)
- Street blocks and parcels
- Strategic redevelopment sites
- Parkland
- Civic space
- Through-block pedestrian links (existing / proposed)
- Precinct boundary

0 25 100 250m N

Precinct guidelines

1. Increase the footprint of commercial development along the premium High Street frontage, including expansion into front setbacks, and improvement of the overall built form address and presentation to the city's primary and high profile entranceway
2. Limit vehicle access to High Street by providing access where possible via side streets, rear lanes or shared laneways.
3. Enable more substantial residential development (up to 14m) to occur on lower-lying ground around the perimeter of Wattle Square
4. Ensure development opposite the Sacred Heart Cathedral along High Street does not rival its scale and visual prominence by limiting building height to up to 16m (5m below the height of the first storey eaves of the Cathedral)
5. Use setbacks and transitioning building height to address amenity impacts on the mixed use and residential area immediately behind High Street
6. Create a connection from Burr Street through to High Street in the form of a pedestrianised through-block link that is activated at ground-level and preserves a viewline to the Sacred Heart Cathedral
7. Create a low-rise, architecturally-expressive building with public forecourt and entranceway to the Sacred Heart Cathedral that is integrated with sloping landscape of the Cathedral's open space
8. Increase higher density residential use and built form on the eastern side of High Street surrounding Girton College and fronting Londonderry Reserve and Creek Street North. Activate the Bendigo Creek frontage with site developments that address the public domain of the Creek reserve
9. Ensure the scale and design of buildings within the triangular block defined by High Street, Short Street and Bendigo Creek responds to the prominence of the City Family Hotel and to other heritage places, to the channelled form of Bendigo Creek with appropriate setbacks, to potential amenity impacts (shadowing and wind effects), as well as to the long viewline from High Street toward the Bendigo Bank
10. Maintain a through-block link within the Edward Street road reserve, lined or enclosed by buildings, for public access between High Street to Edward Street/Bath Lane on the south side of Bendigo Creek
11. Incorporate opportunities for public access to the Bendigo Creek frontage where properties directly abut the creek corridor

Preferred maximum building height

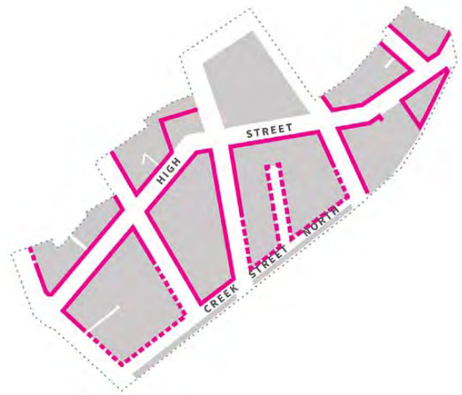
- 36m (9-10 storeys)
- 24m (6-7 storeys)
- 20m (5-6 storeys)
- 16m (4-5 storeys)
- 14m (3-4 storeys)
- 12m (3 commercial storeys)
- 11m (3 residential storeys)
- Exclusions (public open space, Hospital Campus, Sacred Heart Cathedral)
- Precinct boundary



0 25 100 250m N

Building setbacks

- Zero setback
- Contextual setback
- Precinct boundary



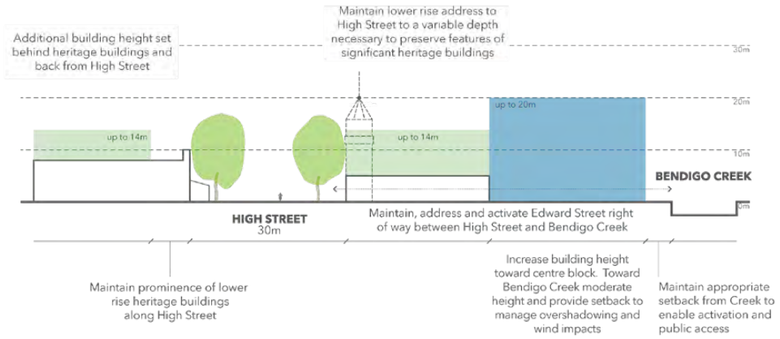
Preferred site cover

- Full coverage (vicinity of 100%)
- Majority coverage (vicinity of 80%)
- Precinct boundary

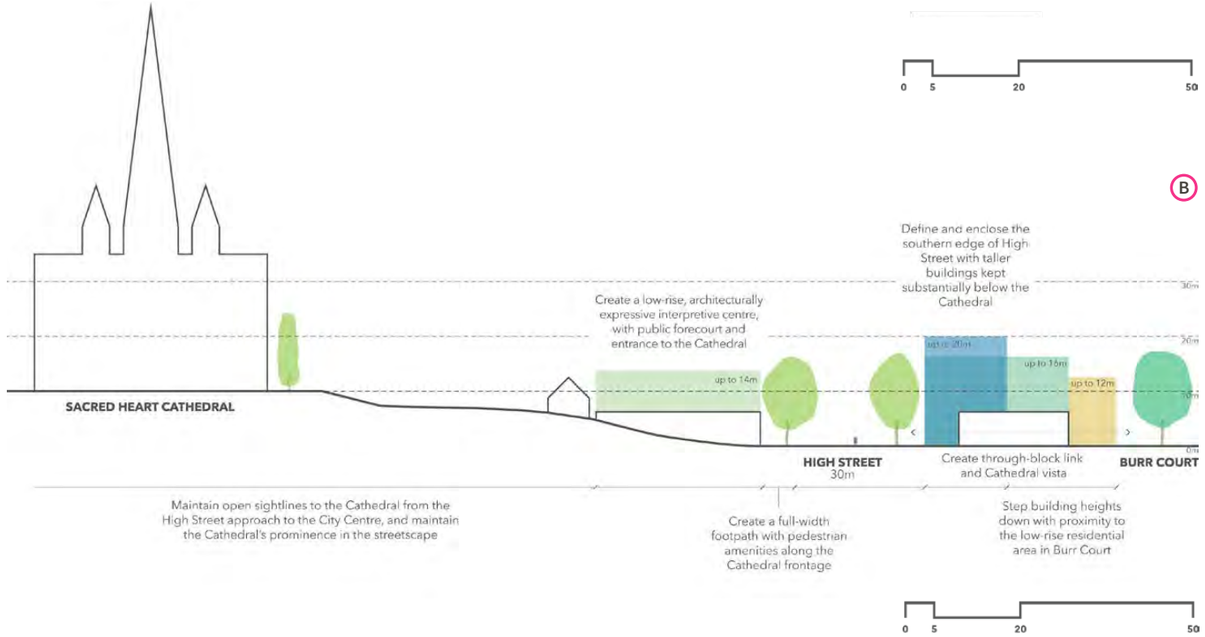




A



B



6 PLANNING SCHEME IMPLEMENTATION

Action 18 of the Bendigo City Centre Plan 2020 identifies that and Urban Design Framework (UDF), together with other strategic background documents, are needed to support its implementation into the Greater Bendigo Planning Scheme.

Activity Centre Zone

The City intends to apply the Activity Centre Zone (ACZ) to the Bendigo City Centre. The ACZ has been selected as the preferred zone for the following primary reasons:

- Supports the implementation and streamlining of detailed strategic documents
- Allows for highly specific precinct-based land use and development prescription based on centre-wide or precinct-based outcomes, and
- Incorporates design guidelines to shape development typologies and guide the exercise of discretion when a planning permit is required

Within the ACZ, common, centre-wide challenges identified above will form the basis of centre-wide provisions. Precinct-specific development directions will form the basis of precinct provisions and, in particular, precinct guidelines.

Urban Design Framework

The UDF is proposed to be listed as a background document in the ACZ. Background documents have limited application in decision making though provide an essential source of background information to assist understanding the context within which a particular policy or provision has been framed.

The specific directions of the UDF are proposed to form part of the Planning Scheme as integrated provisions within the ACZ which frame and guide the exercise of built form discretion.

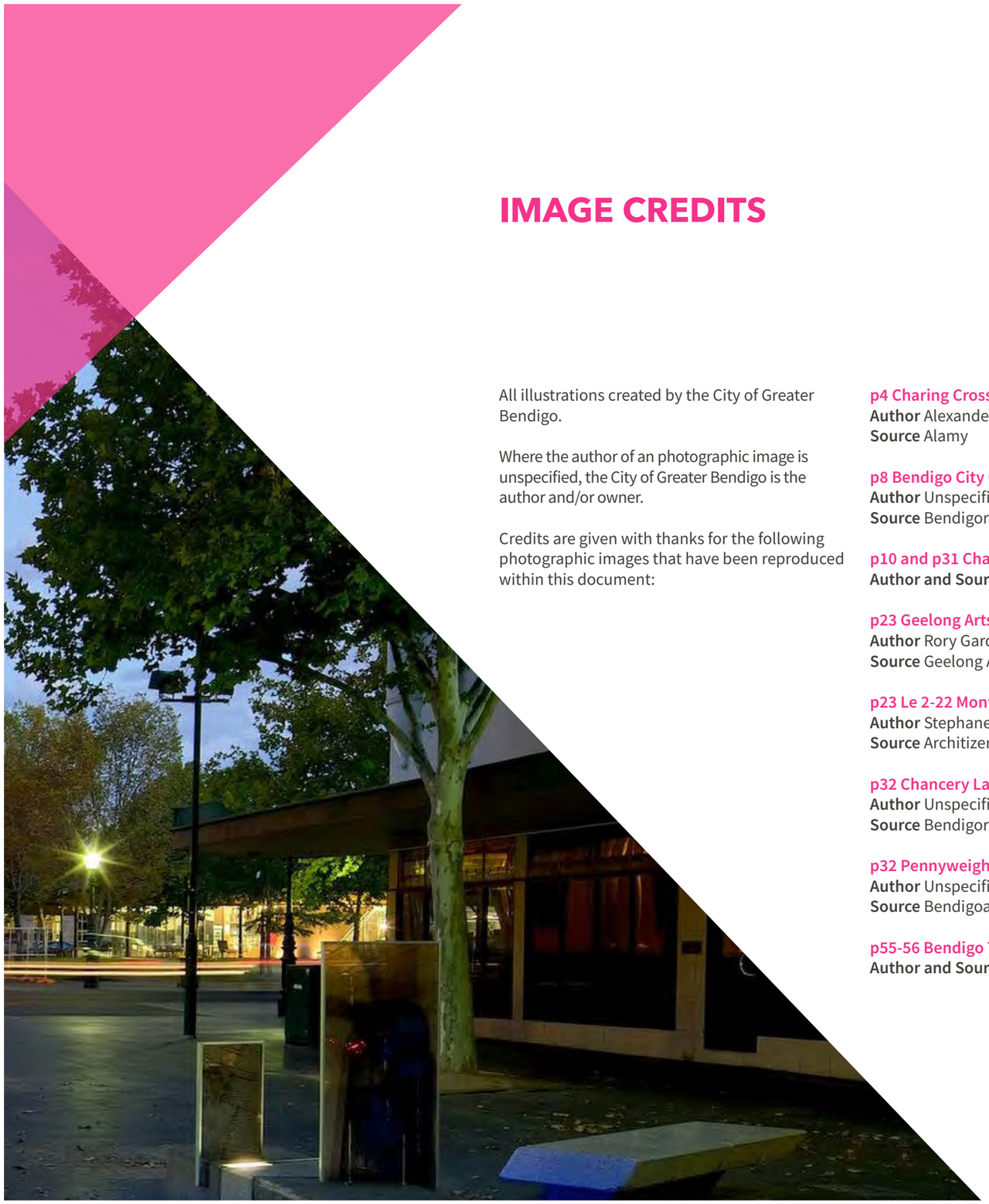


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Author Department of Environment, Land, Water and Planning

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Author Department of Environment, Land, Water and Planning

Bendigo City Centre Plan 2020
Author City of Greater Bendigo

Bendigo City Centre Parking Futures Action Plan 2020
Author City of Greater Bendigo

Bendigo City Centre Public Domain Design Guidelines 2021
Author City of Greater Bendigo

Greater Bendigo Public Space Plan 2019
Author City of Greater Bendigo

Walk, Cycle Greater Bendigo 2019
Author City of Greater Bendigo

Public Open Space Contributions Policy 2020
Author City of Greater Bendigo





Bendigo City Centre Heritage Study Stage 2: Precincts 2022

Phase 2 Report

Greater Bendigo City Council

March 2022

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Acknowledgement of Country

We acknowledge the First Nation people whose ancestral lands we live and work upon and respect their continued connection to the land, sea, and culture.

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Cover images:

Charing Cross (left) and Bendigo Town Hall (right)

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Report Register

Project No.	Version	Issued to	Date Issued
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1 INTRODUCTION

1.1 Purpose

This report forms part of the Bendigo City Centre Heritage Study Stage 2: Precincts – 2021, being undertaken by RBA Architects + Conservation Consultants for the City of Greater Bendigo Council. The purpose of the document is to outline the approach, methodology and recommendations of Phase 2 of the project. It also summarises the results of Phase 1 of the study.

The Study follows Stage 1 – Individual Places, which was prepared by Context Pty. Ltd in 2020. It has been undertaken in two stages, as outlined below and the preliminary review of the study area they undertook during 2016-17.

1.2 Study Area

The study area compromises the central part of Bendigo, from Wattle (south-west) to Chapel streets (north-east) and from McLaren (south-east) to Barnard streets (north-west). It is an approximately 1km^2 urban area comprised mainly of commercial (retail) and public land uses, with some residential to the periphery.



Study area in Central Bendigo
(Source: Project Brief, *City Centre Heritage Study Stage 2 Precinct,* Greater Bendigo City Council, 2020)

1.3 Project Overview

1.3.1 Phase 1

Objectives

The objectives of Phase 1 were as follows:

1. Review the boundaries and extent of existing of heritage overlay precincts HO3 Bendigo Civic and Commercial Precinct and HO10 Rosalind Park Precinct.
2. Consider the following proposed new precincts/extensions identified in the Stage 1 study:
    - Mitchell Street.
    - Hargreaves Street.
    - Hargreaves, Edward and Queen Streets.
    - Short Street.
3. Undertake a general review of the study area, including assessing those places outside the heritage overlay for potential heritage significance.

Finding and Recommendations

The recommendations of Phase 1 related to Phase 2 were as follows:

1. Revise HO3 to create two precincts as follows:
    - Grand Boulevards,
    - Hargreaves Street and Environs (including additional adjacent land).
2. Excise the Upper Reserve from the Rosalind Park Precinct to create a stand-alone precinct – HO10
3. Undertake further detailed research into the following four individual places that were considered to pass the thresholds for local heritage significance:
    - B.C.M. Butter Factory (Former),
    - Carolin Warehouse and Store (Former),
    - Sharland's Surgery & Residence (Former),
    - Belfast Store (Former).

There were also recommendations for further work, being potential additions to two precincts: HO6 and HO9.

1.3.2 Phase 2

The second phase included the detailed assessment and preparation of citations (including statements of significance) for the places identified as likely to pass the thresholds for local heritage significance in Phase 1 (as outlined above).

1.4 Overview of Existing Heritage Overlays

The study area is affected by two large heritage precincts and manifold individual heritage places.

1.4.1 Precincts

HO3 - Bendigo Civic Precinct

HO3 Bendigo Civic Precinct is a large precinct that affects an area containing much of central Bendigo between Rosalind Park (west), Chapel Street (north), Lyttleton Terrace (east) and Short Street (south).[1] The boundary is outlined on the following aerial.



Figure showing the approximate boundaries of HO3
(Source: Nearmap, 5 May 2021)

1 These cardinal directions are used for the sake of convenience.

HO10 - Rosalind Park Precinct

HO10 Rosalind Park Precinct is bound by Barnard Street (west), Park Road (north), Pall Mall (east) and View Street south).



Extent of HO10 overlaid on a contemporary aerial
(Source: Nearmap, 5 May 2021)

1.4.2 Individual Heritage Overlays

There are approximately 65 places affected by individual heritage overlays that are located either fully or partially within either HO3 or HO10. Details of these are outlined in Section 4.3 of this report.

1.5 Previous Heritage Studies

The main heritage studies undertaken in the study area are as follows:

Bendigo Urban Area Conservation Study (Lawrie Wilson and Associates, 1977)
This study was undertaken in 1976-77 and identified eight urban conservation precincts plus a number of individual places for formal heritage protections. This study has not been reviewed as part of the current study.[2]

Eaglehawk and Bendigo Heritage Study (Graeme Butler & Associates, 1993)
This comprehensive study was completed in 1993 by Graeme Butler & Associates and consists of five volumes. The large study area incorporated all of the then local government areas of the City of Bendigo and the Borough of Eaglehawk.

The outcome of that study was the identification of 4000 places of heritage interest across the two local government areas and the application of formal heritage controls to precincts and individual places.

2 Eaglehawk and Bendigo Heritage Study, Graeme Butler & Associates, 1993

2 METHODOLOGY

2.1 Introduction

The methodology adopted in undertaking Stage 2 of the Study was in accordance with the following two guiding documents:

- 'Applying the Heritage Overlay' – Planning Practice Note 1 (PPNI) August 2018, and
- Burra Charter or Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (Australia ICOMOS, rev. 2013).

The key tasks included:

- Historical research and analysis of the extant fabric in relation to documentary evidence.
- Analysis of the intactness and/or integrity of the extant fabric as part of preparing a physical description.
- Evaluation of the thematic context and a comparative analysis.
- Assessment of the significance, with reference to the relevant HERCON criteria.
- Preparation of citations (statement of significance, history and description) for those places warranting heritage protection.
- Recommendations for any specific controls and extent of the proposed heritage overlay.

2.2 Guiding Documents

Applying the Heritage Overlay

Applying the Heritage Overlay: Planning Practice Note 1 (August 2018) – a Victorian Environment, Land, Water and Planning Department publication – provides guidance about the use of the Heritage Overlay, including the following:

What places should be included in the Heritage Overlay?

What are recognised heritage criteria?

Writing statements of significance.

The practice note indicates that the recognised criteria, being the HERCON criteria, are to be employed when assessing heritage significance.

Burra Charter

For heritage professionals generally in Australia dealing with post-contact cultural heritage, the process outlined in the *Burra Charter* (Australia ICOMOS, rev 2013) underpins the approach to heritage assessment and conservation adopted by the authors of this study.

Burra Charter definitions commonly employed in this study are:

Place means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.

Cultural Significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups.

Fabric means all the physical material of the place including elements, fixtures, contents and objects.

2.3 Site Inspections

The study area was comprehensively surveyed in Phase 1 and so there was little need to undertake further survey work in Phase 2. Due to the physical restrictions relating to COVID 19, this was also not possible.

2.4 Research

A wide array of primary and secondary sources were consulted as follows.

Primary sources:

- Aerial photographs, held by Landata and the Bendigo Library,
- Artworks – engravings and a painting – depicting Bendigo during the late 19th century,
- Australian Architectural Index (Miles Lewis),
- Bendigo Regional Archives Centre (BRAC) – various records, especially plans and architectural drawings,
- Coliban Water (Bendigo Sewerage Authority) plans, provided by Council officers,
- Newspapers from Trove, especially the local Bendigo newspapers: *Bendigo Advertiser and Bendigo Independent* (though only digitised until 1918), as well as Melbourne newspapers *Age*, *Argus* and the *Herald*.
- Parish plans,
- Photographs – mainly held by State Library of Victoria (SLV) and State Library of NSW (SLNSW) - especially by P Batchelder, N Claire, and the American & Australasian Photographic Company,
- Property files, held by the Greater Bendigo Council,
- Sands & McDougalls directories (from the early 20th century onwards)

In regard to secondary sources, several district histories (e.g. by Ken Arnold, Mike Butcher, etc.) and general architectural resources were also employed, in particular the following:

- 'A Short Biography of William Vahland', Robyn Ballinger, Bendigo, 2015.
- *Annals of Bendigo*, Volumes 1-6.
- *Bendigo – a history*, Frank Cusack, Melbourne 1973
- *Chinese Footsteps*, Bendigo 2000
- *Establishing a city and the disposal of crown lands: Bendigo in the Nineteenth Century*, Ralph W Birrell, Bendigo 2017.
- *Landmarks: A History of Australia at 33 Places*, Daniel Oakman, Martha Sear and Kirsten Wehner, eds., National Museum of Australia, 2013
- *Life in Victoria or Victoria in 1853, and Victoria in 1858*, *vol 2*, William Kelly, Chapman and Hall1860.

2.5 Analysis

A prerequisite for understanding a place's potential significance is the analysis of extant fabric. Such an investigation requires an understanding of a place's development, the intactness and/or integrity of the remaining fabric, and a comparison with other similar sites (if they exist).

2.5.1 Extant Fabric- Intactness and Integrity

A key aspect of the assessment is to determine the level of intactness and/or integrity of the remaining building fabric. Typically, places of individual significance are largely intact, including their form, original material palette, and detailing (such as windows and doors, chimneys, verandah or porch, decorative elements, etc). In some instances, a greater degree of alteration may be acceptable if the item is rare or considered to embody a high level of historical or another type of significance.

In regard to the issue of intactness and integrity, the definitions provided by *The Victorian Heritage Register Criteria and Threshold Guidelines* were followed:

> Intactness: refers to the degree to which a place or object retains its significant fabric. Intactness should not be confused with condition – a place may be highly intact but the fabric may be in a fragile condition.
>
> Integrity: refers to the degree to which the heritage values of the place or object are still evident and can be understood and appreciated (for example, the degree to which the original design or use of a place or object can still be discerned). If considerable change to a place or object has occurred (through encroaching development, changes to the fabric, physical deterioration of the fabric etc.) the values may not be readily identifiable and the place or object may have low-level integrity.

Typically, the issue of intactness and integrity – the ability to 'read' a place as to how it appeared or functioned originally or has evolved over time (if such developments contribute to its heritage value) – is considered critical in determining heritage significance.

The key consideration is whether later intervention/s or cumulative change has critically compromised the presentation and/or the significance of a place. This question is assessed on a case-by-case basis.

Generally, non-visible alterations and/or additions to original fabric (predominantly at the rear of a building), including partial demolition, have been considered to not unduly impact the heritage significance of a place in a local context.

2.5.2 Thematic Context

The *Thematic Environmental History* was prepared in 2013 by Lovell Chen, based on *Victoria's Framework of Historical Themes* (published by Heritage Council of Victoria in 2010). It provides a basis for inclusion of places in the heritage overlay according to the following nine themes, as follows:

1.0 Shaping Greater Bendigo's Environment

2.0 Peopling Greater Bendigo's places and landscapes

3.0 Connecting Greater Bendigo by transport and communication

4.0 Transforming and managing Greater Bendigo's land and natural resources

5.0 Building Greater Bendigo's industries and workforce

6.0 Building town's cities and the Greater Bendigo area

7.0 Governing Greater Bendigo area

8.0 Building Greater Bendigo's community life

9.0 Shaping Greater Bendigo's Cultural and Creative life

The *Thematic Environmental History* was employed to understand the thematic context. Relevant citations from the various aforementioned heritage studies were employed to understand the range and type of similar places included in the Schedule to the Heritage Overlay and the degree of rarity of the place.

2.5.3 Comparative Analysis

A key aspect of any heritage assessment is comparing a place with others of its typology, usually within the municipality, though maybe further afield - especially if under consideration for State-level significance or if there are no local comparisons. This action is necessary to determine how the site in question differs from other similar examples. An understanding of the thresholds for local significance was based on reviewing the statements of significance for existing heritage overlays within the municipality and the authors' experience of similar examples more broadly across Victoria.

2.6 Assessment of Significance

HERCON Criteria

These widely used criteria were adopted at the 1998 Conference on Heritage (HERCON) and are based on the earlier, and much used, Australian Heritage Commission (now Australian Heritage Council, AHC) criteria for the Register of the National Estate (RNE).

The HERCON criteria are essentially a rationalised (more user-friendly) version of the AHC Criteria (which included different sub-criteria for cultural or natural heritage). It is also noted in the aforementioned practice note that 'The adoption of the above criteria does not diminish heritage assessment work undertaken before 2012 using older versions of criteria.'

Reference to the relevant HERCON criteria is included in brackets within the statements of significance. The criteria are outlined in the following table.

Criterion	Definition
A	Importance to the course, or pattern, of our cultural or natural history (historical significance).
B	Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).
C	Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential)
D	Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness)
E	Importance in exhibiting particular aesthetic characteristics (aesthetic significance).
F	Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).
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)
H	Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

Another publication, *The Victorian Heritage Register Criteria and Threshold Guidelines* (Heritage Council of Victoria, April 2019), was considered; however, it is mainly concerned with the assessment of State-level significance.

2.7 Citation Format

A citation was prepared for each place recommended for inclusion in the Schedule to the Heritage Overlay in the Greater Bendigo Planning Scheme.

Each individual citation includes:

- Name and address,
- Construction date/s,
- Period/s,
- Date inspected,
- Images,
- Statement of Significance,
- Description,
- History,
- Thematic context and comparative analysis,
- Proposed heritage overlay schedule controls,
- Recommended boundary of the heritage overlay.

For precincts, a schedule was prepared which included the following information for each place:

- Address,
- Name,
- Period + Date,
- Details.

3 PHASE ONE

3.1 Overview

Phase 1 of the 'Bendigo City Centre Heritage Study Stage 2: Precincts' report was undertaken by RBA Architects in mid-2021. The study area was comprehensively surveyed on foot over three days in April 2020. Photographs were taken of every historic building/structure and the likely period of construction of each building was noted on a survey map.

This information later formed the basis of the further detailed research and assessment in Phase 2, in particular in interrogating the boundaries of the existing heritage overlay precincts. An overview of the findings and recommendations of Phase 1 are provided below.

3.2 Findings and Recommendations

3.2.1 HO3

Core/Western Section

The main boulevards along Pall Mall and View Street are defined by the largely intact 19th century street planning which was laid out in the original survey. There is an extraordinary concentration of architecturally significant buildings of the highest calibre in these main axial roadways of Pall Mall, View Street/Point and Bull Street, many of which are included the Victorian Heritage Register.

The architecture is generally grand and largely classically derived, with few recent infill buildings. As such, a relatively consistent streetscape scale has evolved which includes several landmark buildings. These streetscapes are almost without parallel in the State and exemplify the impact of the wealth created from gold mining.

Eastern Section

The eastern section of HO3, along Hargreaves Street, Lyttleton Terrace, Mitchell Street, Williamson Street etc. has a different character. It has more diverse building stock than the core section defined above, with less substantial buildings, though retaining several landmark buildings. This section has a higher concentration of commercial buildings (that is it lacks public buildings) and buildings dating to the 20th century, especially the Federation and Interwar periods.

In addition, there was also a group of largely intact places to both sides of Mitchell Street near the intersection with King Street, which are consistent with the typologies and period of buildings evident in the nearby parts of HO3. These places are identified below:

- 63-85 and 72-78 (and possibly 80-84) Mitchell Street,
- 8 King Street.

Recommendations

In light of the above, it was suggested that there was an opportunity for the particular heritage significance of the two sections to be clearly articulated. This would assist in their ongoing management – that is to be more specific and to heighten the awareness of the significance of the core section of the City Centre (identified above) while recognising the different, but nonetheless significant, eastern section.

To this end, it was recommended to separate the western part of HO3 from the eastern part and HO3 be renamed the Bendigo Grand Boulevard Precinct. The revised HO3 would include Pall Mall, parts of High and McCrae streets, View Street and Bull Street only.

The remaining/eastern part of HO3 should form a separate precinct to be named Hargreaves Street Commercial and Environs Precinct. This precinct would include Hargreaves Street and those to the east – Bath Lane and parts of Mitchell Street, Mundy Street, Williamson Street and Lyttleton Terrace. This new precinct would also include the adjacent sections currently outside of the HO identified above.

In addition, some alterations to the boundary of the eastern section were recommended as follows:

- Add approximately 269-285 and 270-286 Hargreaves Street (in the mall),
- Add 339-363 Hargreaves Street,
- Remove 382, 384, 386 and 402 Hargreaves Street, with the later recommended as an individual overlay.

3.2.2 HO10

This is a large precinct that encompasses the landscaped Rosalind Park, a complex of historic institutional buildings and a largely un-landscaped area to the east with sports grounds and playing fields (Upper Reserve). It is approximately equivalent to former Government Camp.

Through site survey and historic research, it was found to consist of two distinct sections with limited shared historical development and significance. The Lower Reserve includes Rosaland Park itself which is included on the VHR (H1866) and is affected by an individual heritage overlay (HO216). It also includes the poppet head and a number of public/institutional buildings (school, gaol, court building, etc.), which are also included on the VHR.

The Upper Reserve was formally Commissioner's Gully which formed part of the Government Camp which was transferred to the Bendigo Council in 1861 for Public Reserve and Drainage Purposes. The gully was later dammed and the level surfaces between and either side of the dams would then be used to establish sporting/recreational facilities including the Queen Elizabeth Oval Grandstand, Olympic swimming pool, Lawn Bowls and Croquet Clubs fields/club rooms and Lawn Tennis fields (to the north end).

It was recommended that HO10 be truncated to include only the Upper Reserve, as discussed above as all parts of the lower reserve – Rosalind Park, the goal, two schools, and the courthouse – are included on the VHR.

3.2.3 Individual Places

The following four individual places were found to likely reach the threshold for significance at the local level:

- BCM (Bendigo Certified Milk) building – 62 Queen Street,
- Carolin & Co. building – 95 Mitchell Street,
- Former Doctors Surgery - 391 Hargreaves Street
- Former Warehouse – 402 Hargreaves Street (currently part of HO3).

4 PHASE TWO

4.1 Recommendations

Further research and analysis undertaken during Phase 2 have confirmed that the heritage overlay should be applied to the places outlined below.

4.2 Precincts

4.2.1 Summary

The following table summarises the three new heritage proposed precincts, which largely derive from existing heritage precincts.

Citation No.	Name	Address	Details	Relation to Existing HO
1	*HO3 Grand Boulevards Precinct*	Pall Mall, View Street, Bull Street	Commercial precinct centred on Bendigo main axial, civic roadways	Western part of HO3
2	*Hargreaves Street and Environs Commercial Precinct*	Hargreaves Street, Mitchell Street, Williamson Street, Bath Lane, Mundy Street, Lyttleton Terrace, King Street	Precinct centred on main commercial street in city centre	Eastern part of HO3, with some minor changes to the boundary, and a small new section
3	*HO10 Upper Reserve Precinct*	Barnard Street, Park Road, Goal Road + View Street	Recreation reserve containing numerous historic playing fields and sports club buildings	Western part of HO10

4.2.1 Mapping

The following maps indicated the proposed boundaries of the recommended heritage overlays.

Revised HO3 – Bendigo Grand Boulevards Precinct



Proposed boundary of revised HO3
Light orange: currently included in HO3
Dark orange: addition (either currently outside the heritage overlay or included in a different heritage precinct)

Hargreaves Street and Environs Commercial Precinct



Proposed boundary for Hargreaves Street and Environs Commercial Precinct
Light section: current HO3
Dark section: currently outside the heritage overlay

Revised HO10 - Upper Reserve Precinct



Proposed boundary of Revised HO10 Upper Reserve Precinct

4.2.2 Changes to HO boundaries

The below section outlines mapping anomalies and numbering errors identified with HO3 and outlines the recommended additions and exclusions to the boundaries of HO3 and Hargreaves Street and Environs Commercial Precinct.

HO3 Bendigo Civic Precinct

Mapping and numbering anomalies
HO266 is currently listed as 31-33 View Street (T + G Buildings). This should be corrected to 31-31A and as it is a rendered building paint controls will be retained (refer Section 4.3).

The junction of two abutting precincts on View Street – HO3 and HO12 (Short Street Precinct) – should be adjusted to include the full extent of the properties in HO3 at 33-35, 37, 41 and part 45 View Street in HO3, and thus remove the rear parts from HO12.

Additions

- 15 Bridge Street

Exclusions

- 5 Rowan Street (HO239) and incorporate into HO12,
- 7 Rowan Street and incorporate into HO12,
- 'Bendigo Creek, Stone lined Channel' (HO95).

Hargreaves Street and Environs Commercial Precinct

The boundary for this precinct largely derives from the current boundary of HO, except for the following additions and exclusions:

Additions

- 269-285 and 270-282 Hargreaves Street,
- 339-363 Hargreaves Street,
- 5 + 8 King Street,
- 69-85 and 68-78 Mitchell Street.

Exclusions

- 313-315 Hargreaves Street,
- 382- 402 Hargreaves Street (no. 402 recommended as an individual overlay),
- 35-43 Mitchell Street (no. 43 remains as HO194)
- 4-8 Mundy Street (vacant lot),
- 10-12 Mundy Street (non-contributory place).

4.3 Individual Places

4.3.1 Summary

With the advantage of the research and analysis undertaken during phase two of the project, the preliminary names of the four places identified in Phase 1 were modified.

Furthermore, it was revealed that the single storey store at 97 Mitchell Street, adjacent to the nominated Carolin & Co. two storey building (no. 95), was built at a similar time as its neighbour, was also largely intact, and included some distinctive elements. As such, the extent of the recommended heritage place was expanded to include it.

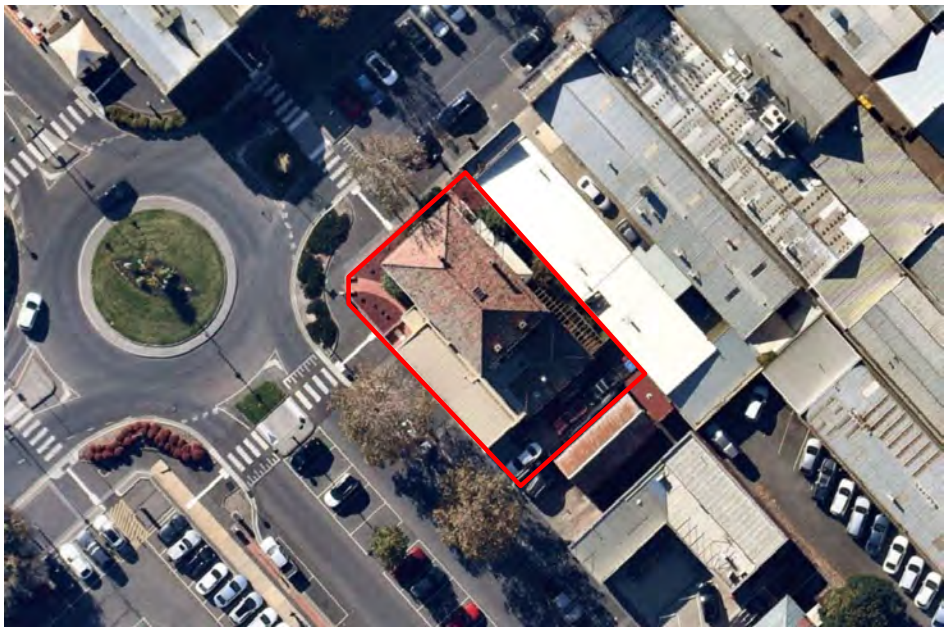
Citations and statements of significance have been prepared for the following places.

Note that the *Belfast Store (Former)* at 402 Hargreaves Street, Bendigo currently forms part of HO3, but is recommended to be removed from the precinct along with a group of non-contributory places.

Citation No.	Name	Address	Details
4	*Sharland's Surgery & Residence (Former)*	391 Hargreaves Street, Bendigo	Dual residence and surgery designed in 1934 by local architect Stewart Murray for James Sharland.
5	*Belfast Store (Former)*	402 Hargreaves Street, Bendigo	Two-storey warehouse constructed in 1881. Designed by the local architect Joseph Martin Brady for the Northern Ireland-born merchant John Matchett.
6	*Carolin Warehouse and Store (Former)*	95-97 Mitchell Street, Bendigo	Warehouse and store constructed for John Paul Carolin between 1886 and 1891. The warehouse was designed by local architect William Beebe jnr.
7	*B.C.M. Butter Factory (Former)*	62-64 Queen Street, Bendigo	Four conjoined industrial buildings constructed for the B.C.M. Company from 1929 to 1936, with the first part at least designed by local architects Garvin & Eathorne.

4.3.2 Mapping

Sharland's *Surgery & Residence (Former)* - 391 Hargreaves Street



(Source: Nearmap, May 2021)

Belfast Store (Former) - 402 Hargreaves Street



(Source: Nearmap, January 2021)

Carolin Warehouse and Store (Former) - 95-97 Mitchell Street



(Source: Nearmap, 20 Jan 2022)

B C M Butter Factory (Former) - 62-64 Queen Street



(Source: Nearmap, May 2021)

4.4 Existing Individual Overlays

4.4.1 Places to have individual heritage overlays removed (non-rendered)

The following places in HO3 and Hargreaves Commercial Precinct are not included on the VHR and their individual heritage overlay is recommended to be removed. This is because the schedule controls (paint and internal controls) of the individual overlay are identical to the precinct schedule controls and so there is no need to retain the individual heritage overlay.

HO3 – Bendigo Grand Boulevards Precinct

Name/Address	HO
224 Hargreaves Street, Bendigo Metropolitan Hotel	HO148
87 High Street, Bendigo	HO155
133A McCrae Street, Bendigo	HO178
23 Mitchell Street, Bendigo	HO192
Niagara Hotel (1 Mundy Street, Bendigo)	HO208
60-64 Pall Mall, Bendigo	HO224
116 Pall Mall, Bendigo	HO230
71 Bull Street, Bendigo	HO228

Hargreaves Street and Environs Commercial Precinct

Name/Address	HO
33 Mitchell Street, Bendigo	HO193
175-187 Hargreaves Street, Bendigo (State Offices)	HO146
20 Williamson Street, Bendigo	HO297
265 - 267 Hargreaves Street, Bendigo	HO300
6 Williamson Street, Bendigo (Limerick Hotel)	HO300
2-4 Queen Street, or 48 Williamson Street, Bendigo	HO105

4.4.2 Places to retain individual heritage overlay – rendered

The following places are rendered buildings which currently have paint controls in the Schedule to the Heritage Overlay. It is recommended they retain their individual overlay with external paint controls as the paint controls would differ from the controls in HO3 or Hargreaves Street and Environs Commercial Precinct.

HO3 – Bendigo Grand Boulevards Precinct

Name/Address	HO
15 Bridge Street, Bendigo	HO98
70 Bull Street, Bendigo Taylor Bros. Corner House	HO104
264 Hargreaves Street, Bendigo	HO143

Name/Address	HO
2-4 High Street, Bendigo	HO152
57-59 High Street, Bendigo	HO154
4-10 Howard Place, Bendigo	HO160
117 McCrae Street, Bendigo	HO175
118-160 McCrae Street, Bendigo	HO176
34-36 Pall Mall, Bendigo	HO220
70 Pall Mall, Bendigo	HO225
104-106 Pall Mall, Bendigo	HO229
1 View Point, Bendigo	HO255
7-9 View Point, Bendigo	HO256
31-33 View Street, Bendigo	HO266
75 View Street, Bendigo	HO273
137 View Street, Bendigo	HO275

Hargreaves Street and Environs Commercial Precinct

There is one heritage overlay - HO298 for 33, 35-37 Williamson Street, Bendigo – which includes two different buildings, one of which should be retained as is (no.33) and one should be removed (nos 35-37), though retained within the precinct boundary.

Name/Address	HO
337 Hargreaves Street, Bendigo State Bank	HO149
33-35 High Street, Bendigo	HO153
12 Mitchell Street, Bendigo	HO190
14-22 Mitchell Street, Bendigo	HO191
12-14 Williamson Street, Bendigo	HO296
265-267 Hargreaves Street, Bendigo	HO299
Currently includes two different buildings: • Retain rendered section - 33 Williamson Street, Bendigo • Remove face brick sections - 35-37 Williamson Street, Bendigo	HO298

4.4.3 Places on the Victorian Heritage Register (VHR)

HO3 – Bendigo Grand Boulevard Precinct

The following table summarises the individual places in HO3 and the proposed Hargreaves Street and Environs Commercial Precinct that are included on the VHR. It is necessary, according to section 56 of the Heritage Act 2017, that they are duly identified in the Schedule to the Heritage Overlay. As such, these listings must be retained.

Name/Address	HO	VHR
Alexandra fountain - Charing Cross and 1 High Street Bendigo	HO108	H1338
Bendigo Town Hall	HO147	H117
Specimen Cottage	HO182	H1615
Discovery of Gold Monument	HO214	H1337
Ornamental Tramway Overhead Poles	HO215	H1336
18-20 Pall Mall and 306-314 Hargreaves Street and 2-11 Allans Walk and 1-5 Beehive Plaza, Bendigo	HO219	H686
32 Pall Mall, Bendigo	HO221	H1020
Shamrock Hotel	HO223	H781
Bendigo Post Office	HO226	H1080
Law Courts	HO227	H1466
11 View Point, Bendigo	HO257	H122
17 View Point, Bendigo	HO258	H1332
27 View Street, Bendigo	HO259	H403
10-12 View Street, Bendigo	HO260	H120
14 View Street, Bendigo	HO262	H1331
18-22 View Street, Bendigo	HO263	H1342
24-30 View Street, Bendigo	HO264	H1335
34-40 View Street, Bendigo	HO267	H1333
42 View Street, Bendigo	HO268	H1172
45 View Street, Bendigo	HO269	H121
50-56 View Street, Bendigo	HO270	H119
58 View Street, Bendigo	HO271	H1334
60 View Street, Bendigo	HO272	H793
88 View Street, Bendigo	HO274	H803
Loong, Chinese Dragon – Golden Dragon Museum, 5-11 Bridge Street	N/A	H2120

HO10 – Rosalind Park Precinct

There are seven additional places in HO10 that are affected by individual heritage overlays, however all relate to listings on the VHR and so they must therefore be retained as such. These seven overlays conveniently cover the full extent of the lower part of the reserve, that is the section east of Gaol Lane.

Name/Address	HO	VHR
Former Bendigo Gaol	HO139	H1550
Supreme Court (former)	HO141	H1465
Camp Hill Central School No. 1976	HO142	H1642
Rosalind Park	HO216	H1866 and H1339
Returned Soldiers Memorial Hall	HO222	H1339 and H1866
Queen Elizabeth Oval Grandstand	HO274	H0803
Bendigo Senior Secondary College	HO721	H2229

4.5 Further Work

The boundaries of the following existing heritage overlay precincts should be reviewed to ascertain whether adjacent places with similar built form could be included in them.

HO6 King Street Precinct

King Street is a largely residential precinct that has an eastern boundary with Creek Street North. Specifically, the boundaries of the precinct should be assessed to determine if it should be enlarged to include these adjacent places, which have a consistent/similar built form:

- 1-3 + 2-6 Burr Street,
- 12 Creek Street North,
- 11-15 + 23-35 Creek Street South,
- 96-100 Queen Street,
- 36 + 48 Wattle Street.

HO9 Myers Street Precinct

Myers Street Precinct is also a largely residential precinct that incorporates part of the central city area as well as a residential area on the fridge. Specifically, the boundaries of the precinct should be assessed to determine if it should be enlarged to include these adjacent places, which have a consistent/similar built form:

- two houses at 34+36 Myers Street,
- flats at 58 Mundy Street.

APPENDIX A – Draft Schedule to the Heritage Overlay (Clause 43.01)

PS map ref	Heritage place Address PS map ref	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?
HO3	Grand Boulevards Precinct	No	No	No	No	No	No	No
	Hargreaves Street and Environs Commercial Precinct	No	No	No	No	No	No	No
HO10	Upper Reserve Precinct	No	No	No	No	No	No	No
	Sharland's Surgery & Residence (Former) 391 Hargreaves Street, Bendigo	No	No	No	No	No	No	No
	Belfast Store (Former) 402 Hargreaves Street, Bendigo	No	No	No	No	No	No	No
	Carolin Warehouse and Store (Former) 95-97 Mitchell Street, Bendigo	No	No	No	No	No	No	No
	BCM Butter Factory (Former) 62-64 Queen Street, Bendigo	No	No	No	No	No	No	No

APPENDIX B – Citations

No.	Name	Address
1	*Grand Boulevards Precinct*	Pall Mall, View Street, Bull Street, Bendigo
2	*Hargreaves Street and Environs Commercial Precinct*	Hargreaves Street, Mitchell Street, Williamson Street, Bath Lane, Mundy Street, Lyttleton Terrace, King Street, Bendigo
3	*Upper Reserve Precinct*	Barnard Street, Park Road, Goal Road and View Street, Bendigo
4	*Sharland's Surgery & Residence (Former)*	391 Hargreaves Street, Bendigo
5	*Belfast Store (Former)*	402 Hargreaves Street, Bendigo
6	*Carolin Warehouse and Store (Former)*	95-97 Mitchell Street, Bendigo
7	*B.C.M. Butter Factory (Former)*	62-64 Queen Street, Bendigo

HARGREAVES STREET and ENVIRONS COMMERCIAL PRECINCT

Address	Hargreaves Street, Mitchell Street, Williamson Street, Bath Lane, Mundy Street, Lyttleton Terrace, King Street
Significance	Local
Construction Dates	1860s-1960s
Period	Mid-19th to Late 20th century



Statement of Significance

What is Significant?

The Hargreaves Street and Environs Commercial Precinct includes most of the buildings on Hargreaves Street from Mundy Street in the north to south of Mitchell Street, parts of Mitchell Street (between Pall Mall and Lyttleton Terrace), north end of King Street, Williamson Street (between Pall Mall and Lyttleton Terrace), Mundy Street (corner of Hopetoun Street), central part of Lyttleton Terrace (between Mundy and Williamson streets), and east side of Bath Lane (northern end).

It includes significant buildings from the Victorian, Federation, Interwar, Post-WWII and Late 20th century periods, in a wide range of architectural styles.

How is it Significant?

The Hargreaves Street and Environs Commercial Precinct is of local historical, research, representative and aesthetic significance to the City of Greater Bendigo.

Why is it Significant?

Historically, the precinct forms part of the main commercial zone in one of Victoria's principal regional centres and reflects the development of the city as a whole from a nascent gold-mining locale and its evolution through subsequent periods of consolidation and prosperity. With the discovery of gold along the Bendigo Creek in late 1851, a rush to the area caused a rapid influx of people facilitating the need for, and development of, its commercial centre. Over time, the depth of Bendigo's reefs provided a basis by which to stabilise and expand the town.

The precinct contains key aspects of the distinctive 1854 town plan devised by the surveyor Richard Larritt (in combination with the adjacent heritage overlays to the west), which was based on European precedents and brought order to the fledgling settlement. These are significant as they established a characteristic foundation to the central part of the township as it has grown and consolidated and which has remained integral to its sense of place. Within the precinct, these elements include market square and the parabolic configuration of Lyttleton Terrace.

By the end of the 19th century the status of the city had been cemented and its ongoing prosperity across the 20th century is reflected in the phases of renewal in the precinct, demonstrating its retained status as a regional centre.
(Criterion A)

The work of a wide range of Bendigo's architects is represented in the precinct, some of whose career's and output has not been widely researched but likely formed part of an active local scene whose significance has not been widely investigated and its contribution to architecture across the State is not fully understood. Bendigo's most renowned architect William Vahland had limited impact in this precinct with other local architects from the late 19th century to the late 20th century designing key buildings, including George Austen, John Bain, William Beebe, J M Brady, James Condon, Keough & Austen, and Garvin & Eathorne, with only a few buildings known to be designed by Melbourne-based architects. (Criterion C)

Aesthetically, the precinct is significant for the concentration of fine buildings, several of which are located on the corners along Hargreaves Street and most of which were all designed by leading local architects in the main styles of their time such as the Italianate, Queen Anne/Anglo-Dutch, Free Classical, Art Deco/Moderne, and Modernist/International. The spread of buildings is relatively consistent across the identified periods with many of the landmark examples dating to the early 20th century (Federation and Interwar periods).

There are manifold significant buildings within the precinct with some of the key examples according to period being: (Criterion E)

- Victorian: Sandhurst Savings Bank (1872), St James Hall (1873), Bendigo Independent office (1875), Golden eagle Flour Mill & Granary (1878), Former Photographic studio (1886), Royal Mail Hotel (1895+1901).
- Federation: Bolton Brothers (1902), Lansell Buildings (1903), Morley Johnson & Co. (1910), Prescott & Dawe (1910), Criterion Hotel (1910).
- Interwar: Limerick Castle (1926), State offices (1929-30), Backhaus Building (c1931), Centenary Building (1934?), Plaza Theatre (1934), Wright's (1936), Douglas Chambers (1936), SEC office (1940).
- Late 20th century: Mamouney's (1968), Sandhurst Building Society (1974-75).

The precinct is also of representative significance for a range of good and intact complementary examples from the Victorian, Federation, and Interwar period, both single storey, typically modest versions of the contemporary architectural styles, and more elaborate two storey buildings. (Criterion D)

Description

The Hargreaves Street & Environs Commercial Precinct centres on central Bendigo's main shopping street – Hargreaves Street - and includes parts of the cross streets – from north to south being Mundy, Williamson, and Mitchell streets, as well as parts of some adjacent streets which run parallel to it on either side (Bath Lane, King Street and Lyttleton Terrace).The terrain is relatively flat though slopes gradually upwards to the east.

Kerbing and channelling is basalt throughout except for concrete kerbing in front of the mall. The carriageway is asphalt as are the footpaths for the most part with additional differentiation in basalt and in the Hargreaves Street Mall. There are only a few crossovers. In Mitchell Street, there is a grassed, raised median strip.

The trees in the precinct varies with London Planes (*Platanus* × *acerifolia*) being the most common type and often the most well-established – located to Lyttleton Terrace, Williamson Street, as well as the south and north ends of Hargreaves Street. Elms are planted to Mitchell Street, Bath Lane, and at the south end Hargreaves Street (central islands). There are Kauri pines to the east side of Hargreaves Street Mall, and other, more recently planted species to the centre and west side, including Chinese elms.

The remaining landscaped parts of Market Square contain areas of lawn with a few garden beds and specimen trees, the largest of which is an English Oak.



Hargreaves Street Mall, Chinese elms to the west side



Market Square, north end, English Oak in background

The buildings are mostly single or two storey, though with a few taller buildings throughout, and the largest being the former warehouse at 25 Mitchell Street. In most parts of the precinct, the buildings extend the full width of their respective allotments except in the former Market Square.

For the most part, roofs are concealed by parapets, though some chimneys remain visible. All the buildings are of masonry construction – brick, stone or concrete. Windows are generally timber-framed and double-hung sashes, though with some fixed examples. There are also several steel-framed windows (generally dating to the 1930s).

The three laneways in the precinct – Mitchell Lane and Bolton Lane, both off Mitchell Street, and Ashmans Lane (off Williamson Street) – retain much historic building fabric along their respective extents.

Further details of individual buildings, including some history (date and architect where known), are provided in the schedules which follow the overview of the periods.

Victorian Period

A core of building fabric survives in the precinct from the Victorian period with the earliest extant buildings probably dating to the early 1870s. Some of the grandest and/or most substantial buildings date from this time such as the Sandhurst Savings Bank at 337 Hargreaves Street and three buildings in Williamson Street: St James Hall at nos 16-18 (part of the Myer complex, 38-46 Pall Mall), the Former Bendigo Independent office at nos 40-42, and the Golden Eagle Flour Mill & Granary at no. 48 (corner of Queen Street).



Sandhurst Savings Bank, 337 Hargreaves Street



St James Hall, 16-18 Williamson Street

The façade of the State Savings Bank reflects the level of detailing that was becoming commonplace, and which is generally referred to as the Italianate style. Characteristically, Italianate style buildings have a parapet which might be embellished with a central pediment, often with a date/name plate, some with scrolls, bottled balustrade and piers surmounted by urns or the like, though often the latter elements have been removed. Rendered mouldings to the walls were similarly ornate with pilasters and panelling.

St James Hall is an example of the bi-chrome brick facades that were regularly employed in Bendigo at this time, more so than other centres. Many of these are red brick with contrasting cream detailing, which are no longer apparent due to the overpainting of the brickwork. Pilasters, cornices, bands of patterning, and to the windows (arches and sills) are typical features and might be highlighted. The Former Bendigo Independent office is another example for which an early image survives (refer to history section) to capture the original brickwork configuration. Other examples of patterned brick (albeit overpainted) survive at 274 Hargreaves Street and an unusual hybrid type at 342 Hargreaves Street, which has brick work laterally on the façade though most of the façade is rendered with decorative mouldings (cornice and string course).



274 Hargreaves Street



342 Hargreaves Street,

Fortunately, the brickwork of the most substantial example – Golden Eagle Flour Mill & Granary – is visible. Being a utilitarian building, it was less ornately articulated however cream brick has been employed for quoining, the voussoirs to the segmental arched openings, and the cornices. This is a relatively early example of the use of Flemish bond brickwork (alternating headers and stretchers).



Golden Eagle Flour Mill & Granary, 48 Williamson Street (corner of Queen Street)

The two remaining hotels in the precinct both in Hargreaves Street - the Crown at no. 238 and Royal Mail at no. 264 both date to the later part of the 19th century. Both are indicative of the Italianate style with the Crown Hotel being distinguished by the floral decoration to the pediment and short pilasters to the wide frieze, whereas the Royal Mail has foliated motifs to the console brackets and lower element which drapes over a string moulding. Both hotels are among the few buildings in the precinct with moulded rendered frames to the windows. The ground floor of the Royal Hotel is unusually intact and features rustication and arched windows.

The building at 281-283 Hargreaves was a former hotel – the American – and has incised decoration above the windows. Historic images reveal these three buildings all initially had a verandah.



Crown Hotel, 238 Hargreaves Street



Royal Mail Hotel, 264 Hargreaves Street

Other examples of the Italianate style include buildings at 80 Mitchell Street and 338 Hargreaves Street (Dentons). The former is a rare example of a rendered building which has not been overpainted and has ornate cornice. The latter features extensive panelling to the upper part of the facade, similar to other examples of John Bain's work (e.g. the Hopetoun Hotel). The former photograph studio at 12-14 Williamson Street reflects a Baroque influence in the curvature of the pediment and the upper band of pilasters and panelling is reminiscent of that detailing on the Crown Hotel.

Nearby in Williamson Street are another three ornate late 19th century facades at nos 20, 33, and 35-37. The two rendered examples – nos 20 and 33 – feature extensive panelling with the former having a corbelled course (evident elsewhere in central Bendigo) and the latter is a rare intact ground level façade with incised motifs. The pair of shops at nos 35-37 are rare bi-chrome examples with a green tiled panel to the pediment (and possibly dates to the Federation period).



33 Williamson Street



35-37 Williamson Street

The single shop at 198 Hargreaves Street has a timber façade with a small pediment concealing the peak of the gable roof. Other Victorian period buildings are the rendered pair at 350 + 352 Hargreaves Street, which have been partly altered.

Federation Period

The Federation period, generally relates to most of the first two decades of the 20th century, but the styles associated with this period, such as the Queen Anne and Anglo-Dutch, were emerging during the 1890s. Classically influenced styles continued to be employed for some commercial buildings, the expression was usually restrained by comparison to examples dating to the late 19th century. The buildings that survive from this period in the precinct are generally substantial with several key examples on and near the intersection of Mitchell and Hargreaves streets.

Federation period buildings characteristically have a palette of red brick with rendered trims (parapet, frieze, and/or banding). Timber-framed windows continue to be employed but casements become the norm, albeit less so for commercial buildings.

During the early phase of the Federation period, the Anglo-Dutch/Queen Anne style/s was popular. These inter-related styles developed from the English Queen Anne Style, which became popular in England from about 1870 at a time when architects sought inspiration from the domestic architecture of the late 17th and early 18th century. The latter time frame related to the reigns of the monarchs William of Orange/III (reigned 1689-1702) and Mary, and subsequently Queen Anne (reigned 1702-14).[1] The influence of precedents from the Low Countries (Belgium and the Netherlands) style resulted in an architecture of fine brickwork with Dutch gables (a gable surmounted by a pediment) at the roofline and some Renaissance detailing, which was often freely interpreted. When the pedimented gable is less prominent, the designation of Queen Anne style is generally more appropriate.

The Lansell Buildings at the north-east corner of Mitchell and Hargreaves streets (refer to the lead image) is a fine example of the Queen Anne/Anglo-Dutch style with its distinctive parapet treatment featuring recessed Flemish diamond motifs and small cupolas. Nearby to the east at 43 Mitchell Street (Bolton Brothers), the pedimented gable is more prominent. Both buildings also feature small, multi-paned upper windows – to the former they have timber mullions and to the latter, there is stained glass

1 Due to a scarcity of building activity caused by the 1890s Depression, there is a relative paucity of the Anglo-Dutch style in Victoria and, in general, to the eastern seaboard of Australia. (Richard Apperly et al, *A Pictorial Guide to Identifying Australian Architecture*, Sydney, Angus & Robertson, 1989, pp. 122-115)

between the lead quarrels. The Criterion Hotel at 37 Mundy Street is a single storey example with a small arched pediment to the corner and the requisite curvilinear Queen Anne sills to the windows. It has a similar angled bracket detail to that at 43 Mitchell Street.



Bolton Brothers, 43 Mitchell Street



Criterion Hotel, 37 Mundy Street

Another style popular style in the commercial sphere was the eclectic 'Free' style, which to varying degrees incorporated elements from several contemporary architectural currents - namely an often impure, or sometimes exaggerated, adaptation of the classical tradition, the Art Nouveau, Romanesque (Richardsonian), Queen Anne revival, and the Arts and Crafts style. Characteristic elements evident in the precinct are curved parapets and piers (often faceted) projecting above the parapet.

The Free style is well represented in the precinct, with two prominent examples being diagonally opposite each other in Mitchell Street, both of which date to 1910 and were designed by Keogh & Austen. The Morley Johnson & Co building at 25 Mitchell Street was initially three storey but was extended within a decade or so. It features a Romanesque window extend over two levels. This window type is also evident at the Prescott & Dawe building at 333 Hargreaves Street, which is further distinguished by the inclusion of a clock at the corner (the company for whom it was erected sold watches), roughcast render to the parapet, and its window settings.



25 Mitchell Street



273 Hargreaves Street

Two other fine examples are adjacent at 273-277 Hargreaves Street. They feature ornate parapets, one gabled, however their original windows are screened over. The single storey group at 79-85 Mitchell Street is a more modest version with curved pediments to their wide parapets.



273-277 Hargreaves Street



79-85 Mitchell Street

Classicism endured during the Federation period though in the commercial sphere was rarely academic or rigorous in nature so that most examples are indicative of the Free Classical Style. A few buildings reflect this such as at 78 Mitchell Street, which was erected by 1904. The two-storey building at 7 Bath Lane features patterned brickwork, including dogtooth bands, representing a continuity with late 19th century Bendigonian architecture.



78 Mitchell Street



7 Bath Lane

Interwar Period

Throughout the precinct, there are buildings from the Interwar period representative of some of the styles that were popular at the time. Most of these buildings are rendered with some from the 1920s being either partly or fully red brick. Whilst timber-framed windows were generally employed during the 1920s, from thereon steel-framed types became increasingly common.

Several buildings are indicative of a restrained classical idiom referred to as the Free Classical style which are typically symmetrical facades displaying a variety of traditional classical elements and motifs often in simplified and/or exaggerated manner. Parapets with flanking projecting piers, cornices and panels were common. Key examples in the precinct, all of which are two storey, are the State Offices at 175-187 Hargreaves Street, the Centenary Building at 316-320 Hargreaves Street, the Backhaus Building at 14-22 Mitchell Street, and the Limerick Castle 46 Williamson Street.

The State Offices is a fine example in red brick with contrasting render, to accentuate the horizontal and vertical, and an array of classical detailing including quoining, aedicules and a temple-like entry with Ionic order pilasters. The Backhaus and Centenary buildings opposite other each on Mitchell Street both have triangular pediments to the parapet and multi-paned steel-framed windows. The former is distinguished by paired Tuscan order columns to the recessed balcony and intact shopfronts with geometric designs to the leadlight. The Limerick Castle is late example of a large two-level verandah with cast iron (balustrade, frieze, brackets), which had proliferated in central Bendigo.



State Offices, 175-187 Hargreaves Street, temple-like entry



Backhaus Building,14-22 Mitchell Street

Stepped parapets are common for single storey examples. Those at 357 Hargreaves Street and 13 Bath Lane have a cornice with abstracted brackets. Two adjacent buildings at 361 and 363 Hargreaves Street have a central pediment. The example at 11 Bath Lane displays a more accentuated use of piers and the Union buildings at 280-282 Hargreaves Street have more elaborate mouldings. A two-storey example is Kings at 22-24 Williamson Street.



363 Hargreaves Street



Union buildings, 280-282 Hargreaves Street

During the middle part of the Interwar period the Spanish Mission style was popular but less so in the commercial than the residential sphere. The precinct however retains two buildings which reflect the influence of this romantic, USA-derived style. The single storey building at 202 Hargreaves Street features a small, Baroque inspired belfry to the northern corner and blind, arched niche to the south. While not necessarily indicative of the style, the façade is also distinguished by fine stained glass in a cross pattern to the upper window. This style was often employed among a panoply of decorative components to picture theatres and the principal surviving example of this building type in central Bendigo is the Plaza Theatre at 12 Mitchell Street. Spindly barley twist elements and the ornate parapet are characteristic of the Spanish Mission style.



202 Hargreaves Street



Plaza Theatre,12 Mitchell Street

The buildings dating to the 1930s in the precinct tend to reflect either the inter-related Art Deco or Moderne styles. For both styles, facades were typically symmetrical and rendered and windows were either timber or steel framed. The Art Deco style takes is name from the famous 1925 Exposition des Arts Décoratifs et Industriels Modernes held in Paris which popularised geometric design. In combination with the influence of the American skyscraper typology, a dynamic, typically vertical emphasis resulted characterised by fins, pleating and zigzag or chevron motifs (which if prominent, relate to the Jazz Moderne sub-style). The architects Garvin & Eathorne were likely the leading proponents of this style in Bendigo with key known examples being the upper level of the Douglas Chambers at 69 Mitchell Street which is extensively overlaid with triangular fins/ribs and it is likely they were responsible for Wright's building at 13 Mitchell Street which has a similarly dynamic articulation and steel-framed windows. Single storey versions are located at 346 Hargreaves which has lateral rusticated piers with a central fin.



Douglas Chambers, 69 Mitchell Street



Wright's building, 13 Mitchell Street

Moderne style buildings on the other hand generally have a horizontal emphasis, sometimes with a contrasting vertical component. The horizontal emphasis is typically provided by banding and horizontal glazing bars (or muntins) to the windows. Whilst walls were usually rendered, brick detailing might be included (clinker, tapestry or Roman). The Former SEC office at 39-41 Williamson Street is an exemplar of this style with its long banks of windows. Single storey examples include 17 and 77 Mitchell Street. The two storey building at 276 Hargreaves Street is partly concealed but likely is representative of this approach.



SEC office, 39-41 Williamson Street



77 Mitchell Street

A few intact, early 20th century shopfronts survive primarily the late Federation/ early Interwar period group at the original/early part of the Douglas Chambers building at 69 Mitchell Street and the Interwar group at Backhaus Building at 14-22 Mitchell Street with a copper finish to the metal framing and geometric stained glass, original floor tiling and pressed metal soffit to the canopy.



69 Mitchell Street



Backhaus Building, 14-22 Mitchell Street

Later 20th Century

A few good examples in the precinct date to the Post-WWII (circa 1940-1960) and the Late 20th century period (circa 1960-1990), whilst others have been altered or are unremarkable.

The main example from the Post-WWII period is 270A-272 Hargreaves Street, whose wall is mainly brick (overpainted), with a concrete frame and bank of windows.



270A-272 Hargreaves Street



339-353 Hargreaves Street

From the 1960s are the Cambridge Press Offices at 208-214 Hargreaves Street and Mamouney's at 339-353 Hargreaves Street both of which reflect the more sculptural or varied approach to form that was employed with the International style during the late 20th century. The former is partly clad in marble and the latter is blank to the first floor but is subtly articulated with triangular forms. The former Sandhurst Building Society at 26-28 Williamson Street dates to the late 1970s is similarly expressed in a bold manner and with high quality materials, including tiling and bronze finish to the canopy.

Bath Lane

Address	Name	Date+ Period	Details	Grading
5-7	Two premises	Federation	Two storey, red brick, cornice with decorative brickwork, piers with bullnose bricks, concrete lintels (introduced?), chimney, former loft with beam, gable roof	Significant
11	Shop	Late 1920s Interwar	Single storey, rendered, stepped parapet with piers	Significant
13	Shop	Late 1920s Interwar	Single storey, rendered, stepped parapet with dentillations	Significant
Rear of 374 – 376 Hargreaves Street	Warehouse	Mid-20th century	Basilica form, red brick (overpainted) and corrugated metal sheeting, gable roof with curved ridge	Contributory
Rear of 380 Hargreaves Street	Warehouse	Interwar	Red brick (overpainted) and corrugated metal sheeting, gable roof, some ghost signage	Contributory

Hargreaves Street

Address	Name	Date+ Period	Details	Grading
175-187	State offices	1929-30 Interwar	PWD, E E Smith Previously site of market sheds Free Classical style Two storey, red brick, render, multi-paned windows and shutters, temple portico with Ionic order pilasters, tiled hip roof	Significant

Address	Name	Date+ Period	Details	Grading
194	Offices	21st century	Two storey, brick and concrete tilt slab	Non-contributory
198	Shop	Victorian	Single storey, timber parapet with pediment, non-original shopfront	Significant
200	Shop	21st century	Single storey	Non-contributory
202	Store	1930s Interwar	Rear part possibly 1920s for Irvine & Co, front for Condon & Co. Spanish Mission style Single storey, tiled hip roof, belfry, flagpole, blind niches, decorative glass with crosses to highlights, diamond quarrels,	Significant
208-214	Offices (Cambridge Press)	1965[2] Late 20th century	International style Double height, flat roof front block, sawtooth to rear ? stone cladding to parapet, stacked brown roman bricks to piers (partly overpainted), bank of windows ? (0verpainted)	Significant
238	Crown Hotel	Late 19th century Victorian	Italianate style Established in 1860 (parapet) Licensed by 1864, Vahland has associations with place (1915 article).[3] This section referred to as Market Square also. Two storey, tooled render, moulded window settings, parapet with pediment (with Crown and foliage) and wide frieze with foliated pilasters.	Significant
244-254	Carpark	By 1981 Late 20th century	Bill Mitchell Multi-storey, concrete, shops at ground level	Non-contributory
251-259	Library	1984 Late 20th century	Originally site of market building, then Civic Building in 1934, initially single storey, 2nd storey added in 1956. Two storey, concrete block, remodelled	Non-contributory
264	Royal Mail Hotel	1895 Victorian	Vahland & Son Italianate style Third storey added in same manner by 1901 by Vahland & Beebe. Three storey, rendered, rusticated ground floor, cornices to upper two levels. Unusually intact.	Significant
265-267	Ashmans	1963[4] Late 20th	Two storey, band of windows	Contributory

2 BRAC, Building Registers, vol. 5, approved 09 December 1965. Builder was Chisholm, Brown and Harrington.

3 Vahland & Getzschmann designed a hotel in 1874 in Hargreaves Street, though maybe the Rainbow Hotel, demolished. 'Tenders', *Bendigo Advertiser*, 22 October 1874, p4. The architects called for a new hotel for J Heffernan in Hargreaves Street. Heffernan was the license of the Victoria Hotel Pall Mall but had previously commissioned Vahland & Getzschmann to design the Black Swan Hotel on McCrae Street. Also there was tender for making 35,000 bricks …'Tenders to be left at the Crown Hotel, Market-square'

4 Image provided by BRAC, identified as 1963(4) and 1963 (45)

Address	Name	Date+ Period	Details	Grading
			Altered - the façade has been reclad but some original details may survive behind	
266	Shop	Post-WWII	Single storey, overpainted brick (probably cream)	Contributory
269-271	Shop	Post-WWII	Two storey, rendered, original aluminium windows	Non-contributory
268	Shop	Post-WWII	Two storey, tall parapet, rendered, likely altered	Non-contributory
270	Shop	?	Two storey, previously single storey as indicated by height of piers, blank rendered upper part, much altered	Non-contributory
270A-272	Shop	Post-WWII	Two storey, brick (painted), concrete frame, bank of windows	Significant
273-277	Former Moran & Cato	Federation	Free style Two storey, brick and render (overpainted), ornate parapets, windows screened over.[5]	Significant
274	Shop	Victorian	Two storey, brick (overpainted), patterning including dogtooth cornice	Significant
276	Shop	1937 Interwar	Rhys E Hopkins[6] (book by R Grow) Likely Moderne style Two storey, sandblasted brick, window recess sheeted over, modified	Significant
279		Federation?	Two storey, rendered, paired brackets to cornice, parapet with pediment	Significant
281-283	Former American Hotel	Victorian	Delicensed 1916, established by 1869 Two storey, rendered, incised motif above windows	Significant
280-282	Union Buildings	c1930 Interwar	Free Classical style Single storey, rendered stepped parapet with pediment, geometric mouldings	Significant
285	? Stilwell's	Federation	Third storey possibly added Three storey, red brick and render, scalloped parapet, part cornice, flagpole	Significant
316-320 (27 Mitchell)	Centenary Building	?1934 Interwar	Had been site of Telegraph hotel/buildings Two storey, rendered, parapet, steel-framed windows, some with hoods, tapestry brick highlights, canopy with pressed metal	Significant
319 (33 Mitchell)	Lansell Buildings	1903 Federation	William Beebe[7] Queen Anne/Anglo-Dutch style Two storey, red brick with remnant white tuck-pointing, rendered bands (original terracotta finish, possibly copperas, evident), ornate parapet, multi-paned upper sashes.	Significant

5 Image of facades, provided by BRAC, identified as 1960 (6)
6 'New Bendigo Shop', *Argus*, 29 July 1937, p12
7 'Tenders', *Bendigo Advertiser*, 5 August 1903, p1

Address	Name	Date+ Period	Details	Grading
337	Sandhurst Savings Bank	1872 Victorian	Reed & Barnes 1897 adds + alts by Reed, Smart & Tappin Two storey, rendered, symmetrical with central loggias, panelled columns and pilasters	Significant
338	Dentons Store	1887 Victorian	John Bain Previously had been the site of the first telegraph office 2 level verandah removed Two storey, rendered, parapet, panelling to pediment and upper part of wall (similar to his Hopetoun Hotel of 1891)	Significant
339-353	Mamouney's	1968[8] Post-WWII	Mamouney's Home Furnishings (1965 SMc), former site of a Baptist Church, sold 1962.[9] Late International style Two storey, upper level clad in vertical boards/metal, divided into five bays with triangular profile to wall and projecting canopy with lined soffit Tiles (overpainted) likely original at ground level	Significant
340	Shop	21st century	Single storey, parapet lined	Non-contributory
342	Shop	Post-1884 Victorian	For James Taylor, saddler, est. by 1888 Two storey, face brick (overpainted) laterally, rendered central part, two-paned sashes, mouldings	Significant
346	2 x Shops	Interwar	Art Deco/Moderne style Two premises, single storey, rendered parapet with rusticated piers and fins	Significant
350	Shop	Victorian	Single storey, rendered, parapet, highlight windows with fluted pilasters. A pair with no. 350 but possibly altered.	Significant
352	Shop	Victorian	Two storey, rendered, tooled lines, stepped parapet typical of Interwar period, partly altered A pair with no. 350, but possibly enlarged	Significant
354 - 356	Shop	Post-WWII	Single storey, parapet with metal sheeting	Non-contributory
355	Shop	Post-WWII	Single storey, parapet with vertical cladding	Non-contributory
357	Shop	Interwar	Free classical style Single storey, rendered, stepped parapet with abstracted brackets	Significant
358 +17 Bath Lane	Shop	Late 20th	Two storey, brown brick, rendered faced, sheet metal to the parapet	Non-contributory
361	Shop	Interwar	Single storey, rendered (possibly an alteration), stepped parapet with central pediment	Significant

8 BRAC, Building Registers, vol. 5, approved 11 June 1968
9 1962 BRAC (32)

Address	Name	Date+ Period	Details	Grading
363	Shop	Interwar	Single storey, red brick, stepped parapet with central pediment and side piers.	Significant
374 - 376	Former garage?	Interwar	Had been site of Mason brothers auctioneers (1913 image – Bendigonian (55) Moderne style Single storey, rendered, stepped parapet, recessed central bay	Significant
380	Shops	Federation	Free style Single storey, three premises, rendered and face brick (overpainted) parapet with orbs, partly intact shopfronts.	Significant

Lyttleton Terrace

Address	Name	Date+ Period	Details	Grading
178	Motor garage	Early 1920s Interwar	Established by 1925, Fred Bruechert & Sons Two storey brick (overpainted), stepped parapet to façade, gable roof, pivoting multi-paned windows to side elevations.	Significant

King Street

Address	Name	Date+ Period	Details	Grading
5	2 x shops (former engineering works)	Interwar	Single storey, overpainted brick and concrete lintel, gable roof, aluminium-framed openings. Red brick to southern wall with original openings and paired timber doors	Significant
8	Former garage	Interwar	Single storey, overpainted brick gable end, piers with roughcast render	Significant

Mitchell Street

Address	Name	Date+ Period	Details	Grading
9	Shop	Late 20th	Single storey, triangular pediment	Non-contributory
11	Shop	Post-WWII	Single storey, parapet with metal sheeting	Non-contributory
12	Plaza theatre	1934 Interwar	Gordon Murphy Closed in 1976 Spanish Mission influence, two storey rendered, Palladian steel-framed window, elaborate parapet, thin barley twist columns (downpipes)	Significant
13	Wright's	1936[10] Interwar	Possibly by G D Garvin and G Eathorne	Significant

10 BRAC, Building Registers, vol. 1, p212, permit no. 745

Address	Name	Date+ Period	Details	Grading
			For George Allen Wright (Radio and Sporting Goods Specialists). The upper two levels were additions, with the third level included practice areas for tennis and golf. Art Deco/Moderne style Three storey, fins, stepped parapet, steel-framed windows, decorative spandrels	
14-22	Backhaus Building	c1931 Interwar	George Austen Free Classical style Two storey, rendered, recessed balcony with paired Tuscan order columns, steel-framed windows. Shopfronts with copper finish to the metal framing, geometric stained glass, original floor tiling and pressed metal soffit to the canopy.	Significant
15	Shop	Post-WWII	Single storey, rendered panelled parapet with concrete frame	Contributory
17	Hampton House	1930s Interwar	Built for William Hampton, bookseller, previously no. 248. At site by 1925 Moderne style Single storey, rendered stepped parapet with speed lines	Significant
19	Shop	Interwar altered	Had been Coles during 1930s Single storey (front), two storey (rear), both with gambrel roof. Original masonry parapet likely intact behind extant panelling Rear part, along Mitchell Lane, red brick and concrete lintels. Recessed cast iron dps, manufactured by J + T Muir foundry, Melbourne	Contributory
25	Morley Johnson & Co. furniture warehouse	1910 Federation	Keogh & Austen Free style Built as three storey building,[11] fourth storey added by 1929 (aerial). Red brick, render cornice and parapet, flagpoles, Romanesque arches, broad pilasters, ghost signage to side elevations.	Significant
26 (333 Hargreaves St)	Prescott & Dawe (jewellers)	1910[12] Federation	Keogh & Austen[13] Free style Two storey, rendered parapet with clock and some roughcast, possibly terracotta panels (overpainted), Romanesque windows	Significant
30-32	Shop	Probably Interwar but appears as Post-WWII	Single storey Possibly earlier parapet concealed metal sheeting Nos 30 intact shopfront, no. 32 partly intact	Contributory

11 Image provided by BRAC, identified as BRAC (17) and (64)
12 'Prescott and Dawe', *Bendigo Advertiser*, 16 December 1910, p3
13 'Prescott and Dawe', *Bendigo Advertiser*, 15 December 1910, p5

Address	Name	Date+ Period	Details	Grading
68-70	Shop	Victorian	Single storey, original parapet concealed by metal sheeting No. 70 retains stallboard with patterned grille (similar to Daleys Buildings, View Street)	Significant
69-73	Douglas Chambers	1936[14] Interwar (second storey) Federation period (ground floor)	G D Garvin and G Eathorne Cr Garvin owned the building, and was the location of the practice. Beebe, then Beebe & Garvin had offices in this location from 1904. Art Deco/Moderne style Two storey, extensive use of fins, central pediment, steel-framed windows Shopfronts are earlier, Federation period. Have rendered stallboards with ornate metal grille, timber-framed windows	Significant
72-74	Shop	Victorian	Single storey, original parapet possibly concealed by metal sheeting, intact to side/rear with dentilated parapet and arched openings with voussoirs. Red brick chimneys No. 72 retains pilasters to shopfront	Significant
75	Shop	Late 20th century	Single storey	Non-contributory
77	Shop	1936[15] Interwar	G D Garvin and G Eathorne Designed for J B Wilson, monumental mason Moderne style Single storey, stepped, rendered parapet, dark tapestry brick quoining (overpainted but visible on side elevation). The original drawing shows four skylights	Significant
78	Two premises	1903[16] Federation	Purchased 1903 by J R Daley[17] prob. John R Daley builder Free classical style Two storey, tuck-pointed brick (overpainted) and render, parapet, rusticated piers, decorative tympani above windows.	Significant
79-85	4 x shops	Federation	Free style Single storey, brick (overpainted, possibly tuck-pointed) parapets with cornice and curved pediments, panelled pilasters surmounted by abstracted acroteria	Significant

14 BRAC, Building Registers, vol. 1, p224, permit no. 419A. A first floor plan survives showing narrow windows to the side elevations, the east one of which remains visible.

15 BRAC, Building Registers, vol. 1, p214, permit no. 781. The contractor was J Moran and the façade was to have a rusticated or tooled finish.

16 *Bendigo Independent*,10 November 1903, p3

17 'Property Sales', *Bendigo Advertiser*, 24 March 1903, p2

Mundy Street

Address	Name	Date+ Period	Details	Grading
37	Criterion Hotel	1910 Federation	James P Condon[18] Initially timber, first lost to fire in 1855, two storey timber in 1870s[19] Single storey, red brick, rendered bands and parapet, Queen Anne sills, panelling, corner pediment, orbs or the like removed.	Significant

Queen Street

Address	Name	Date+ Period	Details	Grading
2-4 or 48 Williamson St	Golden eagle Flour Mill & Granary	1878 Victorian	J M Brady In 1923, refurbished for manufacturing 'so Easy' sewing machines Four storey, red brick, cream brick quoining and arched lintels, multi-paned windows, loft doors, rendered parapet. Ground floor converted to shops, verandah added	Significant
6	Shop	Early 1930s Interwar	For W H Gurton, tire Two storey, rendered, parapet, tuck-pointed brick highlights to lintels (chevron configuration), panel and frieze (all overpainted). Probably original cantilevered canopy.	Significant

Williamson Street

Address	Name	Date+ Period	Details	Grading
12-14	Former Photographic studio	1886 Victorian	W C Vahland Italianate/Mannerist style Two storey, two level verandah removed, wide panelled frieze with pilasters, parapet with Baroque influence, orbs	Significant
?16-18	Former St James Hall (part of Myer)	1873 Victorian	Vahland & Getzschmann Three storey, bichrome brick (overpainted), cream brick is evident on the west elevation, roof lantern	Significant
20	Shop	Victorian	Two storey, rendered, ornate parapet, corbelled course	Significant
22-24	Kings	Late 1920s Interwar	Previously no. 295. M King & Co (drapers) Two storey, rendered, some roughcast, parapet with curved pediment and piers, altered window	Significant
25-27	Shop	Post-WWII	Single storey, rendered parapet with frame	Contributory

18 *Bendigo Independent*, 2 December 1909, p6. The earlier timber building was required to be replaced for a brick by the licensing board. 'Tender', *Bendigo Advertiser*, 15 January 1910, p11. The earlier building was dismantled

19 Cusack, p112; 1870-75 Mundy St (A&APC, SLNSW, FL1241848)

Address	Name	Date+ Period	Details	Grading
			Two storey, red brick section to rear with chimney (possibly Federation period)	
26-28	Sandhurst Building Society	1974-75[20]	W V Mitchell & Associates Late International style Three storey, tiled façade (overpainted), wide metal fascias and canopy with bronze finish. Black marble tile cladding to ground floor	Significant
29-31	Shop	Post-WWII	Single storey, rendered parapet with frame	Contributory
30	Shop	Post-WWII	Single storey, cream brick	Contributory
33	Shop	Victorian	Single storey, arched openings, ornate parapet, rendered with incised motif	Significant
35-37	Shop	Late Victorian/Federation	Two storey, ornate parapet with render and green tiles, red brick, cream brick voussoirs, arched windows	Significant
39-41	Former SEC office	1940[21] Interwar	Possibly A R La Gersch or William Gower Originally site of market building. Headquarters for northern Victoria Moderne style Two storey, rendered, curved corner, near continuous band of timber-framed windows to upper level.	Significant
40-42	Former Bendigo Independent office	1875 Victorian	J M Brady Two storey, bichrome brick (overpainted), rendered parapet, ground floor converted to a shop	Significant
46	Limerick Castle	1926 Interwar	George Austen Free Classical style Two storey, red brick, rendered parapet, ground floor converted to a shop, retains original verandah with cast iron elements and central gable.	Significant

History

Prior to colonisation, the Bendigo area had been Dja Dja Wurrung country for millennia, whose descendants remain part of the world's oldest living culture.

Squatters moved into the area during the mid-1830s, displacing First Nations people from their traditional food and water sources. The vast sheep run encompassing the future town of Sandhurst/Bendigo become known as 'Ravenswood'. The rapid pastoral invasion was traumatic for Indigenous people and only a few years before the goldrushes, much of the area was a frontier in open and violent dispute between the Dja Dja Wurrung and the settlers.

Evidence abounds that shepherds were (illegally) collecting gold before its official discovery on the Bendigo Creek at Golden Point (about Maple Street) in October or November 1851, a few months after the first government-acknowledged finds at Clunes. By December, miners from Castlemaine had swamped the area, following the alluvial gold down Bendigo Creek to Epsom and White Hills and up to Kangaroo Flat. By June 1852, it was estimated that there were as many as 40,000 diggers on the Bendigo field, most of whom had arrived from overseas, chiefly the British Isles, although there was a sizable population of Chinese. Such

20 Frank Cusack, *The Sandhurst Building Society*, Bendigo 1981, pp55-57. The builder was J W Henderson P/L. Also 'Houses Early Desire', *Age*, 22 May 1979, p33

21 'Electricity Offices', *Argus*, 7 June 1940, p6

an influx was extraordinary, given that pre-goldrush Melbourne's population was about 23,000. Despite the multitude of newcomers brought by gold, an Aboriginal presence on the goldfields persisted.

In 1852, the first land surveys in the Bendigo District were undertaken by William Swan Urquhart and two preliminary township reserves were defined along the Bendigo Creek near where gold had been initially discovered.[22] A gold commissioner's office, police barracks were erected on Camp Hill in Rosalind Park during 1852. By 1853, alluvial gold was becoming scarce and so other extraction methods began to be employed, initially crushing quartz from the reefs and puddling. About this time, the Red Ribbon Agitation occurred as a reaction to the high price of the licence fee - 30 shillings a month - the miners were required to pay whether they found gold or not.[23]

The Bendigo goldfields – the richest in Victoria and second biggest-producing in Australia (after Kalgoorlie-Boulder) – were shaped more than 350 million years ago, as gold liquified in water heated deep beneath the earth's crust, then moved up through cracks and fissures in quartz rock. Around 65 million years ago, erosion and weathering exposed a portion of these deposits and gold was washed down the gullies and creeks of the district, forming alluvial deposits of dust and nuggets.[24]

Larrit's Survey and Land Sales

In mid-1853, British-trained Richard Larritt was appointed surveyor in charge at Sandhurst. A fledging township had been established about what was known as Camp Street (later Pall Mall), below the Camp (Rosalind Park) with primitive shops and dwellings erected in a random manner.[25]

Larritt marked out a township plan for Sandhurst which encircled the Camp Reserve and extended along the Bendigo Creek. Most of the precinct area was included except for the land south of Mitchell Street, which initially formed the boundary of the township in Portion C.[26] The area of the original allotments were generally in the order of a quarter acre.



22 Ralph W Birrell, *Establishing a city and the disposal of crown lands: Bendigo in the Nineteenth Century*, Bendigo 2017, pp11+34. The early townships were located on the Bullock Creek at Lockwood and Ravenswood, south-west of the current centre. Land in these areas was offered in July 1853.

23 This event was a precursor to the Eureka Stockade in Ballarat.

24 Daniel Oakman, Martha Sear and Kirsten Wehner, eds., *Landmarks: A History of Australian at 33 Places*, National Museum of Australia, 2013, p.103

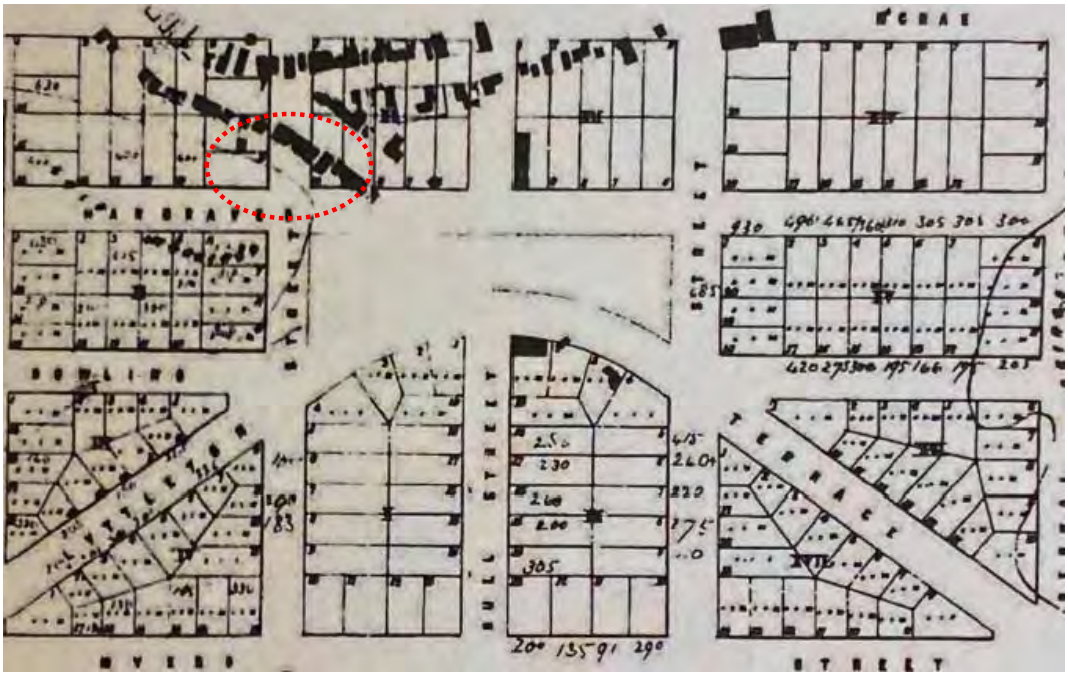
25 R W Birrell, *Establishing a city and the disposal of crown lands: Bendigo in the Nineteenth Century*, p36

26 R W Birrell, *Establishing a city and the disposal of crown lands: Bendigo in the Nineteenth Century*, p36

1858, R Larritt Plan of the Valley of Bendigo
(Source: SLV, vc002831-001)

The local Commissioner, Joseph Panton, wanted the layout to accommodate the existing buildings, which had quickly evolved in in a haphazard configuration, however Larritt maintained that it was best to disregard these obstacles. Within the precinct area, there were a few buildings about what became the intersection of Hargreaves and Williamson streets. Larritt's grid approach reflected contemporary practice among English town planners. Distinct elements of the plan were the configuration of the unnamed public reserve at the centre of the town and the parabolic line of Lyttleton Terrace. Queen Street was initially named Dowling Street.

In January 1854, a public meeting was held where the need for land to be sold by local citizens and a deputation to the Surveyor General Captain Clarke was organised. The issue of the existing buildings, and the fate of the land on which they were located, was foremost in discussions. The approach that was resolved was an upset (reserve) price was advertised and the value of any improvements was included – if another party was the higher bidder, that person had to pay the assessed value of the improvements to the owner or allow them time to remove the improvements. The first sales were held during mid to late April 1854, shortly after the town plan was submitted. The boundaries of the township of Sandhurst were gazetted on 19 April.[27]



1854, Portion C, Sandhurst of Larritt's plan (Surveyor General's Office)
Showing the location of the pre-existing buildings about Hargreaves and Williamson streets (highlighted)
(Source: K Arnold, *Bendigo – Our Golden Past*, p14)

Details of the pre-existing buildings were outlined on the plan, which were located and on the carriageway of Williamson Street and three adjacent allotments at the corner of Hargreaves Street. The buildings would have been mostly slab or weatherboard.[28]

Land in Portion C began to be sold from the 21 April 1854, with much being sold on that day and the ensuing. Within the precinct, initially allotments in Sections 1C-3C were offered, that is land between Mitchell and Williamson streets. Portion C had been generally marked out by Richard Larritt as the future commercial centre with much of the land being disturbed with shallow alluvial holes. [29] The pastoralist Frederick Taylor acquired the most allotments – nine in what is now the Hargreaves Street Mall

27 R W Birrell, *Establishing a city and the disposal of crown lands: Bendigo in the Nineteenth Century*, p39

28 Only poor copies of the Portion C plan are currently available and it is not possible to read the descriptions of the pre-existing individual buildings, as for instance in the Portion B area.

29 R W Birrell, *Establishing a city and the disposal of crown lands: Bendigo in the Nineteenth Century*, p45

and nearby in Mitchell and Williamson streets. The key corner allotments at the intersection of Mitchell and Hargreaves streets (north side) were acquired by eminent Bendigonians – George Lansell, the English-born mining entrepreneur, and Henry Backhaus, a German-born, Roman Catholic priest. Backhaus purchased multiple allotments, though only one other at this time in the precinct area (on Mitchell Street).



Parish Plan, with area offered initially (red) and those acquired by F Taylor (yellow).

A directive was published by Panton on 16 May 1854 that any of the shops on the newly surveyed roads would have to be removed by 18 October. Within the precinct area, there were a few buildings on Williamson Street which had to be relocated or demolished. With many complaints, this time frame was later extended.[30]

After some initial speculation and controversy about public servants buying many lots from the initial sales, lots not sold in the sections already offered were auctioned from 2 August 1854.[31] Sales were also held on 2 October 1854, after which all the land in the precinct north of Mitchell Street had been sold.[32] The area south of Mitchell Street remained potentially auriferous, though limited activity was undertaken there as it was too wet (and a quagmire of puddling machines, etc.).[33]

30 R W Birrell, *Establishing a city and the disposal of crown lands …*, p46
31 R W Birrell, *Establishing a city and the disposal of crown lands …*, pp47-48
32 Parish Plan S372, sheet 18
33 R W Birrell, *Establishing a city and the disposal of crown lands …*, p59

Early Development – 1850s and 1860s

Following the land sales and the removal of the pre-existing structures, a building boom of shops and hotels commenced. Miners with any building related skills such as carpenters, bricklayers, stone masons, and designers, took advantage of the circumstances and abandoned mining. A bath building, in Bath Lane, was established as it was one of the few areas with a steady ground water supply[34]

A description of the early building activity in the commercial part of the township by German-born architect William (Carl Wilhelm) Vahland is instructive. When recounting his career in 1912, he described Bendigo at the time of his arrival during the mid-1850s as follows:

> There was not a single brick building here when I came …. There were two iron buildings, which had been sent from England complete in all parts. … Timber was costly then …. We paid 2s 6d a foot for cedar … .[35]

Whilst municipal councils could be formed from late 1854, the option was not taken up by Bendigonians until early 1856 by which some financial support was also provided by the government. Among the early tasks were the removal of stumps and the forming of roads and footpaths in the central business area.[36]

During the mid to late 1850s, the town continued to grow rapidly and be transformed with broader cultural endeavours including newspapers and a library being founded. The appraisal of William Kelly captures the ebullient mood of Bendigo's formative development:

> The township, or, as I must now more properly call it, the city of Sandhurst, is situated along the Bendigo Creek, with its heart and lungs, as I may call Pall Mall and Market-square, seated on a level tract, backed by an amphitheatre of swelling rises, and most picturesquely confronted by a fine bold range of hills, on which the Government camp, the barracks, and all the public offices are irregularly but pleasingly distributed.
>
> At the time of my first visit [*early 1855*] there was not a brick or stone building in the town that I can call to mind, and it was a service of danger to venture out after dark, from the number of deep old digging holes that were yawning in and around the principal streets and thoroughfares …
>
> But the Sandhurst of the present day [*1858*] could scarcely be recognised as the same city … it is now a city fair and beautiful to look at, filled with spacious and magnificent buildings, public and private, erected not only of the most enduring materials …[37]

An 1857 plan (following), produced some three years after the first land sales, shows that much of the land that had been made available in the precinct area had been at least partly developed. Hargreaves Street was dotted with buildings as was Williamson Street and the west end of Mitchell Street.

34 R W Birrell, *Establishing a city and the disposal of crown lands …*, p59
35 'Pioneers and All', *Bendigo Independent*, 26 July 1912, p5
36 R W Birrell, *Establishing a city and the disposal of crown lands …*, pp59+68; F Cusack, *Bendigo – a history*, p111
37 William Kelly, *Life in Victoria or Victoria in 1853, and Victoria in 1858*, vol 2, Chapman and Hall, 1860, pp187-9


MALL
PALL
MARKET SQUARE
WILLIAMSON
MITCHELL
STREET
DOWLING
MYERS
STREET
STREET
STREET

In 1861, Benjamin Pierce Batchelder (1826-1891) produced an album of 51 Views of Bendigo as a commission from the Sandhurst Borough Council for the 1862 London International Exhibition, which essentially documented the precinct area as well as other parts of Bendigo and provide an invaluable record. Batchelder became Bendigo's leading photographer after arriving there in about 1860.[38] Most of the pictures were taken outside the precinct along Pall Mall, etc.

Details of the contemporary street infrastructure can be derived from these photographs. The roads had been formed and some sections may have been metalled but uneven ground and puddles are evident. Wide channels had been created between the carriageway and footpaths which were at the same level, the latter with hitching posts and timber-framed verandahs. The common types of contemporary construction are apparent on the photograph at the lower end of Mundy Street between Pall Mall and Lyttleton Terrace. There were some two storey brick buildings, but most were clad in weatherboards and had multi-paned, windows. Some roofs were clad in Morewood & Rogers sheet tiling.



1861, Mundy Street, corner Pall Mall (B P Batchelder)
(Source: SLV, H2945)

Bendigo became Victoria's foremost quartz mining centre over course of the 1860s. For a time, it boasted the world's deepest gold shafts and the highest incidence of mining lung-related disease in the world. Large-scale industrialisation facilitated urban growth and the settlement of former gold seekers in the agricultural hinterland underlaid Bendigo's development into the third largest in Victoria after Melbourne and Ballarat. The three cities were linked by railway in 1862.

From 1861 to 1870, land in the precinct area south of Mitchell Street was sold in Sections 29C, 51C and 88C, except for the parcel relating to 337 Hargreaves Street, which was acquired by Commissioners of the Savings Bank in 1857. A water channel snaked across about midway these sections, whose path remains evident and includes Pennyweight Walk (between Bath Lane and Hargreaves Street). Of note was Henry Backhaus purchase of the two blocks at the intersection of Mitchell and Hargreaves streets. The only party to buy more than one allotment was B Bailey, who acquired one either side of King Street at the intersection with Mitchell Street.

38 Frank Cusack, Benjamin Pierce Batchelder b. 1826 – biography, https://daao.library.unsw.edu.au/bio/benjamin-pierce-batchelder/biography/, accessed 01.09.2021. Batchelder was born in Salem, Massachusetts and arrived in Melbourne in 1856. Initially he established a studio in Sydney, with his brother Nathaniel.



Parish Plan, with area offered initially (red)

Consolidation – 1870s

By 1871, Sandhurst was being referred to as 'Quartzopolis' and was in a state of flux – eager to impress but underwhelming.[39] The famous English novelist Anthony Trollope visited in 1872, describing the city as follows:

> Sandhurst means to go ahead, and become a great city. In regard to the production of gold it has gone very much ahead. As a city, when I was there, it was neither handsome nor commodious. It had the appearance, which is common to all new mining towns, of having been scratched up violently out of the body of the earth by the rake of some great infernal deity, who had left everything behind him dirty, uncouth, barren, and disorderly![40]

Building work gained pace during the 1870s as illustrated by Vahland's own experience, who was responsible in conjunction with Getzschmann, for the St James Hall at 12-14 Williamson Street in 1873:

> The most-active building decade was between 1870 and 1880. I had a staff of seven in the office during that time. People did not spend a lot of money on buildings in those days. They were not sure enough of the future of a mining town; £400 or £500 was the average cost. Four walls were good enough for them, and £700 was a big sum to spend on one building.[41]

39 This term had previously been employed for the Grass Valley in California, e.g. Herald,1 July 1861, p7.
40 Anthony Trollope, *Australia and New Zealand*, 3rd ed, vol 2, 1876, Chapman and Hall, pp52-3
41 'Pioneers and All', *Bendigo Independent*, 26 July 1912, p5.

In about 1875, renowned photographer Nicholas John Claire (1837-1918) documented parts of Bendigo.[42] Few of the buildings constructed by that time in the precinct survive. At the north-west corner of Hargreaves and Mitchell streets was the single storey Telegraph Hotel and on the south side were single storey buildings, since replaced.



Circa 1875, showing corner of Hargreaves and Mitchell streets from the east (N J Claire)
(Source: SLV, H32513/45)

Several contemporary photographs by the American & Australasian Photographic Company capture Bendigo at this time. In the following image, St James Hall with its original lantern is readily identifiable, as are earlier single storey buildings opposite on Williamson Street between the Shamrock Hotel and Hargreaves Street.

42 Jack Cato, 'Caire, Nicholas John (1837–1918)', ADB, Australian National University, https://adb.anu.edu.au/biography/caire-nicholas-john-3139/text3683, published first in hardcopy 1969, accessed 01.09.2021. Guernsey-born Claire arrived in Adelaide in 1860, later setting up a studio at Talbot, Victoria in 1870 before relocating to Melbourne in 1876.



1870-1875, Central Bendigo between Mitchell and Williamson streets from east (American & Australasian Photographic Company)
St James Hall highlighted (Source: SLNSW, FL1249143)

The following image records the contemporary circumstance in Market Square are nearby. The square at this time was less developed. The back of the earlier town hall is evident at the centre with the main market building at the south end and open stalls at the north end (where the SEC building and State Trustees building are respectively located).



1870-75, Looking north towards Market Square (American & Australasian Photographic Company)
Note original market building (left) and Town Hall (middle), and open stalls (right)
(Source: SLNSW, FL12434644)

The image along Mundy Street (towards Pall Mall) shows the original, two storey timber Criterion Hotel and open stalls on Market Square. The nascent tree planning is evident with small specimens in fenced enclosures, part of the program to beautify the city.



1870-75, Mundy Street (American & Australasian Photographic Company)
Open market stalls (left) and Criterion Hotel (right)
Note the condition of the carriageways and the tree plantings
(Source: SLNSW, FL1241848)

St James Hall at the west end of Williamson Street with its original two storey verandah, with a single storey building to its west (replaced in 1886 by the extant two storey building at no. 12-14). The original market building on the north-east corner with Hargreaves Street is visible in the background.



1870-75, Williamson Street from Pall Mall (American & Australasian Photographic Company)
Note original market building (left) and St James Hall (no. 20, right)
(Source: SLNSW, FL1234481)

An 1878 engraving shows that development was greater on the west side of Hargreaves Street and in Williamson Street, with gaps in the other sections.

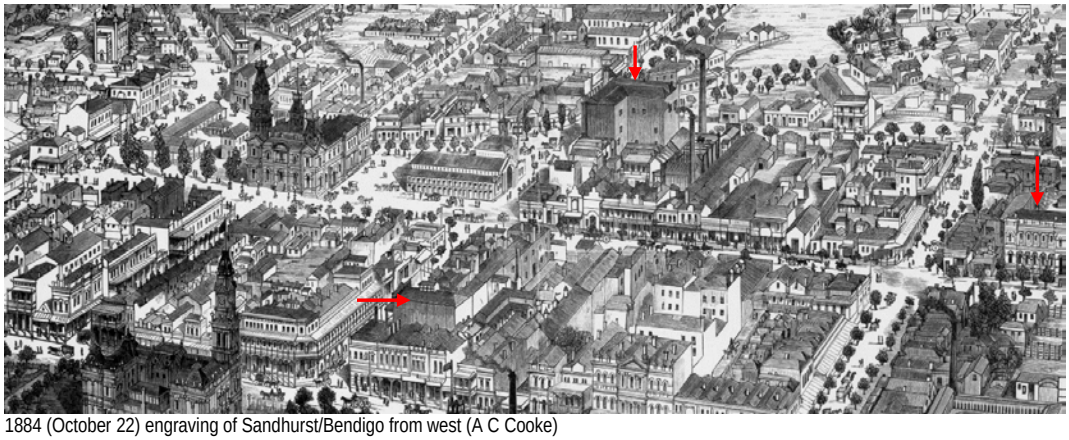


1878 (27 December) engraving (A C Cooke)
(Source: SLV, IAN27/12/178/SUPP)

1880s + 1890s

By 1881, Bendigo had grown into a regional hub of some 36,000 people. In 1883, a telephone system was installed in central Bendigo.[43]

A contemporary engraving depicts the precinct area as well-established. The streetscape on the east side of Hargreaves Street is clearest. The Sandhurst Savings Bank at no. 337 is evident. Golden Eagle Flour Mill & Granary at the corner of Queen and Williamson streets as well as St James Hall are readily identified. Few other buildings from this time survive.



1884 (October 22) engraving of Sandhurst/Bendigo from west (A C Cooke)
highlighted from left to right, St James Hall, Mill & Granary, and Sandhurst Savings Bank.
(Source: SLV, A/S22/10/84/SUPP)

In the seminal 1888 tome 'Victoria and its Metropolis', the city was described as having come of age:

> Streets are well formed, are kerbed and channelled, and the footpaths asphalted. …. The principal thoroughfare is Pall Mall … is now a wide and well-kept street, adorned with magnificent buildings, many of the shops being superior to those of the larger cities of Europe.[44]

By the end of the century, the British socialist, Sidney Webb, who arrived in Bendigo in November 1898, penned in his diary about the city in glowing terms:

> The town proved to be unexpectedly attractive and charming – small but beautiful gardens with ferns and palms, splendid public buildings erected by the Colonial Government in boom-time and generally the air of a German "Residenzstadt", the capital of a little principality.[45]

Local architects known to have been responsible for notable buildings in the precinct during the later part of the 19th century include J M Brady (for the Bendigo Independent office at 40 Williamson Street in 1875), John Bain (for Dentons at 338 Mitchell Street in 1887) and Vahland & Son (for the Royal Mail Hotel at 264 Hargreaves in 1895)

Early 20th Century

With the central part of Bendigo well-established, some infrastructure was an ongoing concern. Street lighting was mainly kerosene with some limited electric but reported as being 'at present very bad.'[46]

The carriageway along Mitchell Street was transformed in 1903 with the opening of the tramway network by the Electric Supply Company of Victoria. The network operated for some 70 years (until 1972), though the central spine along Pall Mall, etc. was reinstated by the Bendigo Trust in the following year.[47]

43 'The Telephone Exchange', *Bendigo Advertiser*, 26 May 1883, p1
44 Alexander Sutherland, Victoria and its Metropolis, 1888, vol. 2, p266
45 A G Austin, *The Webbs' Australian Diary, 1898*, Sir Isaac Pitman & Sons Ltd, 1956, p91 in Fahey and Mayne, p16
46 *Bendigo Independent*, 25 May 1901, p4
47 Lovell Chen, Thematic Environmental History, 2013, p43. The Electric Supply Company of Victoria was a division of the British Insulated Wire Company, who had purchased the earlier Bendigo Tramway Company.

From 1900, three of the corners of Mitchell Street near the intersection of Hargreaves Street were transformed with the extant key buildings. The following image shows the verandah of the earlier Telegraph Building on north-west corner, and the character of the east side of what is now the Mall. Both established evergreen (coniferous) and deciduous trees are evident.



Circa 1905, Hargreaves Street from Mitchell Street (the tower of the Town Hall in the background)
(Source: flkr, Leigh Mckinnon)

William Beebe, who had commenced his career under Vahland, became the leading architect In Bendigo and responsible for several buildings in the precinct.

Fresh from his international tour of 1901 and undoubtedly seeking to act on his architectural thinking 'to encourage artistic development in every possible direction',[48] Beebe designed two notable buildings in Mitchell Street – the Bolton Brothers at no. 43 with Vahland and the Lansell Buildings for one of the leading Bendigonians George Lansell at the north-east corner of Hargreaves in 1903. Another building designed by Beebe at this time in a similar style was the two storey market building, which had stood at the north-east corner of Williamson and Hargreaves Street (now the site of the former SEC building).[49]

The following image captures the intersection of Williamson Street and Hargreaves Street with the third storey of the Royal Hotel completed and the original two-level verandah. The street trees are mature and a large streetlight is located at the centre of the intersection. By this time, the earlier hotel had gained its third storey (in 1901) by Vahland & Beebe.

48 *Bendigo Independent*, 2 May 1901, p5
49 Butcher, Mike, Yolande M. J. Collins, Bendigo Through time – an architectural miscellany. Bendigo (Holland House Publishing), 2014



Circa 1907, Intersection of Hargreaves and Williamson streets
Royal Mail Hotel highlighted
(Source: SLV, H90.140/1370)

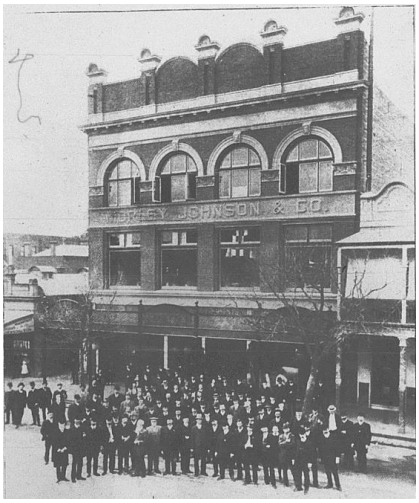
The following image shows Dentons at the south-west corner of Mitchell and Hargreaves streets with its original two-level verandah. Adjacent are the earlier buildings prior to their replacement with the Backhaus Building and the Plaza Theatre. At the intersection is a tram pole surmounted by a large light.



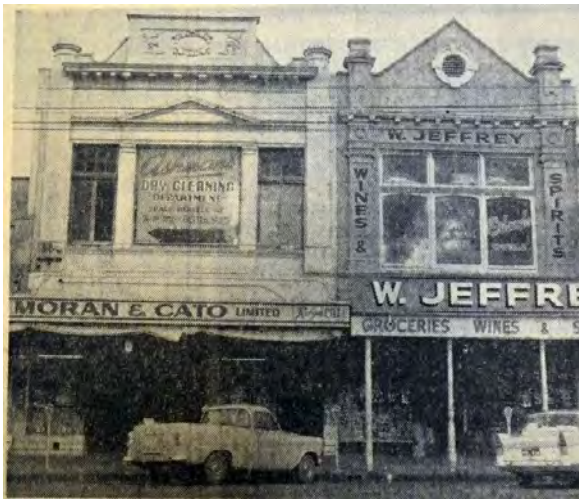
Circa 1914, Intersection of Hargreaves and Mitchell streets (looking west)
Denton's highlighted
(Source: SLV, H90.140/1419)

Two landmark buildings in the precinct were both designed by the architects Keogh & Austen in 1910 and were erected opposite each other in Mitchell Street on/or near the main intersection with Hargreaves Street - the warehouse showroom for the Morley Johnson at 25 Mitchell Street and Prescott & Dawe (jewellers) at no. 26. The former was initially a three-storey building. Keogh & Austen were active in Bendigo during the early part of the 20th century before Keogh relocated to Melbourne during the mid-1910s.[50]

Other notable buildings of this time are the adjacent building at 273-277 Hargreaves Street, though their designer has not been identified as yet.



1910 opening of Morley Johnson, 25 Mitchell Street
Originally a three-storey building
(Source: 1910 BRAC [64])



273-277 Hargreaves Street, with original windows visible
(Source: 1960 BRAC [6])



Circa 1920-30s, Mitchell Street with tram poles
The fourth floor of no.25 had been added (highlighted)

50 Built Heritage, 'City of Glen Eira Postwar & Hidden Gems Heritage Review', 2020, p68

(Source: SLV H32492-7079)

Few large buildings were erected in the precinct during the 1920s though a few shops at the south end of the precinct – in Hargreaves Street and Bath Lane were likely constructed at this time. The premier buildings of this decade were the Limerick Castle (46 Williamson Street) by George Austen in 1926, then in solo practice and the State Offices (175 Hargreaves Street) of 1929, the latter being one of only a few major buildings in the precinct not designed by a local architect. The motor garage at 178 Lyttleton Terrace also likely dates to this time. George Alfred Lyell Austen died in 1930.[51]

The following 1929 aerial shows the south side of Williamston Street (east of Hargreaves) and Mitchell Street. Although only a few motor vehicles are evident, the carriageways may have been asphalted by this time.



1929 (13 October), Hargreaves Street (Charles Pratt)
(Source: SLV, H91.160/1656)

The 1930s was a decade of considerable change in the precinct area, with earlier buildings being replaced some of which were larger or more substantial. For instance, the south side of Mitchell Street between Bath Lane and Hargreaves Street was all replaced except for Dentons on the corner – the first phase being the Backhaus Building at nos 14-22 by George Austen circa 1931 and soon after in 1934, the Plaza Cinema at no. 12. The latter, a key surviving cinema building in the city, was designed by a Melbourne architect who specialised in this building type – Gordon Murphy.[52]

During the 1930s, a few buildings were replaced or altered in either the Moderne or Art Deco style, with examples scattered throughout the precinct. The local architects G D Garvin and G Eathorne are known to be responsible for two principal examples

51 'Obituary', *Advocate*, 10 April 1930, p26; His father was George Jesse Austen (BDMVictoria, registration no. 4045/1930), who was probably the Austen in the partnership of the Keogh & Austen, which was active earlier in the century.

52 He was part of the practice of Cowper, Murphy & Appleford.

in Mitchell Street in 1936 - Douglas Chambers at nos 69-73 and no. 77 - and possibly Wrights (no. 13) as suggested by the stylistic similarities. Other named buildings of this time are the Centenary Building, Hampton House, and Union Buildings.



Plaza Theatre, 12 Mitchell Street (1936, L Fowler)
Backhaus Building (nos 14-22) partly visible on left
(Source: SLV, H2009.20/60)

Some Melbourne based architects were responsible for other including Rhys E Hopkins in 1937 for 276 Hargreaves Street and presumably the former SEC offices of 1940. This building is noted in the seminal book by Robin Boyd on early Modernist buildings in the state – *Victorian Modern*.[53]



Backhaus Building (nos 14-22) partly visible on left
(Source: Robin Boyd, *Victorian Modern*, p49)

Change occurred in the market square at this time, which has since been erased. The original market buildings were demolished and replaced with a Council office building, later replaced by the extant library. Initially a single storey building, the second storey was added in 1956.

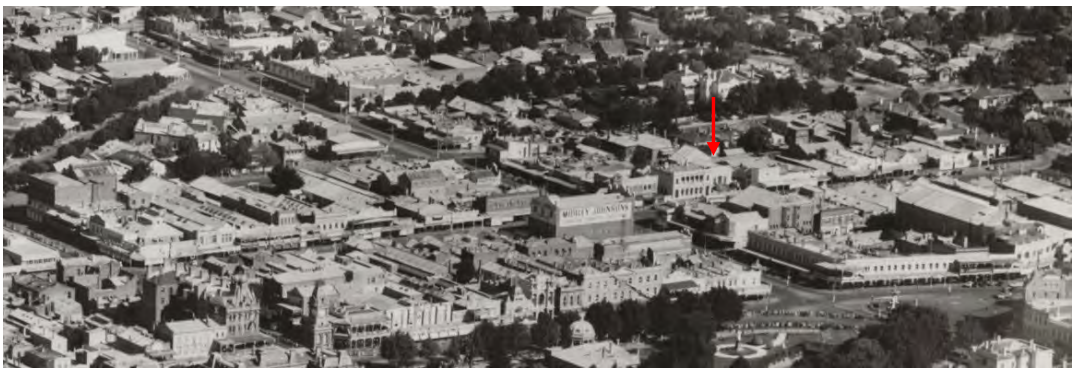
53 Robin Boyd, *Victorian Modern*, Melbourne 1947 (facc. 2011),p49

After World War II

The following aerial shows Market Square with the State Office at the north end and earlier, single storey version of the Civic building (where the library is now located) at the south end, with more parkland to the rear.



Market Square, early 1950s (Charles Pratt)
Civic building highlighted
(Source: SLV, H2016.33/110)



Early 1950s aerial (Charles Pratt)
Hargreaves Street, east side (between Williamson Street, left, and Edward Street, right)
Earlier Baptist Church at 339-353 Hargreaves Street highlighted
(Source: SLV, H2016.33/110)

After WWII, many trees removed along Hargreaves Street and the cross streets, likely as the need for car parking increased, with several contemporary images capturing much of the precinct area bereft of greenery.



1950s, Intersection of Hargreaves and Williamson streets (Murray Views)
(Source: SLV, H99.155/43)



Late 1950s, Hargreaves Street looking south
Old Civic buildings highlighted (replaced by the library), the second storey was added in 1956. SEC building behind
Earlier buildings opposite on west side prior to construction of the carpark at nos 244-254
(Source: SLV, H32492/9446)



Circa 1950s Mitchell Street, from Pall Mall
Note the early 20th period buildings at 9-11 Mitchell and lack of trees
(Source: Sovereign Hill Museums Assoc., Photographic Booklet, Bendigo, Victoria; 2018.1177 on eHive)

Dramatic change occurred in the precinct area because of a 1960 Council by-law. According to the by-law, 'no verandah can be built over a public footpath unless supported by cantilevers, brackets or projecting supports.' The by-law stated that any verandah supported by another means must be removed by the end of December 1970.[54] Whilst many verandahs were removed, in 1969 the National Trust of Australia [Victoria] successfully sought to preserve that at the Limerick Castle.[55]

During the 1960s, two large sites were redeveloped with bolder Modernist design than had hitherto been employed in the precinct. In 1963, the original Ashman's complex was replaced with the extant building, whose exterior has however been modified.[56] Whilst the late Victorian, Baptist Church at 339-353 Hargreaves Street was sold,[57] it was not redeveloped by Mamouney's Home Furnishings for a few years.



Former Baptist Church at 339-353 Hargreaves Street (1962)



Ashmans 265-267 Hargreaves Street (1963)

54 Newspaper article supplied by BRAC, identified as 1963 (21).
55 Article provided by BRAC, identified as 1969 BRAC (2).
56 Article provided by BRAC, identified as 1963 BRAC (4)
57 Article provided by BRAC, identified as 1962 BRAC (32)

In 1963, traffic lights were installed at the main intersection of Mitchell and Hargreaves streets, likely the first in the precinct area.[58]

The last notable redevelopment occurred during the late 1970s being the Sandhurst Building Society at 26 Williamson Street by W V Mitchell & Associates.



Former Sandhurst Society building, 26 Williamson Street, soon after completion
(Source: F Cusack, *The Sandhurst Building Society*, p57)

Comparative Analysis

Within central Bendigo, the Hargreaves Street and Environs Commercial Precinct bears some comparison with the adjacent Grand Boulevards Precinct in its broad range of contributory periods, however the building stock in the latter is often more substantial and more of it dates to the Victorian period. Furthermore, many buildings were designed by William Vahland, in the various iterations of his practice, and more were designed by Melbourne-based architects, including from the Public Works Department, rather than the broader range of local architects known to have been active in the subject precinct. Whilst the Hargreaves Street and Environs Commercial Precinct has several landmark buildings, there are fewer than in the Grand Boulevards Precinct.

Among the precinct overlays in the municipality, none are solely commercial though there are a few that include a commercial core or zone. The most relevant of these is central commercial and public core of the Eaglehawk Precinct (HO19), primarily in High Street, consists of mid to late Victorian buildings with some from the Federation period.[59] The buildings are mostly single storey with two storey generally at the centre (that is, on or near the intersection with Victoria Street) including hotels, banks, with the Renaissance Revival and Italianate styles being well represented among the larger buildings. Within the central part of HO19, there is lesser representation from the early 20th century. From the Federation period, there are some key buildings however - the town hall and fire station - though minimal from the Interwar period. There is also a substantial number of unremarkable buildings dating to the latter part of the 20th century, generally towards the edge of the zone.

The Heathcote Precinct (HO723) is a large mixed precinct in the centre of the township. The commercial zone on the south side of High Street is semi-continuous as it is interspersed with public and residential buildings. The commercial buildings date to the

58 Article provided by BRAC, identified as 1963 BRAC (51)
59 Graeme Butler & Assoc., 'Eaglehawk & Bendigo Heritage Study', 1993, vol. 3, Precinct 3.02, pp3-15 to 3-16

Victorian, Federation and Interwar periods and are mainly single storey with a few two storey examples (including a hotel, flour mill and bank).

Laurel Street Precinct at Golden Square (HO25) is also comprised of public, commercial and residential buildings. The small zone of commercial buildings along High Street (Midland Highway) and Laurel Street are single storey with two key examples from the Victorian period being located on corner sites. The most substantial building in the small precinct is the Methodist Church (1870-73).

There are also much smaller, local shopping zones within a few precincts such as: California Gully Precinct (HO16), Ironbark Precinct (HO27), Long Gully Precinct (HO28), and White Hills Precinct (HO897), generally with only a limited number of historic buildings, typically including a hotel, and usually single storey.

Integrity

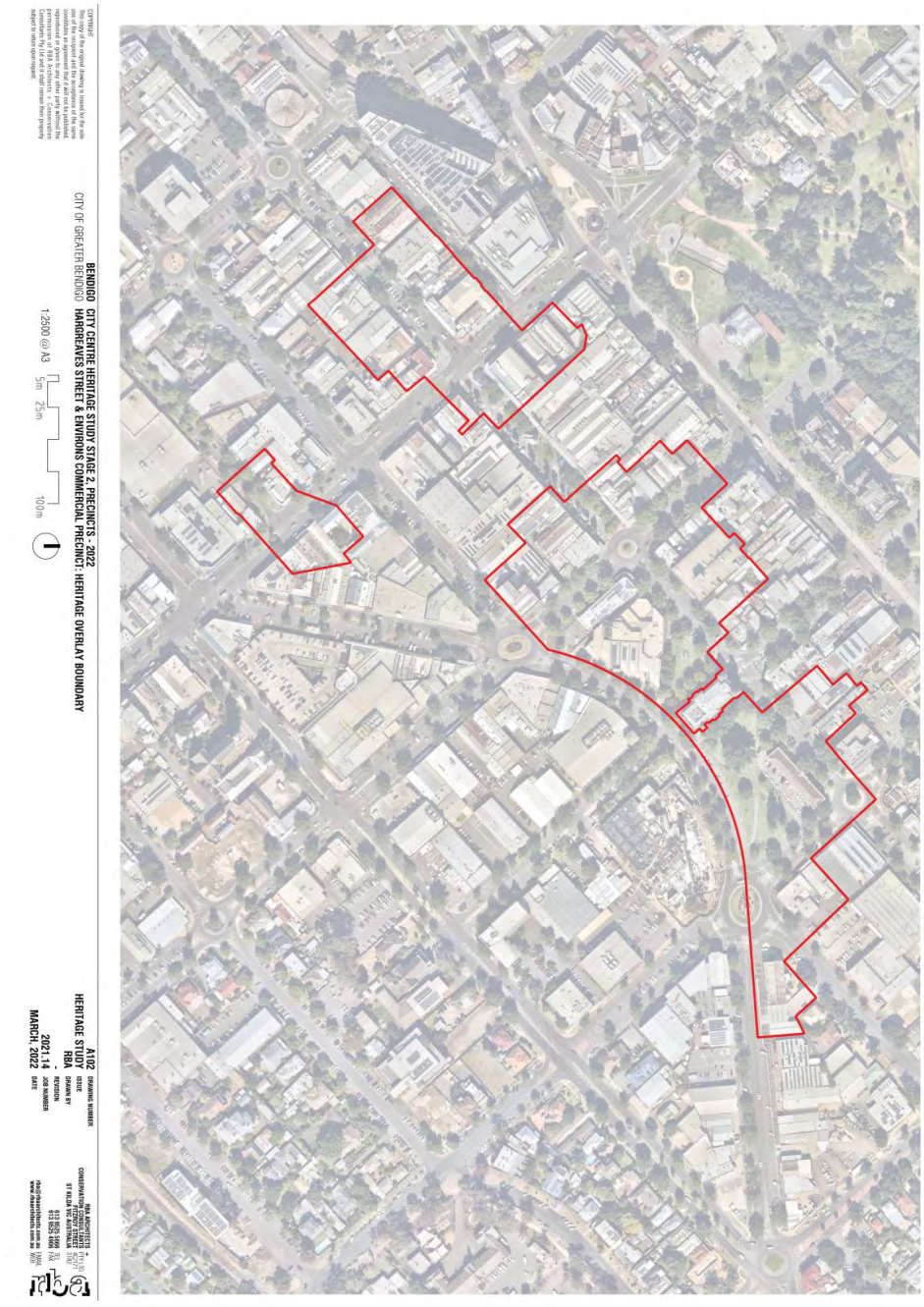
Largely intact

Heritage Overlay Schedule Controls

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	No
Outbuildings and/or Fences	No
Included on the Victorian Heritage Register under the Heritage Act 2017	No
Prohibited uses permitted	No
Aboriginal heritage place	No

Extent of Heritage Overlay

The proposed extent of the heritage overlay is outlined on the below map.



BENDIGO GRAND BOULEVARDS PRECINCT (HO3)

Address	Bridge Street (part), Bull Street, Charing Cross, Farmers Lane, High Street (part), Howard Place, Mccrae Street (part), Pall Mall, Short Street (part), View Point, View Street (part), Bendigo
Significance	Local (possibly State)
Construction Dates	1850s-1990s
Period	Mid-19th to Late 20th century



Statement of Significance

What is Significant?

The Bendigo Grand Boulevards Precinct includes all the buildings extending from Chapel Street in the north along McCrae (extending to Hargreaves Street) and Bridge streets and Farmers Lane, Pall Mall (east side and block on the west side between William Vahland and Sidney Myer places), View Point and Charing Cross, and along part of High Street to Short Street in the south. It also includes all the buildings addressing Bull Street including the Town Hall, and along View Street as far west as Rowan Street.

It includes significant buildings from the Victorian, Federation, Interwar and Post-WWII periods, some of which are included on the VHR, in a wide range of architectural styles.

How is it Significant?

The Bendigo Grand Boulevards Precinct is of local historical, social, associative, representative and aesthetic significance to the City of Greater Bendigo.

Why is it Significant?

Historically, the precinct illustrates the development of the city from a nascent gold-mining locale to one of Victoria's principal regional centres. With the discovery of gold along the Bendigo Creek in late 1851, a rush to the area caused a rapid influx of people requiring the provision of order and services. Whilst many a gold site was quickly exploited and the population quickly moved on, Bendigo's reefs provided longevity and a basis by which to stabilise and expand the town. The precinct contains some of the earliest buildings in Bendigo following the order brought to the fledgling settlement by the surveyor Richard Larritt's distinctive town plan based on European precedents, some substantial, and thus reflecting the investment made in its consolidation. William Vahland, with whom the precinct and Bendigo are inextricably linked, arrived at this time and was well-placed to take advantage of the desire for increasingly grand buildings to be constructed over the course of the 19th century, which were supplemented by some from the government. By the end of the 19th century the status of the city had been well and truly cemented but its ongoing prosperity and its place as a financial centre is reflected in the continued upgrading of sites in the precinct, such as banks and the like, well into the 20th century and by the redevelopment of the Myer store during the 1950s further demonstrating its retained status as a regional centre. The Dai Gum San precinct is a culturally significant reflecting the ongoing contribution of the Chinese community to Bendigo.
Criteria A, G + H

Aesthetically, the precinct is of outstanding significance for the concentration of exceptional buildings, including several landmark examples, which are among the finest in the State of their type, all designed by leading architects of their time. Many of these buildings date to the Victorian period, though subsequent 20th century periods are well-represented – especially the Federation and Interwar periods, with some ongoing contribution for the second half of the century.

In some ways, the precinct pivots on the Shamrock Hotel which is at its epicentre and exemplifies the grandeur, achieved in Victoria due to the wealth created by the gold rush and is probably the period's swan song. It is accompanied in the immediate vicinity by the Post Office and Law Courts, which form an unparalleled triumvirate of stately buildings all designed in the Second Empire style. Their location on a wide, tree-lined boulevard with commemorative items such as the Alexandra Fountain and the lush backdrop of Rosalind Park provides an appropriately civic and luxuriant setting. This core is complemented by a plethora of other fine buildings which are too numerous to mention but the Town Hall, closing the axis along Bull Street, is the jewel in the crown. This truly elegant edifice is synonymous with the city and is a rare example in Victoria of a Baroque sensibility being applied on such a scale. These landmark buildings are complemented by many other distinguished examples from the 19th century, with the Italianate style being well-represented, as well as a examples of some less common styles such as the Regency and Mannerist.

Notable buildings from the early part of the 20th century include fine examples of the Anglo-Dutch/Queen Anne and Free styles from the Federation period, as well as the Free Classical, Georgian Revival, and Moderne styles from the Interwar period. The façade of the Myer store is a fine example from the Post-WWII period and Yi Yuan (Garden of Joy) with Guan Yin Miao (Temple of the Goddess of Mercy) in the Dai Gum San precinct are uncommon examples of traditional Chinese design, based on the Imperial Palace in Beijing.

Within the precinct, there are several other noteworthy sections including the group of multi-storey financial buildings at View Point dating to the early 20th century, Federation and Interwar periods, which can be widely appreciated due to the street planning, and the run of free-standing imposing buildings on the north side of View Street. The precinct is also bookended along the long north-south axis by the notable buildings at the School of Mines/TAFE site at the north end and YMCA building at the south end. The corner about Howard Place is unusually intact to about 1870, creating another distinct locale within the precinct.
Criterion E

Whilst the precinct is noted for the concentration of grand buildings, it is also of representative significance for a plethora of good and intact secondary examples from the Victorian, Federation, and Interwar periods such as face brick shops from the Victorian and Federation periods, as well as larger premises/showrooms and the like from the Interwar period, several in the Moderne style.
Criterion D

Description

As its name would suggest, the Grand Boulevards precinct includes the principal thoroughfares in the centre of Bendigo, where most of the city's landmark civic, institutional, and commercial buildings, especially banks and the like, are located. Pall Mall, which backs onto Rosalind Park, forms the nucleus extending northwards with the adjoining part of McCrae Street (to Chapel Street), and southwards along part of High Street (to Short Street). Two other key streets of the surveyor Richard Larritt's 1854 plan for Bendigo – View Street, also forming a boundary with Rosalind Park, and Bull Street, the central axis of downtown Bendigo now terminating in the central town reserve – are also included. Also included is the lower end of Bridge Street, which initially was a main road, to Echuca and Farmers Lane in between it and McCrae Street. The precinct generally only includes the properties facing the nominated streets except at the northern end where the whole block of the TAFE is incorporated and where the new courts building is being constructed. Other exceptions are Chancery and Victoria lanes, where the rear parts of buildings are visible.

The focal point of the precinct is Charing Cross where the Alexandra Fountain and Cenotaph are located. The carriageway bifurcates about the central island where these two monuments are located, which has sloped concrete kerbing and basalt paving, garden beds, and areas of gravel and lawn near the Cenotaph.

The precinct's high point is the west end of View Street, which falls some 15 metres to Charing Cross and View Point, with the rest of the precinct being relatively consistent.

The precinct has a backdrop of parkland – both Rosalind Park and the central reserve. Street planting is consistently London Planes (*Platanus* × *acerifolia*) with the most-established specimens to the west side of Pall Mall. Kerbing and channelling is basalt throughout except for concrete kerbing to the lower part of the north side of View Street. Footpaths are generally asphalt some with additional differentiation. There are only a few crossovers, such as in Farmers Lane and View Street.



Alexandra Fountain



Pall Mall

The carriageway is asphalt except for areas with tram tracks, that is to the centre of the long north-south axis (McCrae Street, Pall Mall, and High Street). Between the tram tracks there is concrete to the southern end and basalt, partly overlaid with asphalt, to the northern end. The original tram poles survive along the long axis where the tram continues to operate but also along View Street, where there is a raised median strip of grass.

The buildings are predominantly two storey though with the taller buildings concentrated in the central part of the precinct – View Point and Pall Mall – and the single storey buildings tending to be located towards the periphery, with key exceptions at either end of the long axis - the YMCA building at the corner of High and Short streets and the Mechanics Institute/TAFE site on McCrae Street. In most parts of the precinct, the buildings extend the full width of their respective allotments however this is not often the case where they back onto Rosalind Park.

For the most part, roofs are concealed by parapets with notable exceptions being three key public buildings – the former and extant post offices and the law courts – as well as the Shamrock Hotel. Chimneys are visible in some instances. All the buildings are of masonry construction – brick, stone or concrete – however earlier buildings were generally timber-framed. Windows are near universally timber-framed double-hung sashes.

Details of individual buildings, including some history, are provided in the schedules which follow the overview of the periods.

Victorian Period

Much of the historic building stock in the precinct dates to the Victorian Period or the 19th century, however as the 19th century continued and as the wealth of Bendigo grew, the employment of classical detailing increased, resulting in progressively grander buildings. Extant buildings may be the second or third that has been constructed on a particular site, especially those in the vicinity of Charing Cross.

The earliest buildings date to the later part of the 1850s – Specimen Cottage in Hargreaves Street (single storey part 1856, two storey part 1861), the Surveyors Office at 60 View Street, the Freemasons Hotel at 116 Pall Mall, and the former National Bank at 41-43 View Street. Although the first iteration of the extant town hall dates to this time, it has been completely engulfed by later phases.

The single storey part of Specimen Cottage is a rare surviving early example with a stone façade and in a restrained Georgian mode and the two storey part reflects a Regency mode. The National Bank has been altered. The other two buildings are representative of the Regency style. Both the Georgian and Regency styles were brought to Australia by the mainly British immigrants though by the time Bendigo was emerging as a township, the Georgian style was waning, and the Regency style was not widely used from about 1860.

The Regency style evolved in Britain during the regency of the Prince of Wales (between 1811 and 1820) – the 'first gentleman of Europe' – and continued through his later reign as George IV, varying typical Georgian forms and expanding the range detailing in a more delicate manner. Oft used descriptors for this style are 'elegant' and 'refined'. Characteristically, the buildings are rendered or in stone with subtle delineation of facades with restrained classical detailing such as (abstracted) pilasters and porticos, usually with Tuscan order. Quoining and parapets were also common, and windows might be multi-paned or two-paned. Whilst the heyday of the Regency style in the Australian colonies was the 1830s when Victoria was only lightly settled during this period, the style continued to be employed to the end of the 1850s.



Surveyors Office, 60 View Street



Freemasons Hotel, 116 Pall Mall

Several buildings are known to date to the 1860s and display classical detailing to some degree, though to a relatively restrained degree, either in brick or render. By this time, the Renaissance Revival style was well-established especially for banks reflecting the sobriety of a Florentine palace. These buildings typically had symmetrical façade with a plain parapet, defined base/ground floor treatment of channelled or rusticated render often with tooled render to the upper floor (both in imitation of traditional stone/ashlar detailing). Similarly, the window treatments were varied across the two levels with arched forms favoured for the lower level and window aedicules (temple-like settings with a pediment) to the upper levels as exemplified by the banks opposite each other in View Street at nos 12 and 27. The nearby former post office at no. 18 is in a similar vein however the hip roofs are visible and clad in slate.

Face (unpainted) brick was regularly employed at this time, especially by Vahland and Getzschmann, with three fine examples surviving at 42 View Street and two hotels on Pall Mall – the Commercial (corner Bull Street) and Niagara (corner Mundy). The buildings are bichrome of red brick and contrasting cream highlighting for pilasters, cornices, bands of patterning, and to the windows (arches and sills). More modest examples are the group of shops at 123-125 and 127 View Street (built by 1872), with the former pair being rendered and the latter being of bichrome brick.



Bank, 12 View Street



Art Gallery (former Rifle Club), 42 View Street

From the 1870s, more elaborate detailing became the norm such as to the parapet which would be embellished with a central pediment, often with a date/name plate, some with scrolls, bottled balustrade and piers surmounted by urns or the like, though some have been removed. The Italianate style is broadly used for this approach, especially when featuring a tower or the like. Frequently some of this detailing has failed or been removed but is well-documented in the many photographs recording the original appearance in the precinct area. Rendered mouldings to the walls similarly became more ornate with pilasters, often the higher/Corinthian order, and aedicule might have curved or triangular pediments. Vermiculation to elements such as quoining or keystones was also commonplace.

Examples of this more ornate approach include the City Family Hotel with its prominent tower and the two buildings opposite flanking Forest Street - the store at 2 High Street and bank at I View Point, both with Corinthian Order pilasters. Giant Corinthian order columns were employed to the two contemporary banks at 11 View Point and 45 View Steet. Similarly grand is the Masonic Hall at 52 View Street with its temple like entry.

Nearly all were designed by Vahland (& Getzschmann), as was the Atkinson building at 75-91 View Street, which features elements such as a Lombardic frieze and acroteria,[1] among other fine decorative mouldings. The architects applied these elements to other buildings at this time. Other notable buildings by them are two hotels on Pall Mall – Exchange and the Commercial (nos 56 + corner of Bull Street). The former is distinguished by a fully rusticated façade and a wide cornice with modillion (horizontal) brackets.



City Family Hotel, 33 High Street

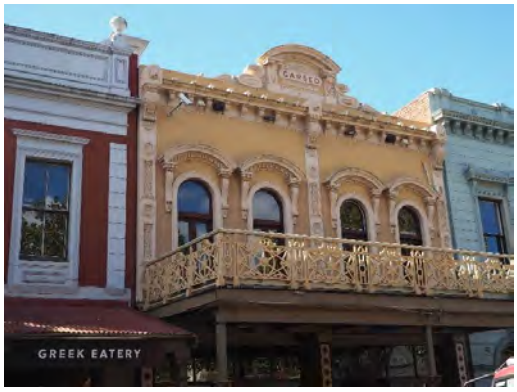


Bank, 11 View Point

1 A Lombardic frieze is a corbel table or series of small arches under the eaves and supported on corbels. Acroterion, plural Acroteria, is a decorative pedestal for an ornament or statue placed atop the pediment of a Greek temple; the term has also been extended to refer to the statue or ornament that stands on the pedestal. An acroterion placed at the outer angles of the pediment is an acroterion angularium.

The rebuilt Beehive at 18 Pall Mall was designed by Charles Webb, a leading Melbourne-based architect. The appropriate level of importance was signalled by the inclusion of a temple frontage to the centre of this large building. At three storeys, it was the premier building in Bendigo along with the earlier iteration of the Shamrock Hotel. It has arched windows to both upper levels and panelled pilasters, both single and paired.

The group of buildings at Howard Place and those adjoining on McCrae Street were built by the early 1870s. The Black Swan Hotel has channelled render to both levels and vermiculated piers and keystones and tulip motifs to the window jambs. The adjacent buildings on both sides are similar and designed by local architect G W Knight with lion head motifs to the cornice and arched windows with hoods.



Garsed, 10 Howard Place


Black Swan Hotel, 171 McCrae Street

During the last quarter of the 19th century, most of the grandest buildings in the precinct, and Bendigo more broadly, were erected. During the late 1870s and 1880s, the remodelling and enlarging of the Town Hall and expansion of the School of Mines site continued and set the tenor for subsequent projects, cementing Bendigo's position among Victoria's principal regional centres. Both feature towers however the Town Hall is distinguished by Mansard roofs and is indicative of the Second Empire Style, which was employed for several of the other key buildings of this phase including the Post Office, Law Courts and Shamrock Hotel.

The Second Empire style alludes to the architecture of Paris during the reign of the president Louis Napoleon, who proclaimed himself Emperor Napoleon III (1852-70). The desire to make Paris the 'most beautiful city in the world' was realised by Baron Haussmann who transformed congested parts of that city into grand boulevards lined with opulent buildings. Characteristics of this style in Australia are the steep, aforementioned Mansard (two-pitched) roofs[2], usually crowned with decorative cast iron railings and often incorporating dormers, pavilion forms/planning, and a profusion of classical detailing. Paired columns, as employed at the Paris Opera, are another hallmark of the style. It was an urban style, and the precinct has an unusually high concentration of examples of it.

2 The term Mansard relates to the work of the French architect Francois Mansart (1598-1666). Whilst technically it applies to roofs that are double-pitched with a steeply pitched upper part, it is often applied to any similarly steeply roof with no variation in pitch.



Post office, Pall Mall



Law Courts, north end, Pall Mall

The most exuberant example is the Town Hall, which is Vahland's pièce-de-résistance. This building unusually also has an overlay of Baroque style treatments, a style which he was likely exposed to in Germany, such as the stacked paired columns surmounted by pediments (triangular and segmental) with broken-beds. A Baroque sensibility was also brought to his bank at 32 Pall Mall, but it and its neighbour at no. 30 are indicative of the related Mannerist style as they both lack a Mansard roof. The Mannerist style is a high Renaissance style associated with Italian architects such as Michelangelo and Giulio Romano and is recognisable by an exaggerated, even playful, use of traditional classical elements. Another urban style with deep and complexly modelled façades featuring columns, heavy rustication, paired and/or giant order, and broken bed pediments. These elements are less pronounced but evident at Vahland's contemporary Rifle Brigade Hotel at 129-137 View Street. The century closes out with the construction of the most prominent historic building in central Bendigo, the Shamrock Hotel. This iconic building displays a resolved cacophony of competing elements and is a harbinger of the Anglo-Dutch influence with its pedimented gables to the parapet.



Town Hall, Hargreaves Street



Shamrock Hotel, Pall Mall

Federation Period

The Federation period, generally relates to most of the first two decades of the 20th century, but the styles associated with this period, such as the Queen Anne and Anglo-Dutch, were emerging during the 1890s. Whilst classically influenced styles remain common for public and large commercial buildings, the expression is usually restrained by comparison to examples dating to the late 19th century. Hallmarks of Federation period buildings is a palette of red brick with rendered trims (frieze, parapet and bands). Timber-framed windows continue to be employed but casements become the norm, albeit less so for commercial buildings. Within the precinct, there was some ongoing renewal, and the streets were transformed by the introduction of the tramway network in 1903, providing the extant street poles to the centre of the long north-south axis (McCrae Street, Pall Mall, High Street) and east-west axis of View Street.

The precinct is distinguished by a few Anglo-Dutch style buildings, especially those by William Bebe. This style developed from the English Queen Anne Style, which became popular in England from about 1870 at a time when architects sought inspiration from the domestic architecture of the late 17th and early 18th century. The latter time frame related to the reigns of the monarchs William of Orange/III (reigned 1689-1702) and Mary, and subsequently Queen Anne (reigned 1702-14).[3] The style that developed was greatly influenced by precedents from the Low Countries (Belgium and the Netherlands) resulting in an architecture of fine brickwork with Dutch gables (a gable surmounted by a pediment) at the roofline and some Renaissance detailing, which was often freely interpreted. The fire station at 58 View Street exemplifies this style. The Queen Anne style was largely residential featuring timber-framed verandahs with fretwork friezes and the turned timber posts. In the precinct there is an example with the Sandhurst Club Building behind View Street.



Fire Station, 58 View Street


Sandhurst Club, behind View Street

Many of the contemporary buildings reflect the 'Free' style, which was an eclectic urban design approach that incorporated, to varying degrees, elements from several contemporary architectural currents - namely an often impure, or sometimes exaggerated, adaptation of the classical tradition, the Art Nouveau, Romanesque (Richardsonian), Queen Anne revival, and the Arts and Crafts style. Characteristic elements evident in the precinct are curved parapets and piers (often faceted) projecting above the parapet. Two key buildings are the Royal Bank (17 View Point) and YMCA (87 High Street), with the former including terracotta panels and corbelled, faceted columns and the latter a corner tower and orbs to the parapet. Both feature circular openings. Other examples are Trades Hall at 34-40 View Street with pediments to paired windows and two adjacent on High Street - the shops at nos 14-18 and the Gospel Hall at no. 20. Modest examples include the Daley's buildings at 93-111 View Street which feature Queen Anne sills and retain their original shopfronts as well as the pair at 33-35 View Street. At View Point, there was replacement of pre-existing two storey buildings with taller four storey financial offices at no. 7 and 21, however no. 7 was later remodelled. The AMP building at no. 21 has an expressed gable roof clad in terracotta tiles, and large windows indicative of the period.

3 Due to a scarcity of building activity caused by the 1890s Depression, there is a relative paucity of the Anglo-Dutch style in Victoria and, in general, to the eastern seaboard of Australia. (Richard Apperly et al, *A Pictorial Guide to Identifying Australian Architecture*, Sydney, Angus & Robertson, 1989, pp. 122-115)



Royal Bank, 17 View Point



YMCA, 87 High Street

Interwar Period

There are scattered examples throughout the precinct from the Interwar period. During this period, steel-framed windows became increasingly employed.

At the beginning of the Interwar period, circa 1919-20, the Salvation Army commissioned three buildings at the southern end – the Citadel at 6 High Street and two adjoining at 50 + 52 Street. These reflect a continuity with the late Federation period in their palette of red brick and rendered trim but are more restrained versions of the Free style.

A few buildings are indicative of a more retrained and orthodox classical idiom referred to as the Free Classical style which are typically symmetrical and rendered with facades displaying a variety of traditional classical elements and motifs often in simplified and/or exaggerated manner. Parapets with flanking projecting piers, cornices and panels were common. Examples include the multi-storey T + G building at 31 View Street and the single storey building at 58 Bull Street. Opposite the later, the Town Hall Buildings at the corner of Hargreaves Street is an unusual design with prominent battlements and tourelles. Two other buildings from circa late 1920s are adjacent on Hargreaves Street on the Mechanics Institute site. Both are mainly red brick with one being indicative of the Georgian Revival style.



Salvation Army Citadel, 6 High Street



Town Hall Buildings, Bull Street, with some intact shopfronts

The buildings dating to the 1930s in the precinct tend to reflect either the inter-related Moderne and Art Deco styles. Moderne buildings generally have a horizontal emphasis, sometimes with a contrasting vertical component. The horizontal emphasis is typically provided by banding and horizontal glazing bars (or muntins) to the windows. Wall finishes are usually smooth render though bricks (clinker, tapestry or Roman) which were common generally are not evident in the precinct. Ornamentation is

otherwise limited but sometimes an Art Deco influenced panel/s may be incorporated and windows are either timber or steel framed. Examples include a few on High Street (nos 36-44, 47-51, 81), 102 and 110 Pall Mall, 15 Bridge Street, and the remodelled façade of the four-storey building at 7 View Point.



Former Commercial House, 7 View Point



81 High Street

A few intact shopfronts from this period survive at the Beehive Building (Allan's Walk), 13 View Point and 43 View Street, and along Chancery Lane.

Later 20th Century

A few buildings and structures date to the Post-WWII (circa 1940-1960) or the Late 20th century period (circa 1960-1990). The prime example from the Post-WWII period is the Myer buildings on Pall Mall, the facades of which are largely intact but the poorly presented as the patterned masonry of the main section and steel-framed windows are all painted out. The rear parts of this building are however generic.

Whilst the Cenotaph dates to this period, its design is indicative of the Interwar period.



Myer, 38-46 Pall Mall



51 Bull Street

Two nearby buildings on the south side of Bull Street date to the late 20th century period – nos 51 and 55-61 - being both financial or legal related in function and featuring high quality finishes such as marble panels.

The Dai Gum San precinct was developed during the 1990s and consists of walled path from Mccrae Street, Yi Yuan (Garden of Joy) with Guan Yin Miao (Goddess of Mercy) Temple, and the Golden Dragon Museum (the Chinese Cultural Centre of Australia), which document, interpret and preserve Chinese heritage in Australia. Many of the elements are based on traditional Chinese design.

Schedule – High Street and adjacent

Address	Name	Period + Date	Details	Grading
1-27 High Street[4]	Fountain Plaza Bendigo Bank	Late 20th Early 21st	Three storey with corner tower Site of 1870s shops and City Club Hotel by Vahland,[5] plans from 1962 to redevelop by Council 1962 BRAC (7) Six storey Bligh, Voller, Nield with Gray Puksand Site of Lyceum (later Lyric) Theatre of 1913 and other buildings	Non-contributory Non-contributory
2 High Street	former Connelly Store	1877[6] Victorian	W C Vahland Italianate style Two storey, rendered, pilasters, Greek key pattern, weathervane	Significant
4 High Street	Store	Victorian (?) and Late 20th	Single storey, ground floor with panelled pilasters wide unarticulated parapet (double height)	Contributory
6 High Street	Salvation Army Citadel	1919 Interwar	Free style Two storey, red brick and render, including roughcast, divided into bays by wide piers, curved pediments	Significant
8 High Street	Warehouse	Late 20th	Single storey, set back	Non-contributory
10-12 High Street	Shop	Late 20th	Single storey, red brick, pedimented parapet	Non-contributory
14-18 High Street	Shop	Federation	Free style Single storey, red brick and render, elaborate stepped parapet with semi-circular vented opening and orbs, mostly original openings	Significant
20 High Street	former Gospel Hall	1914[7] Federation	Free style Two storey, red brick and render, set back with front stair, leadlight	Significant
22 High Street	Shop	Victorian	Two storey, brick, cornice, and dogtooth frieze	Significant
24 High Street	Shop	Victorian	Single storey, brick, cornice	Significant
26-30 High Street	3 Shops	? Victorian	Single storey, rendered, panelled parapet, altered	Contributory
32 High Street	Shop	Victorian	Single storey, rendered	Significant
33-47 High Street	City Family Hotel	1872 Victorian	Vahland & Getzschmann Italianate style	Significant

4 This section had been in listed as Charing Cross initially.

5 Mike Butcher, Yolande M J Collins + Richard Gibbs, *Bendigo Through Time – an architectural miscellany*, 2014, p123

6 The historical information, dates and architects, etc in this section largely derive from Mike Butcher + Gill Flanders, *Bendigo Historic Buildings*, National Trust of Australia (Victoria) 1987, and are supplemented by information in Ratio Consultants + Caulfield & Krivanek in association with Graeme Butler and Francine Gilfedder & Assoc., 'View Street Rosalind Park Study', May 1992

7 'Gospel Hall', *Bendigo Independent*, 6 October 1914, p6

Address	Name	Period + Date	Details	Grading
			Three storey, rendered with channelled base, corner tower	
36-44 High Street	4 Shops	1930s Interwar	Moderne Style Two storey, rendered, windows had been timber boxed-frame with horizontal glazing bars[8] Single storey part may be earlier	Contributory
47-51 High Street	Office/shops	Interwar	Moderne style Two storey, rendered, ribbed panels and cornice	Significant
53-55 High Street	2 shops	Post-WWII	Single storey Original shopfronts with chrome- framing and tiling to entry and stallboard	Contributory
57-61 High Street	Shop (HO54)	Victorian	Single storey, rendered, elaborate parapet with urns, original verandah, original shopfront	Significant
63-73 High Street	Building and carpark	21st century	Single storey	Non-contributory
(30-38 Short Street)	Car park		Site of H M Leggo Building, a substantial, late 19th century two storey.[9]	Non-contributory
81 High Street		1930s Interwar	Art Deco style Single storey, rendered, wide stepped parapet with finned panels	Significant
85 High Street		Interwar?	Single storey, wide parapet with cornice moulding, rendered,	Contributory
87 High Street	YMCA	1908 Federation	Bebe & Gavin Free style Two storey, red brick, cream brick lintels, oriel tower Verndah removed in 1960s	Significant
50 Short Street	Hall	Circa 1920 Interwar	Salvation Army Primary School Free style Single storey, red brick and render, arched entry	Significant
52 Short Street	House	Circa 1920 Interwar	Salvation Army Officers Quarters Free style Single storey, red brick and render, hip and gambrel roof	Significant

8 Google Street View
9 Ken Arnold, *Bendigo – Our Golden Past*, Bendigo 2007, p47, circa 1900 photograph of a substantial two storey building

Schedule – View Point

Banks and other financial companies have been long concentrated at View Point and nearby parts of View Street and Pall Mall.

Address	Name	Period + Date	Details	Grading
1 View Point	London Chartered Bank of Australia	1874 Victorian	Terry & Oakden Italianate style Single storey, rendered, panelled parapet, Corinthian order pilasters Windows have been altered.[10]	Significant
3 View Point	Shop	Late 20th century	Small, single storey, parapet with metal sheeting	Non-contributory
5 View Point	Offices	Late 20th century	Two storey Site of View Point hotel demolished in 1971	Non-contributory
7 View Point	Commercial House/Commonwealth Bank	1914[11] Federation Remodelled 1934[12] Interwar	Keough and Austin Replaced a two-storey building.[13] Art Deco style Four storey, tall fluted columns with stylised Ionic order capitals, rendered, steel-framed windows	Significant
11 View Point	Commercial Bank of Australia	1875 Victorian	Vahland & Getzschmann Italianate style Two storey, rendered, giant Corinthian Order columns, aedicules to ground floor windows	Significant
13 View Point	2 Shops	Victorian	Two storey, rendered Interwar shopfronts by E L Yencken & Co.	Significant
17 View Point	Royal Bank	1908 Federation	William Bebe & G D Gavin Free style with Romanesque and Art Nouveau elements Red brick, render and terracotta, stained glass	Significant
21 View Point	AMP	1913[14] Federation	Free Classical style Four storey, rendered, gable roof clad in terracotta tiles, large windows, balcony with decorative metal balustrade Replaced a two storey building with a Mansard roof	Significant
23 View Point	Henry Jackson Store	1861 (ground floor) + 1872 (upper two storeys),	Vahland & Getzschmann Italianate style Commenced operations in a canvas store on the site Extended at south end in early 20th century in matching manner	Significant

10 Mike Butcher + Gill Flanders, *Bendigo Historic Buildings*, National Trust of Australia (Victoria) 1987, p10, image with original windows and orbs to parapet
11 'Commercial House', *Bendigo Independent*, 8 August 1914, p7
12 *Argus*, 23 October 1934, p3. Bank being 'reconstructed' at that time.
13 M Butcher + G Flanders, *Bendigo Historic Buildings,* p12. Partial views of the earlier building are included.
14 Bendigonian, 1913 (no date, provided by BRAC)

Address	Name	Period + Date	Details	Grading
			Three storey, rendered, parapet, two storey verandah	
Charing Cross	Cenotaph	1956-57[15]	Modelled on precedent in Whitehall, London of 1920 by Edwin Lutyens George Lansell provided the funds.	Significant
Charing Cross	Alexandra Fountain	1881 Victorian	W C Vahland Named after Alexandra, Princess of Wales whose sons, Princes Albert and George, attended the opening ceremony on 5 July 1881. Consists of polished granite, four classical female figures, bronze mer-horses, cast iron fence and four light fixtures.	Significant

Schedule – View Street

Address	Name	Period + Date	Details	Grading
12 View Street[16]	Bank of Victoria	1863 Victorian	Alfred Smith Renaissance Revival style Replaced an earlier basalt building Two storey, rusticated render, pilasters and aedicules (first floor), arched windows with classical head to keystones (ground floor)	Significant
18 View Street	Former Post office	1867 Victorian	PWD, William Wardell Replaced an earlier 1858 single storey stone building, relocated to Barkly Place 1891 PO relocated Renaissance Revival style Part single + two storey, rendered, slate clad hipped roof Two basalt piers and later gate to west end	Significant
rear of 18 View Street	Sandhurst Club Building	1893 Federation	W C Vahland & son Queen Anne style Three storey, brick and quoining, two level timber verandah	Significant
27 View Street	Bank of NSW	1866 Victorian	Leonard Terry Replaced a small basalt building of 1854 Renaissance Revival style Two storey, channelled render, dentillated cornice	Significant
24-28 View Street	Temperance Hall	1860 1895 (façade) Victorian	Vahland & Getzschmann 1870 portico and rendered 1895 – James Blair, two storey front section Italianate style	Significant

15 Frank Cusack, *Annals of Bendigo, 1951-1987*, Bendigo 1988, pp43+78

16 Additional historical information for places on the north/park side of View Street was derived from R W Birrell, *Establishing a city and the disposal of crown lands: Bendigo in the Nineteenth Century*, pp136-141

Address	Name	Period + Date	Details	Grading
			Part single + two storey, rendered with pilasters Cast iron gate and basalt pier to each end	
31 View Street	T & G building	1924-25[17] Interwar	A + K Henderson Free Classical style Three storey with tower, rendered, steel-framed windows	Significant
32 View Street	Residence	1871 Victorian	Vahland & Getzschmann Renaissance Revival style 1878 - façade and additions by E T Brown Two storey, rendered, fluted pilasters to first floor	Significant
33-35 View Street	Paired shops	1895 Victorian	William Bebe[18] Queen Anne style Two storey, red brick with cream brick and rendered banding, diaper patterning	Significant
34-40 View Street	Trades Hall	1913 Federation	W J Hurley Replaced an earlier 1858 Court of Petty Sessions building Free Classical style Two storey, red and cream brick, paired windows with pediments to first floor, patterned frieze and platband	Significant
37-39 View Street	Post Office Hotel	1870 Victorian	Vahland & Getzschmann Additions in 1895 by W Bebe Façade remodelling circa 1950s, partly reconstructed since (GSV, 2010)	Significant
41-43 View Street	National Bank	1859 Victorian	Leonard Terry Two storey, rendered, originally face brick No. 43 - Interwar period, intact shopfront and cantilevered canopy with pressed metal to the soffit	Significant
42 View Street	Rifle Brigade/Art Gallery	1867 Victorian	Vahland & Getzschmann In 1887 became the Art Gallery Additions in 1897 (Drury Court) and 1905 (Abbott Court), 1950s front later removed Single storey, bichrome brick including patterning Late 20th + early 21st century additions by Nation Fender Katsalidis Also site of 1893 ANA building by W Bebe, demolished in 1971,[19] and the subsequent the ANA downtown motel was demolished in 1996.[20]	Significant

17 *Argus*, 18 March 1925, p26; SLV, MS 9317, Records of A + K Henderson, box 239
18 M Lewis, AAI, record no. 38948
19 Ken Arnold, *Bendigo – Our Golden Past*, Bendigo 2007, p37, circa 1900 photograph of a substantial, Second Empire style, two storey building with Mansard roof and tower
20 M Butcher, Y Collins + R Gibbs, *Bendigo Through Time – an architectural miscellany*, p68

Address	Name	Period + Date	Details	Grading
45 View Street	Union Bank	1876 Victorian	Smith & Johnson Replaced earlier bank buildings of 1857 and 1859 Mannerist style Two storey, giant Corinthian Order to recessed portico	Significant
52 View Street	Masonic Hall and Temple	1873 + 1890 Victorian	Vahland & Getzschmann. 1890 red brick theatre section by W C Vahland Academic Classical style Basalt podium, rendered above, temple portico with giant order Corinthian colonnade in the Roman manner	Significant
55 View Street	Shops & offices	Late 20th	Two storey Site of Albion Chambers, pre-1872 Site of Princess Theatre of 1874, Vahland & Getzschmann, 1936 conversion by Cowper, Murphy & Appleford.[21] Demolished 1963	Non-contributory
57 View Street	Offices	Late 20th	Two storey, tilt slab concrete Site of Albion Hotel, pre-1872	Non-contributory
58 View Street	Fire station	1899 Federation	William Bebe Anglo-Dutch style Two storey, red brick and render, oriel bay, gabled pediment, Queen Anne stills, basket-arched windows	Significant
60 View Street	Survey Office	1858 Victorian	Colonial Govt architect Stables added in 1863 Regency style Two storey, red brick with quoining, stone plinth and columns to arcaded portico, slate-clad pyramidal roof, arched windows	Significant
75-91 View Street	Atkinson Buildings	1877 Victorian	W C Vahland Italianate style Nine shops, 6 double and 3 single premises Two storey, rendered, window aedicules, corbelled cornice, piasters to four sections, corner verandah. Original shopfronts, timber-framed to several premises	Significant
93-111 View Street	Daley's Buildings	1898 Federation	9 shops Anglo-Dutch style Two storey, red brick, Queen Anne sills, stepped in 3 sections, pilasters, central pediment Original shopfronts, timber-framed, ventilating grilles to stallboards	Significant

21 AAI, nos 42858 + 42860

Address	Name	Period + Date	Details	Grading
113 View Street	La Trobe University Visual Arts Centre	2005 21st century	Peter Elliot Single storey, glass facade and masonry wings walls Replaced a 1950s building	Non-contributory
123+125 View Street	2 x shops	By 1872 Victorian	Single storey, rendered, slate clad gable roof	Significant
127 View Street	Shop	By 1872 Victorian	Two storey, red and cream brick	Significant
129-137 View Street	Rifle Brigade Hotel	1887 Victorian	W C Vahland Replaced an earlier timber hotel. Two level verandah is an addition. Italianate style Rendered with rusticated lower level, openings with keystones (arched, lower level) or acroteria (upper level).	Significant

Schedule – Pall Mall

Address	Name	Period + Date	Details	Grading
2-12 Pall Mall + 3 Mitchell Street	Shops (Pike's Corner)	Victorian 1860s/early 1870s	Two storey, overpainted brick, visible chimneys red and cream brick Original façade concealed by sheeting to several corner premises	Significant
14 Pall Mall	Store	Victorian	Italianate style Two storey, elaborate parapet, original verandah	Significant
18 Pall Mall	Beehive Store + Mining Exchange	1872 Victorian	Charles Webb Initially single storey, then two storey in 1864 but lost to fire in 1871 Italianate style Three storey, rendered, central temple bay with pediment Interwar phase - Allans Walk - paving and shopfronts	Significant
30 Pall Mall	National Bank	1887 Victorian	W C Vahland, previously Victoria Hotel on the site Mannerist style Two storey, rendered, paired columns, conch to parapet	Significant
3-7 Victoria Lane		Victorian	Two storey brick, overpainted, altered ground level	Significant
32 Pall Mall	Colonial Bank	1887 Victorian	W C Vahland, replaced an 1857 building Mannerist style, three storey, rendered, elaborate mouldings, broken bed pediment, fluted columns and pilasters, some banded	Significant

Address	Name	Period + Date	Details	Grading
34 Pall Mall	Shop	Late 20th	Single storey, parapet with metal sheeting Site of Bendigo Arcade, erected in 1893, affected by fire in 1974, demolished in 1975.	Non-contributory
36 Pall Mall	Myer	circa1860[22] Victorian	Two storey, rendered with rusticated piers, bracketed cornice Window opening enlarged, had been two separate windows and hoods Myer in this location by 1910.[23]	Significant
38-46 Pall Mall	Myer	1954 Post-WWII	A S + R A Eggleston[24] Two and three storey, façade with recessed upper level windows overpainted, blockwork (overpainted, originally patterned), flagpoles Shopfronts with stone cladding and chrome finish framing Side walls/rear parts are generic	Significant
48 Pall Mall	Bank	1967 Late 20th	Two storey, initially with a temple-like form and cast iron balustrade to balcony, since removed Replaced 1855 Bank of Australasia	Non-contributory
51-69 Pall Mall	Post Office	1883-87 Victorian	G H Watson Second Empire style Two storey with tower and Mansard roof	Significant
9-23 Williamson	Shamrock Hotel	1897 Victorian	Phillip Kennedy Replaced earlier buildings, initially a slab and canvas structure in 1853, lost to fire in 1857. In 1860 Vahland & Getzschmann designed a part two and three storey building, later extended and verandah added. Demolished in 1896. Second Empire style Four storey with Mansard roof, rendered	Significant
56 Pall Mall	Exchange Hotel	1874 Victorian	Vahland & Getzschmann Renaissance Revival style Three storey, rusticated render, wide cornice with modillions	Significant
60 Pall Mall		Victorian or Federation?	Two storey, red brick, parapet with curved pediment, with original verndah	Significant
66 Pall Mall	Shop	1930s Interwar	Single storey, panel with tapestry brick border to parapet	Significant
68 Pall Mall	Shop	Post-WWII	Two storey, rendered, bank of windows	Contributory

22 'Bendigo Sale', *Age*, 2 December 1954, p10

23 Sands & McDougall directories, 1910. They were not listed at this location in 1904.

24 AAI, record no. 86746, Cross-Section, August 1954, p2; 'New Myer Home for Bendigo', *Age*, 29 June 1954, p2. Hansen & Yuncken builders

Address	Name	Period + Date	Details	Grading
70 Pall Mall	Former Photographic studio	1865 Victorian	Vahland & Getzschmann Two storey, rendered with rusticated piers, one window removed	Significant
71-85 Pall Mall	Law Courts	1890-96 Victorian	G H Watson Second Empire style Part two/part three storey with Mansard roof, rendered, arcaded entry	Significant
72 Pall Mall	Shop	Post-WWII	Single storey, panelled parapet	Non-contributory
74 Pall Mall	Shop	Late 20th	Two storey	Non-contributory
78 Pall Mall	Shop	Late 20th	Single storey, timber parapet	Non-contributory
82 Pall Mall	Shop	Post-WWII	Single storey, metal sheeting to parapet	Non-contributory
84 Pall Mall	Shop	Victorian	Italianate style Two storey, narrow, rendered	Significant
71 Bull Street	Commercial Hotel	1868 Victorian	Vahland & Getzschmann Later Law Courts Hotel Two storey, red and cream brick, patterned Ground floor windows altered and verandah removed.[25]	Significant
88 Pall Mall + 70 Bull Street	Corner House	1875 Victorian	Vahland & Getzschmann Alterations in 1888 by W C Vahland Italianate style Two storey, rusticated render, fluted pilasters, aedicules, corbelled cornice, orbs	Significant
92-94 Pall Mall	2 shops	Federation	Free style Single storey, rendered, pediment to parapet	Significant
96 Pall Mall	Shop + offices	21st	Three storey, metal cladding to central bay Site of 1960s Advertiser building	Non-contributory
100 Pall Mall	shop	21st	Single storey, sheeted parapet	Non-contributory
102 Pall Mall	shop	1930s Interwar	Single storey, wide crow-stepped parapet with tiles, fins	Significant
104-106 Pall Mall	2 x Shops	1860 Victorian	Vahland & Getzschmann Renaissance Revival style Two storey, rusticated render, paired aedicules	Significant
108 Pall Mall	Shop	Post-WWII	Single storey	Non-contributory

25 *Bendigo Advertiser*, 22 May 1957, p9. An image of the earlier appearance.

Address	Name	Period + Date	Details	Grading
110 Pall Mall	Premises	1930s Interwar	Single storey, stepped parapet with panelling and cornice	Significant
114 Pall Mall	Shop	Late 19th century (likely)	Single storey, sheeting to parapet, large later 20th century shopfront	Contributory
116 Pall Mall	Freemasons Hotel	1858 Victorian	William Smith Later Court House Hotel Earliest surviving hotel in Bendigo Regency style Two and single storey sections. Face brick overpainted, rendered parapet and quoining to corner windows and door, multi-paned sashes.	Significant

Schedule – Bull Street and part Hargreaves Street

Traditionally Bull Street has been the location of legal chambers and financial companies.

Address	Name	Period + Date	Details	Grading
41-49 Bull Street (and 236 + 234 Hargreaves Street)	Town Hall Buildings	1920s (by 1929) Interwar	Single storey, rendered, crenulated parapet with small tourelles Original Federal shopfronts with stained glass to some premises Built in stages, nos 45-49 erected first	Significant
51 Bull Street	Legal chambers	1970s Late 20th	Two storey, brown brick, stone cladding, aluminium-frame windows Site of Colonial Mutual Life & fire Insurance co	Significant
52 Bull Street	Former Citizens Club (chambers)	By 1912 Federation	Two storey, rendered, parapet with curved pediment	Significant
53 Bull Street	London House	By mid-1875 Victorian	Italianate style Two storey, brick with rendered parapet, upper windows with margin lights, verandah with cast iron balustrade and frieze	Significant
58 Bull Street	Premises	Interwar 1920s	Free Classical style Single storey, rendered parapet with pediment and rustication	Significant
55-61 Bull Street	Bendigo (Mutual Permanent Land &) Building Society	1980s Late 20th	Three storey, brown brick piers, white marble cladding, canopy with timber-lined soffit, aluminium windows with bronze finish, section of cast iron palisade fence Site of A'Beckett Chambers (no. 55) and earlier Bendigo Society Building, fire in 1961, demolished circa 1964	Significant
62-68 Bull Street	Shops	Victorian	Two storey, brick (overpainted), cornice, five bays separated by pilasters, multi-paned windows 1911 image with verandah[26]	Significant

[26] Provided by BRAC, Bendigonian 1911 (73) when it was occupied by William Wallace and Co.

Address	Name	Period + Date	Details	Grading
189 Hargreaves Street	Bendigo Town Hall	1859 1878-86 Victorian	G A Fletcher W C Vahland, extended and remodelled the exterior Otto Waschatz provided the plaster mouldings Current verandah dates to 1910 by James P Condon Second Empire style, with Baroque influence Two storey with tower	Significant
224 Hargreaves Street	Metropolitan Hotel	1860, 1872, 1899 Victorian	Two storey, red brick and rendered (quoining, frieze), corner verandah	Significant

Schedule – McCrae Street & part Hargreaves and Mundy streets

Address	Name	Period + Date	Details	Grading
1 Mundy Street	Niagara Hotel	1864 Victorian	Vahland & Getzschmann Additions/alterations in 1885, 1890, 1895, 1902 Two storey, bichrome brick (overpainted), two-tiered verandah	Significant
120-130 McCrae Street	6 shops	By early 1870s Victorian	Two storey, brick, bracketed cornice, hoods to windows No. 128 with vernadah	Significant
132-160 McCrae Street	Mechanics Institute School of mines	1864, 1873 1878, 1887, 1889 Late 20th century Early 21st century	Vahland & Getzschmann W C Vahland Three storey with tower, Italianate style, rusticated render Two storey, rendered, Mannerist style, paired columns Three storey, red brick and concrete Three storey, metal cladding	Significant Non contributory
117 McCrae Street	Black Swan Hotel	1873 Victorian	Vahland & Getzschmann Established on site in 1853 Italianate style Two storey, channelled render, vermiculation to piers and keystones, aedicules with acroteria, tulip motifs to the window jambs	Significant
121-123 McCrae Street	Garsed	1873 Victorian	George William Knight[27] Italianate style Pair, two storey, vermiculated pilasters, curved hoods, lion head motifs to the cornice (similar to 10 Howard Place)	Significant

27 Annals of Bendigo, vol. 2 (1868-1891) , p137. Knight was said to have designed other buildings in McCrae Street.

Address	Name	Period + Date	Details	Grading
125 McCrae Street	Shops	Circa 1900	Pair, single storey, rendered parapet with pilasters and wide frieze, panelled pilasters at ground level	Significant
131 McCrae Street	Albert Hotel	1873 Victorian	J H Jones Italianate style Two storey, rendered, aedicules, decorative parapet, original openings at ground level	Significant
133 McCrae Street	Shop	Late Victorian/early Federation	Two storey, red and cream brick, basalt sills, parapet with curved pediment	Significant
135 McCrae Street	(Holmes ironmongers)	By 1861 Victorian	Two storey, channelled render Bottled balustrade to parapet and cast iron balcony removed, bracketed cornice Sandstone, rusticated pilasters (overpainted) at ground level	Significant
137 McCrae Street	Shop	Victorian	Italianate style Two storey, rendered, parapet with vermiculation and an arched course	Significant
139-143 McCrae Street	Carpark Path to Chinese precinct (museum and gardens)	-	Asphalted Wall path in grey bricks, reflecting traditional Chinese design	Non-contributory Significant
145-153 McCrae Street	Premises	Late Victorian/early Federation	Two storey, brick (overpainted), curved pediment, rendered ground level with distinctive entry treatment Single storey, rendered	Significant
155 McCrae Street	Premises	Victorian	Regency style Two storey with partial basement, plain wall divisions, rendered with mouldings to opening, central dormer, recessed entry	Significant
157 McCrae Street	Premises	Post-WWII	Two sections, southern part with a band of louvred window	Non-contributory
159 McCrae Street	Shops	Victorian/Federation Interwar	Single storey, brick (overpainted), curved parapet with lourvred vent Single storey, rendered, gable parapet, altered openings, brick side wall Former brewery/cordial factory	Significant Contributory
178-180 Hargreaves Street (corner Mundy Street)	Specimen Cottage	1856 1861 Victorian	Single storey section, Morewood & Rogers metal roof tiles Two storey section with rare timber balcony Both have stone facades with quoining, erected by James Brierly, stonemason	Significant
Hargreaves Street	School of Mines & Industries TAFE	1873 Victorian	Vahland & Gertzschmann Two storey, cream brick, arched windows Reflects a German influence	Significant

Address	Name	Period + Date	Details	Grading
Hargreaves Street	Tom O'Connor Wine Industry Centre	Circa 1930 Interwar	Free Classical style Two storey, red brick, projecting piers	Significant
Hargreaves Street	Junior Technical College	Circa 1930 Interwar	Georgian Revival style Two storey, red brick with rendered entry bay	Significant

Schedule – Howard Place, Farmers Lane and Bridge Street

Address	Name	Period + Date	Details	Grading
In front of Howard Place	Discovery of Gold Monument	1902 Federation	Charles Douglas Richardson Erected for the Victorian Gold Jubilee Exhibition held 1901-2 Harcourt granite plinth, four bronze peacocks, two white marble figures – man panning for gold overlooked by a female figure (Victoria)	Significant
4 Howard Place	Park Corner	By 1875 Victorian	Two storey, rendered (originally face brick), rusticated piers, Parapet has been enlarged post-1905, including obelisk to corner pediment	Significant
10 Howard Place	Garsed	By 1875 Victorian	Presumably by G W Knight (same as 121-123 McCrae St) Italianate style Pair, two storey, vermiculated pilasters, curved hoods, lion head motifs to the cornice	Significant
1 Farmer's Lane	Cohn Bros wine store	1892[28] or 1901 Victorian	Vahland & Son Mannerist style Single storey, red brick, granite plinth, vermiculated rustication	Significant
3 Farmer's Lane	Consulting Rooms & offices	1885 Victorian	W C Vahland For Dr James Lamsey (Lam See), doctor-herbalist.[29] Mannerist style Two storey, rendered, rusticated piers, exaggerated voussoirs, verandah, Signage to side wall, 'Jas Lamsey – herbalist'	Significant
5 Farmers Lane	Shop + residence	21st century	Two storey, tilt slab, with garage clad in Corten	Non-contributory
22 Farmers Lane	Yi Yuan (Garden of Joy) with Guan Yin Miao (Temple of the Goddess of	Late 20th century 1991-96	Walled garden enclosure with Buddhist Temple, small lake and tiled screen with dragons at entry, based on the Imperial Palace in Beijing. Site of 1890s shop, later Chinese Masonic Society, demolished in 1976.[30]	Significant

28 Article provided by BRAC – 1994 House (2) or AAI, record no. 44487
29 *Chinese Footsteps*, Bendigo 2000, p31
30 *Chinese Footsteps*, p10

Address	Name	Period + Date	Details	Grading
	Mercy) + Pailou (archway)			
81 Chapel Street	House	Interwar	Indian Bungalow Red brick, render, recessed porch, tile clad roof, 3 palm trees	Significant
1-5 Bridge Street	Golden Dragon Museum	Late 20th century 1991	Single storey, red brick, aluminium windows Museum has internationally significant holdings of Chinese dragons. Site of Bendigo Hotel and shops which came to be a Chinese enclave, demolished in 1963.[31]	Non-contributory
7 Bridge Street	Bendigo Chinese Association (Gee Gung Tong)	Circa 1895[32] Victorian	Two storey, rendered, timber to ground floor with leadlight windows featuring 1911 flags of the Provisional Republic of China, single level verandah	Significant
9-11 Bridge Street		Late 20th century	Two storey, two and single level verandah	Non-contributory
13 Bridge Street	Hibernia Hotel	Federation	Also known as Showgrounds Hotel Two storey, red brick with rendered bands, arched windows to corner	Significant
15 Bridge Street	Mulqueen & Son	1930s Interwar Circa 2000	Moderne style Two storey, rendered, steel-framed windows, cantilevered canopy Single storey section	Significant Non-contributory

History

Prior to colonisation, the Bendigo area had been Dja Dja Wurrung country for millennia, whose descendants remain part of the world's oldest living culture.

Squatters moved into the area during the mid-1830s, displacing First Nations people from their traditional food and water sources. The vast sheep run encompassing the future town of Sandhurst/Bendigo become known as 'Ravenswood'. The rapid pastoral invasion was traumatic for Indigenous people and only a few years before the goldrushes, much of the area was a frontier in open and violent dispute between the Dja Dja Wurrung and the settlers.

Evidence abounds that shepherds were (illegally) collecting gold before its official discovery on the Bendigo Creek at Golden Point (about Maple Street) in October or November 1851, a few months after the first government-acknowledged finds at Clunes. By December, miners from Castlemaine had swamped the area, following the alluvial gold down Bendigo Creek to Epsom and White Hills and up to Kangaroo Flat. By June 1852, it was estimated that there were as many as 40,000 diggers on the Bendigo field, most of whom had arrived from overseas, chiefly the British Isles, although there was a sizable population of Chinese. Such an influx was extraordinary, given that pre-goldrush Melbourne's population was about 23,000. Despite the multitude of newcomers brought by gold, an Aboriginal presence on the goldfields persisted.

31 *Chinese Footsteps*, pp11+ 23
32 *Chinese Footsteps*, p8

In 1852, the first land surveys in the Bendigo District were undertaken by William Swan Urquhart and two preliminary township reserves were defined along the Bendigo Creek near where gold had been initially discovered.[33] A gold commissioner's office, police barracks were erected on Camp Hill in Rosalind Park during 1852. By 1853, alluvial gold was becoming scarce and so other extraction methods began to be employed, initially crushing quartz from the reefs and puddling.

The Bendigo goldfields – the richest in Victoria and second biggest-producing in Australia (after Kalgoorlie-Boulder) – were shaped more than 350 million years ago, as gold liquified in water heated deep beneath the earth's crust, then moved up through cracks and fissures in quartz rock. Around 65 million years ago, erosion and weathering exposed a portion of these deposits and gold was washed down the gullies and creeks of the district, forming alluvial deposits of dust and nuggets.[34]

Larrit's Survey and Land Sales

In mid-1853, British-trained Richard Larritt was appointed surveyor in charge at Sandhurst. At this time, a request was made to the Colonial Secretary that a township at Sandhurst be surveyed and that land on both sides of Camp Street be included. A fledging township was established about what was known as Camp Street, below the Camp (Rosalind Park) with primitive shops and dwellings erected in a random manner.[35] About this time, the Red Ribbon Agitation occurred as a reaction to the high price of the licence fee - 30 shillings a month - the miners were required to pay whether they found gold or not.[36]

Larritt marked out a township plan for Sandhurst which encircled the Camp Reserve and extended along the Bendigo Creek. Most of the precinct area was included except for some at either end – along Bridge Street and the south side of Charing Cross (refer following map). The streets were named Mitchell, Pall Mall and Mundy. Initially Pall Mall was wider -270 feet (82 metres) as the Creek was subject to flooding but part was later incorporated into Rosalind Park.[37] The area of the original allotments were generally in the order of a quarter acre.

33 Ralph W Birrell, *Establishing a city and the disposal of crown lands: Bendigo in the Nineteenth Century*, Bendigo 2017, pp11+34. The early townships were located on the Bullock Creek at Lockwood and Ravenswood, south-west of the current centre. Land in these areas was offered in July 1853.

34 Daniel Oakman, Martha Sear and Kirsten Wehner, eds., *Landmarks: A History of Australian at 33 Places*, National Museum of Australia, 2013, p.103

35 R W Birrell, *Establishing a city and the disposal of crown lands: Bendigo in the Nineteenth Century*, p36

36 This event was a precursor to the Eureka Stockade in Ballarat.

37 R W Birrell, *Establishing a city and the disposal of crown lands: Bendigo in the Nineteenth Century*, p36



1858, R Larritt Plan of the Valley of Bendigo (Source: SLV, vc002831-001)

The local Commissioner, Joseph Panton, wanted the layout to accommodate the existing buildings, which had quickly evolved in in a haphazard configuration, and for the commercial zone to be created on both sides of Pall Mall and for, however Larritt maintained that it was best to disregard these obstacles. His grid approach reflected contemporary practice among English town planners, and he managed to control the complex junction that was already established at View Point. A feature of the plan was the unnamed public reserve at the centre of the town.

In January 1854, a public meeting was held where the need for land to be sold by local citizens and a deputation to the Surveyor General Captain Clarke was organised. The issue of the existing buildings, and the fate of the land on which they were located, was foremost in discussions. The approach that was resolved was an upset (reserve) price was advertised and the value of any improvements was included – if another party was the higher bidder, that person had to pay the assessed value of the improvements to the owner or allow them time to remove the improvements. The first sales were held during mid to late April 1854, shortly after the town plan was submitted. The boundaries of the township of Sandhurst were gazetted on 19 April.[38]

The first land in the precinct area to be offered for sale was that in High and View streets, as part of Portion B (sections 1B, 2B, + 4B), being sold on the second day of sales held on 19 April 1854.[39] Details of the pre-existing buildings were outlined on the plan, which were located on many of the original allotments extending from Short to Mackenzie streets. Among the 13 buildings (two blocks each had two, and one building extended across two blocks), eight were described as slab (one also with stone), four as weatherboard, and one as 'pannel [sic] boarded'.

The southern half of Section 1B – between Rowan and Mackenzie streets - was set aside as a church reserve, initially designated as Episcopalian, but latter for the Church of England (Anglican).

38 R W Birrell, *Establishing a city and the disposal of crown lands: Bendigo in the Nineteenth Century*, p39
39 R W Birrell, *Establishing a city and the disposal of crown lands: Bendigo in the Nineteenth Century*, p45



1854, Portion B, Sandhurst (Surveyor General's Office, James B. Philp)
Original allotments with pre-existing buildings highlighted

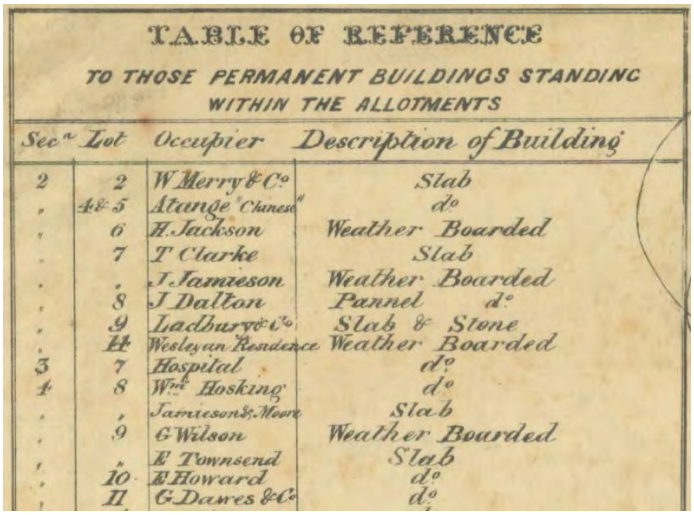


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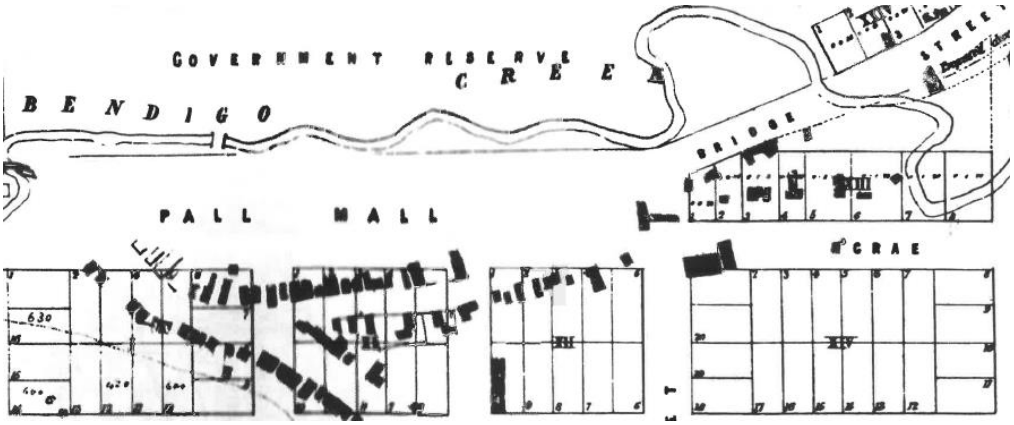
TO THOSE PERMANENT BUILDINGS STANDING WITHIN THE ALLOTMENTS

Sec^n	Lot	Occupier	Description of Building
2	2	W Merry & Co	Slab
"	4 & 5	Atunge "Chinese"	do
"	6	H Jackson	Weather Boarded
"	7	T Clarke	Slab
"	"	J Jamieson	Weather Boarded
"	8	J Dalton	Pannel do
"	9	Ladbury & Co	Slab & Stone
"	11	Wesleyan Residence	Weather Boarded
3	7	Hospital	do
4	8	Wm Hosking	do
"	"	Jamieson & Moore	Slab
"	9	G Wilson	Weather Bourded
"	"	E Townsend	Slab
"	10	E Howard	do
"	11	G Dawes & Co	do

1854, Portion B, Sandhurst (Surveyor General's Office, James B. Philp)
Key for the pre-existing buildings
(Source: SLV, dq004135)

On the fourth day of sales – 21 April 1854 - land in Portion C began to be sold. Within the precinct, only that to Section 1C was offered, that is the southernmost block on Pall Mall (between Mitchell and Williamson streets). John Pike bought the prime

allotment on the corner of Mitchell Street, the only lot sold. Portion C had been generally marked out by Richard Larritt as the future commercial centre with much of the land being disturbed with shallow alluvial holes.[40]



1854, Portion C, Sandhurst of Larritt's plan (Surveyor General's Office)
Showing the location of the pre-existing buildings on/near Pall Mall, McCrae and Bridge streets
(Source: K Arnold, *Bendigo – Our Golden Past*, p14)

After some initial speculation and controversy about public servants buying many lots from the initial sales, lots not sold in the sections already offered was auctioned on 2 August 1854. It was at this time, the Bank of New South Wales purchased a key lot in View Street (lot 5, section 2B) and opened a branch and Henry Jackson bough the adjoining lot (no.6) both parties which had long associations with these holdings.[41] Most of the lots along Pall Mall (sections 1C, 11C, 12C, 13C, 14C) were sold at this time including that on which the Shamrock Hotel now stands (allotment 1, section 11C). Late in the previous year, the Bendigo Royal Exchange Restaurant has been established on the site by Joseph Carncross, however William Merry purchased the site whose improvements were valued at £2730. Soon after the partnership of William Heffernan and John Crowley acquired the site, who developed it into one of the leading venues in Bendigo.[42]

William Merry bought other key corner sites in the precinct on which hotels were constructed. Two on View Street – the south corners of Mackenzie and Rowan streets. The former accommodated the Albion Hotel, which he had erected and was assessed as £8408 for the August 1854 sales. Merry had illegally imported alcohol, anticipating the ban on sales would be removed shortly before liquor had been approved for sale in May 1854. Sites suitable for shops were assessed as having an upset price similar to those on which hotels were being erected but the buildings were generally valued less for instance, Henry Jackson bought the land on which he had erected a store, valued at £4135 (Allotment 6, Section 2B),[43] about half that of Merry's aforementioned hotel.

The highest price was paid by James Cahill for a future hotel site, that of the Niagara Hotel at the corner of McCrae and Mundy streets. Another early hotel site at the southern end of Bridge Street (allotments 1 + 2, Section 24C) was purchased by John Harney on which he was erecting a hotel,[44] then the main road to Echuca. It mostly sold during late 1854, with one allotment in January 1855. As such, by that time, nearly all the land in the precinct was released with key exceptions being on the west side of Pall Mall (Section IC, allotments 6A-G) and the north side of View Street (Section 89C), which were generally released to government or public institutions or facilities over time. The other area was near the Bendigo Creek on the south side of High Street, which remained potentially auriferous – and a quagmire of puddling machines, etc. - though with limited activity as it was too wet.

Early Development – 1850s and 1860s

Following the land sales and the removal of any pre-existing structures, a building boom of shops and hotels commenced, especially along the east side of Pall Mall and the west side of Hight Street, including View Point. Miners with any building related skills such as carpenters, bricklayers, stone masons, and designers, took advantage of the circumstances and abandoned

40 R W Birrell, *Establishing a city and the disposal of crown lands: Bendigo in the Nineteenth Century*, p45
41 R W Birrell, *Establishing a city and the disposal of crown lands: Bendigo in the Nineteenth Century*, p48
42 R W Birrell, *Establishing a city and the disposal of crown lands: Bendigo in the Nineteenth Century*, p48
43 R W Birrell, *Establishing a city and the disposal of crown lands: Bendigo in the Nineteenth Century*, pp48-49
44 R W Birrell, *Establishing a city and the disposal of crown lands: Bendigo in the Nineteenth Century*, pp48-49

mining. John Pike completed a substantial timber structure at Charing Cross which he rented to the postal and survey department.[45]

The architect William (Carl Wilhelm) Vahland, with whom the precinct is inextricably linked, arrived in Bendigo during 1854, a few days after landing in Melbourne from Germany on the 'San Francisco'. He was born in Hanover and was trained at the building school at Aholzmin during 1849-50.[46] In 1858 he commenced a successful partnership with another German-émigré architect Robert Getzschmann (until his death in 1875).[47] When recounting his career in 1912, he described Bendigo at the time of his arrival and early works as follows:

> There was not a single brick building here when I came …. There were two iron buildings, which had been sent from England complete in all parts. … My first work was building the Sherff's store in the Mall, which was afterwards called the Lyceum Store. The next was the theatre built in 1856. Timber was costly then …. We paid 2s 6d a foot for cedar for the theatre …. Two shops followed the theatre … and in 1859 the original Shamrock Hotel was built.[48]

One of the earliest images of Pall Mall dates to 1855 showing it well-established with mainly single storey buildings and a few two storey. According to contemporary descriptions, these buildings were all timber, most with verandahs, and possibly a few of the pre-existing buildings recorded on Larritt's survey plan of Portion C survived.



1855, 'Pall Mall, Sandhurst from View Point' (S T Gil)
The tallest building in the mid-field was the Shamrock Hotel and the post office was on the right foreground
(Source: Sovereign Hill Museums Association, 91.0496)

Whilst municipal councils could be formed from late 1854, the option was not taken up by Bendigonians until early 1856 by which some financial support was also provided by the government. Among the early tasks were the removal of stumps and the forming roads and footpaths the central business area. the Council purchased a timber building at Charing Cross, erected for George Haycock, as the initial town hall and court [49]

45 R W Birrell, *Establishing a city and the disposal of crown lands: Bendigo in the Nineteenth Century*, p59
46 'Pioneers and All', *Bendigo Independent*, 26 July 1912, p5. Aholzmin probably relates to contemporary Holzminden in Lower Saxony, south-west of Hanover.
47 Robyn Ballinger, 'A Short Biography of William Vahland', Bendigo 2015, np
48 'Pioneers and All', *Bendigo Independent*, 26 July 1912, p5
49 R W Birrell, *Establishing a city and the disposal of crown lands: Bendigo in the Nineteenth Century*, pp59+68; F Cusack, *Bendigo – a history*, p111

During the mid to late 1850s, the town continued to grow rapidly and be transformed with broader cultural endeavours included newspapers and a library being founded. The appraisal of William Kelly captures the ebullient mood of Bendigo's formative development:

> The township, or, as I must now more properly call it, the city of Sandhurst, is situated along the Bendigo Creek, with its heart and lungs, as I may call Pall Mall and Market-square, seated on a level tract, backed by an amphitheatre of swelling rises, and most picturesquely confronted by a fine bold range of hills, on which the Government camp, the barracks, and all the public offices are irregularly but pleasingly distributed.
>
> At the time of my first visit [*early 1855*] there was not a brick or stone building in the town that I can call to mind, and it was a service of danger to venture out after dark, from the number of deep old digging holes that were yawning in and around the principal streets and thoroughfares …
>
> But the Sandhurst of the present day [*1858*] could scarcely be recognised as the same city … it is now a city fair and beautiful to look at, filled with spacious and magnificent buildings, public and private, erected not only of the most enduring materials …[50]

An 1857 plan (following), produced barely three years after the first land sales, shows that most of the land that had been made available in the precinct area had been developed to some extent. There was a continuous wall of buildings on the east side of Pall Mall, the west side of High Street, View Point, and lower block of View Street (south side). Similarly, Howard Place and neighbouring, lower end of McCrae Street, were largely developed. At this time, there were only two buildings to the north side of View Street (in the Government Camp) and the land on the east side of High Street had not been subdivided near the Bendigo Creek, which snaked across Charing Cross with two bridge providing passage. A photograph below also captures the condition of the Charing Cross and its much-disturbed banks from gold mining, in addition to the original single storey Beehive and Pike's corner buildings.



Circa 1857, intersection of Pall Mall and Mitchell Street (A Fox Studio)
Highlighted from left to right – the original single storey Beehive Building, Pikes corner, and timber bridge over the Bendigo Creek and its much-disturbed banks.
(Source, Museums Victoria, MM3961)

50 William Kelly, *Life in Victoria or Victoria in 1853, and Victoria in 1858*, vol 2, Chapman and Hall, 1860, pp187-9



1857 Plan of Sandhurst, lithograph (Mackay & Co.)
Extract showing concentration of early buildings in the precinct area
Note the two bridges over the Bendigo Creek at Charing Cross
(Source: SLNSW, FL3721483)

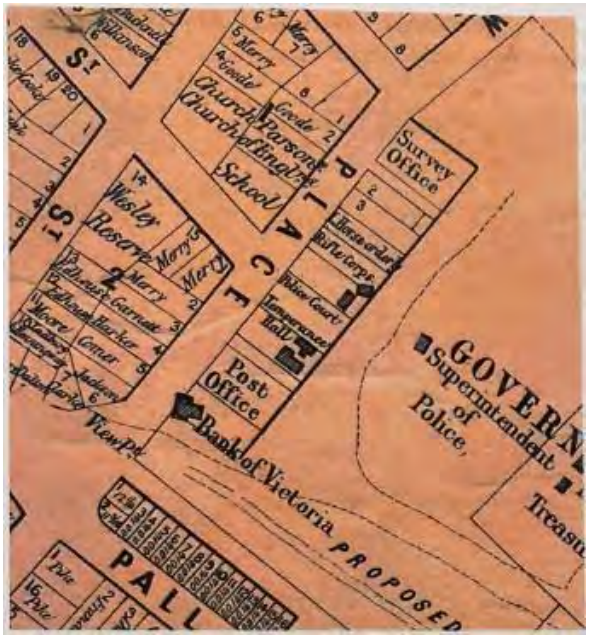
The following 1857 panorama captures the full gamut of the construction along the east side of Pall Mall and testifies to the dramatic evolution of the commercial centre of the fledging township. At this time, the most substantial building was the Bank of Australasia (later ANZ and initially without a verandah) at the south corner of Williamson Street, which stood for over a century. Broad views of Pall Mall were possible due to the limited surviving planting along the Bendigo Creek and in the government camp.





1857 Panorama of Pall Mall from Mundy Street to Williamson Street (top), then Williamson Street and Mitchell Street (lower)
None of the buildings in the lower band survive
(Source: *Annals of Bendigo*, vol. 1, 1851-67, p48A)

It is thought that Larritt probably envisaged the north side of View Street as a locale for stately public-use buildings. Initially the only commercial building was the Bank of Victoria which had been established at the lower end prior to his arrival and one site became residential (acquired by Dr Oliver Penfold). The purposes changed over time – for instance the original Post Office (no. 18) became redundant in the 1880s with the completion of the extant building on Pall Mall and was sold to the Sandhurst and Northern District Trustees Executors and Agency Company. The survey office and residence (the latter demolished) at the west end were the first buildings to be erected after the bank in 1858.[51]



Early parish plan showing use/owners of allotments in Section 89C, north side of View Street
(Source: R W Birrell, Establishing a city and the disposal of crown lands: Bendigo in the Nineteenth Century, p135)

51 R W Birrell, *Establishing a city and the disposal of crown lands: Bendigo in the Nineteenth Century*, p128. The survey office included what is now lots 11, 12 and 1B.



1857, View Street and View Point (A Fox Studio)
Original basalt buildings for Bank of NSW (no. 27) and Bank of Victoria (no.12) highlighted
(Source: SLV, H2002.155/1)

In 1861, Benjamin Pierce Batchelder (1826-1891) produced an album of 51 Views of Bendigo as a commission from the Sandhurst Borough Council for the 1862 London International Exhibition, which essentially documented the precinct area as well as other parts of Bendigo and provide an invaluable record. Batchelder became Bendigo's leading photographer after arriving there in about 1860.[52]

Details of the contemporary street infrastructure can be derived from these photographs. The roads had been formed and some sections may have been metalled but uneven ground and puddles are evident. Wide channels had been created between the carriageway and footpaths which were at the same level, the latter with hitching posts and timber-framed verandahs. The common types of contemporary construction are apparent on the photograph at the lower end of Bridge Street. The three storey Bendigo Hotel was clad in weatherboards and had multi-paned, double hung sash windows. A group of single storey shops nearby had hip roof and side walls clad in corrugated sheet metal with skylights to the roof.

[52] Frank Cusack, Benjamin Pierce Batchelder b. 1826 – biography, https://daao.library.unsw.edu.au/bio/benjamin-pierce-batchelder/biography/, accessed 01.09.2021. Batchelder was born in Salem, Massachusetts and arrived in Melbourne in 1856. Initially he established a studio in Sydney, with his brother Nathaniel.



1861, Bridge Street looking north (B P Batchelder)
Bendigo Hotel in the foreground with Batchelder and his plaque near the street drain
(Source: SLV, H2004)

Along Pall Mall, tree enclosures indicate an organised planting regime was underway. The second Shamrock Hotel had recently been constructed also housing the Theatre Royal and a Cobb and Co. Office, and with the adjacent bank, designated the corner with Williamson Street as the premier intersection. The extant Freemasons Hotel on the south corner of Mundy Street had been erected but the original single storey Commercial Hotel stood on the south corner of Bull Street. Plentiful stationary horses, horse and buggies, or stationed buggies attest to the principal modes of transport. Two streetlights are evident in front of the Shamrock Hotel but none are apparent elsewhere.



1861, Pall Mall, north end 1, from Mundy to about Bull streets (B P Batchelder)
(Source: SLV, H26089)



1861, Pall Mall, north end 2, from about Bull to Williamson streets (B P Batchelder)
(Source: SLV, H26087)



1861, Pall Mall at intersection of Williamson Street (B P Batchelder) the earlier Shamrock Hotel is on the left, ANZ Bank on the right (Source: SLV, H2000)



1861, Pall Mall, Williamson to Mitchell streets (B P Batchelder) (Source: SLV, H26088)

The photograph at the intersection of High and Forest streets reveals buildings whose roofs were clad with Morewood & Rogers sheet tiling, which survives on Specimen Cottage. Similarly, as with Bridge Street, the exposed side walls reveal the most construction is timber-framed and clad in either weatherboards or corrugated sheet metal. Some masonry buildings however had been constructed amongst them. A large (gas) light fixture out the front of the Royal Hotel indicates the lack of street lighting and stone is evident to the drainage channels in this photograph. The disturbed banks of the Bendigo Creek at Charing Cross are evident in the foreground. The View Point Hotel and the Oriental Bank were the two storey buildings that had been erected at View Point.



1861, View Point and High Street, at the intersection with Forest Street, highlighted (B P Batchelder)
The arcaded building is the Royal Hotel with a large light fixture
(Source: SLV, H1998)



1861, View Point (B P Batchelder)
The two storey building was the View Point Hotel
(Source: SLV, H2007)



1861, View Point to View Street, Oriental Bank at centre (B P Batchelder)
(Source: SLV, H26091)

A contemporary engraving captures the circumstance along View Street. The Survey Office (no. 60) is the only surviving building on the north side,[53] with the earlier Bank of Victoria and Post Office buildings in the foreground, as well as the Police Office in the middle. Other key buildings were erected in View Street during the1860s including two banks (nos 12 and 27) and the rifle club/art gallery (no. 42). Other surviving buildings dating to this period include a shop at 70 Pall Mall and two hotels – the Commercial on Pall Mall (corner Bull Street) and Niagara Hotel on McCrae Street (corner Mundy Street).



1862, View Point, engraving (Arthur Willmore), looking west up View Street
(Source: SLV, H12016)

53 Four windows to each level have however been drawn to the side elevation of the Survey Office rather than the existing three.

Bendigo became Victoria's foremost quartz mining centre over course of the 1860s. For a time, it boasted the world's deepest gold shafts and the highest incidence of mining lung-related disease in the world. Large-scale industrialisation facilitated urban growth and the settlement of former gold seekers in the agricultural hinterland underlaid Bendigo's development into the third-largest in Victoria after Melbourne and Ballarat. The three cities were linked by railway in 1862.

During the 1860s and early 1870s, the last land to be sold in the precinct area was that on the south side of High Street and Charing Cross, which was excised from the earlier reserve along the Bendigo Creek. Parcels in Section 88C, between Mitchell Street and the creek, were sold from 1862 to 1868, with parcels in Section 123C, between Short Street and the Creek, from 1868 to 1873. John Baptiste Loridan acquired many lots - a French immigrant for whom the City Family Hotel was designed by Vahland + Getschzmann in 1872.[54]

Consolidation – 1870s

Land on the west side of Pall Mall however was sought after and a group called the Pall Mall Extension Committee pegged out allotments in the reserve in August 1871. They garnered 2000 votes of support and the Minister of Mines allowed the sale of 36 allotments. Although they had been advertised, the Council opposed the sale and it was withdrawn on 22 September by the Minister of Lands. At this time, the original Beehive building was raised by fire. Applications were also made for residences to be constructed along the north side of View Street, between the public buildings.[55]

Flooding remained a critical issue and although a culvert at Charing Cross had been installed, its capacity was found to be inadequate during what had hitherto been the largest downpour experinced in the township.

> The creek began to rise rapidly, and was soon bank-high; but a flood in the morning was prevented, by the fact that after the great flood last year the Corporation laborers had been employed in clearing the water channel under Charing Cross bridge, and this for a time gave the water the opportunity to get through without impediment. … The whole reserve, was covered with water, as were also Charing Cross, High-street, and Pall Mull. Indeed the Reserve bore a good resemblance to a sea at that time.[56]

By 1871, Sandhurst was being referred to as 'Quartzopolis' and was in a state of flux – eager to impress but underwhelming - according to a contemporary description of Pall Mall'.[57]

> Having taken our ease at our inn, we venture from its protecting portals into the tide of fortune-seekers which ebbs and flows in Pall Mall from noon to midnight. Pall Mall is an irregularly built street, containing some fine buildings, and many shanties. It is of considerable width, and perhaps its best description is that it is as much unlike its London prototype as it is possible to conceive. It is the business, mining, and recreation centre of the town. Here merchant, housewife, speculator, and dandy elbow one another in the pursuit of their various avocations. It is at once Cheapside, the Strand, Pall Mall, Piccadilly, and Hyde Park, with the slightest possible flavor of brimstone.[58]

Another description from 1872 by the famous English novelist Anthony Trollope was similarly telling:

> Sandhurst means to go ahead, and become a great city. In regard to the production of gold it has gone very much ahead. As a city, when I was there, it was neither handsome nor commodious. It had the appearance, which is common to all new mining towns, of having been scratched up violently out of the body of the earth by the rake of some great infernal deity, who had left everything behind him dirty, uncouth, barren, and disorderly![59]

Attempts to beautify the city were underway during the 1870s as evidenced in an 1872 photograph of View Street. Nascent tree planning is evident on the south side, as the small specimens had not grown above the level of their fenced enclosures however a more established row is visible on the north side of the street. Considerable development had occurred on the south side with the earlier, single storey Rifle Brigade Hotel in the foreground. The two adjacent, extant shop buildings (nos 123-125, +127) had been constructed and had timber-framed verandahs.

54 Frank Cusack, *Bendigo – a history*, Melbourne 1973, pp57+159. Loridan established a vineyard at Sheepwash in 1854, later becoming a successful miller and mining investor.
55 R W Birrell, *Establishing a city and the disposal of crown lands: Bendigo in the Nineteenth Century*, pp100-101
56 'The flood', *Bendigo Advertiser*, 8 February 1871, p2. Details of the culvert were outlined in an 1873 article ('Charing Cross Culvert', *Bendigo Advertiser*, 5 April 1873, p3)
57 This term had previously been employed for the Grass Valley in California, e.g. Herald,1 July 1861,p7.
58 Quartzopolis', *Illustrated Australian News for Home Readers*, 6 November 1871, p206
59 Anthony Trollope, *Australia and New Zealand*, 3rd ed, vol 2, 1876, Chapman and Hall, pp52-3



Circa 1872, View Street and the Rifle Brigade Hotel, Bendigo
(Source: NLA, 148007238-1)

Building work gained pace during the 1870s as illustrated by Vahland's own experience:

> The most-active building decade was between 1870 and 1880. I had a staff of seven in the office during that time. People did not spend a lot of money on buildings in those days. They were not sure enough of the future of a mining town; £400 or £500 was the average cost. Four walls were good enough for them, and £700 was a big sum to spend on one building. I built the present Town Hall. The first was built by the town clerk, George Avery Fletcher. It was the ugliest building one could see - something like a brick-kiln. The walls are still in the new hall, but renovated. The new work just absorbed the old and work went on right ahead while the place was being altered and rebuilt.[60]

Several key buildings date to the 1870s in the precinct including the City Family Hotel, former Connelly Store (2 High Street), three banks (1 + 11 View Point, 45 View Steet), Masonic Hall (52 View Street), and Atkinson buildings (75-91 View Street), which were nearly all designed by Vahland (& Getzschmann) as well as his aforementioned work on the Town Hall. Other buildings were the rebuilt Beehive (18 Pall Mall) and two hotels on Pall Mall - the Exchange and the Commercial (nos 56 + corner of Bull Street). At the north end of the precinct, development of the School of Mines site was underway and the group at Howard Place and adjoining buildings on McCrae were built by the early 1870s.

In about 1875, renowned photographer Nicholas John Claire (1837-1918) documented parts of Bendigo.[61] By this time, most buildings had a verandah with some being two level, such as the Shamrock Hotel and the two on Pall Mall flanking the Bull Street corner.

60 'Pioneers and All', *Bendigo Independent*, 26 July 1912, p5.

61 Jack Cato, 'Caire, Nicholas John (1837–1918)', ADB, Australian National University, https://adb.anu.edu.au/biography/caire-nicholas-john-3139/text3683, published first in hardcopy 1969, accessed 01.09.2021. Guernsey-born Claire arrived in Adelaide in 1860, later setting up a studio at Talbot, Victoria in 1870 before relocating to Melbourne in 1876.



Circa 1875, Pall Mall from Mundy to Bull streets, Howard Place in left foreground, nos 104-106 highlighted (N J Claire)
(Source: SLV, H32513-14)



Circa 1875, Pall Mall from about nos 104-106 (highlighted) looking southwards (N J Claire)
(Source: SLV, H32513-24)

There was a lack of street planting on the east side of Pall Mall, which was commented upon in a contemporary description along with other inadequacies in Pall Mall, which had seemingly been addressed in other parts of Bendigo.

> Undoubtedly this, the principal street of Sandhurst, is very capable of improvement. The footpath is greatly inferior to those of several other streets, and it would be a good thing if the old pavement were taken up, and asphalt laid down in its place. … It is strange that tree-planting, which has been most successfully carried out in other streets, should have been altogether neglected in the Mall. There is no part of Sandhurst, in which the shade afforded by umbrageous trees is so much wanted. From an early hour in the forenoon until evening, the heat and glare of the sun are thrown on this street with a fierceness from which it is very desirable that protection should be afforded. The sooner, therefore, some fast-growing and thick-foliaged trees are planted there the better.[62]



Circa 1875, Pall Mall from Mitchell to Williamson streets, earlier Shamrock Hotel highlighted (N J Claire)
(Source: SLV, H32513-22)

Other contemporary photographs by the American & Australasian Photographic Company document the recent completion of the group of buildings on the east side at Charing Cross, including the City Family Hotel and others northwards towards Mitchell Street. The section of the Bendigo Creek had been barrel drain by this time.

62 'Pall Mall', *Bendigo Advertiser*, 1 December 1876, p2



1870-75, View Point (American & Australasian Photographic Company),
(Source: SLNSW, FL1233193)

The image along Bull Street shows the original Town Hall building framing the end of the street shortly before Vahland began remodelling and enlarging it. The trees to the south side are fairly established but remain in their fenced enclosures and deep drains with culverts/walkways are evident. Three of the buildings survive – the Commercial Hotel, London House and Metropolitan Hotel.



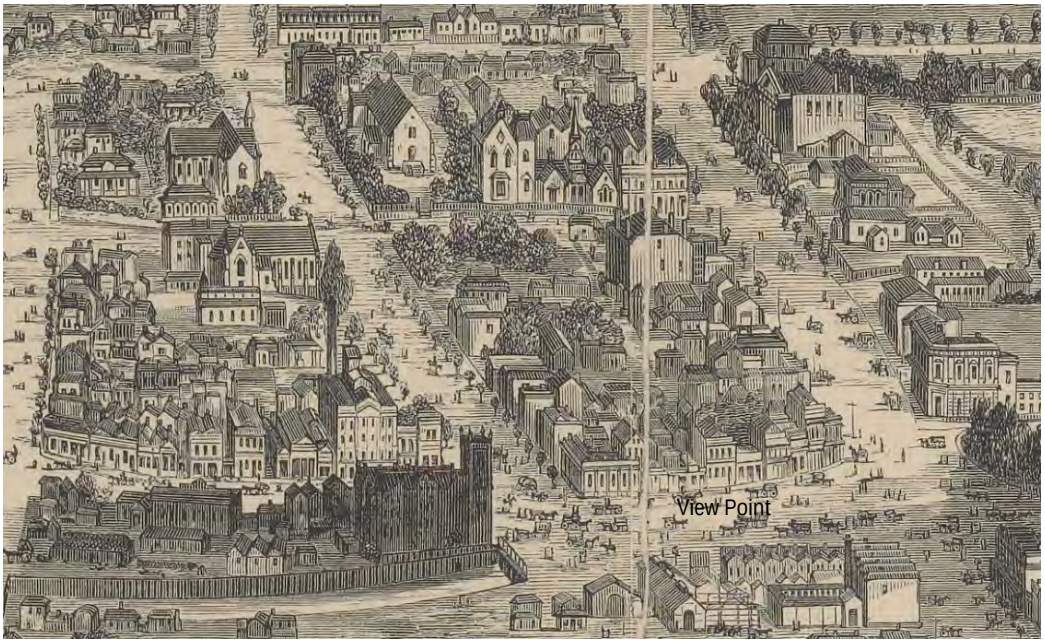
1870-75, Bull Street with earlier Town Hall (American & Australasian Photographic Company)
The other buildings depicted survive except for the former Bendigo (Mutual Permanent Land &) Building Society at no. 61 (highlighted).
(Source: SLNSW, FL1235029)

Similarly, all the buildings constructed by this time at intersection of Howard Place with McCrae Street and Pall Mall survive.



1870-75, Howard Place at intersection with McCrae Street/Pall Mall (American & Australasian Photographic Company)
(Source: SLNSW, FL1235001)

An 1878 engraving captures details of the contemporary development along High Steet (west side), View Point, and View Street (north side).



1878 (27 December) engraving (A C Cooke)
(Source: SLV, IAN27/12/178/SUPP)

In 1879, the culvert under Charing Cross was widened thus assuaging the flooding issue in this area.

> This structure, which is intended to preserve Sandhurst from floods in the future, is now all but finished. In length it is about the same as the old one, namely, 460 feet, but it is 7 feet wider and 3 feet deeper. This is certainly a very considerable increase of waterway, and should materially lessen the liability to flooding. The width of waterway in the present culvert is 43½ feet, divided into three openings by two substantial brick walls. The height of the centre opening is 9 feet, ….[63]

1880s + 1890s

In October 1880, the government had planned to sell 16 allotments on the west side of Pall Mall, however an injunction raised by John Pike, who owned land opposite, was successful in the Supreme Court.[64] Within two years however, the land between Williamson and Bull streets was excised from the reserve and set aside for the new post office, whose granite and concrete foundations were being laid, and the future law courts as reported at the time.[65]

> Some difference of opinion has been expressed as to the wisdom of selecting this particular site for the new offices but the majority of the residents feel that the Government could not have done better and that when the buildings are erected the city will be considerably improved. An act of Parliament was passed a few weeks ago defining the new alignment of Pall Mall. This was necessary to validate the action of the Government in reserving a portion of the street but as this portion has always been virtually a part of the reserve, there will be no actual curtailment in the width of the thoroughfare. The allotment which has been reserved is much larger than is required for the buildings, but the authorities have in view the necessity which will at some future time be felt for erecting new law courts in the city and accordingly have determined to acquire a block sufficiently commodious for the purpose.

By 1881, Bendigo had grown into a regional hub of some 36,000 people. In 1883, a telephone system was installed in central Bendigo.[66]

> The poles conducting the wires into Pall Mall run from the Exchange along Rowan-street, down Short-street and High-street to View Point, from whence the wires divert to the different subscribers' offices.

A contemporary engraving depicts the precinct area as well-established with the Town Hall and the new Post Office being the most prominent buildings.



1884 (October 22) engraving of Sandhurst/Bendigo (A C Cooke)
Looking southeast across with new Post Office and Pall Mall in the foreground

63 'Charing Cross bridge', *Bendigo Advertiser,* 8 March 1879, p3

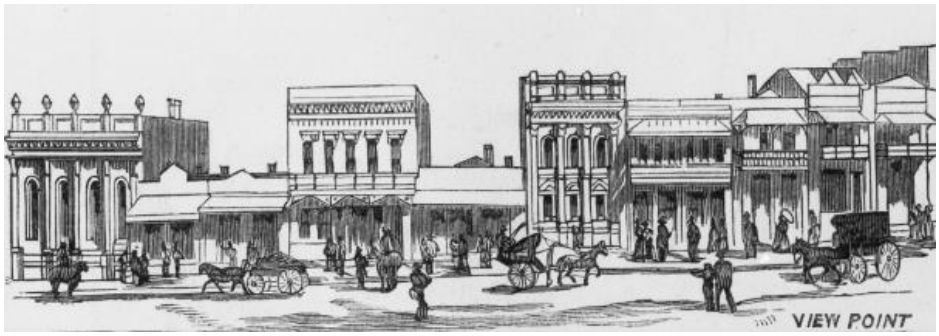
64 R W Birrell, *Establishing a city and the disposal of crown lands: Bendigo in the Nineteenth Century*, p101. The lots were to have a frontage of 33 feet (10 metres) and be 12.5 perches each in area.

65 'Sandhurst Improvements', *Argus*,15 July 1882, p10, The Bendigo Creek was also stone lined at this time.

66 'The Telephone Exchange', *Bendigo Advertiser*, 26 May 1883, p1



1884, View Street, west end with Masonic Hall, Rifle Club/Art Gallery, etc



1884, View Point
(Source: SLV, A/S22/10/84/SUPP)

In the seminal 1888 tome 'Victoria and its Metropolis', the city was described as having come of age:

> Streets are well formed, are kerbed and channelled, and the footpaths asphalted. …. The principal thoroughfare is Pall Mall … is now a wide and well-kept street, adorned with magnificent buildings, many of the shops being superior to those of the larger cities of Europe.[67]

By the end of the century, the Law Courts and the new Shamrock Hotel had been constructed. At this time, the British socialist, Sidney Webb, who arrived in Bendigo in November 1898, penned in his diary:

> The town proved to be unexpectedly attractive and charming – small but beautiful gardens with ferns and palms, splendid public buildings erected by the Colonial Government in boom-time and generally the air of a German "Residenzstadt", the capital of a little principality.[68]

67 Alexander Sutherland, Victoria and its Metropolis, 1888, vol. 2, p266
68 A G Austin, *The Webbs' Australian Diary, 1898*, Sir Isaac Pitman & Sons Ltd, 1956, p91 in Fahey and Mayne, p16



Circa 1895 - Parade on Pall Mall (either the Easter or Eight Hour Day)
(Source: Museums Victoria, MM3493)

Early 20th Century

With the central part of Bendigo replete with grand buildings, some infrastructure was an ongoing concern. Street lighting was mainly kerosene with some limited electric but reported as being 'at present very bad.'[69]

Carriageways in the precinct were transformed with the opening of the tramway network in 1903 by the Electric Supply Company of Victoria. The network operated until 1972, with the central section being reinstated by the Bendigo Trust in the following year.[70] Contemporary photographs (of 1905) captures multiple single trolleys traversing the network near Charing Cross and the wall of two storey buildings at View Point before four were replaced with taller financial/office versions.



1905, View Point and Mitchell Street (Robert Scott)
(Source: SLV, H96.160/1172)

The following image captures the section of Pall Mall between Williamson Street and the former Bendigo Arcade (no. 34), which has all been replaced except for no. 36, which has been incorporated into the Myer complex. Others in the set show established trees on the west/park side of Pall Mall in front the Post Office and Law Courts but none on the east side. Other elements evident are stone lined, wide spoon drains with culverts/footpaths over, verandahs with cast iron columns and friezes, and telephone

69 *Bendigo Independent*, 25 May 1901, p4

70 Lovell Chen, Thematic Environmental History, 2013, p43. The Electric Supply Company of Victoria was a division of the British Insulated Wire Company, who had purchased the earlier Bendigo Tramway Company.

poles at View Point and other locations. By this time, the telephone service had been established for over 20 years but there were only about 200 subscribers.[71]



1905, Pall Mall and Williamson Street (Robert Scott)
The Bendigo Arcade is on the right periphery, no. 36 to its left survives
(Source: SLV, H96.160/1189)

At this time, consideration was being given by the Council to asphalting Pall Mall but was deemed too expensive.

> Cr Murphy flattered himself that the city was a progressive one. Now that a movement had been made to erect statuary and in other ways beautify the city, he thought that it was highly fitting that this new and improved form of roadway should be laid down. It had been adopted in various New Zealand cities and elsewhere. [72]

Replacement of buildings, generally with larger premises, continued into the early 20th century. This occurred mainly in the southern part of the precinct – at View Point and along High Street – with multi-storey examples being the Royal Bank, the YMCA building, the AMP building, Commercial House, and the T + G building. Other buildings were for religious organisations - the Salvation Army and the Gospel Hall. William Bebe, who had commenced his career under Vahland, became the leading architect and responsible for several buildings in the precinct.

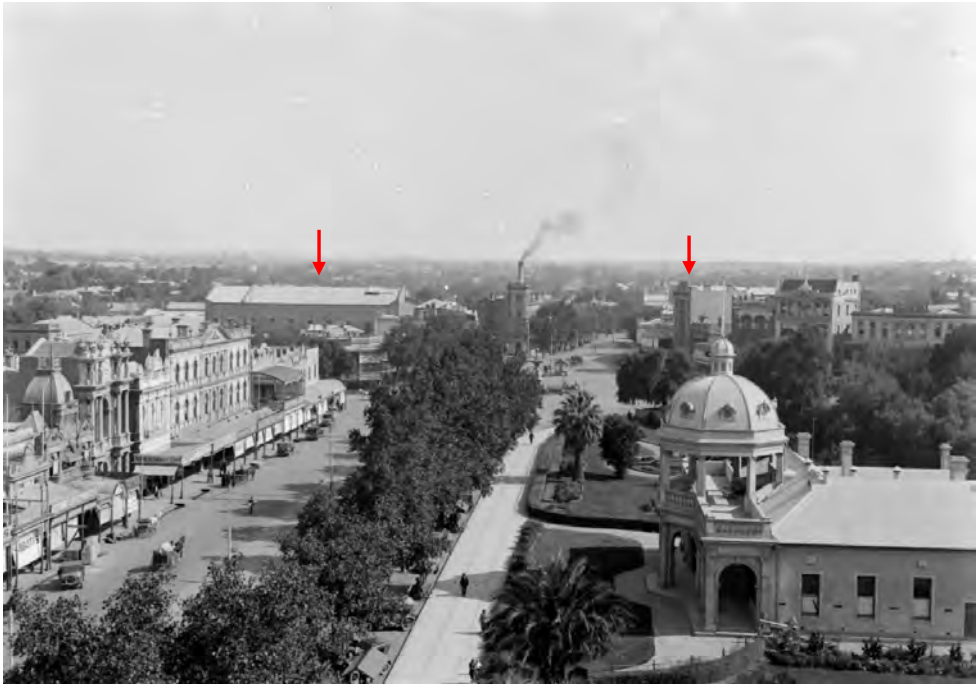
The following 1929 aerial shows the south side of Bull Street indicating that the Town Hall Buildings were constructed in two phases, with the peripheral parts erected first. Further west the street retained all Victorian period buildings.



1929 (13 October), south sides of Bull and Mundy streets (Charles Pratt)
First stage of Town Hall Buildings completed by this time but not the corner section
(Source: SLV, H91.160/1656)

71 'Bendigo Telephone Service', *Bendigo Advertiser*, 4 October 1904, p3
72 'Asphalting Pall Mall', *Bendigo Advertiser*, 31 January 1903, p5

The circa 1930 photograph shows Pall Mall with well-established trees on the park side but none on the east side. In this view, the Lyceum/Lyric Theatre, built in 1913, at Charing Cross was among the most prominent buildings in the precinct area. Opposite at View Point, the extant multi-storey financial premises had been erected but the original façade of Commercial House (no. 7) had not yet been remodelled. Transportation was a combination of motor cars and horse and buggie/cart. The timber shelter near the Alexandra Fountain stood. The carriageways had been asphalted by this time.



Pre-1934, before Commonwealth Bank at 7 View Point was remodelled (Victorian Railways)
The scale of the Lyceum/Lyric theatre is evident opposite (Source: SLV, H91.50/761)

During the 1930s, a few buildings were replaced or altered in either the Moderne or Art Deco style, with examples scattered throughout the precinct. At this time, the leading cinema architects of the day were engaged to design upgrades to the picture theatres in the precinct – Lyric and Princes (both demolished).[73]

73 'Building and Architecture', *Age,* 18 December 1934, p12. Taylor, Soilleux and Overend were responsible for the changes to the Lyric.



Circa 1935, View Street with trams
Masonic Temple and ANA building are partly visible on the left)
(Source: SLV, H90.140/1430



Circa 1930, Pall Mall, with original verandahs
The unaltered façade of no. 70 in foreground
(Source: SLV, H32492-7054)

After World War 11

During the 1950s, the verandahs remained intact in the precinct as indicated on the following aerial. This aerial also captures the Bridge Street area from the west.



Early 1950s aerial of north end of the precinct (Charles Pratt)
The Bridge Street section is highlighted
(Source: SLV, H2016.33/110)

During the 1950s, whilst a few buildings were replaced the largest project was the redevelopment of the Myer site on Pall Mall by the architects A S + R A Eggleston, who were responsible for other notable buildings in the city.[74] The original patterning and areas of glazing (currently overpainted) are evident in the following image.



Mid-1950s, Myer soon after completion, with different shopfront configuration
A 19th century section remained between the two sections
(Source: SLV, 91.244/1864)

74 The firm expanded to become Eggleston, MacDonald & Secomb for the Bendigo Creche and day nursery in Rosalind Park (1957) and the Beaurepaire Motor Garage (1958) in Hargreaves Street at the corner of Edward Street.

Dramatic change occurred in the precinct because of a 1960 Council by-law. According to the by-law, 'no verandah can be built over a public footpath unless supported by cantilevers, brackets or projecting supports.' The by-law stated that any verandah supported by another means must be removed by the end of December 1970.[75] At this time, the Chinese quarter in Bridge Street was acquired by the Council for off-street carparking.[76]

From the late 1960s and through the 1970s, several historic buildings in the precinct area were demolished by Whelan the wrecker, etc., such as the Princess Theatre in View Street,[77] the Lyric Theatre in High Street, the ANA building in in View Street,[78] the View Point Hotel,[79] and the Bendigo Arcade in Pall Mall.

The triangular parcel of land (about 200m^2) on which the Chinese temple is located initially was part of the creek reserve. In 1974 it was designated a public purposes reserve (Historical Building).[80] In 1991 the temple - dedicated to Guan Yin Miao, the Goddess of Mercy, and set in classical Chinese garden known as Yi Yuan (Garden of Joy) - was built along with adjacent Golden Dragon Museum (the Chinese Cultural Centre of Australia), whose purpose is to document, interpret and preserve Chinese heritage in Australia. They form key components of the Dai Gum San precinct.

Comparative Analysis

Within the City of Greater Bendigo there is limited comparison with the Grand Boulevards precinct. The other precinct in the commercial centre – the Hargreaves Street and Environs precinct – is mainly single and two storey in scale. Whilst the periods of significance are similar – from mid-19th to the post-WWII – there are fewer landmark buildings designed by leading architects of the relevant periods, while nonetheless forming consistent streetscapes.

Of the other centres in the Victorian goldfields, Ballarat is the only potential comparison, whilst other smaller regional centres such as Beechworth and Castlemaine retain fine collections of buildings but without the scale of the major examples in the subject precinct such as the Shamrock Hotel Post Office or Law Courts or the larger financial buildings at View Point.

The key thoroughfares in Ballarat are Sturt and Lydiard streets which are included in separate heritage overlays - Sturt Street Precinct (HO167) and Lydiard Street Heritage Precinct (HO171). Both precincts were part of the grid layout overlaid by the surveyor William Urquhart in late 1851.
Sturt Street is a grand boulevard also in the European tradition with a wide central reserve containing many substantial exotic trees and other elements (e.g. memorials), bringing order to what had been a haphazard, unplanned configuration. The buildings lining it are a mixture of commercial, public (civic and religious) and residential dating from the 1870s to the mid-20th century. Most are two storey with a few taller examples such as the mechanics institute.

The Lydiard Street Precinct includes some of the other streets in the commercial centre of Ballarat, however the grandest buildings are concentrated on Lydiard Street between the railway station and Federation University. The buildings are mainly commercial and financial, such as several banks and the mining exchange, as well as a few public buildings (including two churches) dating from the mid-19th century to the 1950s. It includes a few three storey examples (e.g. Craigs and the George hotels) and two mid-20th century, five storey commercial buildings (Eureka and Lydiard houses). There are fewer buildings from the Federation and Interwar periods than the subject precinct.

Integrity

Largely intact

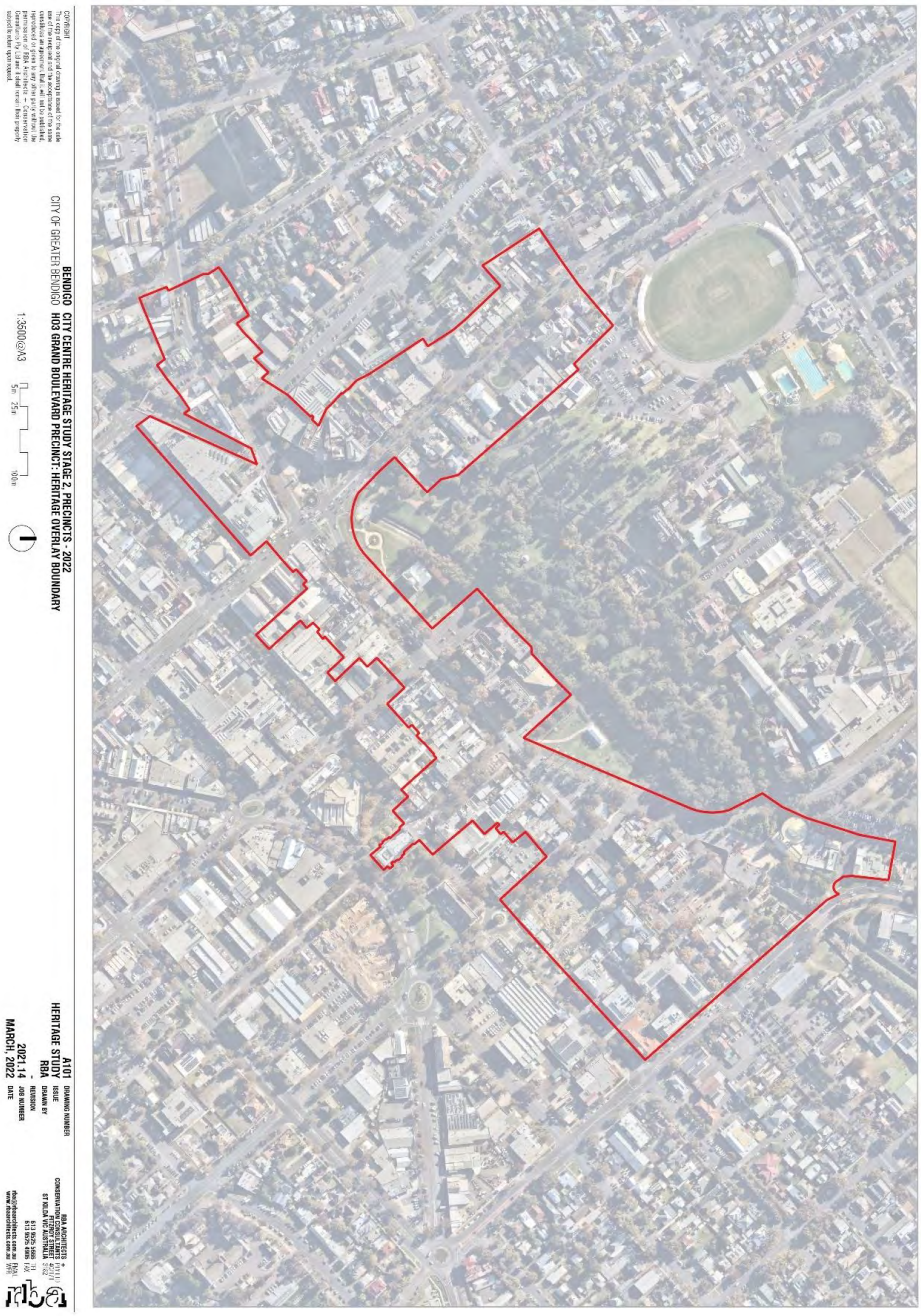
75 Newspaper article supplied by BRAC, identified as 1963 (21).
76 Newspaper article supplied by BRAC, identified as 1962 (36).
77 Newspaper article supplied by BRAC, identified as 1967 (9)
78 Newspaper article supplied by BRAC, identified as 1971 (9)
79 Newspaper article supplied by BRAC, identified as 1971 (21)
80 *Victoria Government Gazette*, 1974 (no. 1, 4 Jan.), p29. Now allotment 6, section 24C.

Heritage Overlay Schedule Controls

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	No
Outbuildings and/or Fences	No
Included on the Victorian Heritage Register under the Heritage Act 2017	No
Prohibited uses permitted	No
Aboriginal heritage place	No

Extent of the Heritage Overlay

The proposed extent of the heritage overlay is outlined on the below map.



HO10 UPPER RESERVE PRECINCT

Address	Barnard Street, Park Road, Goal Road and View Street
Significance	Local
Construction Dates	c1869 to 1971
Period	Victorian, Federation, Interwar, Post-WWII, Late 20th century






Statement of Significance

What is Significant?

The Upper Reserve Precinct is locally significant. It consists of an approximately 6.9-hectare reserve bound by View and Barnard streets and Park and Gaol roads that contains numerous sports fields and facilities developed as the premier sports reserve in central Bendigo after the reclamation of Commissioner's Gully c1869.

Significant elements include the following 19th and 20th century sports facilities and playing fields:

- The Queen Elizabeth oval and red brick grandstand constructed in 1901 (VHR – H0803).
- Granite and metal gates to View Street installed in 1954 to commemorate Queen Elizabeth and the Duke of Windsor's tour of the city in that year.
- The Olympic, hexagonal shaped and diving pools at the Faith Leech Aquatic Centre.
- The remnant of the central dam created c1869 from prison labour during the reclamation of Commissioner's Gully. Reduced in size in 1901 with the enlargement of the Queen Elizabeth Oval and again in 1954 to accommodate the outdoor Olympic pool.
- Cream brick Bendigo Bowls Club Building constructed in 1958, hipped roof outbuilding and wrought metal sign to Barnard Street.
- Cream brick Ladies Bowls Club Building constructed in 1971.
- The timber octagonal section of the Bendigo Croquet Club Building constructed in 1904.
- Sunken lawn tennis courts constructed in 1929 on the site of the lower dam.

Features that do not contribute to the significance of the place include the following elements:

- Toilet block, brick Bendigo South Football Club house, score board and tensile canopies at the Queen Elizabeth Oval.
- Changing facilities, shade cloths/support structures, benches and paths at the Faith Leech Aquatic centre.
- Brown brick tennis club room to the bank of the former lower dam (lawn tennis courts).

How is it Significant?

The Upper Reserve Precinct is historically, aesthetically and socially significant to the city of Bendigo.

Why is it Significant?

The Upper Reserve Precinct is historically significant as one of the earliest sites developed specifically for sports and recreation in the central city at a time when the nascent Bendigo township was assuming its own identity during the throws of the gold mining boom.

The reserve is located on the site of the former Commissioner's Gully, a rocky parcel of land that formerly stretched from View Street down to the Bendigo Creek. The Gully was initially spared from intensive mining due to its proximity to the Government Camp and was then dammed and infilled to create a playing field and two dams either side of an open space. This demonstrates the efforts of the Bendigonians to adapt the natural environment to facilitate recreation and leisure spaces in the developing township. The dammed area later formed part of a larger space alienated and handed over to Council as a site of 'recreation and leisure' in 1861.

The later formalisation of the sports fields in the late 19th century reflected the development of the township itself as residents required built for purpose contemporary facilities for sports and recreation. The View Street playing field was enlarged to accommodate formal sized football and cricket matches and a modern brick grandstand was constructed in 1901. The construction of tennis, bowling and croquet clubs in the reserve during the first decade of the 21st century demonstrates the ongoing position of the reserve as a key site for leisure activities in the central township. Similarly, in 1913, the Bendigo Public Baths were relocated to the central dam and swimming facilities were built on the banks.

Further improvements in the middle and later parts of the 20th century demonstrate the lasting importance of the reserve as a key site of sport and recreation in Bendigo, with modern facilities replacing earlier, out of date facilities. This included the draining of the lower dam in 1929 to create a large area of lawn tennis courts, the first Bendigo. Later, in the Post-WWII period, part of the outdoor public baths were drained and an outdoor aquatic centre with underground Olympic sized swimming pool was built. The sports fields and club rooms to the south of the reserve were also updated at this time, including the construction of new club rooms for the bowling club (Criterion A).

The Upper Reserve Precinct is aesthetically significant for the Federation period red brick Queen Elizabeth Grandstand, designed by Bendigo city surveyor J R Richardson and constructed in 1901 and the octagonal section of the Croquet Club building, which are fine examples of Federation period sporting club buildings. (Criterion E)

The Upper Reserve Precinct is socially significant for its longstanding use as a place of recreation and sports activities in the central city, which looms large in the urban memory of generations of Bendigonians. The site has adapted and changed to meet the recreational needs of residents since the late 19th century, reflecting the evolving sporting trends and needs of Bendigonians through the 19th and 20th centuries. (Criterion G)

Description

The Upper Reserve is a large, approximately 9.6 hectare sports and recreation reserve bound by View Street (south), Barnard Street (west), Park Road (north), and Goal Road (east).

Occupying approximately a quarter of the precinct, is the Queen Elizabeth Oval complex, which consists of a red brick Grandstand, playing field, stone gates to View Street and a row of established peppercorn and elm trees. To the centre of the precinct is a complex of outdoor pools and lake with central island, the remnant of on earlier dam that was converted to an outdoor public bath in the early 20th century. To the south is a complex of sports fields and club rooms, including a large grass tennis playing field on the site of a second former dam.

The following table outlines the contributory built and landscaped elements of the precinct.

Element	Period	Details	Photograph
Metal fence with granite posts	Post-WWII period	Set of metal gates and railings between capped unpolished, granite posts. The gates are symmetrical and include a wide central section for vehicle access, flanked by two pedestrian entrances. Gold lettering to top rail of central section that reads 'Queen Elizabeth Oval'. 'Elizabeth Regent' to the top rail of the pedestrian gates. Installed when the oval was re-named to commemorate Queen Elizabeth and the Duke of Edinburgh's tour of Bendigo in 1954.	
Queen Elizabeth Oval and Grandstand	Federation period	A cricket and football complex including brick grandstand, grassed sports playing field and row of established elm and peppercorn trees. The Grandstand is a substantial structure constructed of brick base, mainly red with cream trim, with part hipped, part bell cast metal clad roof, and cast iron elements (balustrade and valence). There are a number of non-significant structures around the oval including the toilet block, BTA	

Element	Period	Details	Photograph
		club house, score board and tensile canopies.	
Faith Leech Aquatic Centre, including Olympic Pool	Post-WWII period	Swimming complex that consists of a 50m Olympic sized pool, a smaller hexagonal swimming pool, diving pool and diving platform and c2000 entrance/club building. Established in the Post-WWII period and the pools hexagonal, Olympic pool and diving pool all retain Post-WWII format, but have likely be retiled, etc. There is otherwise little heritage fabric from that period. Substantial non-original fabric including shade structures, lights, benches and paths.	
Former dam and public baths	Victorian period onwards	Approximately a half hectare artificial dam, with central island. It is lined with reeds and other plantings. Remnant of a once much larger dam created by the damming of Commissioner's Gully, which was adapted into a public-baths in 1912. Fabric relating to former public baths has been removed. One of two former dams in the Upper Reserve.	
Bowling Club Building and Barnard Street sign	Federation period – gabled roof structure Post-WWII period - Cream brick building and sign	Bowling Club rooms. Largest structure is a cream brick building constructed in 1958, that has central gabled roof section flanked by flat roof sections with a band of windows facing onto the playing fields. An earlier gabled roof building with brick elevations survives to the north of the cream brick building. Sign to Barnard Street is commensurate in design to the metal gates at the Queen Elizabeth Oval.	

Element	Period	Details	Photograph
			 
Bowling Club fields, seating, etc	Post-WWII	The bowls club contains four playing fields, two of which face onto the main club rooms. The playing fields have original landscaping features and amenities. This including bench seats with metal frames awnings (some retractable cloth type), cream brick retaining walls with inset bench seating into them.	
Ladies Bowling Club	Late 20th century	Cream brick building with skillion roof and band of metal framed windows to the long façade which faces into the playing fields and carpark. Constructed in 1971, although it displays a post-WWII design similar to the main Bowling Club Building.	

Element	Period	Details	Photograph
Croquet Club Building	Federation period – octagonal section Later additions – 1929-31[1]	Timber-framed, consisting of an original octagonal section that is flanked by later gable roofed additions. Originally located to south side of croquet court. Relocated to current position in 1929-31 (later gable roofed additions date to this time).[2] There are intact, likely early 20th century landscaping features and amenities to the perimeter of the playing fields.	 
Lawn Tennis courts	Interwar period	Large sunken area that contains 16 lawn tennis courts. Adapted from the former lower dam in 1928. There is a non-significant, late 20th century brown brick tennis clubhouse to the west end.	

1 *Bendigo Croquet Club Building and Shelters*, 2005, np
2 *Bendigo Croquet Club Building and Shelters*, 2005, np

Element	Period	Details	Photograph
Landscaping	Federation period	The precinct does not have a cohesive landscaping treatment, but there are sections of early historic landscaping throughout. This includes: • the row of mature trees to the east side of the Queen Elizabeth Oval (seen right) • perimeter planting to south side of central dam	

History

Post-colonisation and at the onset of the gold rush, a base for Government activities was required in the nascent township and George Gilbert selected a site for this purpose on the rising ground overlooking Bendigo Flat, on the east side of the Bendigo Creek in 1851.[3]

The Government camp was the seat of Commonwealth power in the township and, typical of Government camps that served colonial goldfields, was located on an easily defensible, elevated position.[4] In those early days the Camp contained the various elements needed to assert control and maintain order, including Commissioner's quarters, police barracks, licence tent, gold receiver's stables and a lockup.[5] Reflecting the restlessness of the early township and the need for security, in 1853 the camp was the scene of the large protest by miners over licence fees, part of the general unrest among miners that culminated in the Eureka Rebellion, later dubbed the Red Ribbon Movement.[6]

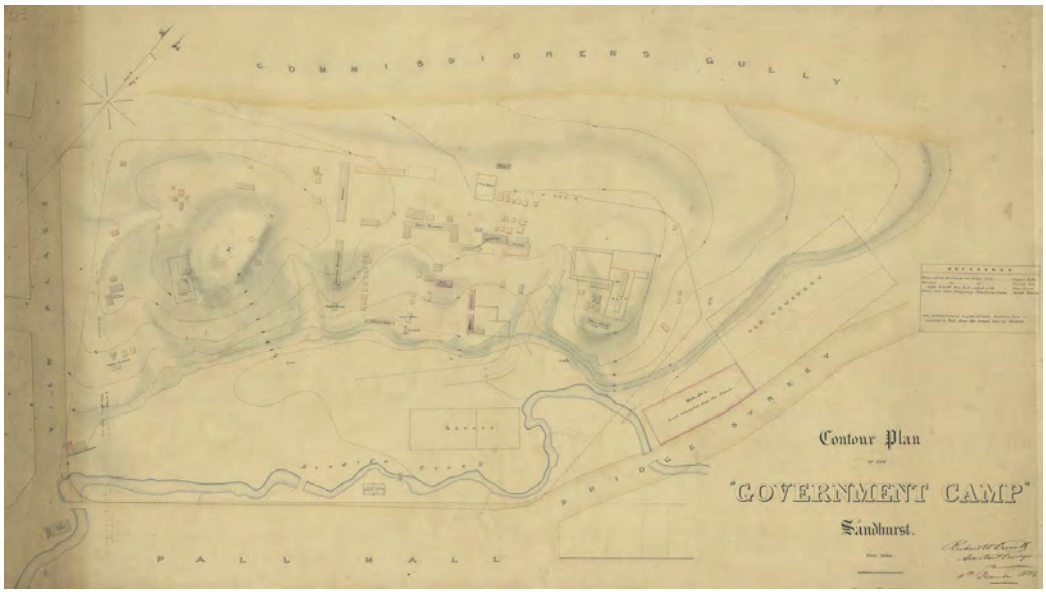
By 1854, further surveying of Bendigo had been undertaken by Richard Larritt, who prepared the following contour plan which shows the Government Camp below a natural Gully named Commissioner's Gully, so named likely due to its location to the seat of Commissioner's power.

3 R W Birrell, *Establishing a city and the disposal of crown lands: Bendigo in the Nineteenth Century*, p130; *Eaglehawk and Bendigo Heritage Study*, 3-92; 'Jubilee of the Red Ribbon Movement', *Bendigo Advertiser,* 21 August 1903, p3

4 *Rosalind Park,* Victorian Heritage Database Citation

5 *Rosalind Park,* Victorian Heritage Database Citation

6 *Rosalind Park,* Victorian Heritage Database Citation



Government Camp in 1854, with Commissioners Gully (Upper Reserve) above.
(Source: December 1854, *Camp Reserve, Sandhurst*, VPRS 8168, P0002, ROLL103, PROV)

Commissioners Gully encompassed what is now the Upper Reserve and the current showgrounds site down to the junction of Bendigo Creek at the present Water Street, where the water source for the Camp was located.[7] Commissioner Joseph Panton initially refused intensive mining activity in the Gully, as it would have spoiled the water supply for the Government Camp which was located downstream.[8]

Some activity was allowed however, including the operation of a brick kiln in 1857 and at times ill miners were given claims in the Gully on compassionate grounds. Later, minimal digging was allowed in the Gully on the provision that soil was taken out for puddling and by 1857 the west half of the Gully was being used as 'gold workings'.[9] The shape and extent of the Gully is evident on this early 1860 plan prepared by John Russell reproduced below.

7 Birrell, p130, 'The Upper Reserve Dams: the bed of Commissioner's Gully', *Bendigo Independent*, Tuesday 27 March 1906, page 3
8 Birrell, p130
9 Birrell, p130



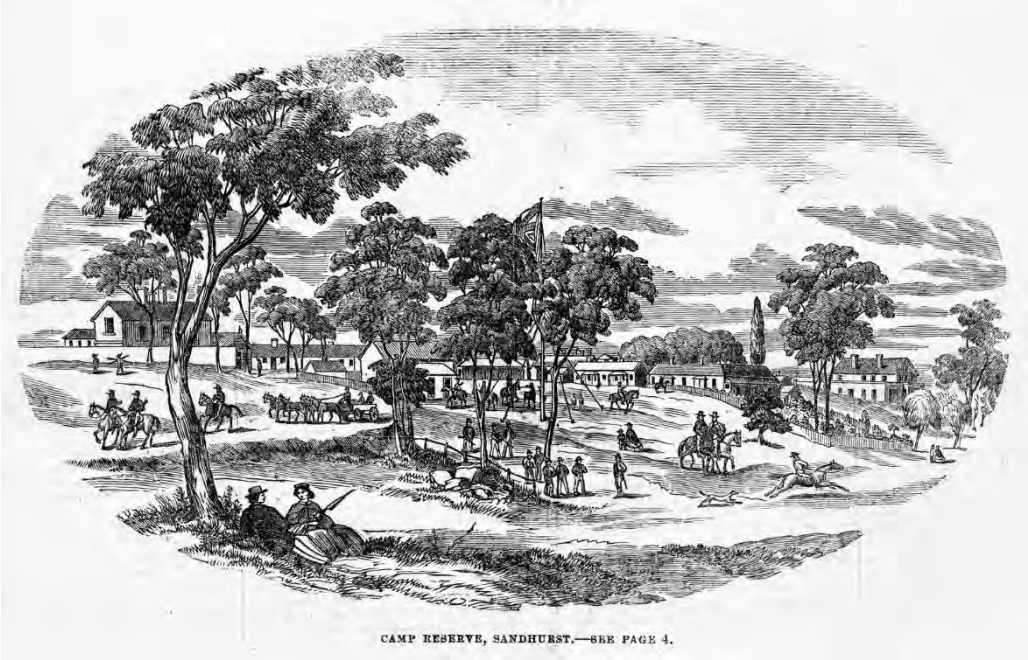
Government Camp and Commissioner's Gully in central Bendigo in 1860. The shape of the Gully is outlined
(Source: SLV, *Map of Sandhurst proper, showing gold mining leases and companies*, Map 3)

Consequently, the Gully remained undeveloped in the decade or so after the Government Camp was established, in contrast to the Camp proper to the west, where permanent government buildings were constructed during the decade or so after the Camp was established, including the Supreme Court building in 1857-58, The Gaol (now HM Prison) in 1858 and the Police Barracks in 1860.[10]

In addition to its formal use as a nexus for Government services, the Camp Reserve formed an early park in the central city. The Caledonian Society held their inaugural meeting in the Camp Reserve in 1860,[11] and this use is evident in the below wood engraving which depicts people using the park for leisure activities, amongst the Government buildings.

10 *Eaglehawk and Bendigo Heritage Study*, 3-92, Victorian Heritage Database Citations, *HM Prison Bendigo, Former Supreme Court, Old Police Barracks*

11 'The first gathering of the Bendigo Caledonian Society', G Lacy, 1860, SLV



1862, Camp Reserve in the Government Camp (Charles Frederick Somerton)
(Source: SLV, *Camp Reserve, Sandhurst,* IMP15/11/62/8)

Parks and gardens were established early in Bendigo's development, with White Hill Botanical Gardens having been reserved in 1854 and suggestions had been made as early as 1856 to convert the Camp Reserve into a formal park, to reflect its burgeoning recreational use.[12]

Subsequently, 49 acres of land, the substantive part of the Government Reserve, was formally granted by the Crown to the Bendigo City Council for the purposes of 'recreation and amusement' and drainage purposes in 1861.[13] A section of the former Camp Reserve to the south, where the core permanent Government buildings had been established the previous decade, was put aside for 'Government Purposes'. This circumstance is evident on the Parish Plan below.

12 Victorian Heritage Database Citation, *Rosalind Park*
13 Victorian Heritage Database Citation, *Rosalind Park*



(Source: Central Plan Office, Sandhurst at Bendigo-18)

George Brown was selected as first curator of the public reserve in 1861 and the reservation was thereafter developed as a landscape public park under the leadership of successive head curators.[14] Despite the alienation of the area for reserve purposes, it still contained makeshift buildings and a puddling mill in Commissioner's Gully, which impeded Council efforts to develop the reserve for its intended purpose over the following decade.[15]

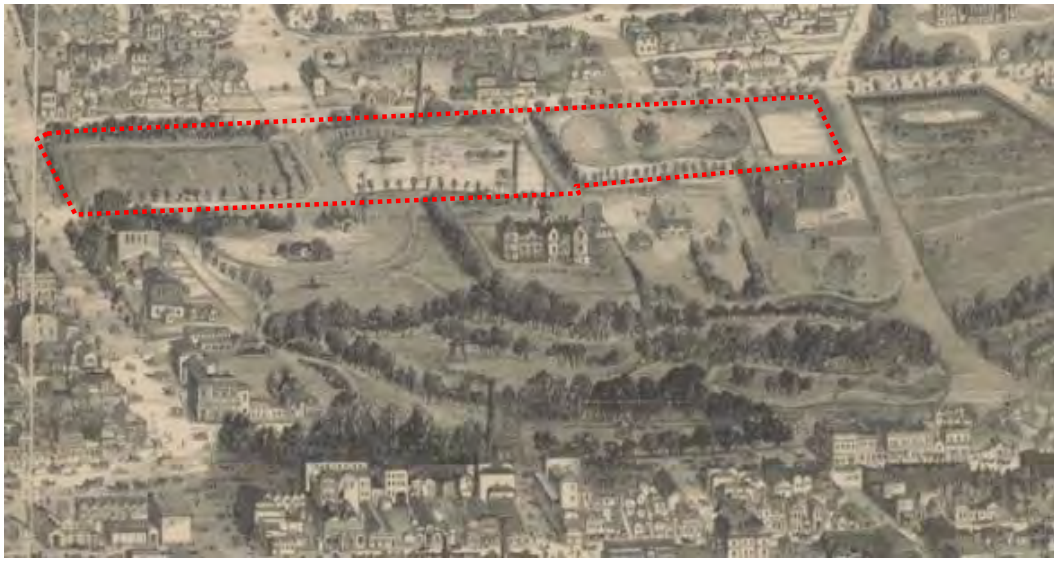
By 1872 however, the Lower Reserve was at least maturing and the area was noted for its verdant and pleasant appearance. During this decade, 300 new trees including 15 blue gums, were planted in the Lower Reserve, now known as Rosalind Park as a reference to the miniature park in Shakespeare's *As You Like It.*[16]

14 *Eaglehawk and Bendigo Heritage Study*, 3-92
15 Victorian Heritage Database Citation, *Rosalind Park*
16 Victorian Heritage Database Citation, *Rosalind Park*

In the Upper Reserve, improvements began soon after Council assumed ownership of the area in 1861. In 1868, a cricket pitch was established to the west of the Reserve, which involved the levelling of an existing parade ground and sowing of English grass.[17]

Beginning in 1869, a large programme of works was commenced by Council to reclaim the unstable and rocky land of Commissioners Gully.[18] The Gully was dammed at the Showgrounds site and prison labour from the nearby gaol was used to adapt an old puddler's dam into a reservoir and create a second dam (named Boyd's Dam, named after an ex-Councillor) using basalt banking.[19] A bowling green was also established in between the two dams.[20]

The dramatic transformation of the unserviceable Commissioners Gully into a park reserve during the early 1870s is evident in an 1878 engraving (below), which depicts Rosalind Park and the Upper Reserve at that time. The two dams created by the prisoners are evident, as is the newly formed cricket ground to View Street. Although substantially improved than the previous unstable Gully, the Upper Reserve remained in stark contrast to the developing verdant landscape of the better watered Lower Reserve.[21]



Upper Reserve, highlighted, and Rosalind Park in 1878 ('Sandhurst', Albert Charles Cooke)
(Source: SLV, *Illustrated Australian News,* IAN27/12/78/SUPP)

Shortly after the bowling green was established in the area between the two dams at the Upper Reserve, a permit for the establishment of a Bowling Club and rights to use the green was granted in October 1872, although it appears no club house was constructed at that time. The green had been laid by the next year, when an application was approved for permission to use the green by ladies for croquet.[22]

17 City Centre Precinct HO3 HO10 Draft, Context, p25; 'The Camp Reserve', *Bendigo Advertiser,*
18 'The Camp Reserve', *Bendigo Advertiser,* 21 October 1874, p2; Victorian Heritage Database Citation, *Rosalind Park*
19 'The Camp Reserve', *Bendigo Advertiser,* 21 October 1874, p2; Victorian Heritage Database Citation, *Rosalind Park*
20 'The Product of Prison Labour', *Bendigo Advertiser*, 9 November 1872, p2
21 *Eaglehawk and Bendigo Heritage Study*, 3-92
22 *Conservation Management Plan, Bendigo Croquet Club Building and Shelters*, Robert J Kaufman, LRGM Services Heritage Consultants, 2005, p3

By the 1890s, the Upper Reserve was a site of recreation, a large area that drew people to the sports fields and tree lined dams that accommodated swimming, fishing and shooting. Tennis fields had been established near the site of the current ladies' bowls club by the early 1890s, who played out of the original club rooms are seen below.[23]



Undated, likely early 20th century, original bowling club building
(Source: Ian Ross, *Bendigo Bowling Club: A History 1872-1972*, cover)

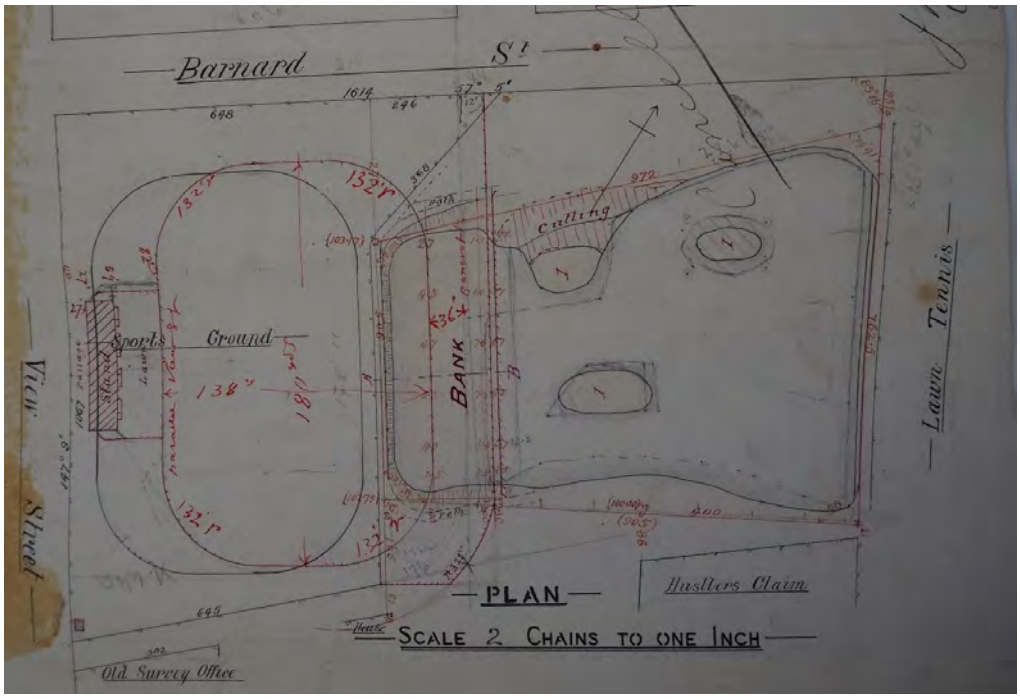
The central dam was lined with willows and the central island had bamboo grass for nesting birds. The water held many fish and water birds for fishing and shooting.[24]

To the north of the dam was a flat area housing two further sports grounds and club rooms. In this area, directly below the dam embankment, was the Lawn Tennis Club, which consisted of a two-room club building and asphalt courts lined by wire fencing. In a central position in the flat was the Bowling Club, with large-grassed playing field containing seven rinks which was also lined by wire fencing. These playing grounds were landscaped with trees and shrubs for ornament and to protect from wind and dust. Further north was another dam that also lined with willows and was plentiful with fish – Park Road formed the northern edge of the reserve.[25]

The core disappointment of the upper reserve at the end of the 19th century was the sports field to the corner of View Street, which was notoriously inadequate for its purpose. Although it was fenced on three sides and with a hedge to the View Street side, the ground was rocky with sparse grass coverage and the playing field too small for a proper cricket or football match.[26]

Consequently preparations were made for improvements to the sports ground including the construction of up-to-date grounds and facilities.[27] A keeper for the Upper Reserve was appointed in 1894 and a keeper's residence established.[28] The works involved enlarging the existing sports playing field 130 feet by reclaiming parts of the central dam and it was widened by 40 feet to create a near rectangle field for cricket and football and a large grandstand constructed.[29] The changes made to the reserve to improve the sports field, including the reduction in size of the dam, the enlargement of the oval and location of the grandstand are shown in the following contemporary plan.

23 'Rosalind Park' *Bendigo Advertiser,* 18 March 1893, p6
24 'Rosalind Park' *Bendigo Advertiser,* 18 March 1893, p6
25 'Rosalind Park' *Bendigo Advertiser,* 18 March 1893, p6
26 'Rosalind Park' *Bendigo Advertiser,* 18 March 1893, p6
27 'A Sports Ground for Bendigo, Upper Ground Recommended', *Bendigo Advertiser*, Wednesday 28 June 1899, page 3
28 *Queen Elizabeth Cottage Conservation Management Plan*,
29 'A Bendigo Grandstand', *Ovens and Murray Advertiser*, Saturday 29 June 1901, page 9



Undated, c1900-01 plan of the Upper Reserve showing the changes made in the reserve to improve the sportsground (Source: BRAC, City of Bendigo Maps and Plans Collection, Bundle 20)

The centrepiece of the redevelopment was the construction of the red brick Grandstand, designed by city Surveyor J Richardson and opened in 1901.[30] On completion, the improved sports ground and grandstand were celebrated as one of the finest in the state.[31] The newly built oval and grandstand was used for many occasions, including for gatherings of the Caledonian Society whose use of the site has begun in the early days of formalisation of the Upper Reserve in the 1860s. The Caledonians are seen in the below image of 1911.

30 VHD Citation, *Queen Elizabeth Oval Grandstand*

31 'The Upper Reserve Sports Ground', *Bendigo Advertiser,* 18 June 1901, p3



January 1911, a Caledonian parade in the new Upper Reserve sportsground showing recently complete grandstand (Source: *Bendigo Advertiser*, p3)

Although there was much fanfare about the improvements made to the sports field in the reserve, the two Upper Reserve dams quickly became unsanitary after their creation and concerted efforts to improve their condition commenced in tandem with the improvements to the rest of the Reserve during the 1890s.[32]

The putrid state of the dams, coupled with the need for additional bathing facilities in Bendigo, compelled the Council to make plans to adapt the two dams in the Upper Reserve into public bathing facilities. In 1908, a motion was passed by Bendigo Council to adapt the two dams into public baths with changing facilities to be constructed on the central islands or on the banks.[33]

The adaption of the central dam is evident in the photograph below, where it is shown as an ornamental lake with central island. By this time, a swimming platform had been constructed to the west side of the lake, seen in the below drawing of the lake which is dated to c.1906. The recently completed Grandstand is evident in the background.

32 'The Upper Reserve Dam', *Bendigo Advertiser*, 3 March 1883, p2
33 'The Upper Reserve Dams: The Public Bathing Question', Bendigo Independent, Saturday 18 January 1908, page 8

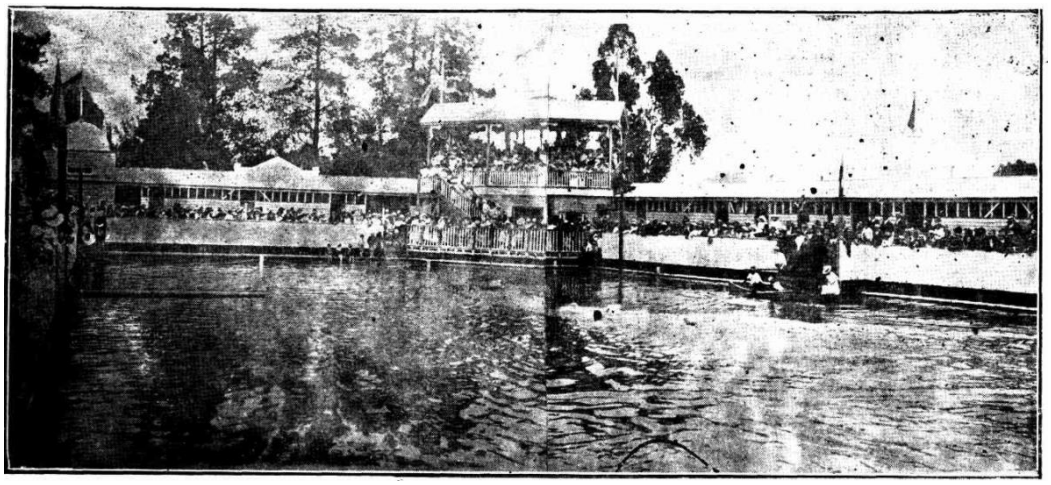


c.1906 Upper Reserve central dam
(Source: SLV, *Lake Scene Upper Reserve Bendigo*, H95.68/14)

After Council committed to improving the public baths, a comprehensive report for the creation of bathing facilities in the upper reserve was put to the Council in 1912 by the City Surveyor and was passed by Council. The plans included a semi-enclosed swimming area with separate bathing areas for men and women.[34] The run-off water from the baths was to be used to water the plants in the Lower Reserve, with a large pipe laid for that purpose.[35]

Later that year the Municipal Baths were established, and architectural plans were drawn up for the facilities by architects Keogh & Austin.[36] That next year, the new public baths were opened.[37] The new public baths are seen below on opening day in February 1913.

34
35 'Bendigo Parks and Gardens', *Bendigo Advertiser,* 9 Jan 1913, p5
36 Tom Henderson [cmpl], *Bendigo Swimming Club: Reflections over 70 Years*, Bendigo 1987, p4
37 'New City Baths', *Bendigo Advertiser*, Thursday 27 February 1913, page 5



1913, opening day of the new baths in the central dam
(Source: 'New City Baths', *Bendigo Advertiser*, Thursday 27 February 1913, p5)

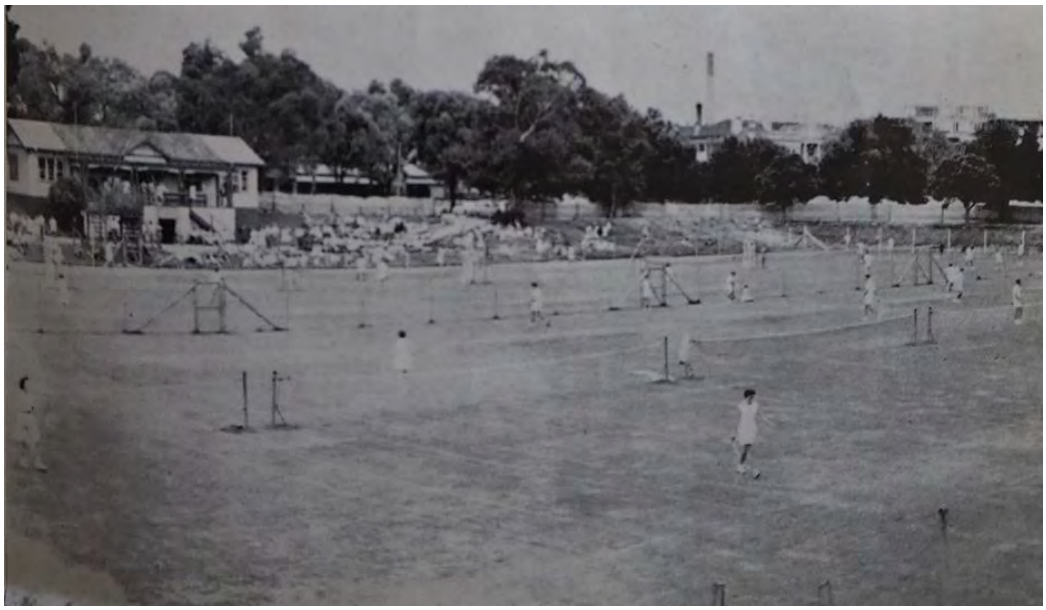
During the early 20th century, there were further developments to the sports grounds between the two dams. This included the construction of an octagonal-shaped club and separate playing fields for the Ladies Croquet Club, which were opened in 1904. Previously the croquet club used the Bowling green and Bowling club rooms.[38]



Between 1904 and 1914. Ladies' croquet club with the club rooms in original position to the north of the playing fields
(Source: *Bendigo Croquet Club Building and Shelters*, 2005, np)

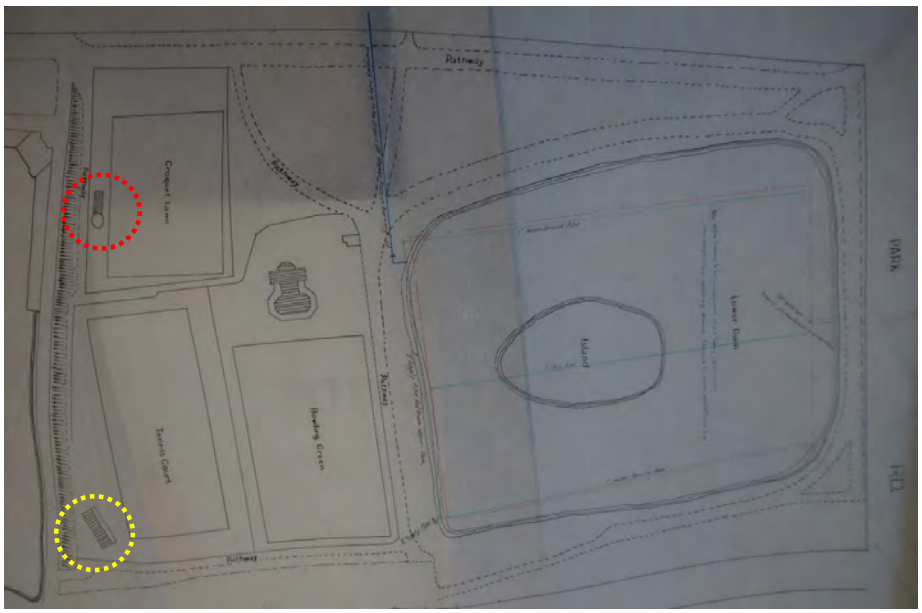
In 1928, the lower dam was drained to allow the expansion of the tennis facilities and 16 grass tennis courts were laid in couch and English grasses, being the first grass courts in the city. The first tournament held on the grass courts was a mixed doubled tournament.[39] The tennis fields have been retained in their original position and are seen below in the c1950 photograph with the first, timber-framed tennis pavilion on the left.

38 *Bendigo Croquet Club Building and Shelters*, 2005, np
39 'Tennis at Bendigo', *Sporting Globe*, Saturday 12 October 1929, p3



c1950s, Lawn Tennis Courts with original tennis pavilion evident to left of image
(Source: *City of Bendigo booklet*, np)

The following undated plan depicts this area between 1904, when the croquet club was constructed, and 1929, when the lower dam was drained to construct the lawn tennis courts. The octagonal croquet club rooms are shown in their original position and the original timber tennis club is about where the ladies bowling club is located.[40]



Early 20th Century Plan showing the north part of the reserve, showing octagonal croquet club rooms (red) and original timber tennis club (yellow). The lower dam (now the lawn tennis courts) is to the right (broadly north)
(Source: BRAC, City of Bendigo Maps and Plans Collection, Bundle 22)

40 BRAC, Maps + Plans collection, bundle 22, no date*: Bendigo Croquet Club Building and Shelters*, 2005, p2

In 1929-31, the croquet club rooms were relocated to their current location near Barnard Street and enlarged to include a dressing room.[41] The circumstance in the south part of the reserve at this time is shown in a contemporary photograph below. The late 19th century tennis club rooms were in their original location beside the earlier tennis courts, about where the current ladies bowling club buildings is situated.



1929, south end of the reserve with tennis club rooms circled (since demolished)
(Source: SLV, H91.160/1581)

Developments continued in the wider Reserve during the 20th century as well. In 1921, the original architects of the municipal pools, Keogh & Austin, designed a secondary timber grandstand to the west side (Barnard Street) of the main brick swimming stand.[42] The baths, with new skillion roofed stand, is shown to the left in the image below.



(Source: 1920-1954c, The Baths, Upper Reserve, Bendigo, Rose Series, H32492-4471, SLV)

41 *Bendigo Croquet Club Building and Shelters*, 2005, np
42 BRAC, Maps + Plans collection, bundle 20

As the City emerged from WWII, the Upper Reserve had become a comprehensive sports and recreation area, with established tennis courts, croquet and bolwing fields, large and well accomodated public baths and a cricket and sports oval to rival any in the state. This scenario is evident on the c1950 aerial photograph below, showing the showgrounds end of the Reserve with Barnard Road in the foreground.



c.1950-1954, showing the north half of the Upper Reserve before the new bowling club rooms were construction in 1958
(Source: SLV, Aerial view of Bendigo Victoria, H2016.33/110)



c1950s., the Bowling Club showing old club rooms and extant gable roofed structure (circled)
(Source: City of Bendigo booklet, np)

There was further change in the Upper Reserve during the 1950s. For many years the Bendigo Swimming Club had been trying to induce the Council to develop a modern swimming pool to replace the old baths in the former dam which at that time were

nearly 50 years old. Momentum gathered and in 1956 the old pool was finally drained to prepare foundations for an improved Olympic sized pool.[43] In 1963, swimming baths were further drained to permit construction of a water polo pool.[44]

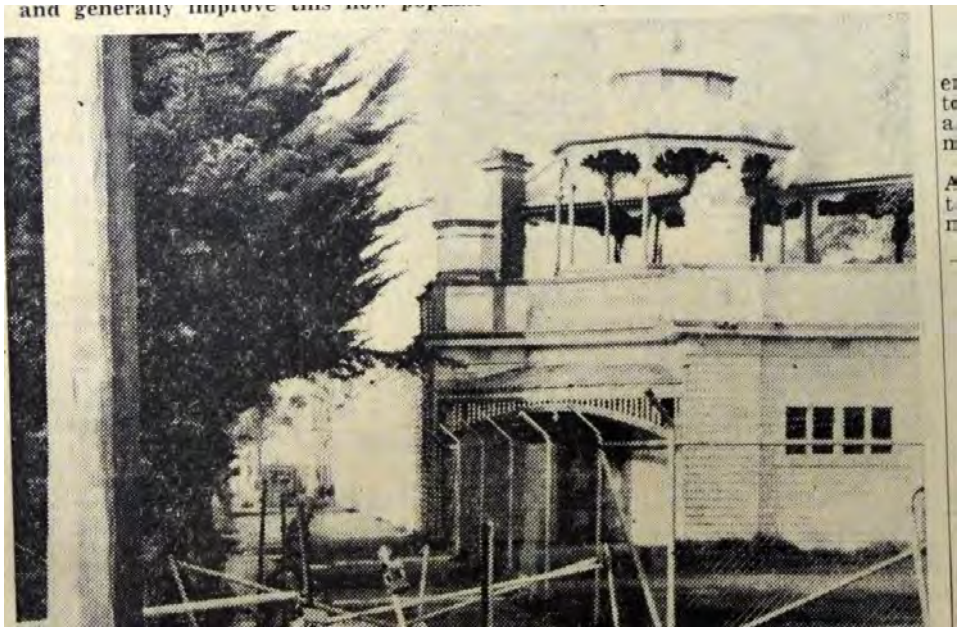
The new public pool dramatically improved facilities over the old pool in the former dam and is seen below shortly after construction c.1956. It consisted of a 50m Olympic Pool, a smaller hexagonal pool (potentially for children), a diving pool with platform and a skillion roofed entrance building to Barnard Street. In creating the new pool, the upper dam was reduced to its current extent.



c.1956, Olympic pool shortly after opening (Rose Series, P3232)
(Source: SLV, 1956c, Looking Down on The Olympic Pool, Bendigo, Vic, H32492/2344)

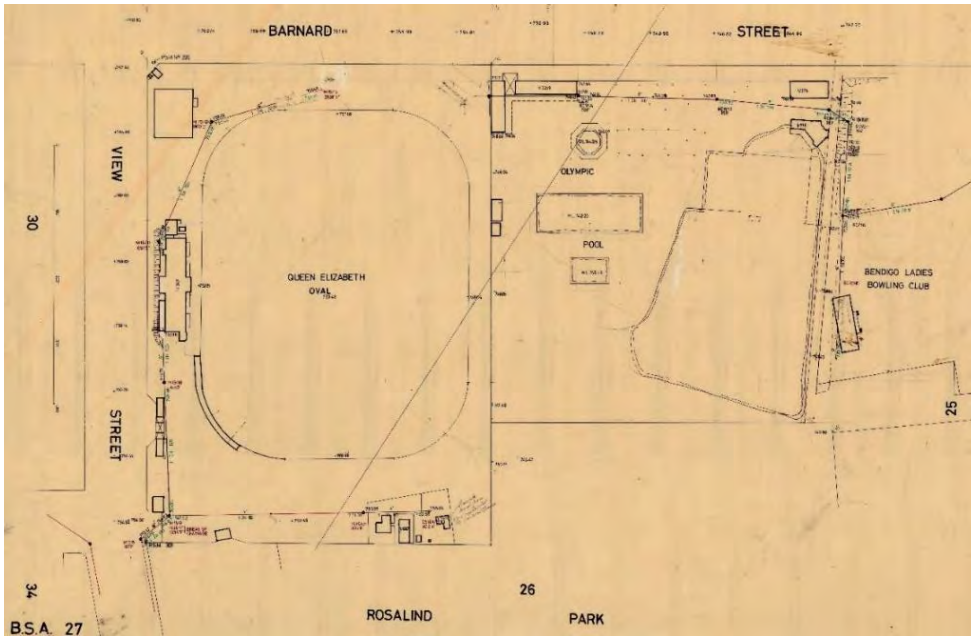
The earlier timber bowling building was replaced by the current brick bowling building in 1958.[45] The grounds were also improved at this time, with commensurate seating and other elements installed. In 1954, Queen Elizabeth toured the city and the oval and grandstand were renamed in her honour and the granite gates to View Street were installed.[46]

43 'Work begins on Olympic Pool', *Argus*, Friday 1 June 1956, p6
44 BRAC clipping, 1963
45 As per the foundation stone
46 '40,000 at Bendigo Impress Queen', *Age*, 6 March 1954, p3



Municipal baths in 1963
(Source: BRAC clipping, 1963)

In 1971 the Bowling club expanded further with the construction of a dedicated Ladies' Bowls club room near the site of the old tennis club rooms. Although the modern Olympic pool had been constructed in the mid-1950s, part of the old swimming pool structure in the dam remained as late as 1971, as evident in the Coliban water plan below.



Upper Reserve in the late 20th century, after the construction of the ladies' bowling club in 1971
(Source: Coliban water plans, BSA 27)

Comparative Analysis

The Upper Reserve has architectural, historical and social significance as an intact sports and recreation reserve established in the mid- Victorian period after the damming of Commissioners Gully. Since that time, it has been updated and adapted to meet the recreational needs of the residents of central Bendigo.

- It compares well to Lake Weeroona Park (HO7), a landscaped reserve in the suburb of Lake Weeroona that contains an artificial lake constructed in 1878, the club rooms of the Bendigo Rowing Club, Federation period pavilion and specimen plantings.

- The Upper Reserve Precinct compares well with the White Hills Botanic Gardens Precinct – HO33 (and part included on the VHR as H1915). The precinct is bifurcated by the Bendigo Creek, with the White Hills Botanic Gardens (VHR H1915), a highly landscaped park and garden including White Hill Swimming Pool, to one side. On the other side of the creek is the White Hills Recreation Reserve and Oval, although there is little built heritage fabric in this part.

- The Upper Reserve Precinct is comparable to The Canterbury Gardens Precinct – HO17 (including Lake Neanger HO400) is a landscaped park which contains a large artificial lake, sections of landscaped gardens and numerous sports facilities including the Eaglehawk Bowling Club and oval with red brick Federation period grandstand.

The Upper Reserve is exceptional in the City of Bendigo as an intact reserve established during the late 19th century in central Bendigo and developed thereafter for the purposes of sports and recreation activities solely.

Integrity

Mostly intact

Heritage Overlay Schedule Controls

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Outbuildings and/or Fences	No
Included on the Victorian Heritage Register under the Heritage Act 2017	Part (H0803)
Prohibited uses permitted	No
Aboriginal heritage place	No

Extent of Heritage Overlay

The proposed boundary of the heritage overlay is outlined on the following map.



Recommended boundary of heritage overlay
(Source: Nearmap, 5 May 2021)

SHARLAND'S SURGERY & RESIDENCE (FORMER)

Address	391 Hargreaves Street, Bendigo
Significance	Local
Construction Date	1934/35
Period	Interwar
Date Inspected	August 2021



Hargreaves Street elevation (north)

Statement of Significance

What is Significant?

Sharland's Surgery & Residence (former) at 391 Hargreaves Street, Bendigo is significant. It was constructed in 1934/35 as a dual residence and surgery for James Leonard Woodroffee Sharland, a medical doctor who practised in Bendigo for over three decades. The designer was a local architect, Stewart Murray. Following Sharland's death in 1964, the building was adapted for other commercial and medical uses.

The significant elements are its hipped roof, terracotta tiles, three chimneys, rendered walls, remnant entry portico (Edward Street) with recessed balcony, northeast entry with awning and associated steps/balustrade, classicised mouldings, timber-framed sashes, and horizontal glazing bars.

The rear single-storey wing is original and contributory to the significance of the place.

Later additions, including the 2004 single-storey addition to the west elevation, are not significant.

How is it Significant?

Sharland's Surgery & Residence (former) is of historical and aesthetic significance to the City of Greater Bendigo.

Why is it Significant?

Sharland's Surgery & Residence (former) is of historical significance as an interwar example of a traditional doctor's premise, which integrated both surgery and house This function is reflected in the building's dual entrances and subtle differences between the ground and first-floor treatment. By the early 20th century, doctors had established themselves as the unopposed authorities on health – a position previously contested with chemists – and played a crucial role in providing community healthcare. The commodious character of *Sharland's* is indicative of the high level of social prestige accorded to general practitioners at the time. (Criterion A)

Sharland's Surgery & Residence (former) is of aesthetic significance as a generally intact instance of its typology expressed in the late interwar Georgian Revival style, which is rare for Bendigo. Consciously restrained, the building's clear geometric form, near symmetry, planar surfaces and neoclassical detail underlie its repose and make a dignified contribution to the urban streetscape. Despite modifications, the Edward Street-facing portico with recessed balcony and enclosed first-floor return verandah remain interpretable and impart a stately, classicised character – part domestic, part sanitary. (Criterion E)

Description

Sharland's Surgery & Residence is situated at the southeast corner of the Hargreaves and Edward streets intersection. Within its immediate context – on the western fringe of Bendigo's commercial core – the subject building presents as a sizeable, freestanding, domestic component. It occupies the majority of a generally flat, rectangular allotment and is positioned at a small distance from Hargreaves Street towards the eastern boundary. The larger setback to Edward Street has been partially given over to a 2004 single-storey, flat-roofed addition attached to the original west elevation. At the rear of the property is a small parking area.



Sharland's Residence & Surgery

The circa 1935 footprint is comprised of a two-storey cuboid form, which accommodated the surgery (ground floor) and residence (first floor), with a single-storey, L-shaped ancillary wing to the rear. The latter has been partly concealed from Edward Street by the 2004 addition.

Both the primary and rear wings have hipped roofs clad in variegated terracotta tiles. Broad eaves and soffits lined with unbroken timber slats are apparent for the main roof, which also has a trio of rendered chimneys with moulded caps – one in the front plane with a pair at the rear, all situated below the ridgeline. Previously open space between the original building and the 2004 addition has been infilled with a metal skillion roof.

Sharland's Surgery & Residence is constructed of rendered brick. Its walls have always likely been painted a light colour with a contrast utilised to define the plinth. Compact square ventilation grilles are found at the ground and first floors.

The building has dual entrances, suggestive of its original function. A porch located at the centre of the west elevation marks the former private entrance. It is supported by a pair of square columns with simplified classicised capitals. These have been concealed at ground level by the 2004 addition, but their upper portion remains visible. This alteration led to the removal of the original set of stairs to the porch and an offset recessed double-leafed door with an adjacent window. The porch also has a rendered balustrade with cavetto moulding, which encloses a small balcony. It is accessed by a door with flanking sash windows.

The former public entrance – formed by a pair of timber-framed and glazed doors – to the professional rooms is located in the east elevation at a moderate set back from Hargreaves Street. It is reached by steps (later addition tiling) with a rendered balustrade. Its front part is curved with a possibly original metal railing. The rear part of the balustrade 'steps up' and has a moulded coping. Above is a hipped awning supported by square posts.

The first floor facing Hargreaves Street is characterised by a recessed verandah that returns to the east and west. It is divided into bays by regularly spaced and unadorned piers with recessed panels capped by a cavetto moulding. The openings have been infilled with aluminium-framed glazing.

Other original openings are recessed with timber-framed, double-hung sashes and rendered moulded sills. These windows display thin glazing bars and are predominantly arranged in tripartite banks.

Stylistically, *Sharland's Surgery & Residence* is an example of the Georgian Revival idiom. Popular across the early 20th century, this classicised and pared-back style was promoted by several eminent Australian architects and popularised in the trade press and design magazines as climatically appropriate and the epitome of high-end taste. Architect designed examples were favoured by the affluent throughout the interwar years.



2004 addition from Edward Street

History

The subject land derives from Crown Allotment 1, Section 29C of the Parish of Sandhurst, County of Bendigo. This rectangular 'town lot' (about half an acre) was purchased at public auction in 1870 by George Dowling, a prospector-cum-speculator who had arrived on the Bendigo diggings in its opening year from Moreton Bay.[1] By the late 1870s, as depicted in the illustration below, the corner holding was occupied by a four-roomed weatherboard cottage.[2]



Extract from an 1878 wood engraving of Bendigo with the subject site, viewed from the south, indicated by the red arrow.
(Source: Albert C. Charles, *Sandhurst*, SLV, available online)

In the wake of Dowling's death, the property was transferred to his widow. Their descendants retained ownership into the mid-1920s. The 'medical practitioner', James Leonard Woodroffee Sharland, acquired the property in June 1934.[3] An aerial photograph of that year shows a vacant block.[4]

A plan of the original design – entitled 'Residence & Surgery for J. L. W. Sharland' – identifies the architect as Stewart Murray. A pencil notation lists the date as November 1934.[5] Extracts from the plan are reproduced below.

The existing building had been constructed by the following year, when an individual *Property Sewerage Plan* dated September 1935 recorded its original footprint.[6]

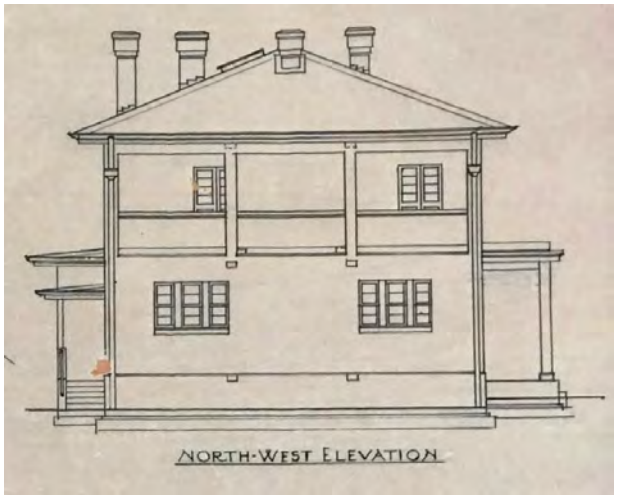
Little is known of Murray's life or career.[7] He was a registered architect and active in Bendigo from at least 1929.[8] Between 1933 and 1938, Murray was one of only two or three architects listed as based in the city (on Charing Cross).[9] He was also a foundation member of the Bendigo Legacy Club. In the late 1930s, it was reported that he was relocating to Canberra to take up a position with the Department of the Interior (architect's branch).[10]

Dr Sharland (b. 1898) was the oldest son of a well-known engineer James Sutherland Sharland, who had a state-wide

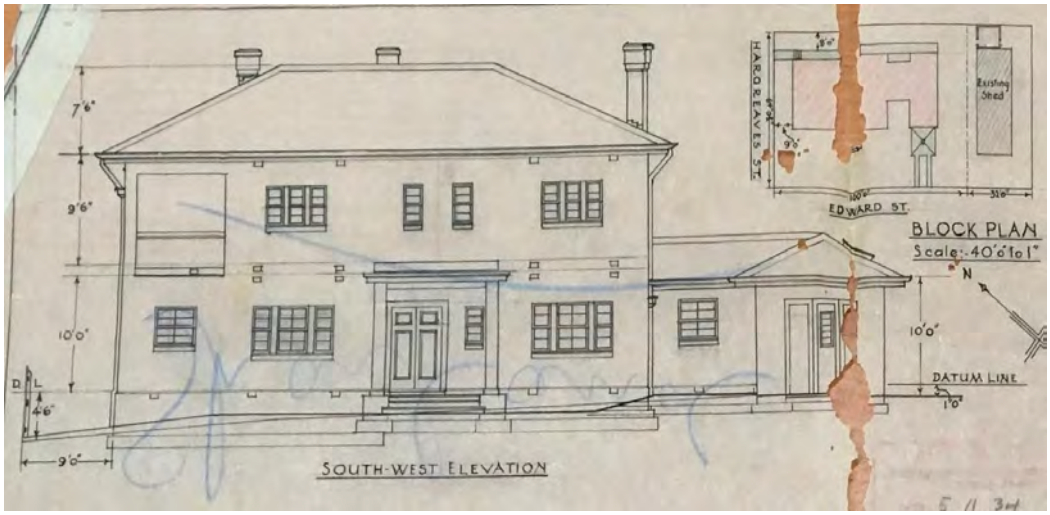
1 'Death of an Old Bendigonian', *Bendigo Independent*, 28 July 1902, p3; and *At Bendigo Parish of Sandhurst, Country of Bendigo*, S372, Sheet 18, PROV
2 *George Dowling: Grant of probate*, 84/593, Probate and Administrative Files, VPRS28, PROV, https://prov.vic.gov.au/archive/6EA2E823-F1E7-11E9-AE98-2BD67D48706A?image=2
3 Certificate of Title, vol. 3327, folio 324
4 1934 aerial photograph, courtesy of Bendigo Mines Ltd via the City of Greater Bendigo
5 *Residence & Surgery for J. L. W. Sharland* – BRAC Uncatalogued Items, Nolan Street Repository
6 *Property Sewerage Plan*, no. 1/2814, via Coliban Water
7 At the time of assessment, access to the hardcopy editions of Bendigo-based newspapers was limited (the interwar years have not been digitised). Accordingly, primary research into this source material may yield further information about Murray.
8 *Journal of the Royal Victorian Institute of Architects*, vol. 27, May 1929, p46
9 Review of *Sands & McDougall's Melbourne, Suburban and Country Directory*, 1930 to 1942
10 'Bendigo', *Age*, 14 July 1938, p21

reputation[11] He was educated at Geelong College and undertook a medical education at Melbourne University and Ormond College. At eighteen, Sharland enlisted with the Artillery Reinforcements in 1917 during the First World War before transferring to the 2nd Division Australian Army Medical Corps, serving in both Egypt and France. Sharland married Olive Emily Sharland (*née* Kelly) in 1925 and took up residence in Bendigo soon after, practising as a local GP for over thirty years.[12] He was also associated with Bendigo Base Hospital.[13]

During the 19th century, people were more likely to seek consultation with chemists than doctors. The gradual displacement of earlier health practices and the development of hospitals and medical technology aided the professionalisation of medicine and the emergent dominance of doctors, which was cemented by the late 1920s.[14] This attitudinal shift underset the development of the local GP.



Extract from Murray's plan showing Hargreaves Street elevation
(Source: *Residence & Surgery for J. L. W. Sharland*, BRAC Uncatalogued Items, Nolan Street Repository)



Extract from Murray's plan showing the Edward Street elevation with a block plan in the upper right corner
(Source: *Residence & Surgery for J. L. W. Sharland*, BRAC Uncatalogued Items, Nolan Street Repository)

11 His younger brother, Wallace Sutherland Sharland (1902-67), was a skilled, well-known ruckman for Geelong in the Victorian Football and sports journalist/commentator.
12 Ancestory.com.au; and various enlistment files/documents, NAA, B2455, Item ID 8080104
13 'Bendigo and District', *Argus*, 10 August 1937, p12
14 T.S. Pensabene, *The rise of the medical practitioner in Victoria*, ANU Press, 1980, passim



Aerial photograph of the subject building's frontage to Hargreaves Street (red arrow) between 1950 and 1954, facing south
Note the mature bank of trees bordering the place to the west along Edward Street have been replaced
(Source: Charles D. Pratt, *Aerial view of Bendigo, Victoria*, http://handle.slv.vic.gov.au/10381/386141)

In 1964, the corner site was sold to John F. Mamouney and occupied, seemingly, as a residence. The Church of England Trust for the Bendigo Diocese acquired it in 1978. Following the place's next sale, in 1990, the building was adapted to accommodate several offices.[15] In 2004, the linked-in addition on the west side of the former surgery/residence was constructed.[16]

Thematic Context

Lovell Chen, *Greater Bendigo Thematic Environmental History*, June 2013:

- Theme 8: Building Greater Bendigo's community life (8.3 Providing heath and welfare)

Comparative Analysis

Well into the late 20th-century, it was typical for general practitioners to reside and practice from the same premise. These dual functions typically required a considered design, often guided by the necessity of dividing living quarters and professional rooms (the surgery). Anecdotally, it appears that corner allotments were often preferred as development sites, as they lent themselves more readily to distinguishing between public/private entrances.

The residence/surgery typology also reflects the close ties doctors traditionally formed at the local level, with their day-to-day practice and living activities making them notable figures within the community, particularly in town or rural environments. Frequently underscoring their high social status was the quality and size of the doctor's house/premise.

There are a handful of other former residences/surgeries already affected by Heritage Overlays in Bendigo. However, none are known to date from the interwar period. Additionally, some were re-used as a dwelling/office instead of having been purpose-built as such.[17] *Kelvin* at 199-203 View Street, Bendigo (HO277), built in 1899 to a design by William Beebe junior, is the most striking.[18]

15 Certificate of Title, vol. 3327, folio 324; and Permit XBA/32676/1990 alteration to office, Doc 4619258, City of Greater Bendigo
16 Permit BC/501/2004 Extension to building, Doc 4618729, City of Greater Bendigo
17 For instance: 202 Barnard Street, Bendigo (HO93), 48 Wills Street, Bendigo (HO304); and 68-72 High Street, Kangaroo Flat (HO506).
18 This highly decorative brick (overpainted) rendition of the Queen Anne style features a projecting gable-roofed surgery attached to the principal dwelling. It was constructed to a design by William Beebe (junior), a locally prolific architect.

During the interwar years, it appears that a broad array of styles was employed across Victoria for residence/surgery designs, albeit their aesthetic generally tended towards the homely and clinical. Such presentations were often achieved via the employment of the Moderne or Georgian Revival idioms, with both readily associated with popularised images of health and hygiene. Bendigo's Baby Health Centre (1936) at the southwest corner of Rosalind Park, which featured a distinctive streamlined portico, was the principal example of the Moderne style in the late interwar years but was demolished in the mid-1990s.[19]

The Georgian Revival -design mode does not appear to have been widely employed in the municipality, perhaps indicative of its metropolitan undertones and more limited construction activity in Bendigo during the Depression-stricken 1930s. There are no other known examples of the idiom affected by an individual heritage overlay.

Intactness

The original scale and character of *Sharland's Surgery & Residence* remain interpretable from the public realm, despite the presence of the west addition. The removal of later addition glazing to the first-floor balcony may be reversible and should be encouraged/

Previous Assessment

- RBA Architects + Conservation Consultants, *Bendigo City Centre Heritage Study, Stage 2: Precincts*, prepared for the City of Greater Bendigo, July 2021, p11

Heritage Overlay Schedule Controls

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	No
Outbuildings and/or fences	No

[19] Mike Butcher, Yolande M.J. Collins, and Richard Gibbs, *Bendigo through time: an architectural miscellany*, Holland House, 2014, p109

Extent of Heritage Overlay

The proposed extent of the heritage overlay is outlined approximately below.



Recommended extent of heritage overlay
(Source: Nearmap, May 2021)

BELFAST STORE (FORMER)

Address	402 Hargreaves Street, Bendigo
Significance	Local
Construction Date	1881
Period	Late Victorian
Date Inspected	August 2021



Statement of Significance

What is Significant?

Belfast Store (former), a two-storey warehouse at the northeast corner of the Hargreaves and Edward streets intersection, is significant. It was built in 1881 to a design by the architect Joseph Martin Brady – who ran a thriving practice in Bendigo – for the prosperous merchant John Matchett, who operated a wholesale grocery nearby on Mitchell Street with branches elsewhere in the district. The contractor was Thomas Moriarty. Around 1887, Robert Matchett assumed control of the company and continued to utilise *Belfast Store* up to 1917, after which it was leased to another grocer. The Matchett family retained ownership of the building until 1954.

The significant elements include its pair of gabled roofs, both parapets with raked cornice and ventilators, first-floor cornice with dogtooth brickwork, piers, tie rod plates, overpainted bichrome (red/cream) brick walls, Flemish bond, rendered surfaces (plinth, frieze, tympana), segmental-arched openings, and battered sills.

Non-original elements are not significant.

How is it Significant?

Belfast Store (former) is of historical and aesthetic significance to the City of Greater Bendigo.

Why is it Significant?

Belfast Store is of historical significance as a built reflection of the marked economic activity and dynamism that underlined late 19th-century Bendigo, a phase in which it solidified as a principal regional centre. As a purpose-designed warehouse, *Belfast Store*'s construction and former use demonstrates the development of local production – in this case, mechanised chaff-cutting and corn-crushing – along with complex storage/distribution operations, with the place supplying the nearby, and likely, district-wide grocery trade of John and Robert Matchett. These building types were essential for the city's functioning and were likely once more common features within the urban and industrial landscape of Bendigo. However, professionally designed brick warehouses like *Belfast Store* may have been atypical for the town during the Victorian period. (Criterion A)

Belfast Store is of aesthetic significance as a prominent late 19th-century warehouse, which exhibits the Italianate style as practised on the Central Victorian Goldfields. In this region, the idiom evolved a characteristic expression that generally displayed an ordered composition, bichrome brickwork, segmental arches and finely-scaled detail, such as dogtooth patterning. At *Belfast Store*, elegant piers crowned by a restrained entablature – both less standard affectations for industrial buildings in the area – were also integrated to articulate its presentation and bestow a robust massing and vertical emphasis. Enlivening the design was its architect's gesture to the more baroque aspects of High Victorian design through differing treatments for the pediments, with a particularly distinctive configuration facing Hargreaves Street. At *Belfast Store*, the interplay between such ornament and its pragmatic function, suggested by its original fenestration and two-part division (indicative of different internal activities), is distinctive and attests to the expectation of its contemporaries that even industrial design should promote an image of permanence and prosperity. (Criterion E)

Description

Belfast Store occupies the entirety of its level rectangular allotment at the northeast corner of Hargreaves and Edward streets, primarily addressing the former. It is built to the footpath and abuts contemporary commercial buildings to the east and north. The latter development replaced a single-story volume (boiler house) connected with the subject building that faced Bath Lane.

The two-storey store is surmounted by a pair of gabled roofs, clad in non-original corrugated sheet metal. Differently treated rendered pediments conceal their ends. At the front, to Hargreaves Street, the pediment is particularly individualised, comprised of a straight ridge with ogee sides – the latter a vaguely Dutch-Flemish/Baroque flourish. Set to the sides of its tympanum are recessed and paired circular vents with louvred quatrefoil motifs. At the rear, the pediments mirror the gables and are triangular, each with centrally situated circular vents that have been infilled with brick. Both the front and rear pediments have a raking brick cornice.



Aerial photograph of the *Belfast Store*, shaded red, facing northeast
(Source: Nearmap, October 2019)

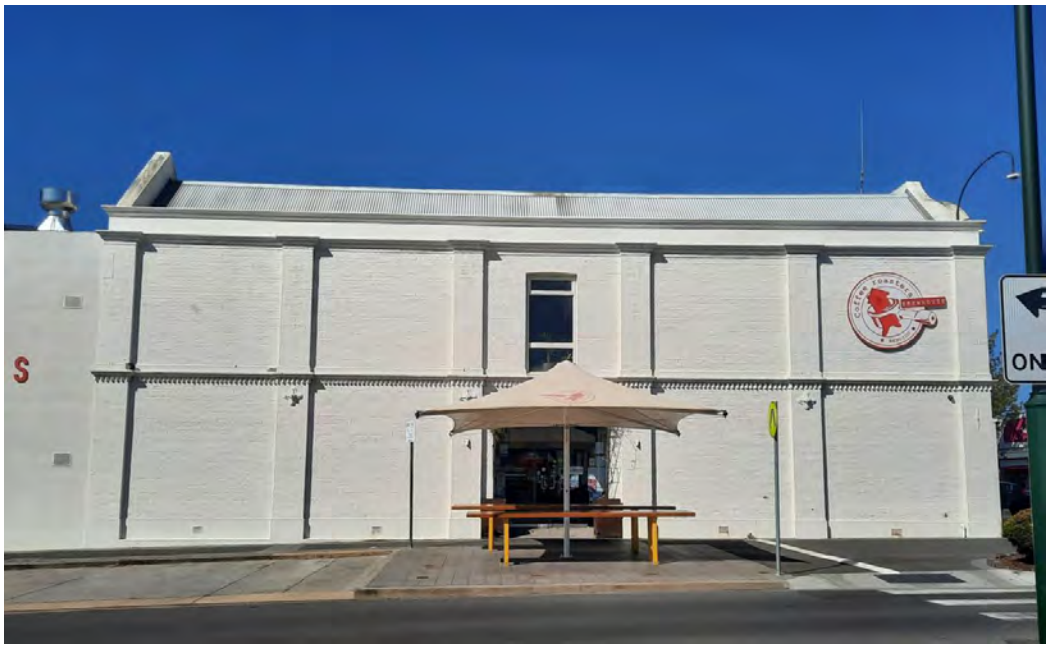
Belfast Store is of heavy-timber and bearing masonry construction. The visible walls are bichrome brick laid in a Flemish bond, which was admired at the time for its decorative quality. Red bricks were used for the walls, with 'white' bricks employed for the edges of the piers and the surrounds of the openings to imply quoining (an element that had associational value with prestigious English architecture). Mouldings and dogtooth brickwork were also 'white'. While possibly a reference to a cream, white bricks were capable of being manufactured in the late 19th century (from clay mixed with lime).[1] This material palette – since overpainted – is illustrated by a circa 1890 photograph of the building and contemporary description, which are reproduced below (refer to Site-Specific History). The plinth is rendered but has been partly removed or tiled over in the Hargreaves Street frontage.

The building has a symmetrical composition and the ground and first floor are separated by a cornice formed from a band of dogtooth brickwork and projecting moulding. Dogtooth patterning was a recurrent feature of urban architecture in Bendigo over the late 19th century. Dividing the walls into regular bays (three to the façade, five to the west elevation) are pilasters that are crowned with simplified capitals. The pilasters also carry a restrained entablature with an architrave and cornice of moulded white bricks (cyma recta profile) and a rendered frieze.

The ground floor façade has been modified. Its pilasters now appear as piers due to the removal of much of the original intervening wall. The pilasters themselves have been encased with some sort of tile.

Tie rod plates in the ground-floor piers of the west elevation are original/early structural elements and likely extend the width of the building. Other 'strip' tie rods are later additions but probably also act to stabilise the historic masonry.

Historically, rendered elements such as the frieze and, at least, the Hargreaves Street-facing tympanum hosted hand-painted signage.



Belfast Store from Edwards Street

While some openings have been modified, *Belfast Store's* original fenestration generally remains intact. Repeated at both storeys of the Hargreaves Street frontage was a central doorway (providing direct loading/distribution access to and from both levels) flanked by timber-framed, double-hung sashes. These openings were recessed with segmental arches formed from brick voussoirs (in white). Windows also had battered rendered sills.

1 James Nangle, *Australian Building Practice* (1900), rev. by John E. T. Nangle and Alan P. Nangle, (1944), William Brooks & Co., 5th edition, 1946, p77

As noted, on the ground floor, original openings and brickwork for each bay have been replaced with contemporary glazing and a central set of metal-framed doors. The upper part of the bays displays sheeting (presumably, this does not conceal brickwork). The formative doors, likely of heavy timber battens, do not remain.

On the first floor, the openings survive, but sashes have been replaced with aluminium-framed slider windows, including a lower sheeted panel to the middle door. In the west elevation, the large central ground-floor entrance opening and the above door, both with segmented arches, are original, although doors and framing are not.

Contemporary internal photographs of *Belfast Store* show that, on the first floor, the gabled roof structure remains exposed. It consists of hardwood timber king-post trusses, square stop-chamfered posts, and a central beam. Overpainted brick walls are also apparent at this level, as is the large open space.[2]

The continuing existence or location of the cellar, noted in an early description of *Belfast Store*, is not known.

Belfast Store is an example of the loose Italianate style that emerged from the mid-1850s, becoming a dominant architectural expression on the Central Victorian Goldfields. In the context of the rapidly shifting and consolidating built environment, the Italianate transmitted readily interpretable overtones of modernity, historical depth and mercantile progress to contemporary observers and users.[3]

Across the Bendigo region, this classically derived and flexible idiom tended towards a formal repose (symmetry) and exuberant bichrome patterning – facilitated by Bendigo's thriving brick-making industry.[4] The varied, colourful brickwork and the less common integration of curved elements, such as the ogee sides to the subject building's pediment, also gestures to the influence of the Dutch/Flemish design mode, which had grown in popularity in Britain from the late 1860s.[5] Generally, the local Italianate style also stressed the repetitive employment of piers and segmental or round arches to impart a vertical or horizontal emphasis. Gabled roofs were conventional for warehouse or industrial buildings in the Bendigo area, remaining so into the mid-20th century.[6]



Dogtooth brickwork, façade



Close-up of façade – note the lower moulding is non-original

2 An internal inspection of *Belfast Store* was not conducted as part of this assessment. Refer to interior images (circa 2017) on Property value, https://bit.ly/3ljPV0s, accessed 7 September 2021

3 See discussion of 'Central Victorian Italianate' in Lovell Chen, *Greater Bendigo Thematic Environmental History*, City of Greater Bendigo Council, June 2013, pp117-18

4 Iain Stuart and Mike Butcher, 'Building Materials', *Bendigo at Work: An Industrial History*, in Butcher and Yolande M. J. Collins, *Bendigo at Work: An Industrial History*, Holland House for the National Trust of Australia, rev. edition 2016, p177

5 A time in which the architect of *Belfast Store*, Joseph Martin Brady, is believed to have been working in the United Kingdom. Refer to Site-Specific History.

6 See discussion of 'Industrial buildings', in Lovell Chen, *Greater Bendigo Thematic Environmental History*, p115

History

The subject land derives from Crown Allotment 13, Section 88C of the Parish of Sandhurst, County of Bendigo. This small rectangular 'town lot' (1/4 acre) was purchased at public auction in 1869 by J. Collins.[7] By the late 1870s, as depicted in the illustration below, it was occupied by some modest timber dwellings.



Extract from an 1878 wood engraving of Bendigo with the subject place, viewed from the south, indicated by the red arrow (Source: Albert C. Charles, *Sandhurst*, SLV, available online)

In November 1879, a long-established Bendigo grocer and wine merchant, John Matchett (see below), purchased Allotment 13.[8] Matchett had a couple of grocery outlets in the district, but his flagship premises were situated close by to this acquisition, fronting Mitchell Street on the north side of Bath Lane (since demolished). To its rear was a timber-framed 'chaff-cutting and corn-crushing store' clad in 'corrugated iron', which was accessed from Bath Lane. This building was gutted by an accidental fire in October 1880.[9]

The victim of numerous fires over his career, Matchett rebounded quickly, engaging a well-known local architect, Joseph Martin Brady (see below), to design a new warehouse on the subject land, presumably now cleared of previous buildings.

The *Bendigo Advertiser* ran an in-depth article about the development in January 1881. Under the headline, 'City Improvements', the reporter described the erection of a 'new and very substantial building in Hargreaves-street':

> The building is composed of brick, and is very neatly designed, the architect being Mr. J.M. Brady, who, besides many other buildings in the city, designed that fine pile at the corner of Williamson and Dowling-streets [*renamed later Queen*], so well known as Webb and Co.'s flour mill, and which is one of the finest buildings we have.
>
> To a certain extent Mr. Matchett's new building resembles it in style, being of brick, the windows, mouldings, cornices, etc., being of white brick, and the parapet being cemented, the effect being very pleasing, the white bricks greatly relieving the appearance of the ordinary red bricks. The building is of two stories.
>
> On the ground floor is a large room 70 feet by 30 feet, and which is used partly as a store room, and partly for carrying on the chaff-cutting and corn-crushing operations. A space is also set apart for two lifts, which are worked by steam, and which raise goods to the second floor above. A neat cellar is approached from this floor, and is useful for the storage of butter and other goods requiring a cool place, and which are kept in stock, in connection with Mr. Matchett's grocery business. On the ground floor at the back portion of the large room mentioned are the chaff-cutting and corn-crushing machines, which are new …

7 'A Sale of Crown Lands', *Bendigo Advertiser,* 4 September 1869, p4; and *At Bendigo Parish of Sandhurst, Country of Bendigo*, S372, Sheet 18, PROV

8 Certificate of Title, vol. 1145, folio 872

9 'Fire in Bath Lane', *Bendigo Advertiser*, 6 October 1880, p3

> At the rear of the main building are the engine-room and boiler-house. The engine-room is that adjoining the main building, and contains a very neat vertical engine of eight horse power. A tank is also provided here, in which water is heated by waste steam, before it enters the boiler, so that less heating power is required … The boiler-house is at the rear, and under the same roof as the engine room, though divided by a brick wall. The doors leading from the main building where the machinery is, and the engine and boiler-rooms, are placed in a line, and fitted with glass panels. The result is that the men engaged in attending to machinery on the ground floor can see how the engine is working, and the amount of steam on, etc., without the necessity of opening the doors, and consequently there is less danger of any sparks entering the main building. The chimney-stack at the side of the boiler-house is 50 feet in height.
>
> The upper storey consists of one large room, in which the feeders to the chaff-cutter and corn-crusher are fixed, and also some of the machinery connected with that work. There is also ample room for the storage of produce required, the room being the same width as the large room on the ground floor, though slightly longer. This room is well lit by five skylights, and is well ventilated by louvres front and back. Water is laid on in different parts of the building, so as to be available in the case of fire.
>
> Fortunately but little difficulty was experienced in finding a firm foundation, the bed rock being very near to the surface and the cutting for foundations only averaged two feet in depth. The building is very conveniently situated, and has three frontages, viz., Hargreaves and Edwards streets, and Bath Lane. The contractors were Messrs. Moriarty and Co., and they have carried out the work well.[10]

The description of the building as a store was a common descriptor for warehouses in the period. As noted in the Comparative Analysis section below, late 19th-century warehouses often included light manufacturing functions along with storage and distribution. At *Belfast Store*, Matchett utilised mechanical devices for cutting straw and hay into chaff (small pieces for horse/cattle forage) and crushing corn, assumedly to make mealie meal (ground maize). Additionally, it stored foodstuffs. It seems likely that *Belfast Store* was Matchett's principal warehouse for the groceries he ran in the district.

A staged portrait in front of the *Belfast Store* was taken around 1890 from the Hargreaves/Edward streets intersection and is reproduced below. It shows the bichrome brick walls, details of windows and doors, and placement of historical signage ('Wholesale & Family Grocers & Produce Dealers' to the front pediment and 'J. Matchett & Co's Belfast Stores' to the frieze). The original attached boiler room and chimney stack is visible at the left of frame. Both of these components were removed during the 20th century. The photograph also depicts a single-storey shop with verandah to the right of *Belfast Store* (also since demolished). This combination of warehouse and retail/office premise appears to have been common in Bendigo over, at least, the late 19th century.



1890 photograph of *Belfast Store*, Matchett or members of his family are likely amongst the staff members posing out the front (Source: W. H. Robinson Studio, Museums Victoria, Item MM 3905)

10 'City Improvements', *Bendigo Advertiser*, 29 January 1881, p1

Thomas Moriarty (1824- 1911) was the contractor who oversaw construction.[11] Moriarty was an early arrival on the Bendigo diggings and was active across the local late 19th-century building scene, including as a regularly elected office-holder in the Sandhurst Builders' And Contractors Association. His name arises in relation to numerous designs in the column inches of the *Bendigo Advertiser*. He seems to have been a frequent collaborator with the architect Brady. For instance, a couple of years before the subject building, Moriarty had built a Brady-designed bichrome, windowless wool store at the corner of McIvor Highway and Kennedy Street (since demolished).[12]

John Matchett retired around 1887, leasing the *Belfast Store* to his third-born son, Robert Matchett (see below), who had assumed directorship of the grocery company.[13] Around 1917, the building was tenanted to another wholesale grocery firm, Harold V. Pulfer (initially as Hamilton & Pulfer). They remained in occupation until the mid-1940s.[14] Its director and namesake, Harold Victor Pulfer, was described at his death as a 'well-known Bendigo business man' with a previous career overseeing mining companies and a founder of the Bendigo Commercial Travellers' Club (travelling salesmen).[15]

A 1934 aerial photograph of *Belfast Store* indicates the continued presence of the rear boiler house and chimney stack as well as another unidentified structure fronting Bath Lane (since demolished).



1934 aerial photograph of *Belfast Store*, indicated by the red arrow.
(Source: courtesy of the City of Greater Bendigo)

The subject building remained utilised as a grocery store for another decade or so under C.R. Walker & Son, who had brought the corner allotment from the Matchett family in 1951.[16] The latter subdivided the corner block evenly in 1958 (creating no. 386,

11 'Obituary', *Bendigo Advertiser*, 25 May 1911, p7
12 'New Wool Stores', *Bendigo Advertiser*, 20 August 1878, p2
13 Certificate of Title, vol. 1145, folio 872
14 Review of *Sands & McDougall's Melbourne, Suburban, and Country Directory*, 1918-45
15 'Business Man's Death', *Argus*, 9 December 1940, p2
16 Certificate of Title, vol. 1145, folio 872

itself later partitioned and then reunified with the subject property).

Around 1960, *Belfast Store* was used as R. Thomson's hardware shop, which continued into at least the 1970s.[17] By the early 2000s, the former grocery – then a tile showroom – had been overpainted and its openings altered. At the time of assessment, *Belfast Store* accommodated a commercial coffee roaster and café.

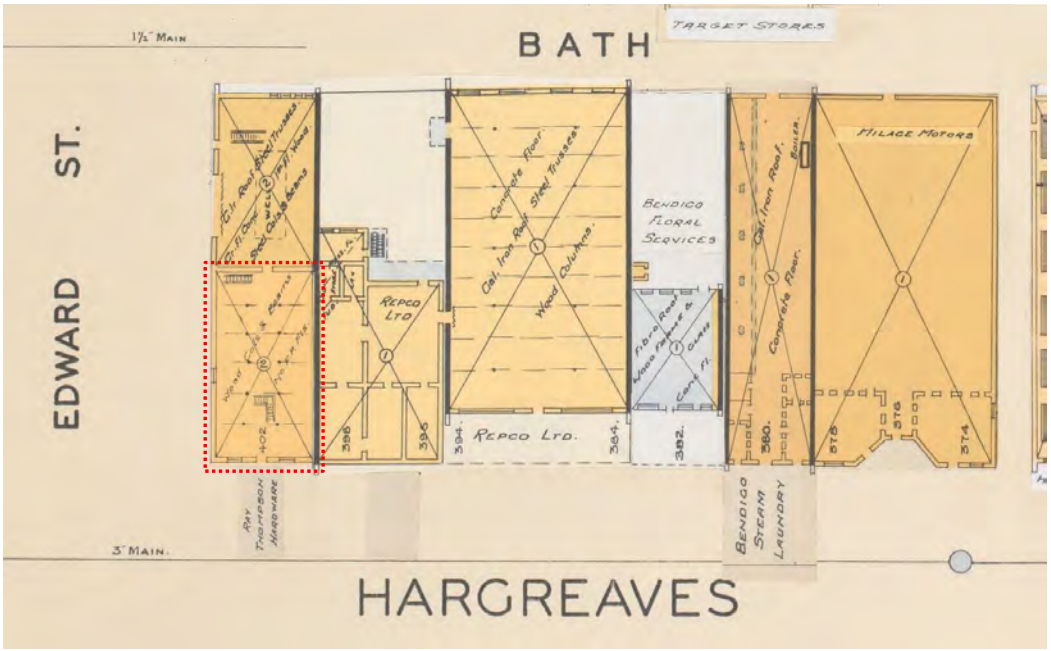


Aerial photograph of the north elevation *Belfast Store* between 1950 and 1954, facing south
Note the original chimney stack has been removed, but gabled single-storey boiler house remains evident
(Source: Charles D. Pratt, *Aerial view of Bendigo, Victoria*, http://handle.slv.vic.gov.au/10381/386141)

Belfast Store is also recorded by a Mahlstedt Fire Insurance Plan, which is reproduced below. The Bendigo set of these plans were commended in 1935 and updated over time as major changes to the building occurred. As such, Thompson's hardware store is identified at the subject place, meaning that this plan likely reflects the nature of the corner allotment around 1960. By this point, the boiler house had been demolished to allow for the construction of the extant two-storey, steel-framed and concrete gabled building that occupies the rear half of Allotment 13. The shading of *Belfast Store* equates with brick construction. Heavy timber posts and beams are detailed as well. A fire-rated wall is specified in the east. Two sets of stairs – one with an L-shape to the front, the other to the rear – are also illustrated.

The single-storey shop attached to the east elevation of *Belfast Store*, which was also associated with the Matchett's commercial activities, had been replaced by a mortar garage in the Mahlstedt Plan.

17 Review of *Sands & McDougall's Melbourne, Suburban, and Country Directory*, 1950-70



The original extent of the subject building is outlined approximately in dashed red
(Source: Mahlstedt Fire Insurance Plan, SLV, via the City of Greater Bendigo)

John Matchett (1828-1903)

Portrayed as a 'Bendigo pioneer' at his death, Matchett was a stalwart of the district's grocery and wine/spirits landscape with strong ties to the Shire of Huntly, where he had first set up shop and held political office.[18]

Matchett was born in Portadown, Northern Ireland. A Protestant, his marriage certificate listed his occupation as 'servant'. Maria Matchett (*née* Calder) (1834-1917), his wife, bore him eleven children after their immigration to Victoria in 1854.[19] Matchett won enough gold at the diggings in Eaglehawk to establish a grocery store in Epsom, which he named after the capital of his native land, *Belfast Store*. Trading under the banner 'J. Matchett & Co.', he was also elected to the shire council and later served as president. In the early 1870s, Matchett opened an additional premise on Mitchell Street in Bendigo.[20]

In 1880, rich alluvial gold was discovered at Adelaide Hill, where Matchett owned 'five paddocks'.[21] In the ensuing rush, he rented out some 400 claims and took in 10 per cent of 'any metal washed out'.[22] It seems probable that the windfall yielded from Adelaide Hill enabled Matchett to financially weather the destruction of his Bath Lane warehouse later that year and fund the development of the subject building. He lived in a mid-1870s ornate filigree red-brick villa at 245 View Street (part of HO1) until his death.

Robert Matchett (1864-1928) took over his father grocery business in the late 1880s, becoming a prominent merchant in his own right, continuing the Bendigo grocery and founding another on Union Road, Monee Ponds. He resided with his wife, Wilhelmina Louisa Matchett (*née* Unmack) (d. 1958), at a striking Queen Anne-style house at 128 Forrest Street (built 1907) (HO128), near his father.[23] A racing enthusiast, Robert Matchett founded a noteworthy commercial trotting stud at the family's Adelaide Hill property around 1900, which he extended later with the acquisition of the Kamarooka estate, further north.[24]

18 The Shire of Huntly was proclaimed in 1861. It was incorporated into the City of Greater Bendigo in 1994.
19 Ancestory.com.au
20 'Death of Mr. John Matchett', *Bendigo Advertiser*, 25 June 1917, p3
21 William H. Grainger, Inspector of Mines, 'The Adelaide Hills Rush', *Mount Alexander Mail*, 27 August 1880, p3
22 'The Adelaide Hills Rush', *Kilmore Free Press*, 19 August 1880, p2; and 'Sandhurst', *Age*, 17 August 1880, p3
23 Graeme Butler, *Bendigo & Eaglehawk Heritage Study*, vol. 3, p171
24 Refer to Noel Ridge, 'Trots History: The Man Behind the Stud', *The Trots*, 23 September 2020, https://www.thetrots.com.au/news/articles/trots-history-the-man-behind-the-stud-farm/



AT R. MATCHETT AND CO.'S.

Messrs. R. Matchett and Co., the well-known grocers and wine and spirit merchants, are not behind this year, with a good stock of all manner of Christmas delicacies. The firm is well-known for its ample provision and large and varied stock of tasty delicacies so much in demand at this season of the year. A special line which Mr. Matchett recently bought in as a new thing in Bendigo is "fruit butters." These are stocked in glasses, and are flavored to the various fruits. They are used as a substitute for butter, and wita bread make a very tasty meal. For the ingredients for Christmas pudding and cakes the firm cannot be surpassed. They have a choice stock of muscatels and other seed fruits and raisins. Their Christmas cakes and puddings in block or tins commend themselves to the busy housewife. Potted cheeses in the Gruyere, Chidda and Old Port brands; also all brands of potted and tinned meats and delicacies are to be found in large quantities on the shelves of their shop. The firm's reputation for wines and spirits need no further comment here, their weekly output in these goods is sufficient testimony of their superiority. They have on hand ales, porter, stout and beer, in all the best brands procurable.

Description of Robert Matchett's grocery on Mitchell Street, since demolished
(Source: *Bendigo Independent*, 23 December 1908, p3)

Joseph Martin Brady (circa 1833-87)

Brady's career as an architect in Bendigo has not been closely studied, despite his contributions in shaping the late 19th-century city. This situation may be partly due to reoccurring cases of mistaken identity, with Brady the architect often confused with the similarly named highly prominent civil engineer and designer of the Coliban system, Joseph Brady (1828-1908).

Little is known of J. M. Brady's early life or education, but he claimed to have been employed in the 'public service of Great Britain', seemingly in some civil engineering capacity.[25] He had set up as an architect in Bendigo in 1870, preparing a two-storey house on Bannerman Street (HO65) that year.[26] Between 1871 and 1874, Brady operated in partnership with Robert Moffat, an engineer.[27] He was also the director of at least two mining companies and was elected a member of the Victorian Institute of Architects.[28]

Following a split with Moffat, Brady set up a solo office on Pall Mall and undertook an array of private commissions in the Bendigo district and elsewhere in northern Victoria over the 1870s and 1880s.[29] These engagements ranged widely in scale and type but included several noteworthy designs; namely, the then 'largest private residence in Sandhurst' for Dr MacGillivrary (1875, HO121),[30] *Butts Hotel (former)* at 114 Williamson Street (1876, recommended for a HO), *Bishop's Palace* on McCrae Street (1876, part of HO145), Webb and Co. Flour Mill (1879, HO105), and the chapel for the former Convent of Mercy (1884, later modified, HO81). During this period, Brady also carried out – possibly in an official capacity – architectural duties for the

25 'Charing Cross Bridge', *Bendigo Advertiser*, 25 April 1878, p3

26 'Architect and Civil Engineer', *Bendigo Advertise*, 16 May 1870, p2

27 'Advertising', *Bendigo Advertiser*, 7 November 1871, p3; and 'Notice of dissolution', *Bendigo Advertiser*, 31 July 1874, p3. *Hillside* at 25 Morrison Street, Kangaroo Flat (1873) (HO519) is one of the better-known collaborations of Moffat and Brady.

28 'Brady's Railway Reserve Quartz Mining Company' (*Bendigo Advertiser*, 5 April 1872, p2); 'South Specimen Hill Gold Mining Company (*Bendigo Advertiser*. 18 June 1873, p3); and (notice of election to the VIA) 'Law Notices', *Argus*, 14 April 1874, p7

29 Brady also designed an extensive hotel for erection in Dunedin, New Zealand for the departing lessee of the Shamrock Hotel in 1876. It is not clear whether the building was ever constructed. ('A New Hotel', *Bendigo Advertiser*, 24 October 1876, p2)

30 'Dr. MacGillivray's New Residence', *Bendigo Advertiser*, 21 April 1875, p3

Catholic Diocese of Sandhurst.[31] In common with many professionally trained (articled) and skilled architects of the era, he was able to shift seamlessly between design modes and typologies.

Brady was a vocal figure in Bendigo, often critiquing proposed infrastructure or defending his work via copious and combative letters to the editor.[32] He married in 1879 but soon after was declared insolvent – the result of bad mining debts.[33] Brady then appears to have relocated to Melbourne. He continued architectural work and was responsible for the impressive Carmelite Convent (Albert Park) in 1886, during which Brady became embroiled in controversy with its contractors.[34] He died the following year, in his mid-fifties.[35]

Thematic Context

Lovell Chen, *Greater Bendigo Thematic Environmental History*, June 2013:

- Theme 5: Building Greater Bendigo's industries and workforce

Comparative Analysis

Bendigo's town centre accommodated an array of buildings that can be described as warehouses or storehouses, although many appear not to have survived subsequent redevelopment. A broad classification of the late 19th-century versions of these structures would include those that incorporated light manufacturing activities and retail alongside the more standard operations of storage/distribution. While warehouses can be viewed as a distinct industrial typology within the municipality (as elsewhere), they have not received focused study or specific identification and are routinely subsumed within commercial or factory designs.

Warehouses in Bendigo offered bulk storage for goods and produce for either display or dissemination locally (by road) or further afield (by rail). As such, they are particularly reflective of the economic vigour of the city over the late Victorian period as it developed from an exclusive mining economy into a more complex manufacturing/financial centre serving an expansive population and increasingly agricultural hinterland, which depended on the movement of large quantities of food and general goods.

Bendigo's late 19th-century warehouses appear to have ranged widely in scale and floor space with an emphasis on security, fire resistance, and strategically placed openings for light, cross-ventilation, and practical ingress. Some of these buildings were architecturally expressive, while others, often constructed to the rear of stores and shops or to laneways, were chiefly utilitarian.

Across the 1880s, it seems likely that many, if not most, factories constructed were timber-framed and clad in weatherboard or corrugated metal sheeting. Conceivably, this may also have been the case for warehouses. Few of these examples are known to remain. Those that endure appear to illustrate a rarer, more substantial class of warehouses that were built to be noticed and situated in prominent locations. Many were designed in the Central Victorian Italianate style with shared characteristics, including simplified and voluminous forms, gabled roofs, pediments, symmetrical compositions, bichrome brick walls (red/cream or white), implied quoining, and segmental/shallow arches. Brady regularly employed these elements across the breadth of this architectural work.

Comparable places to *Belfast Store* in the centre of Bendigo are:

- *Webb and Co.'s Flour Mill (later Golden Eagle Flour Mill) (former),* 2 Queen Street, Bendigo (HO105) – a massive four-storey corner building designed by Joseph M. Brady in collaboration with a professional miller as a mill/granary and built in 1879. In many respects, *Belfast Store* is a scaled-down rendition of this earlier Brady design (as recognised by contemporary coverage), for instance, replicating its material palette and brick bond, decorative treatment (moulded dogtooth cornice), and employment of tie rod plates. The difference in size means the *Webb and Co.'s Flour Mill* was provided with a horizontal emphasis and a more restrained rendered parapet compared to *Belfast Store*. It is largely intact, other than the ground floor.

31 Churches include St Patrick's Catholic Church at Marong (1887, HO566)
32 For instance, 'The Charing Cross Bridge Contract', *Bendigo Advertiser*, 5 July 1878, p3
33 'Marriage', *Bendigo Advertiser*, 6 December 1879, p2
34 The convent is now occupied by the Brigidine Sisters – 54-57 Beaconsfield Parade, Albert Park (part of HO442/Port Phillip). ('Our News Summary', *Weekly Times*, 29 May 1886, p6). Brady was accused of requiring a 'little loan' from the contractors before he would certify their work. ('Echoes of the Courts', *Herald*, 9 August 1886, p3)
35 Ancestry.com.au

- *Grimsby Roller Flour Mill (former)*, 35 Wills Street, Bendigo (HO302) – industrial complex with a two-storey red/clinker-brick mill (circa 1873) with an attached chimney stack and a separate four-storey bichrome granary (1887), both with exposed gabled roofs (ridge ventilator to the latter). Locally significant architectural practice, William Beebe & Son were responsible for the granary, which features bold brickwork and vaguely ecclesiastical gestures, such as the tall (missing) finial and a semicircular arch with rendered mouldings at the top floor. Along with *Webb and Co.'s Flour Mill*, the two are the most dominant warehouse buildings in the city's historic environment. Largely intact.
- *Carolin Warehouse and Shop (former)*, 95 and 97 Mitchell and 2 Myers streets, Bendigo (recommended for a HO by this Study) – a two-storey, corner-situated brick (overpainted) warehouse built in 1886, with an adjacent store (nos. 99/101) added in circa 1891. The warehouse has a cuboid form with a cornice displaying dogtooth patterning concealing a skillion roofs. First floor openings are limited and the overall character of the design is particularly austere. The ground floor has been altered. Unusual instance of both warehouse and associated retail store surviving as a pair.

Belfast Store is a large version of Bendigo's class of more consciously designed late 19th-century warehouses. Similar in scale, if not presentation, to *Carolin Warehouse and Shop*, but not the same size as the relatively massive granary buildings noted above. *Belfast Store* reflects an individualised variant of more considered warehouse-types that was once more prevalent in the city. While exhibiting several elements in line with the local approach to more substantial industrial design, it is distinguished by its individualised pediments and ordered articulation. It appears to be the only extant non-domestic building in Bendigo associated with the Matchetts.

Intactness

Despite alterations to openings and overpainting, *Belfast Store* is generally intact and interpretable. The careful removal of the paint from the brickwork and reinstatement of more sympathetic windows should be encouraged.

Previous Assessment

- Part of the Bendigo Civic Precinct, Lyttleton Terrace, Bendigo (HO3)
- RBA Architects + Conservation Consultants, *Bendigo City Centre Heritage Study, Stage 2: Precincts*, prepared for the City of Greater Bendigo, July 2021, p18

Heritage Overlay Schedule Controls

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Outbuildings and/or fences	No

Extent of Heritage Overlay

The proposed extent of the heritage overlay is outlined approximately below.



Recommended extent of heritage overlay
(Source: Nearmap, January 2021)

CAROLIN WAREHOUSE AND STORE (FORMER)

Address	95-97 Mitchell Street, Bendigo
Significance	Local
Construction Date	1886 (warehouse) and 1891 (store)
Period	Late Victorian
Date Inspected	August 2021



Carolin warehouse (no. 95, left) *and Store* (no. 97, right)

Statement of Significance

What is Significant?

Carolin Warehouse and Store (former) is significant. The two-storey warehouse (no. 95) was built for prominent businessmen and local politician John Paul Carolin in 1886. The warehouse's designer was William Beebe Junior, then of Beebe and Son. John W. Waugh was the contractor. In 1891, Carolin engaged the builder Joseph Singleton to erect a single-storey store (no. 97) adjacent to the warehouse. Carolin's large-scale Manufacturing and Furnishing Co. (in various iterations) occupied the warehouse and store until about 1911, after which both buildings were leased for various commercial activities. The property remained in the Carolin family until 1944.

The significant elements of the warehouse include its skillion roof, restrained entablature system, brick walls (exposed and overpainted), ground-floor pilasters, timber-framed and two-paned double-hung sashes (Mitchell Street elevation), and dual openings in the north elevation (Myers Street).

The significant elements of the store include its gabled roof, stepped timber pediment, red-brick walls, rendered piers with moulded corbelling, recessed and splayed entrance, cast iron Corinthian order capitals and rendered pedestals, timber shopfront windows, battered rendered stallboard, and timber-framed shopfront windows with toplights. The bullnose verandah is a reproduction but complementary to the character of the store.

Later addition elements (other than specified above) are not significant.

How is it Significant?

Carolin Warehouse and Store (former) is of historical and aesthetic significance to the City of Greater Bendigo.

Why is it Significant?

Carolin Warehouse and Store (former) is of historical significance as built evidence of the pronounced commercial vitality of late 19th-century Bendigo, a period in which it consolidated as an important regional centre servicing an expansive hinterland. John Paul Carolin – a notable, oft-times contentious, but enterprising Bendigonian – was responsible for commissioning both the warehouse and later the store, out of which he operated a flourishing business for over two decades. This combination of contiguous warehouse and store was once likely common in Bendigo at the time and is suggestive of the capacity and sophistication of trade undertaken by firms like Carolin Manufacturing and Furnishing Co. in the city. The warehouse also proved to be a relatively early instance of the design work of William Beebe Jnr, who had emerged within several years of its completion as Bendigo's foremost architect. While chiefly associated with a lively interpretation of the Queen Anne Revival, *Carolin Warehouse* reflects Beebe Jnr's formative work in a classicised design mode. (Criterion A)

Carolin Warehouse and Store (former) is of aesthetic significance as a generally intact and architecturally distinctive grouping of two buildings that front a principal commercial thoroughfare within Bendigo's urban core. The warehouse itself is substantial and conspicuous, distinguished by its spatial volume and starkness, which ran counter to mainstream commercial design in the late 1880s. The extent of brickwork and the overall restraint of the applied ornament accentuate its mass and the crowning entablature, defined by a moulded cornice and dogtooth brickwork. The narrow, widely spaced first-floor windows in the façade are also of note, creating an unusual fenestration pattern. The adjoining store is an illustrative example of a sizable late 19th century retail building in the municipality. Its large timber-framed shopfront and splayed recessed entry are evocative of the shopping and display experience sought in the period. The pair of adorning cast iron Corinthian order columns are particularly fine decorative elements. (Criterion E)

Description

Carolin Warehouse and Store is formed by two freestanding but contiguous buildings situated on the southeast side of Mitchell and Myers streets in the urban core of Bendigo. The warehouse (95 Mitchell Street) is two storeys with a frontage to the corner, while the store (97 Mitchell Street) is a single storey premise that addresses Mitchell Street. Both are built to the footpath on generally flat ground. The rear of the allotment is occupied by a single-storey commercial development (2 Myers Street) constructed around 1986, which abuts an unnamed gravel laneway. [1]



Aerial photograph of *Carolin Warehouse* (shaded red) *and Store* (shaded blue), facing southeast (Source: Nearmap, December 2020)

1 Archived Building Permit File, *2 Myers Street & 95 Mitchell Street, Bendigo, Construct sh*, ECM_4618817_v1, dated 1986, courtesy of the City of Greater Bendigo

Carolin Warehouse has a large-scale, single prismatic form with three skillion roofs clad in non-original corrugated sheet metal. Above the front portion are two mirrored roof planes that slope towards each other to create a central gutter, while the skillion to the rear falls to the west. Concealing this roof form is an entablature compromised of an astragal moulding (thin half-round between two narrow fillets), plain frieze and a cornice with cyma recta moulding and dogtooth brickwork. The latter was a recurrent urban motif in Bendigo over the late 19th century. Above the cornice is a low parapeted wall that runs the length of the entire building. To the rear and west elevation, the parapet has a brick coping.

Walls are markedly planar and constructed of brick laid in a stretcher bond. The public elevations have been overpainted, with the Myers Street frontage with a council-commissioned public artwork (2019). Exposed variegated red brick is visible to the rear and part of the east elevations, which may reflect brickwork elsewhere at the place. However, the employment of bichrome or polychrome brickwork was a characteristic of late 19th-century architecture in Bendigo. A brick plinth remains evident in the west elevation. Original stone footings are believed to remain.

A verandah was once installed to the Mitchell Street façade, returning to the east elevation. Evidence of its penetration into the brickwork above the ground floor has probably been sheeted over, an intervention that may also have concealed or led to the removal of the capitals of the three remaining rendered pilasters in the Mitchell Street façade. There was a fourth pilaster which has been removed for a non-original door. The metal-framed glazing, brick stallboard and awning are non-original.

The upper portion of the Mitchell Street façade is characterised by three narrow and vertical timber-framed and double-hung sash windows (two by two glazed panels). These are arranged symmetrically. Overpainted shallow arches (brick voussoirs) – obscured by contemporary metal canopies – and rendered sills are also evident. The attached flag pole is non-original.

The openings in the east elevation (facing Myers Street) are depicted in historical plans and photographs and are likely original or early components of *Carolin Warehouse*, although their glazing and frames are predominantly contemporary. The rear opening, which originally provided access to an internal stair,[2] has a round arch with a timber-framed toplight and moulded transom bar, which is original/early fabric.

In the rear elevation, there is a pair of windows with shallow-arched (brick voussoirs) openings. Frames are metal and contemporary. Above the western opening is a timber-framed gabled awning.



Carolin Warehouse at 95 Mitchell Street

2 Noted in the building file as having been rebuilt in the late 1980s. (Archived Building Permit File, *95 Mitchell Street, Bendigo, division of building*, ECM_4618514_v1, dated 1967, courtesy of the City of Greater Bendigo)



Myers Street frontage for *Carolin Warehouse*

Stylistically, the *Carolin Warehouse* is broadly indicative of the diverse, classicised and urbanistic design modes popular in the 1880s, including in Bendigo. However, it is distinguished by the restrained application of its ornament, and the relative blankness of its walls which lends a certain severity to its exterior. Such a presentation would have been a relatively unusual approach in the context of Bendigo's High Victorian period when standing out in a crowded, completive commercial environment typically equated with a more pronounced façade decoration.

The *Carolin Store* is a broad and elongated brick building with a gabled roof clad in non-original corrugated metal sheeting. Concealing the gable end facing Mitchell Street is a stepped pediment comprised of painted timber boarding. An architectural drawing of this elevation, dated 1987, details the stepped profile with the annotation 'Repair & Renovate Exist. Timber Façade As Reqd. & Paint'.[3] The simplicity of this feature – relative to the ornate brick or rendered examples elsewhere in late 1880s/early 1890s Bendigo – may stem from the published but unrealised intentions of Carolin to provide an additional storey, negating an investment in a more permanent, ornate pediment.[4] Its eastern wall is constructed of red brick and steps down towards the rear of the building.

The existing bullnose verandah was provided in the late 1980s. It is likely that such an element was original to the design of the store. A footpath spanning verandah is evident at the building in a 1934 aerial photograph (see below).

The storefront is flanked by rendered piers with moulded corbel that rise above the pediment as a skyline element.

At the centre of the façade is a recessed and splayed entrance, which is embellished by a pair of round cast iron columns with Corinthian order capitals and stop-chamfered pedestals with quirk bead mouldings.[5] The latter appear to be masonry and rendered. These are situated to the side of the entranceway in a manner that loosely references a classicised in antis arrangement. The door frame is a later addition but has a relatively sympathetic configuration (central double door with side and toplights). The tiled deck is also a later addition.

3 Archived Building Permit File, *95 Mitchell Street, Bendigo, division of building*

4 'City Improvements', *Bendigo Independent*, 31 December 1891, p4

5 The columns were noted as cast iron in a contemporary description (see Site-Specific) as well as in an elevation drawing, dated 1987, which recorded them as having been encased. (Archived Building Permit File, *95 Mitchell Street, Bendigo, division of building*)

On either side of the entrance are large shopfront windows above a battered rendered stallboard. Glazing is divided by slender frames – specified as timber in the 1987 drawings, which was original – with multipaneled toplights (glazing has been overpainted).[6]



Carolin Store at 97 Mitchell Street



Carlin Store, shopfront

6 Archived Building Permit File, *95 Mitchell Street, Bendigo, division of building*

History

Site-specific

The subject land derives from Crown Allotment 1, Section 5C of the Parish of Sandhurst, County of Bendigo. This approximately 21-acre (8.4ha) lot was purchased in 1854 by the Prussian immigrant, George Henry Backhaus (1811-82), a locally esteemed Catholic priest. He acquired an extensive property portfolio in Bendigo, attaining the endearment 'Rev. Corner Allotments'. At his death, these holdings, sworn at the considerable sum of £75,000, were bequeathed to St Kilian's.[7]



Extract from an 1884 illustration of Bendigo with the vacant subject land, viewed from the north shaded approximately in red (Source: Albert C. Charles, *Sandhurst*, SLV, http://handle.slv.vic.gov.au/10381/151346)

In April 1885, John Paul Carolin (see below) acquired the majority of Allotment 1, then a vacant block, for £7 6s 6d per foot.[8] Three months later, the *Bendigo Advertiser* noted the following:

> Messrs. Carolin and Co. intended to make some admirable additions to the building of the city shortly. It is their intention to erect a two-storey building of brick and stone at the corner of Mitchell and Myers-streets below the Terminus Hotel, having a frontage to Mitchell-street of 40 feet with a depth along Myers of 70 feet. The first storey will be devoted to shops and show rooms, and the second story to a warehouse. The plans and specifications which have been drawn up by Mr. W. Beebe, jun, may be seen at Messrs. Beebe and Son's, Mitchell-street …[9]

The architect William Beebe Jnr (see below), was then several years into a partnership with his father, a stonemason William Beebe Senior. The classicised academic design of *Carolin's Warehouse* is representative of Beebe Jnr's early work.

The contract was awarded to John W. Waugh (1828-1910) for £1,028 18s.[10] Born at Lanark, Scotland, Waugh had arrived on the Bendigo diggings in 1853 after a decade spent in New York. He later worked for the railway contracting company Cornish &

7 *At Bendigo Parish of Sandhurst, Country of Bendigo*, S372, Sheet 18, PROV; and A. E. Owens, 'Backhaus, George Henry (1811-1882)', *Australian Dictionary of Biography*, National Centre of Biography, Australian National University, 1969, available online

8 Certificate of Title, volume 1687, folio 353; and 'Property Sale', *Bendigo Advertiser*, 11 April 1885, p2

9 'Projected Improvements', *Bendigo Advertiser*, 13 August 1885, p2

10 'A New Building', *Bendigo Advertiser*, 26 August 1885, p2

Bruce, in Melbourne, before setting up as a builder in Bendigo. Waugh was described as a 'well-known' contractor at his death, but the location and type of his work in the municipality is unclear.[11]

The Bendigo Rates book listed a 'land and building' at the corner of Mitchell and Myers streets in 1886 owned by Carolin with a valuation of £40.[12] By the following year, the rates book described the site as 'Land and Warehouse' with a valuation of £125.[13] The jump in value appears to have equated with a general rise in land value for the centre of Bendigo (a move from the council to push the development of underutilised land).

In late 1891, Carolin appears to have expanded his operations on the corner, constructing the adjacent gable-roofed store.[14] The *Bendigo Independent* classed the development under the banner of 'City Improvements', describing it as 'extensive additions' to Carolin and Co.'s 'Mitchell street premises':

> The new building has a frontage to Mitchell street of 40ft. The windows stand back 2½ft from the building line, leaving ample space for showing goods without encroaching upon the footpath. The large windows are splayed back in the centre on each side of the main entrance, forming an arcade 16ft wide at the entrance, and 6ft wide at the recessed doorway by a total depth of 18ft, thus giving a very extensive and highly effective window display. The whole of the area outside of the windows is paved with encaustic tiles with a centre walk of bluestone and marble. The front double-folding doors have heavy plate-glass panels. The front is supported upon two cast iron columns of Corinthian design. At present one storey only is built, but the firm intend to add another at an early date. The floors are well laid with 1¼in kauri pine. The whole presents an imposing appearance.[15]

The contractor was Joseph Singleton (1839-99), an immigrant from Manchester who had arrived in Victoria during the early 1860s.[16]

In 1907, an article in the *Bendigo Independent* referred to 'extensive alterations' to Carolin's premises on Mitchel Street as 'an indication of [*the*] business prosperity':

> The show windows have been remodelled, giving the public now an uninterrupted view of the furnishings and the stock-in-trade.[17]

It is not evident whether this description referred to Carolin's corner warehouse or the store.

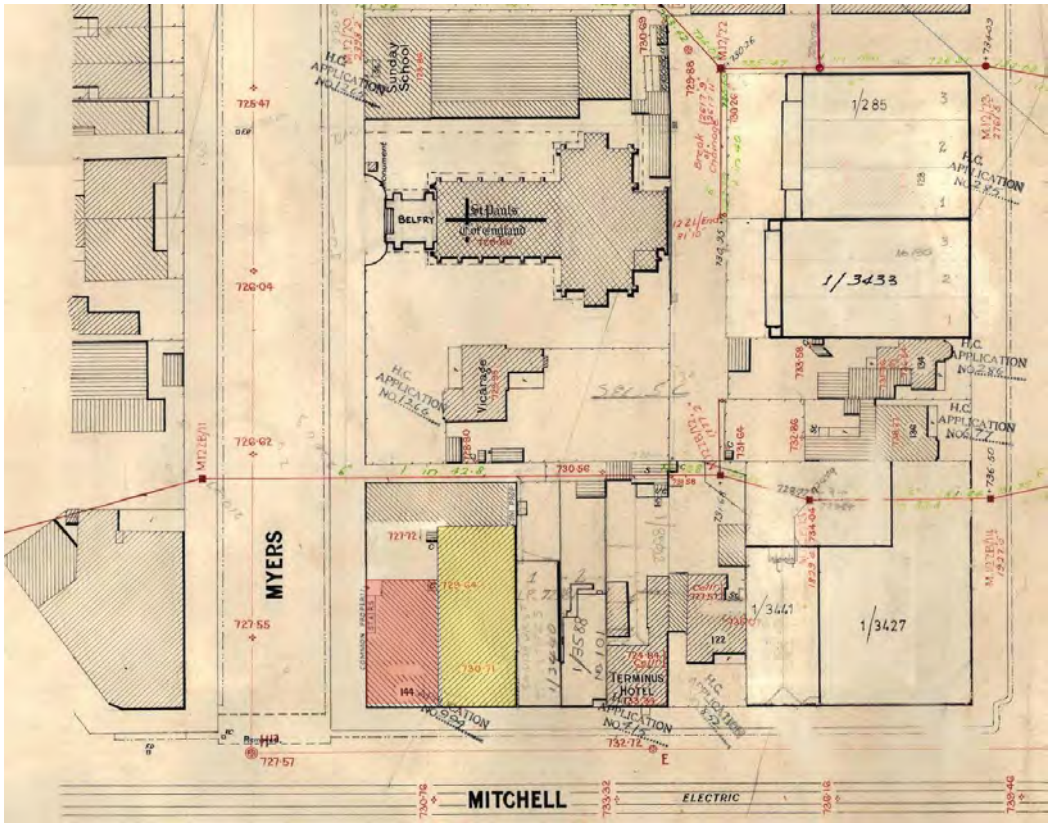
At the Beehive Exchange in October 1910, Carolin – in the process of relocating his business operations to Melbourne – placed his 'well-known Mitchell-street furniture warehouse' (assumedly including the store) up for sale, along with other property. The reporter noted:

> It is scarcely necessary to point out the value of the property in the main business portion of the city, and the chance of securing a warehouse of such massive proportions as this is one that rarely occurs.[18]

For reasons unknown, the sale did not occur. Instead, the warehouse and store – each with a different address (nos. 144 and 138) by the 1910s – were leased.[19] Carolin and, following his death, his family, retained ownership of the warehouse and store until 1944.[20]

The footprint of the corner brick warehouse and adjacent store is depicted in the Bendigo sewerage plan reproduced below. These plans were 'living documents' (with whitened sections indicative of changes) but appeared to have been commenced around 1918.[21] The rectangular brick (indicated by hatching) footprint of both Carolin's corner building and adjacent store are shown as is a '[*water*] closet' ('C') in the southeast corner of the warehouse and in its backyard. There is also an internal stair located in the rear section of the north elevation.

11 'Obituary', *Bendigo Advertiser*, 26 March 1910, p9
12 Rate no. 3527, p89, date 1886, Historical Rate Search (1856-1903), Goldfields Libraries, available online
13 Rate no. 3484, p88, date 1887, Historical Rate Search (1856-1903), Goldfields Libraries, available online
14 In 1891 the warehouse was valued at £150 (rate no. 3522, p89). The following year, the assessment had risen to £225 and the entry noted that the 'store' was 'unfinished' (rate no. 3515, p88). (Historical Rate Search (1856-1903), Goldfields Libraries, available online)
15 'City Improvements', *Bendigo Independent*, 31 December 1891, p4
16 'Obituary', *Bendigo Independent*, 1 November 1899, p2
17 'Carolin M. and F. Co.', *Bendigo Independent*, 19 December 1907, p3
18 'Important Sale', *Bendigo Advertiser*, 22 October 19190, p10
19 *Sands & McDougall's Melbourne, Suburban and Country Directory*, 1911, p1983
20 Certificate of Title, volume 1687, folio 353
21 'Sewerage Authority', *Bendigo Advertiser*, 1918, p4



Carolin's warehouse (1886) is shaded red with the adjacent store (1891) in yellow – north is left of frame
(Source: Bendigo Sewerage Authority, Detail plan no. 20, Coliban Water)

Later noteworthy tenants were Rickards Bros., which operated a motor vehicle operation from the warehouse and store between about 1912 and 1923. They were likely responsible for the construction of another building at the rear of allotment, which was replaced around 1986 with the extant commercial building (2 Myers Street). Richards Bros. had a regional reputation:

> The big garage at the corner of Mitchell and Myer's streets, Bendigo, conducted by Messrs. Rickards Bros., is well known to practically every Bendigonian, and visitors to the city are practically compelled to take notice of it owing to the fine display of motor cars and accessories. They are agents for Northern Victoria and the Riverina for the popular Buick and Maxwell cars which are fitted with all the very latest improvements.[22]

Succeeding tenants over the 20th century included grocers, furniture sellers, a number of other motor vehicle showrooms and garages, and agricultural machinery suppliers.[23]

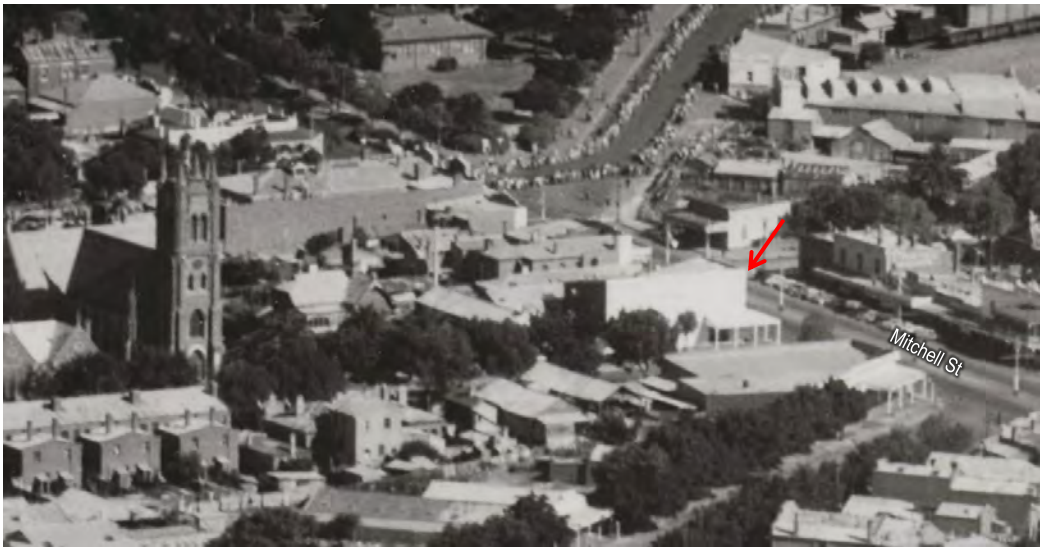
The early-to-mid 20th century aerial photographs that follow show both the corner warehouse and adjacent store with verandahs. These could either be original or early additions at the place. Both were later removed, although the verandah at the store was later reintroduced.

Commercial uses continue at both the warehouse and store.

22 'Rickards Bros.'., *Bendigo Independent*, 12 October 1916, p4
23 Review of *Sands & McDougall's Melbourne, Suburban and Country Directory* editions, 1912-70



Arial photograph dated 1934, with *Carolin Warehouse and Store* depicted and the subject allotment outlined in dashed red – note the presence of verandahs to both buildings (Source: courtesy of the City of Greater Bendigo)



Pphotograph, dated 1950-54, of the north elevation of the *Carolin Warehouse and Store* (red arrow)
Note return verandah and the presence of the existing opening to the corner
(Source: Charles D. Pratt, *Aerial view of Bendigo, Victoria*, SLV, http://handle.slv.vic.gov.au/10381/386141)

John Paul Carolin (1835-1918)

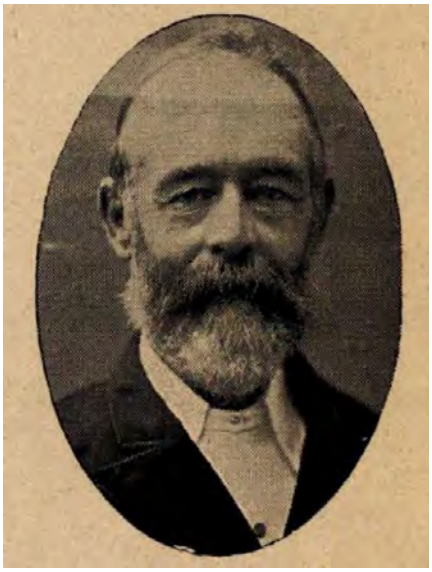
A prospector-cum-businessman, Carolin took advantage of the social disruption and opportunities of the gold rush to carve himself out a prominent – if often controversial – commercial and political reputation in the Central Victorian Goldfields, chiefly at Bendigo.

Carolin was born in Hobart, Van Diemen's Land (Tasmania), in 1835 to Irish parents.[24] He was an early participant in the gold rush to Bendigo Creek, arriving on the nascent field in 1852. Carolin then settled in Kyneton, marrying Mary Corcoran there in 1861, with whom he had eleven children. From 1866, Carolin ran a photographic studio in Piper Street, Kyneton ('Duffy & Carolin') and may have taken the first known photograph of the then 15-year-old Ned Kelly in 1870, before he attained public infamy as a bushranger/folk hero.[25] Elected to the Shire Council, Carolin's political career in Kyneton was tumultuous, marred by accusations of unscrupulous and, on occasion, violent behaviour.[26]

Around 1875, Carolin relocated to Bendigo and 'in premises in Williamson Street, near the Shamrock Hotel, rapidly made a large business, on the time-payment system in household furniture, sewing machines, bicycles, pianos, and other musical instruments'. The enterprise operated under various iterations of 'Carolin Machinery and Furnishing Company'. The subject warehouse and store on Mitchell Street were purpose-designed for Carolin. Describing his operations, the *Bendigo Independent* later recounted:

> At one time his staff of employees and agents in the surrounding districts was so large as to be equal to the population of a small township. He was constantly travelling from place to place, and for several years was probably the most active business man in the district.[27]

Around 1910/11, the firm and Carolin relocated to Melbourne. The move signalled a pivot in focus for Carolin, who intensified his importation of sophisticated North American road-making machinery and agricultural implements and tools, which the company sold throughout Australia and New Zealand.[28] Warehouses were also established in other state capitals.[29] As 'Carolin Machinery Company', the business appears to have ceased activity with its founder's death.





(Above) 'Exhibit of Carolin Machinery' at the Royal Show in Sydney
(Source: *Sydney Mail*, 26 April 1911, p33)

(Left) Photograph of Carolin as mayor (1889-90)
(Source: George Mackay, *Annals of Bendigo*, vol. 2, Archive Digital Books Australasia, 2014, p225)

Alongside Carolin's energetic commercial activities in Bendigo, he returned to public life in 1886 as an elected representative for Darling Ward. Carolin held that position for 27 years, including two terms as mayor (1889, 1907). At Carolin's retirement, the

24 Registered Joaness Carolan. (Betty M. Jackman, *Mayors of Bendigo: 1856-2001*, 2003, p105)
25 'Was Ned Kelly's 15-year-old mugshot taken by John Paul Carolin', *Parer History*, 19 October 2017, available online
26 'The case against John Paul Carolin: 17-18 July 1882 Carolin v Sands', *Parer History*, 14 May 2018, available online
27 'Death of Mr. J. P. Carolin', *Bendigo Independent*, 5 February 1918, p6
28 'Carolin Machinery Co.', *Weekly Times*, 26 September 1914, p52'; and 'J. P. Carolin', *Advocate*, 26 Decemebr 1914, p22
29 'Carolin Machinery and Furnishing Co.', *Australasian*, 9 September 1911, p12

Bendigo Advertiser (with whom he had frequently clashed) portrayed him as the civic 'father' of the body.[30] Carolin is also considered to have played important roles in fostering a tomato-growing industry across the worked-out diggings, including arranging for the migration of Spanish cultivators and in augmenting – via incessant public disapproval – the Coliban water system.[31]

William Beebe Junior (1857-1920)

> Mr. Beebe … had taken advantage of the local School of Mines, and in other ways educated himself, and he should be proud of the position he occupied today to day as one of the leading architects of the city.[32]

Beede Jnr was the dominant architectural force in Bendigo during the Federation period. Over the 1890s, he developed a progressive and readily identifiable local idiom within the cityscape. Widely recognised and promoted as 'homegrown' talent, Beede Jnr's deft combination of High Victorian architectural exuberance with new design, like the Queen Anne Revival, was widely admired,[33] although his life and work have not received close academic study.[34]

Born in Bendigo, Beebe was one of fifteen children. His father, William Beebe Snr (1831-91), had immigrated to the colony from South Yorkshire in 1854, setting up in the emergent centre of Bendigo as a master stonemason.[35] Beebe Jnr was apprenticed as a stonemason to his father while also undertaking technical architectural night classes at the Bendigo School of Mines and Industries.[36] These were overseen by the academically trained Prussian draftsman William H. E. Nicolai (a key employee of Vahland and Getzschman).[37] Beebe Jnr married Sarah Ann Beebe (*née* Wills) (1856-1929) in 1878.[38]

By the early 1880s, Beebe Jnr – then in his early twenties – was brought into partnership by his father, trading as 'Beebe and Son'. The output undertaken was varied but included architectural design, for which Beebe Jnr presumably was responsible.[39] His profile steadily rose, seemingly along with his social status, which fostered commissions.

In the wake of Beebe Snr's death, Beebe Jnr thrived in solo practice. He shifted from an early classical approach – epitomised by his heroic Baroque-inspired A.N.A Hall (1894, demolished 1971) on View Street – towards experimenting with modern, anti-historicist styles imported from Britain: 'As he did not insist on any particular style, the architect [*Beebe*] was enabled to use his undoubted talent in producing in red brick and colored cement dressings something that is entirely different to anything else in the district'.[40] Study/leisure trips to Britain and America occurred during the 1890s and early 1900s.

Working boldly in a fusion of the Queen Anne Revival, Arts & Crafts movement, and (later) the Art Nouveau, Beebe Jnr emerged over the 1890s as Bendigo's foremost architect, taking the mantle from the ageing William Vahland. In 1907, Beebe Jnr entered into a partnership with George D. Gavin. Their practice was responsible for most of the leading architectural projects – civic, commercial and domestic – in Bendigo during the Federation period. Beebe Jnr was elected a Fellow of the Royal Victorian Institute of Architects in 1910, a title conferred upon 'architects whose professional work has shown marked ability and individuality'.[41] Several of his surviving works are attributed with State heritage significance.[42]

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30 'Cr. Carolin's Retirement', *Bendigo Advertiser*, 8 March 1913, p9

31 James A. Lerk, *Bendigo's Once Flourishing Tomato Industry*, July 2020

32 'Bon Voyage to Mr. W. Beebe', *Bendigo Advertiser*, 14 April 1900, p3

33 Lovell Chen, *Greater Bendigo Thematic Environmental History*, June 2013, pp123-125

34 Beebe Jnr's significance is discussed and some of his work catalogued in Geoffrey Lawler, *The Vahland School*, Humanities Research Report, Department of Architecture, Melbourne University, 1979

35 'The Death of William Beebe, Senior', *Bendigo Advertiser*, 28 September 1891, p2

36 Lawler, *The Vahland School*, p17

37 'Death of Mr. W. H. E. Nicolai', *Bendigo Independent*, 29 March 1893, p2; and Geoffrey Lawler, *The Vahland School* Geoffrey Lawler, *The Vahland School*, Humanities Research Report, Department of Architecture, Melbourne University, 1979, p17

38 Ancestry.com.au

39 Beebe Snr evidently had a practical grasp of design, evidenced by the remarkable sandstone/granite Gothic Revival residence he designed and built between 1870 and 1891, known as *Rocky Vale Villa* (7 Wick's Road, Maiden Gully, HO557).

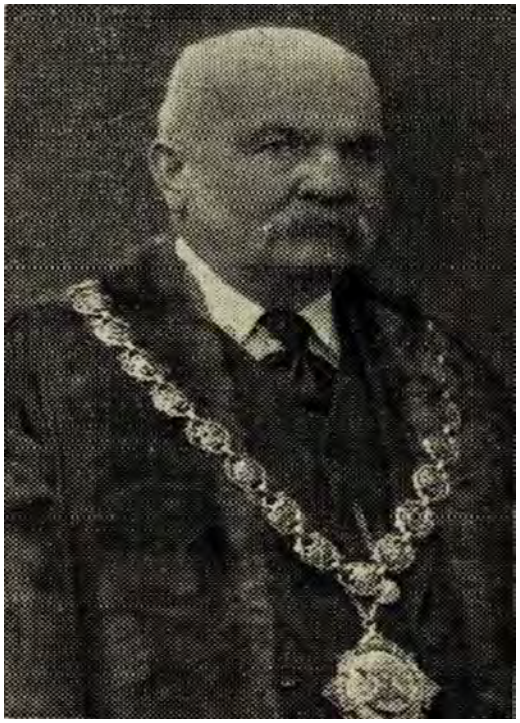
40 Discussion of one of Beebe's early landmark works, *Kelvin* at 199-203 View Street, Bendigo (HO277), built 1899. It was the first building in Bendigo to employ Marseilles terracotta tiles for its roof.

41 'About People', *Bendigo Independent*, 9 June 1910, p3

42 For instance – *Park Terrace* at 140-144 Barnard Street, Bendigo (VHR H1745), constructed 1892; the *Bendigo Fire Station (Former)* at 58 View Street (VHR H1334), erected 1898-89; various alterations and additions at *Fortuna Villa*, 22-48 Chum Street, Golden Square (VHR H2211); *Royal Bank (Former)* at 17 View Point (VHR H1332), built 1908 (Beebe/Gavin); and *Coolock House* at 164 Barkly Street (VHR H0790), constructed 1910.

Beede Jnr was an ardent Bendigonian and supporter of the Federation movement (he was a founding member of the Australian Natives' Association in the city). Politically conservative, he was elected to the council for Darling Ward in 1913 (replacing the retiring Carolin) and later served as a 'war-time' mayor (1915-17). Shortly before his death in 1920, Beede Jnr was awarded an MBE.

Beebe's younger brother, John Beebe (1866-1936), was also a noteworthy local architect.





(Above) A.N.A. Hall on View Street, before demolition
(Source: National Trust Database, B2899)

(Left) Beebe's portrait as mayor
(Source: George Mackay, *Annals of Bendigo 1910 to 1920*, vol. 4, 1926, p416)

Thematic Context

Lovell Chen, *Greater Bendigo Thematic Environmental History*, June 2013:

- Theme 5: Building Greater Bendigo's industries and workforce (5.3 Marketing and retailing; 5.4 Exhibiting Greater Bendigo's innovation and products)
- 6.5 Marking significant phases in development of settlements, towns and cities

Comparative Analysis

Bendigo's town centre accommodated an array of buildings that can be described as warehouses or storehouses, although many appear not to have survived subsequent redevelopment. A broad classification of the late 19th-century versions of these structures would include those that incorporated light manufacturing activities and retail alongside the more standard operations of storage/distribution. While warehouses can be viewed as a distinct industrial typology within the municipality (as elsewhere), they have not received focused study or specific identification.

Warehouses in Bendigo offered bulk storage for goods and produce for either display or dissemination locally (by road) or further afield (by rail). As such, they are particularly reflective of the economic vigour of the city over the late Victorian period. In this time, it developed from an exclusive mining economy to a more complex manufacturing/financial centre serving an expansive population and increasingly agricultural hinterland, which depended on the movement of large quantities of food and general goods.

Bendigo's late 19th-century warehouses appear to have ranged widely in scale and floor space with an emphasis on security, fire resistance, and strategically placed openings for light, cross-ventilation, and practical ingress. Some of these buildings were

architecturally expressive, while others, often constructed to the rear of stores and shops or to laneways, were chiefly utilitarian.

Across the 1880s, it seems likely that many, if not most, factories constructed were timber-framed and clad in weatherboard or corrugated metal sheeting. Conceivably, this may also have been the case for warehouses. Few of these examples are known to remain. Those that endure appear to illustrate a rarer, more substantial class of warehouses that were built to be noticed and situated in prominent locations. Many of these were designed in the Central Victorian Italianate style with shared characteristics, including simplified and voluminous forms, gabled roofs, pediments, symmetrical compositions, bichrome brick walls (red/cream or white), implied quoining, and segmental/shallow arches.

Comparable places to *Carolin's Warehouse and Store* in the centre of Bendigo are:

- *Webb and Co.'s Flour Mill (later Golden Eagle Flour Mill) (former),* 2 Queen Street, Bendigo (HO105) – a massive four-storey corner building designed by the architect Joseph Martin Brady in collaboration with a professional miller as a mill/granary and built in 1879. It is largely intact, other than the ground floor, with bichrome brick (Flemish bond), moulded dogtooth cornice and windows with segmental arches.
- *Grimsby Roller Flour Mill (former)*, 35 Wills Street, Bendigo (HO302) – industrial complex with a two-storey red/clinker-brick mill (circa 1873) with an attached chimney stack and a separate four-storey bichrome granary (1887), both with exposed gabled roofs (ridge ventilator to the latter). William Beebe & Son were also responsible for this granary, which features bold brickwork and vaguely ecclesiastical gestures, such as the tall (missing) finial and a semicircular arch with rendered mouldings at the top floor. Along with HO105, one of the most dominant warehouse buildings in the city's historic environment. It is largely intact.
- *Belfast Store (former*), 402 Hargreaves Street, Bendigo – a two-storey bichrome brick warehouse built in 1881 to the design of local architect Joseph Martin Brady for the wholesale grocer and wine merchant John Matchett. A distinctive instance of the Central Victorian Italianate style applied to a medium-sized industrial building. A single-storey shop/office was also constructed to its east elevation during the late 19th century (since demolished).

Carolin Warehouse is an example of the more permanent, architect-designed warehouses built in Bendigo during the late Victorian period. While it appears that such designs were more restrained than their commercial, civic and residential counterparts, *Carolin Warehouse* is particularly so. As a significant investment for the prosperous Carolin, such a built image is more likely the considered result of its architect's design vision than dictated by costs.

Late 19th-century commercial architecture is characterised by a remarkable diversity – a panoply of competing forms and façades expressing the rivalry of the marketplace. *Carolin Store* is relatively unpretentious in this regard, likely a testament to its owner's unfulfilled plans to add an additional storey. Nonetheless, its generally intact shopfront with timber framing is increasingly rare in the cityscape (due to redevelopment), while the pair of Corinthian-order columns are a notable decorative feature at this scale.

Intactness

Generally intact and interpretable.

Previous Assessment

- Context, *Bendigo City Centre Heritage Study Stage 1*, vol. 1, prepared for the City of Greater Bendigo, April 2020 – 'likely to meet the threshold for individual significance' (p47)

Heritage Overlay Schedule Controls

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Outbuildings and/or fences	No

Extent of Heritage Overlay

The proposed extent of the heritage overlay is outlined approximately below.



Recommended extent of heritage overlay
(Source: Nearmap, May 2021)

B.C.M. BUTTER FACTORY (FORMER)

Address	62-64 Queen Street, Bendigo
Significance	Local
Construction Date	1929-32, 1933, 1936
Period	Interwar period
Date Inspected	August 2021



Statement of Significance

What is Significant?

The *Bendigo Certified Milk (B.C.M.) Butter Factory (former)* is significant. The place is comprised of four abutting industrial buildings. These were progressively constructed for the B.C.M. Company on a holding owned by the Favaloro brothers to accommodate a 'modern' dairy that produced pasteurised milk, cream, butter and ice cream. Between 1929 and 1932, the rear situated gabled loft was erected. Forward of it, a gabled-roofed production shed was attached in 1933. The latter was designed by the architectural practice Garvin & Eathorne and built by the contractor James Michell. These architects and builders were also responsible for the Moderne-style office at the front of the site, and, to its rear, the western production shed, both of which were constructed in 1936. B.C.M. remained at the premise until the late 1950s.

The significant components of the B*.C.M. Butter Factory (former)* are its original (interwar) building fabric. These elements comprise the varied roof forms, including the front gambrel, rear gables, monitors with clerestory windows (sheeted over) and gabled loft section, exposed red brick or rendered walls, and unpainted cement copings. Also significant is the Moderne expression of the front office building, which is conveyed by its parapet, curved/stepped pediment, moulded cornice and concrete canopies, incised speedlines, recessed banding, raised lettering, and splayed corner entrance with multipaned timber doors. The location and dimensions of original openings, including toplights and transom windows, is significant, as are the surviving steel-framed windows, either hoppers or fixed.

How is it Significant?

B.C.M. Butter Factory (former) is of historical and aesthetic significance to the City of Greater Bendigo.

Why is it Significant?

B.C.M. Butter Factory (former) is of historical significance as a reflection of the intensifying industrial character of food processing in central Bendigo during the interwar years. The B.C.M. Company was formed by a group of Bendigonian businessmen seeking to take advantage of the region's expanding agricultural hinterland and quickly emerged as a prominent 'modern' dairy, supplying both the immediate market and those further afield. During its formative period, the Bendigo community was acutely aware of the waning of gold mining – previously the economic mainstay – and the need to foster the development of local processing and manufacturing. Factories were viewed as vital resources that underpinned the health of the city. The engagement by the B.C.M. of Bendigo-based architects, building crews, consulting engineers, painters, plasterers, and others in expanding their premise over the 1930s was hailed at the time as symbolic of the community's capabilities and viability. (Criterion A)

B.C.M. Butter Factory (former) is of aesthetic significance as a largely intact example of a densely planned late interwar industrial plant that developed through accretion on an urban allotment designed by the notable local practice of Garvin & Eathorne. The regional rarity of the streamlined Moderne office is distinguishing within Bendigo's industrial landscape. Its overall scheme of flowing horizontal movement and the machine-like quality of its exterior underscores the offices status as a centrepiece at the premise, promoting the modern, hygienic, and efficient nature of the dairy operations within. In contrast, the substantial red-brick production sheds and smaller loft buildings express a more utilitarian and robust aesthetic, which derives from their innate industrial functionality. The remaining steel-framed hopper windows at the office and production sheds' monitor roofs are particularly evocative elements of early 20th-century industrial design. (Criterion E)

Description

The *B.C.M. Butter Factory* is situated on the west side of Queen Street within the centre of Bendigo. It occupies the entirety of a rectangular allotment, which slopes moderately back towards Hargreaves Street. An unnamed gated lane – known locally as Valentine Lane – abuts the north perimeter of the subject building. To the west and south, the place is contiguous with other industrial/commercial buildings.

Development of the subject building was incremental and additive, as depicted in the aerial map below. Yellow shading indicates the portion built between 1929-32 (loft building), with green showing the 1933 addition (production shed), and red the 1936 phase (Moderne office and western production shed). Initially, the buildings north of the laneway (58-60 Queen Street) also formed part of the former dairy premises.



Aerial photograph of the *B.C.M. Factory*, facing southwest (Source: Nearmap, October 2019)

The single-storey 1936 Moderne office is situated at the front of the block, having been built to the property boundary with a long frontage. It has a low gambrel roof. Integrated within the gable end is a ventilator. A rendered parapeted wall, which returns to the lane, mainly conceals the primary roof. Prominent to the southeast corner is a curved and stepped pediment.

All of the roofs at the *B.C.M. Butter Factory* have been reclad with non-original metal sheeting.

Both parapet and pediment displayed incised 'speedline' banding and stepped moulding that evokes a streamlining effect. The latter was a popular motif for the Moderne design mode during the 1930s that were employed in tandem with curves and rounded elements to reference the pace and minimal wind resistance associated with modern machines forms. The parapet also has a recessed frieze with raised rendered letters (serif typeface) – 'B.C.M. DAIRY PRODUCTS' to Queen Street, 'B.C.M. BUTTER FACTORY' to the lane.

Walls visible from the public realm are rendered (likely cement) with a defined plinth. A projecting moulded cornice enlivens these elevations. This element mirrors the curvature of the corner pediment, creating a concrete canopy supported by a pair of console brackets above a recessed and splayed entrance, flanked by piers (with abstracted capitals). The double-leafed timber-framed door (obscured by metal security grilles) and transom window, both multipaned, are original. A terrazzo threshold and curved concrete porch deck are also evident.



Curved pediment and splayed entrance from Queen Street

The façade is mostly intact, although the three windows adjacent to the corner entrance have been extended towards the ground. Their original presentation is illustrated by the horizontal openings in the short (southeast) elevation. These are located in the upper portion of the wall and feature deeply recessed steel-framed hopper windows with a fenestra (overlapping) joint, each with an unusual, hipped metal cover to the upper part (probably for passive ventilation) and wide sloping sill. Only the upper (likely fixed) row of the hopper windows and lintel element remain in the façade. The tripartite group of well-spaced incised speedlines in the short elevation has also been lost in the façade.

The west half of the façade has a wide opening with a bracketed canopy above (with mouldings replicating those to the cornice) and including non-original aluminium frames. The entry is flanked by large steel-framed, fixed pane display windows with smaller highlights.



Façade from Queen Street

As noted, the rendered return section of the north elevation (along the laneway) is highly intact. Interspacing the hopper windows are original entranceways (contemporary timber doors) with toplight and concrete step/s are original. Above both doorways are a transom window, with a band of speedlines to the intervening 'lintel'.



Return rendered section of north elevation

Attached to the rear of the office are two conjoined, parallel single-storey factory buildings, each of which can be classed as a 'production shed'.[1] The eastern one (1933) is shorter with a brick elevation visible from the lane. The western production shed (1936) is longer. Only its roof is discernible from the public realm, but it is known to be constructed of brick. Both buildings have gabled roofs with central monitors that extend the length of the ridgelines. The monitors effectively act as a superstructure to the gable – elevated above the adjacent portions of the roof – with integrated clerestory windows. The eastern one has been sheeted over but likely had sashes or louvres. These are distinctive elements of late 19th/early 20th industrial design that provided controllable light and ventilation, particularly for single-storey spaces (drawing hot air upwards in the manner of a chimney).

The east elevation of the 1933 production shed is a load-bearing wall of variegated red brick in predominantly stretcher bond. The exception is a row of header bricks located three courses below the rounded cement rendered coping (unpainted). There is also a plinth that steps down the slope. At the rear, there is a contemporary ramp. The mixed colour/texture of the brickwork is likely the result of past treatments. The lower and upper sections appear to have previously been painted, then sandblasted. The dull/overcoated appearance of the middle section may stem from it having been covered (perhaps by signage) or some type of coating having been applied. The four openings that puncture this wall are original; however, their frames are contemporary aluminium.

The earliest portion of the *B.C.M. Butter factory* is situated at the rear of the east production shed. It was constructed between 1929 and 1932, possibly as a storehouse or auxiliary building. The front (east) part has a loft section that rises above a rear gable. The loft presents as a gabled parapet from the lane with an unpainted cement rendered coping and red-brick wall. However, the downwards return of the gable ends abruptly, dropping to a parapeted skillion. Originally, the loft connected to a now-removed structure opposite the lane via an overhead passage. Walls are of red brick in stretcher bond. Remnant rendered lintels are indicative of former openings.



B.C.M. Butter Factory from Valentine Lane

[1] Production sheds is a term that refers to a wide array of single-storey buildings that were engineered specifically for manufacturing purposes via the purposeful design of framing, roof and walls. (Betsy Hunter Bradley, *The Works: The Industrial Architecture of the United States*, Oxford University Press, 1999, p38-40)

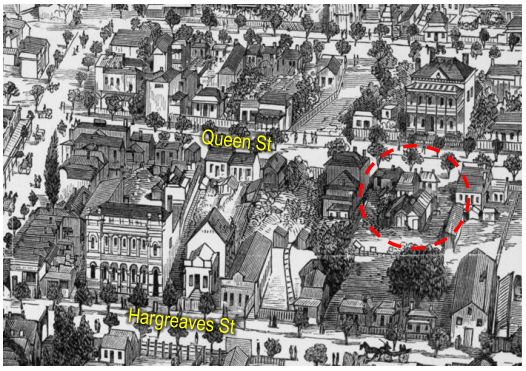
History

Site-specific

The subject land comprises Crown Allotment 19, Section 29C of the Bendigo Parish, County of Sandhurst – a worked-out sector of the Bendigo Flats surveyed in 1862 to allow for the expansion of the town.[2] The allotment was purchased in 1865 by John Renwick, a Yorkshireman who had set up a stabling and carting enterprise (Renwick and Co.) in Bendigo (Sandhurst as it was officially known until 1891) and invested lucratively in the quartz mining boom.[3] Renwick's small holding passed through different hands, with some timber cottages apparent by at least the late 19th century.



Extract from an 1878 wood engraving of Bendigo with the subject site, viewed from the south approximately circled in red (Source: Albert C. Charles, *Sandhurst*, SLV)



Extract from an 1884 illustration of Bendigo with the subject site, viewed from the north circled approximately in red (Source: Albert C. Charles, *Sandhurst*, SLV)

In 1917, Allotment 19 was subdivided in a regular configuration. The next year, some of the Favaloro brothers – members of a well-known Italian immigrant family in Bendigo – purchased the east portion, combining it with a contiguous property they owned in the north.[4] To the latter, addressing Hargreaves Street, the brothers had recently constructed Bendigo's 'most up-to-date bakery' in circa 1916.[5]

The Favaloro brothers also purchased the adjacent Allotment 18 in 1923 (now 58-60 Queen Street).[6]

Around 1929, the recently established Bendigo Certified Milk (B.C.M.) Company (see below) – of which Salvatore Favaloro was a director – relocated to the Favaloro brothers' Queen Street holding.[7] This triggered the industrial development of the eastern half of the subject site and the adjacent allotment.

The sequence of the company's initial/early construction activity, which took place between 1929 and 1932, is unclear. However, most structures appear to have been located on the larger part of the premise (58-60 Queen Street), which accommodated a group of timber and brick buildings and was divided from the subject place by a private access route (Valentine Lane). Of these elements, only the lane and the hipped building at the front (now no. 58) remains. The B.C.M. Company's complex was identified as a 'Butter Factory' in the *Sands & McDougall's Melbourne, Suburban, and Country Directory* for much of its existence.

During B.C.M. Company's opening phase (1929-32), a narrow-fronted red-brick building with a loft section was constructed towards the rear of the eastern half of the subject site. This building survives, incorporated into later additions. Originally, it likely

2 S100J, Put-away plans, Landata

3 'Death of Mr. John Renwick', *Bendigo Advertiser*, 7 June 1900, p3; and *At Bendigo Parish of Sandhurst, Country of Bendigo*, S372, Sheet 18, PROV

4 Domenic, Giuseppe, Giovanni, and Salvatore Favaloro are identified. (Certificate of Title, vol. 195, folio 903)

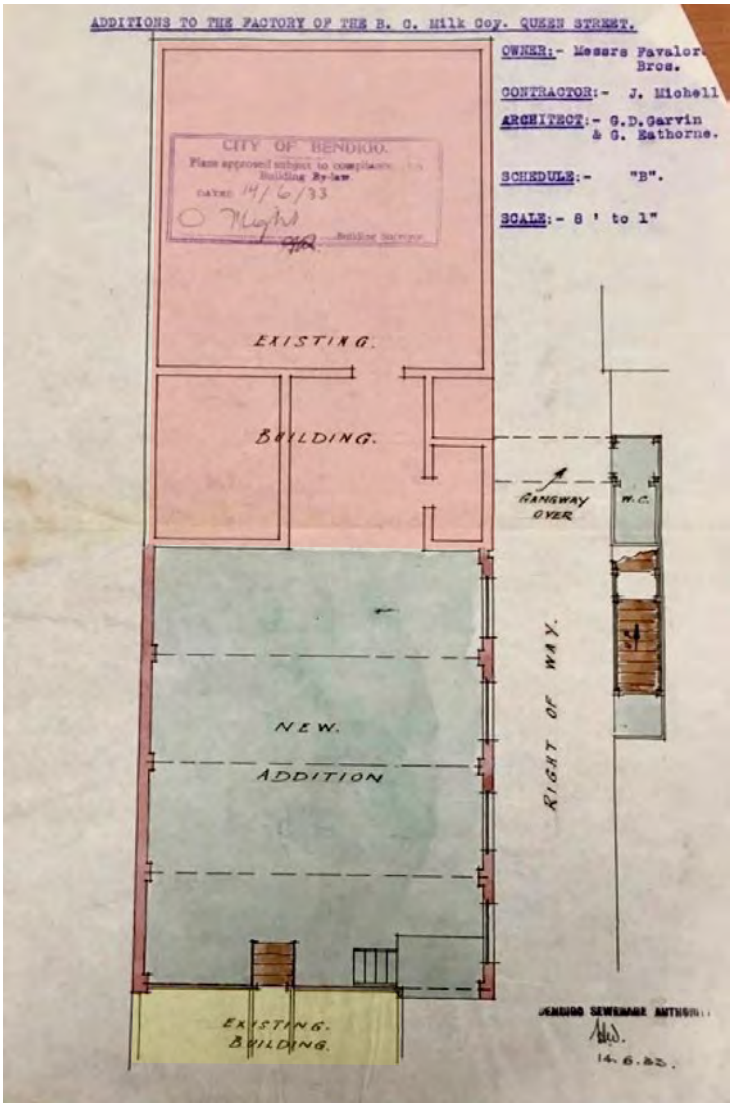
5 The Favaloros' bakery was initially a timber-framed building clad in corrugated metal sheeting. It was damaged in 1918 by accidental fire and rebuilt, likely of brick. It appears to survive at 379 Hargreaves Street, behind a contemporary façade. ('City Fire', *Bendigo Independent*, 9 March 1918, p6)

6 Certificate of Title, vol. 4712, folio 277

7 B.C.M. Company started in occupation of a manufactory on the northwest corner of Queen and Mitchell streets (since demolished) (*Sands & McDougall's Melbourne, Suburban, and Country Directory*, 1929, p809). The company's operations were listed further down Queen Street by 1930 (*Directory*, p773). Noting that changes in the *Directory* typically lagged a year or so behind construction activity or a change in address makes 1929 the likely date of occupation for the subject place.

served an auxiliary or storehouse role for the chief dairy operations, which occurred on the opposite side of the lane.

In 1933, the B.C.M. Company engaged the Bendigo architectural practice Garvin & Eathorne (see below) to prepare plans for a single-storey red-brick, production shed with a large unobstructed internal organisation for the eastern half of the subject land. It was constructed that year, situated between the existing buildings towards the rear and front of the lot. James Michell (see below) was the listed contractor. The original site plan for this addition follows.



Site plan and proposed addition for the eastern half of the subject land
The extant rear industrial building (1929-32, survives) is shaded red – note the prior existence or provision of an overhead 'gangway' across the lane, which connected to a narrow, elongated building opposite (since demolished)
The 1933 addition, designed by Garvin & Eathorne, is coloured green on the drawing
The existing forward building (1929-32), which was setback moderately from Queen Street, is shaded yellow (later replaced)
(Source: BRAC Uncatalogued Items, Nolan Street Repository)

The outcome of this development, together with the layout of the B.C.M. Company's Butter Factory complex, is depicted in the 1934 aerial photograph that follows.



Aerial photograph of the extent of the B.C.M. Company complex on Queen Street, dated 1934
The subject allotment is shaded red, showing a house in the west and factory buildings in the east
Note the gangway traversing the lane – the western part of the complex (nos. 58-60) is outlined in blue
(Source: courtesy of the City of Greater Bendigo)

In April 1936, the surviving Favaloro brothers (then operating as the Favaloros' Investment Company Pty Ltd) brought the western half of the subject land, which had been developed residentially (reunifying Renwick's Allotment 19 under one owner, now 62-64 Queen Street).[8]

A few months later, the City of Bendigo issued a permit for the B.C.M. Company to construct a 'brick factory and office floor' valued at £2,800.[9] The referred to administrative office is the rendered Moderne-style building that was added to the front of the 1933 production shed, taking up all of the subject land fronting Queen Street. The referred to factory was constructed to the rear of the new office, infilling the newly acquired western portion of the subject allotment. Both the pre-existing B.C.M. building and the house were demolished. It is possible that as part of this scheme, the older hipped roof building to the front of the complex (now no. 58, east of the laneway) was given a new Moderne-influenced façade.

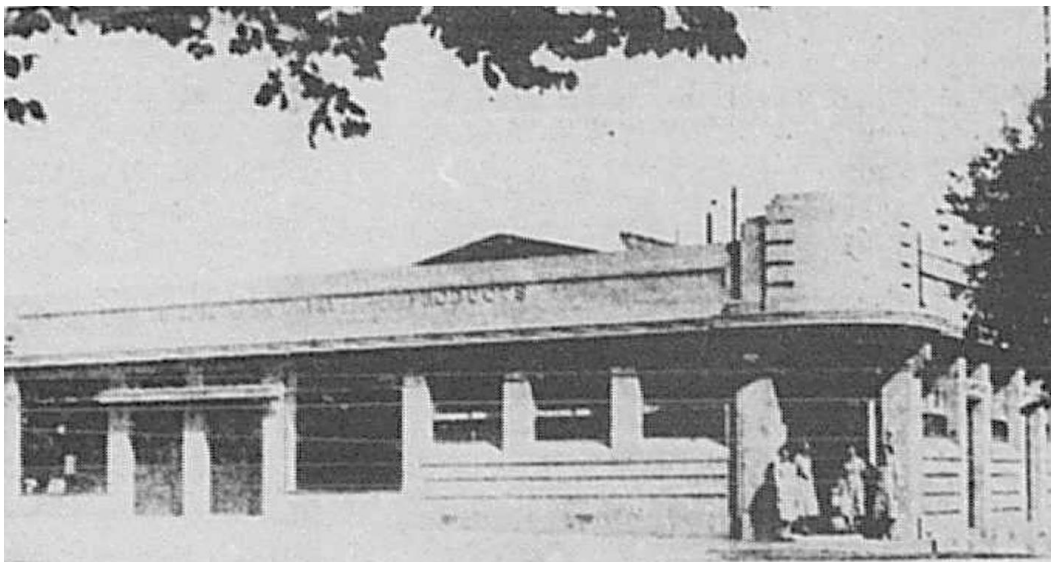
Garvin and Eathorne were identified in the press as responsible for the design of this expansion, which was completed over 1936.[10] The additional factory space was reported as effectively doubling that available to the B.C.M. Company, enabling, via its carefully considered layout, the installation of 'modern, efficient and hygienic' plant equipment, including an additional 'glass

8 Certificate of Title, vol. 4028, folio 461
9 Permit no. 763, City of Bendigo Building Registers, BRAC
10 'Larger Factory Built', *Bendigo Advertiser*, 5 March 1937, p8

enamelled ream holding vat with a capacity of 1000 gallons' (the third at the plant), the 'latest model dreadnought churn', and 'an electrically driven automatic can washing machine'.[11]

Soon after completion, the *Bendigo Advertiser* ran a full-page series of feature articles on the B.C.M. Company under the headline banner: 'A Business Romance: Phenomenal Rise of Bendigo Certified Milk Co.'[12] The coverage was unabashedly booster in tone, stressing the reputation of the firm and its directors, the quality of dairy products, and the status of the company amongst Bendigo's manufacturing industries:

> The B.C.M. new factory in Queen Street is a decided acquisition to the busines premises and factories of Bendigo. Care was taken in the design. The builders and all associated with the erection were exacting. They took pride in their work. That section of Bendigo busy streets where the factory has been erected is now busier than ever …. The B.C.M. factory is certainly a show place of Bendigo.[13]



'The Impressive Façade Of The New Butter Factory Of B.C.M. The new factory erected by the B.C.M. has an attractive frontage to Queen Street, and is an acquisition to Bendigo's secondary industries.' Note posing female staff. (Source: *Bendigo Advertiser*, 5 March 1937, p8)

The press coverage spotlighted the role of local artisans and workmen in the expansion of the *B.C.M. Butter Factory*. Such discussion was meant to instil community pride and frame the development as a cause for optimism in Bendigo, which like most industrialised urban centres in Victoria, was still emerging from the straitened circumstances of the Great Depression. It was also likely a tacit acknowledgement that industrial buildings were commonly a collaboration between various figures (builders, owners, consulting engineers, architects).

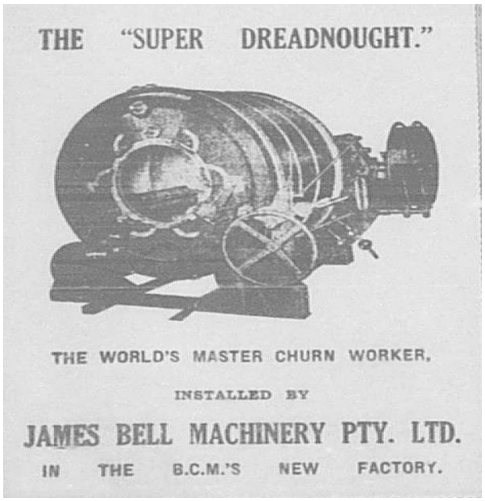
James Michell (1890-1969) was (again) engaged as the builder. An experienced 'shop fitter, builder and contractor' with a workshop and staff, Michell was described as having 'done much good and heavy work in Bendigo' and that his B.C.M. work was 'a decided advertisement for him'.[14] Soon after completing the B.C.M. factory, he completed his personal Tudor-style residence at 21 Wills Street, which still stands.[15]

Other local individuals cited by the *Bendigo Advertiser* included A. J. Perrow ('The Decorator', painting), R. Branagan (plastering/tiling), J. L. Howard (electrical fittings and wiring), and the provision/installation of specialist steam equipment by a refrigeration engineer Pere J. Holland. Fine Blackwood office furniture and 'high-grade inlaid Linoleum' was supplied by Myer's Bendigo.[16]

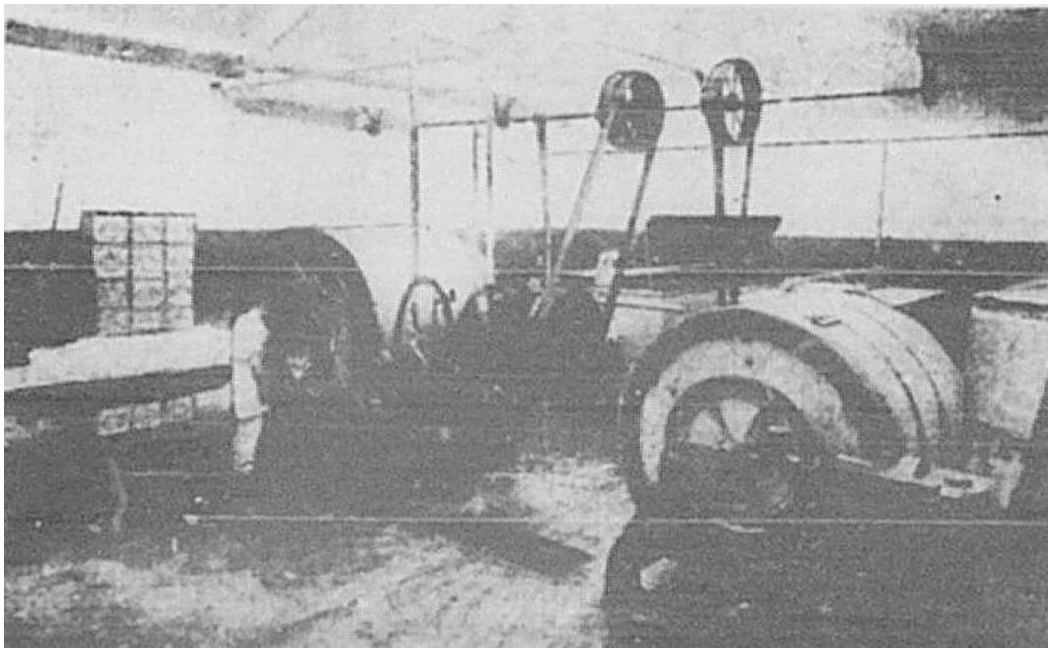
11 'Larger Factory Built: Modern Plant Installed', *Bendigo Advertiser*, 5 March 1937, p8
12 *Bendigo Advertiser*, 5 March 1937, p8
13 'B.C.M. Factory Was Faithfully Built By Bendigo Artisans', *Bendigo Advertiser*, 5 March 1937, p8
14 'B.C.M Factory was Faithfully Built by Bendigo Artisans', *Bendigo Advertiser*, 5 March 1937, p8
15 'James Michell', *Devon Mitchells and some Cornish too*, accessed 22 September 2021 available online
16 *Bendigo Advertiser*, 5 March 1937, p8



Michell's advertisement
(Source: *Bendigo Advertiser*, 5 March 1937, p8)



Photograph of the 'super dreadnought' butter churn
(Source: *Bendigo Advertiser*, 5 March 1937, p8)



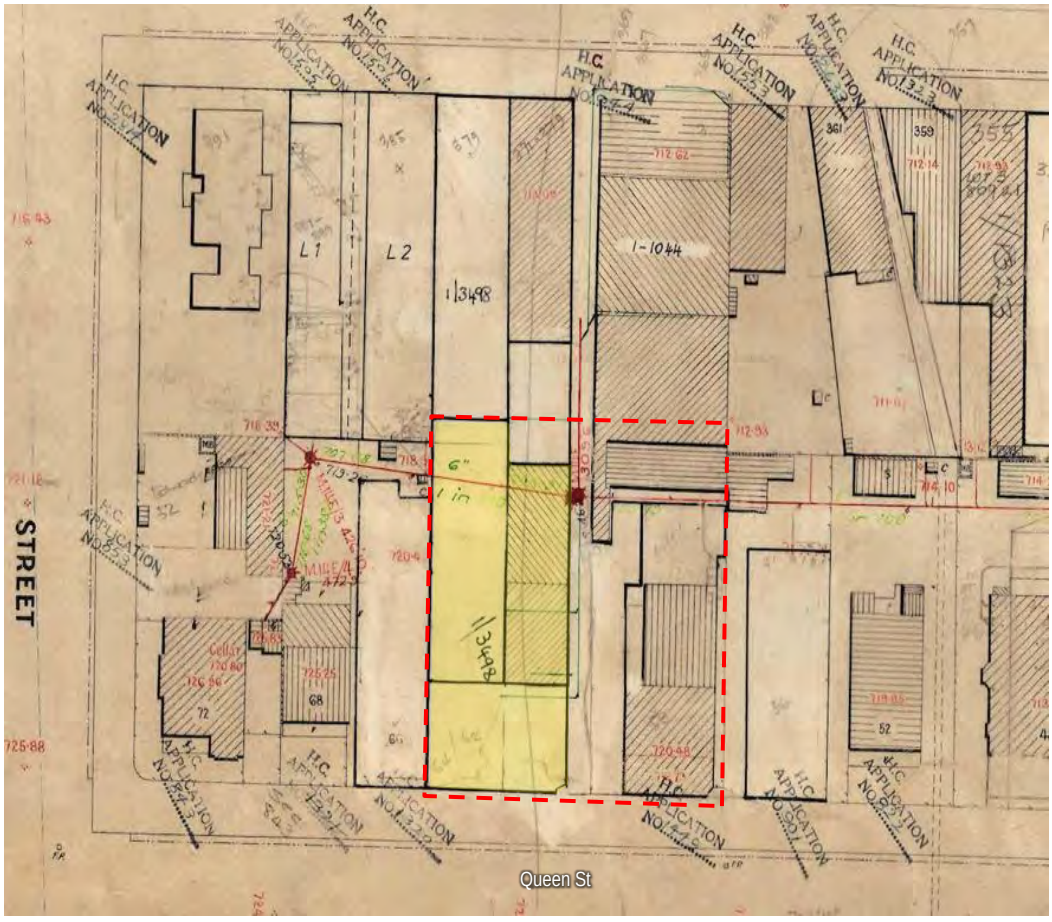
'A comprehensive view of the butter making room of the new factory of the B.C.M. The butter maker [*left*] is standing next to the new super-dreadnought churn [*right*] specially installed to cope with the interest in the business.' (Source: *Bendigo Advertiser*, 5 March 1937, p8)

The enlarged complex was officially opened at a well-attended ceremony overseen by the acting Victorian premier, Francis Edward Old (Swan Hill), in March 1937. Before a crowd of state politicians, local luminaries, suppliers, factory employees, their wives, and a senior inspector from the Department of Agriculture, the acting premier:

> congratulated the B.C.M. on the splendid building it had erected and the modern equipment installed. It was right up to the minute … he was particularly pleased with the reference made by the Mayor earlier in the proceedings to the principle of supporting local industry. He understood that in the construction and equipment of this factory … local artisans were employed and that the building was designed and executed by Bendigo men … The company recognised that every pound spent here increased the spending power of the power … This was the spirt that would overcome the centralisation in capital cities … The great advantage of a modern plant for dealing with milk and butter

could not be too strongly stressed. They would find these modern methods reflected in the general health of the people … Gold mining was an important industry in Bendigo, but not the only source of wealth in this district.[17]

While plans for the future growth of the B.C.M. Queen Street facilities were touted in celebratory speeches at the opening, the 1936 addition of the Moderne office and factory turned out to be the last major augmentation of the complex related to the company. The layout of the developed premises at this point is depicted in the Bendigo sewerage plan reproduced below. These plans were 'living documents' (with whitened sections indicative of changes) that appear to have been commenced around 1918.[18]



The entirety of the B.C.M. Company's *Butter Factory* is outlined approximately in red, with the subject portion shaded yellow – note diagonal hatching indicates brick, while straight equates with timber
(Source: Detail Plan No. 37, Bendigo Sewerage Authority, Coliban Water)

The Bendigo Sewerage Authority plan shows a dense urban industrial site. The property is roughly divided by the lane, which continues through to Hargreaves Street. The east part of the broader site (58-60 Queen Street) is occupied by the front hipped roof building with other timber and brick structures and a storage yard to the rear. As discussed, only the front building has been retained (modified). The subject site (shaded yellow above) was completely built up with the extant buildings. Attached to the rear of the 1929-32 brick building was a flat-roofed brick volume that appears to have been associated with the building that addressed Hargreaves Street, not the B.C.M. operations.

17 'B.C.M. Extension. Modern Factory', *Bendigo Advertiser*, 11 March 1937,
18 'Sewerage Authority', *Bendigo Advertiser*, 1918, p4



Aerial photograph, dated 1945, of the B.C.M. Company premise on Queen Street, outlined in red, including the buildings north of the internal lane (Source: courtesy of the City of Greater Bendigo)



Aerial photograph of the rear (north elevation) (circled) of the place, 1950-54
Note the gangway (circled)
(Source: Charles D. Pratt, *Aerial view of Bendigo,* http://handle.slv.vic.gov.au/10381/386141)

The BCMC remained at the place until at least 1955.[19] By 1960, the *Sands Directory* listed Sandhurst Dairies Pty Ltd – country Victoria's then-largest market milk processing company[20] – at the site.[21] Their tenure was relatively brief and by at least 1965, the office of Favaloro Bros.' Investments was listed in occupation at the site, along with a chiropractor.[22] Both allotments 18 and 19 were sold to Aljoy Investments Pty Ltd in 1982.[23] The subject building is now occupied by Hearing Australia.

Bendigo Certified Milk Company (1927-60)

> The development of the Bendigo Certified Milk Company with its several high-grade products in 10 years is a romance in business in Bendigo that is distinctive. All who are associated with this progressive company must be proud of the achievement in such a short period. Producers from all parts of the north, especially those on irrigation areas, are being encouraged to produce the best. The consumers who extend from Mildura to Bairnsdale, are supplied with a quality article.[24]

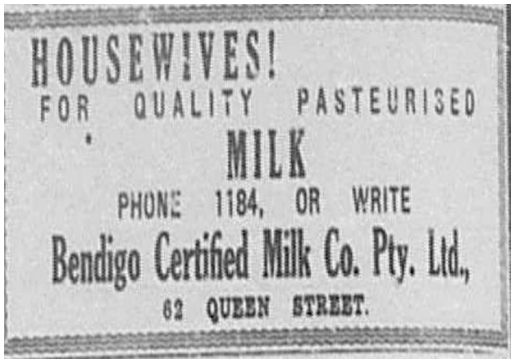
The B.C.M. Company was registered in October 1927 with £5,000 in capital. Shares were divided evenly amongst a small number of Bendigo businessmen, including the hotelier Fredrick H. McIntosh and Italian-born café owner Salvatore Favaloro.[25] This group – having 'visualised the potentialities [*for*] such an organisation developing local dairy produce' – purchased the Bendigo operations of the Melbourne-based Herbert Walker and Co. at the corner of Queen and Mitchell streets (since demolished). Its manager, Arthur A. Coles, a returned soldier, continued on for B.C.M. and was later made a director.[26]

Shifting away from utilising milk and cream imported from the metropolis and other districts via rail, the B.C.M. Company instead cultivated networks of 'district dairymen' and fostered a local, then regional, distribution system (quickly motorised):

> The reputation of all B.C.M. products has now spread far beyond the confines of Bendigo and daily supplies of milk, table cream, ice-cream, and butter go by rail and road to all parts of the State: to Mildura and the south-western section of the Riverina in the north, to Bairnsdale in the south-east. This great territory absorbs large quantities of B.C.M. products, the ice-cream and butter being … the most sought after'.[27]

From their premises in Queen Street, a sophisticated set of mechanised operations emerged, with the firm advancing from the pasteurising (not compulsory until 1943) and bottling of milk and cream to the large-scale manufacture of butter and ice cream. The expansion of the site's built footprint over the 1930s was driven by the increased volume of trade (declared as nearly £90,000 turnover in 1937) as well as the rising production and hygiene standards required by dairy legislation.

The B.C.M Company was deregistered in 1960.[28]



B.C.M. advertisement
(Source: *Bendigo Advertiser*, 5 March 1937, p8)



Photograph of a B.C.M. Company butter wrapper
(Source: Bendigo Historical Society archive)

19 *Sands & McDougall's Melbourne, Suburban, and Country Directory*, 1955, p958
20 'Sales Marketing Manager', *Age*, 11 August 1984, p97
21 *Sands & McDougall's Melbourne, Suburban, and Country Directory*, 1960, p989
22 *Sands & McDougall's Melbourne, Suburban, and Country Directory*, 1965, p992
23 Certificate of Titles, vol. 4028, folio 461; vol. 4712, folio 277; and vol. 195, folio 903
24 'B.C.M. Benefits The Northern Irrigators & Victorian Consumers', *Bendigo Advertiser*, 5 March 1937, p8
25 'Company News', *Herald*, 28 October 1927, p22; and *Argus*, 1 November 1927, p12
26 'Phenomenal Rise of Bendigo Certified Milk Co.', *Bendigo Advertiser*, 5 March 1937, p8; and 'Thornton Red Cross Report', *Alexandra and Yea Standard*, 13 August 1943, p3
27 'B.C.M. Reputation, *Bendigo Advertiser*, 5 March 1937, p8
28 ASIC Register

Garvin & Eathorne (circa 1927 – mid-1940s)

During the interwar years, Garvin & Eathorne were one of a handful of architectural practices still based in Bendigo, which had previously supported many more during its boom period. The pair also appear to have been the most active, working throughout the Bendigo district and elsewhere in country Victoria. Imaginably, the older, established Garvin provided contacts and contracts while the younger Eathorne was responsible for the output of more progressive Moderne designs. In line with many regional architectural practices, their output and operations have not been closely documented.

George Dawson Garvin (1881-1942), the son of Northern Irish immigrants, was a staple of Bendigo's early 20th-century architectural scene.[29] In 1894, he was articled to the locally prominent architect William Beebe Junior, then engaging boldly with the Queen Anne Revival.[30] Garvin is known to have toured the United Kingdom, Europe, and North America (1904), after which Beebe Jnr made him a partner in 1907.[31] Within ten years or so, Garvin was the principal director of Beebe & Garvin. During this phase, he was elected Fellow of the R.V.I.A and taught at the Bendigo School of Mines as an 'architectural instructor'. Taking a similar path to Beebe, Garvin also entered municipal politics (relatively unusual for architects in the period), serving as a councillor for Sutton Ward (1925-40) with two stints as mayor (1931-32, 1938-39). His eccentric Arts & Crafts-style residence (circa 1912) remains at 89 Queen Street, Bendigo (HO232).

Following Beebe Jnr's death, Garvin continued the practice for several years during which he was responsible for the design of the Returned Soldiers Memorial Hall along Pall Mall (VHR H1339). Around 1927, he included in the partnership Godfrey Henry Eathorne (1898-1978), another Bendigonian.[32] The replacement St Andrew's Presbyterian Church (1929) at 28 Myers Street (HO212) is perhaps the pair's best-known design.

With offices on Mitchell Street, Beebe & Garvin persisted through the depression-stricken early 1930s, undertaking a broad range of architectural work, including alterations and additions and overseeing the construction of country projects for metropolitan firms. Little is known of Eathorne's architectural background, but he appears to have been comfortable in the application of the streamlined Moderne idiom, the completion of which sometimes drew press attention.

The office dissolved in the wake of Garvin's death. Eathorne relocated to suburban Melbourne where he continued to be listed as an architect.[33]



'Notable Citizen', 'The new Mayor of Bendigo, Cr. G. D. Garvin' (Source: *Weekly Times*, 5 September 1931, p11)

29 Ancestry.com.au
30 'Notable Citizen', *Weekly Times*, 5 September 1931, p11
31 'Personal', *Bendigo Advertiser*, 16 November 1904, p5
32 Ancestry.com.au
33 Ancestry.com.au

Thematic Context

Lovell Chen, *Greater Bendigo Thematic Environmental History*, June 2013:

- Theme 5: Building Greater Bendigo's industries and workforce (Animal products and by products)

Comparative Analysis

Dairy Industry

From the late 1880s – effectively within a generation – the production of milk, cream and butter advanced from a 'cottage industry' of farm or household-based affair to intensive mechanised manufacture in purpose-designed factories. These advances were driven by an array of new or improved technology (milking machines, steam sterilisation, refrigeration, centrifugal cream separators, etc.), government incentives and export subsidies, and legislative action that dramatically improved hygiene and preparation standards.[34] In both cases, milk and dairy products continued to be delivered to homes and stores, first by horse and cart and increasingly from the 1920s by motor vehicle.[35]

The *Milk Dairy Supervision Act 1905* proclaimed particular zones, including the 'Bendigo Milk Area', and established requirements for licensing. The *Royal Commission on the Dairy Industry* (1928) led to a consolidation of laws under the *Milk and Dairy Supervision Act* 1928 and *Milk Board Act 1932*. These legislative shifts instigated a rapid move towards substantial, highly engineered facilities that were often referred to as 'model' dairies and the mass cancellation or forgoing of vendor licences in Melbourne for those unable or unwilling to rebuild or upgrade. In Bendigo, oversight of the dairy industry remained shared between the municipal council and the Department of Agriculture until 1941, when the district was brought under the control of the powerful Milk Board, which instigated a price hike and, seemingly, a spate of local closures.[36]

While the B.C.M. Company was not seemingly affected in its early years by the demands of the Milk Board, its building activities at the subject place and consistent emphasis in its advertising about 'modern' productions and the quality of their goods suggest that their operations were influenced (if not governed) by the 'model' dairy movement. The construction of such factories was often beyond the means of the smaller farmer co-operatives that had previously dominated the dairy landscape, encouraging the rise of well-funded, larger commercial operatives such as the B.C.M. Company.[37]

The presence of activities of other dairy vendors, mainly that of co-operatives, is detailed in the *Greater Bendigo Thematic Environmental History*.[38] This is not a complete record as the B.C.M. Company and other known dairies are not noted. On the basis of the available evidence, it seems that B.C.M. was one of only a handful of vendors with premises in central Bendigo to retain their licence or stay in operation following the area's inclusion under the Milk Board.[39]

There is only limited built evidence of dairy activity – an essential service in the functioning of places – remaining in urban Bendigo. The longstanding and large dairy/butter factory at 60-62 Mundy Street, which operated between the late 1890s and 1970s (as Holdenson and Nielson Fresh Foods for the majority), was recently demolished.[40] There remains a smaller dairy building at 115 Mitchell Street, built in 1936 for Hollywood Dairy.[41] It also has a Moderne-influenced rendered façade with a central parapet, stepped piers (recessed panels) and speedlines; however, although distinctive in its context, its design is more conventional and modified. Additionally, there is a likely postwar cuboid brick dairy ('Symons Dairy') and gabled weatherboard shed (to the rear, possibly interwar) at 63 Lily Street in a suburban setting. Other sheds and buildings associated with this dairy are evident in the vicinity (59-61 Lily Street and 62 Thistle Street).

34 Norman Godbold, *Victoria: Cream of the Country*, Dairy Industry Association of Victoria, 1990

35 Jim Crosthwaite, 'Dairy Industry', in Graeme Davison, John Hirst, and Stuart Macintyre, *The Oxford Companion To Australian History*, rev. ed., *Oxford University Press*, 2001, p171

36 'Bendigo Under Milk Board', *Age*, 5 September 1941, p8

37 Jan Penney and Andrew Brown-May, 'Dairying and Milk Supply', eMelbourne, School of Historical & Philosophical Studies, The University of Melbourne, July 2008, available online

38 Lovel Chen, *Greater Bendigo Thematic Environmental History*, June 2013, pp80-2

39 Victorian Government Gazette, no. 307, 5 October 1942, p3454

40 'Bendigo Butter Factory Photograph 1950s', Bendigo Historical Society, Victorian Collections, Identifier 3713.3a, available online; and Dr Peter Milner, 'Appendix I: Bendigo & Eaglehawk Manufacturing', in Graeme Butler & Associates, *Eaglehawk & Bendigo Heritage*, City of Bendigo and Borough of Eaglehawk, 1993, p1-7

41 See BRAC Uncatalogued Items, Nolan Street Repository for plans

While the industrial character of the east side of the former B.C.M. premises in Queen Street has been obscured, diminishing its legibility as a manufacturing complex, the subject buildings west of the lane remain readily interpretable. The *B.C.M. Butter Factory* is considered the largest, most intact former dairy production site in central Bendigo.

Industrial Bendigo

More broadly, the operations of the B.C.M. Company are illustrative of the growth of Bendigo's manufacturing sector during the interwar period. Bendigo (along with Ballarat) were the foremost examples of 'up-country urbanisation' in Victoria, both becoming significant industrial and market centres over the late 19th century as their built environments and local economies solidified in the wake of the heady surface phase of alluvial mining.[42] Early industry in Bendigo was focused on meeting the needs of deep-lead quartz mining, which boomed in the 1870s and flourished thereafter.[43]

Mining returns stalled and fell over the early 20th century, placing a severe strain on the goldfield city despite brief revivals. People looked expectantly to industrial development for economic diversification and 'arresting the drift of the population' to Melbourne.[44] The establishment and success of factories became symbolic of the community's viability and self-reliance, offering the heavily working-class population of Bendigo and Eaglehawk, including unemployed miners and some women, a livelihood (even if conditions remained harsh and the work often seasonal).

Bendigo's self-identity as 'Quartzopolis' faded, replaced by 'the Capital' or 'golden gateway' of northern Victoria. The plains of the latter underwent rapid agricultural development over the 1920s and into the early 1930s, particularly around Elmore, Echuca and Charlton.[45] Much of the interwar industry in Bendigo seized on the output of this vast agricultural hinterland and was set up to process rural produce into marketable commodities. However, the range of local industry was wide:

> There are many varied industries in the city and suburbs including pottery, jam and sauce factories, fruit-preserving works, knitting mills, brickyards, plaster and tile works, butter factories and ice works, breweries and cordial works, a meat-processing works, bacon-curing works, large egg-packing works, and many other secondary industries.[46]

Industrial development was chiefly located on the periphery of Bendigo's urban areas, including prominent belts on the northern and western edge of the city. Nonetheless, as a reflection of entrenched premodern planning traditions, some light manufacturing and food processing enterprises continued to be scattered across Bendigo's commercial core, including the *B.C.M. Butter Factory*.[47]

The interwar years are often framed as one of inexorable decline for Bendigo. Such interpretations may be overstated.[48] Population loss – the municipality dropped from a peak of approximately 42,700 in 1901 to a nadir of 25,340 in the early 1930s (before rising again) – combined with the more dynamic nature of manufacturing in postwar Bendigo can make the interwar years appear stagnant; the austerity of the early 1930s an all-encompassing phase.[49]

Yet, during the interwar period Bendigo was characterised by continuing community and infrastructure development as well as the emergence of a far more diverse regional economy and occupational base. While manufacturing over the 1920s/30s only ever partly offset the retreat of mining (despite high hopes), its advent in the face of stiff competition from Melbourne is striking. Significantly, Bendigo's status as the principal financial, legal, market, transport, medical and commercial/service hub of a vast region remained undisputed over the early 20th century.

Design

Streamlining and speedlines achieved international recognition in the early 1930s for their capacity to invoke dynamic movement and as an optimistic embodiment of progress in the context of the oppressiveness of the Great Depression.[50] It became a key

42 Weston Bate, *Victorian Gold Rushes*, Sovereign Hill Museums Association, 1999, passim
43 Chris McConville, *Environmental* History, in in Graeme Butler & Associates, *Eaglehawk & Bendigo Heritage*, vol. 2, City of Bendigo and Borough of Eaglehawk, 1993, Section 3.3
44 'Bendigo's Loss of Population', *Age*, 26 January 1926, p11
45 'Bendigo: A Progressive City', *Bendigo Independent*, 31 December 1913, p15
46 W. J. Beckett, ed., *The Australian Blue Book*, 2nd ed., 1946-48, p322
47 Yolande M. J. Collins, 'Introduction' in Mike Butcher and Collins, eds., *Bendigo At Work: An Industrial History*, rev. 2016, National Trust of Australia (Victoria), passim
48 Charles Fahey and Alan Mayne, '"All that Glitters…": The Hidden History of Victoria's Central Goldfields Region', in Fahey and Mayne, eds., *Gold Tailings*, Australian Scholarly Publishing, 2010, p13
49 Population figures derive from the Victorian Year Books, available online
50 Penny Sparke, *Design in Context*, Bloomsbury, 1987, p164

aspect of the Moderne design mode in late interwar Victoria, combining sleek and smooth surfaces, curves and rounded elements, and modernistic motifs to convey a machine-inspired visual.[51]

For all its popularity, the deployment of the Moderne across the Central Victorian Goldfields in the 1930s is generally considered rare. Known examples in the city of Bendigo are predominately retail. Notable instances include 7-9 View Point (remodelled in 1934, part of HO256), 13 Mitchell Street (part of HO3), and *Douglas Chambers* at 65-73 Mitchell Street (constructed or refashioned, 1935-38). These exemplars are multistorey commercial edifices with symmetrical façades, stepped or jagged skylines formed from piers, and stylised ornamentation in the Art Deco style. Marked deployment of streamlining and speedlines, like that of the B.C.M. former administrative office, is less prevalent in Bendigo.

The key interwar domestic examples of the Moderne idiom are *Roseview/Pethard House* at 407 High Street, Golden Square (HO443), designed by Garvin & Eathorne in 1939. There is also a large Moderne house at 123 McIvor Road, East Bendigo (concealed from the public realm), for which the noted architect Edward Fielder Billson was responsible (1933). *Bon Haven*/Banyan at 17 Eaglehawk Road, Ironbark (HO485), built in 1952-53, is a late but striking instance of streamlining.[52]

The Moderne aesthetic is not known to have been widely applied to industrial buildings in the municipality. Its employment at the B.C.M. Company's former office is then of some note, demarcating it as one of the more expressive interwar industrial designs left in central Bendigo. Food product companies in the 1930s generally favoured the built visual conceived by the Moderne style, as it was considered to articulate a 'modern' industrial spirit – the 'clean' external image inferring the high sanitary standards of internal production.

The rear situated brick production sheds with gabled roofs are typical of the robust, largely unadorned, more substantial factory types that defined the district's industrial landscape from the late 19th century into the postwar period. The *Former Hanro (Australia) Knitting Mills* at 165-171 Hargreaves Street, constructed in 1926, is Bendigo's most sizable remaining interwar example (recommended for an individual overlay).[53] These masonry examples were differentiated from many of the industrial buildings in Bendigo, which were predominantly timber-framed and clad in corrugated metal sheeting. Few of these examples endure.[54] In general, the city's industrial building stock has been much reduced.

The monitor roof of the production sheds presents as a more distinctive element within the area's industrial design, with gables utilising skylights or sawtooth roofs seemingly more abundant. A prominent example of a gabled roof with a monitor is present at the mid-1940s first-storey addition for the southern wing of the former Bendigo Preserving Company at 125 Garsed Street (part of HO863, *Crustal Ice/Gillies complex*).[55] This element is visible from Myrtle Street, behind the sawtooth roof of the front section.

Intactness

Largely intact

Previous Assessment

- Context, *Bendigo City Centre Heritage Study Stage 1*, vol. 1, prepared for the City of Greater Bendigo, April 2020 – 'likely to meet the threshold for individual significance' (p50)
- RBA Architects + Conservation Consultants, *Bendigo City Centre Heritage Study, Stage 2: Precincts*, prepared for the City of Greater Bendigo, July 2021, pp19-20

51 Julie Willis, 'Moderne', in Philip Goad and Willis, eds, *The Encyclopedia of Australian Architecture*, Cambridge University Press, 2017, pp462-63

52 The Melbourne-based high society architect, Arthur Petty, was responsible. Apparently, the design was modelled on Pretty's personal residence at 318 The Boulevard, Ivanhoe East, 1939

53 Context, *Bendigo City Centre Heritage Study Stage 1*, vol. 2, City of Greater Bendigo, April 2020, pp37-50

54 *Golden City Implements* at 62-68 Eaglehawk Road, Ironbark (VHR H1877) – constructed in 1872 as a foundry – was a rare, noteworthy example of such an industrial building. It was demolished for structural reasons in 2017.

55 RBA Architects + Conservation Consultants, *Gillies Brothers + Crystal Ice & Cool Stores: 93-125 Garsed Street, Bendigo*, June 2010, City of Greater Bendigo

Heritage Overlay Schedule Controls

External Paint Controls	Yes (rendered parts)
Internal Alteration Controls	No
Tree Controls	No
Outbuildings and/or fences	No

Extent of Heritage Overlay

The proposed extent of the heritage overlay is outlined approximately below.



Recommended extent of heritage overlay
(Source: Nearmap, May 2021)



Bendigo City Centre Integrated Economic Assessment & Planning Review

City of Greater Bendigo

24 | 10 | 2022

SGS Economics & Planning

Certified B Corporation

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Executive summary

Introduction

SGS Economics and Planning (SGS) and Savills has been engaged by the City of Greater Bendigo (the City) to undertake a land use demand and market assessment analysis for the Bendigo City Centre. The study builds on the Bendigo City Centre Urban Design Framework (UDF), which is well advanced though remains in draft.

The purpose of this report is to:

- Establish the current employment and residential floorspace within Bendigo City Centre
- Prepare employment and residential floorspace demand scenarios to 2051 (base and growth) by reference to analysis of trends, market research (by Savills), policy and strategic directions, and relevant benchmarks.
- Compare forecast floorspace demand scenarios against floorspace capacity proposed by the City's draft land use planning frameworks

The methodology used to assess the future demand is provided in Figure 1.

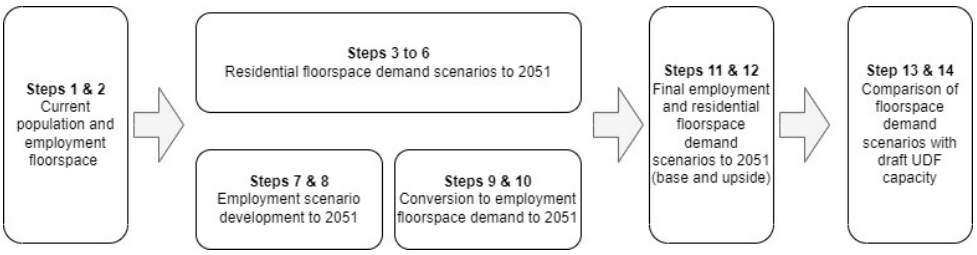


FIGURE 1: SUMMARY OF APPROACH

Bendigo City Centre positioning and change

There are a range of state, regional and local policy and strategy directions for the Bendigo City Centre. The vision drawn from these directions is for the Centre to be a vibrant, exciting place that showcases the best of what Bendigo has to offer. The Centre already has strong economic, arts, cultural and tourism drivers with the largest regional hospital, a range of tertiary education offerings, a significant state government presence, and regional arts facility.

Greater Bendigo is expected to be one of the fastest growing regions. This has been somewhat fast tracked over the last couple of years with COVID prompting moves from the city to the region, with people taking advantage of opportunities to work remotely. Council officers have also seen an increase

in permit applications for the City Centre, suggesting the potential for accelerated change within the next two years.

Residential and employment demand scenarios

To identify a range of possible outcomes two floorspace demand scenarios were created (base and upside) to 2051. These scenarios are based on analysis of trends, market research, policy and strategic directions, and relevant benchmarks with similar centres.

Residential

The residential **base case** assumes that while City Centre growth will continue to occur the size and cost of dwellings available in Bendigo's suburbs – with good accessibility to central Bendigo – remain generally more attractive to residents than apartment style living in the Bendigo City Centre. The **upside** scenario assumes that the Greater Bendigo City region grows faster than assumed in the base case and that within 30 years apartment living in the Bendigo City Centre will become more widely accepted and desirable given:

- an increase in and more diverse employment opportunities within the City Centre
- an increase in the quality of apartments
- changing demographics with younger or downsizing households looking for more modest housing costs and options.

The base and upside scenarios, provide a bottom and top for a potential range of outcomes and will ensure that the City is planning for the opportunity of residential growth, should the market demand become available.

Employment

Jobs in the City Centre, as a share of LGA jobs, is currently around 27.6 per cent. The **base case** for the City Centre reflects steady growth rates, with this share nudging up to 28.8 per cent in 2050, reflecting some of the caution that the market research suggests in relation to commercial development within the City Centre.

The upside case increases jobs overall in the Greater Bendigo LGA in line with an increased population, compared to the base case (though with a slightly declining overall participation rate), but also assumes jobs in the City Centre as a share of LGA jobs increase to 30 per cent. This implies increased commercial property investment within the City Centre catalysed by developments such as GovHub, TAFE, the Courts, and a lift in tourism and hospitality related activity. Following COVID-19 there has been an increase in people relocating to the regions and either working from home or relocating their businesses to the regions. It is assumed that this continues and will also push up future employment opportunities within the Centre.

TABLE 1: DEMAND SCENARIOS – KEY PARAMETERS

		Base case		Upside	
	2021	2051	2021-51	2051	2021-51
LGA Population	121,854	192,133	70,279 (1.5% AAGR)	202,055	80,201 (1.7% AAGR)
Bendigo City Centre Population	1,107 (0.9% of LGA)	1,497 (0.8% of LGA)	390 (1% AAGR)	4,041 (2% of LGA)	2,934 (4.4% AAGR)
LGA Jobs	54,708 (45% of Pop)	80,403 (41.8% of Pop)	25,696 (1.29% AAGR)	86,884 (43% of Pop)	32,176 (1.6% AAGR)
Bendigo City Centre Jobs	15,120 (27.6% of LGA)	23,143 (28.8% of LGA)	8,022 (1.4% AAGR)	26,065 (30% of LGA)	10,945 (1.8% AAGR)

Residential and employment floorspace demand scenarios

The population scenarios are converted to equivalent households and dwellings by applying an assumed future average household size and size of each dwelling. This generates projections for residential floorspace of an additional 15,609sqm (base) and 121,943sqm (upside).

The employment by industry scenarios are converted to floorspace by applying a jobs by type of floorspace concordance and floorspace to job ratios. This generated projections of an additional 235,654sqm (base) and 1,078,251sqm (upside).

TABLE 2: TOTAL RESIDENTIAL AND EMPLOYMENT FLOORSPACE - EXISTING AND 2051 SCENARIOS

	Existing	Base Case	Upside
Residential Floorspace	71,699 sqm	+15,609 sqm	+121,943 sqm
Employment Floorspace	585,353 sqm	+220,045 sqm	+299,176 sqm
Total	**657,052 sqm**	**+235,654 sqm**	**+421,199 sqm**
Total future floorspace at 2051		**892,706sqm**	**1,078,251sqm**

Capacity within Bendigo City Centre

The City of Bendigo has drafted an Urban Design Framework (UDF) for the Bendigo City Centre. This Framework was supported by a Centre Block Analysis. Applying the height and proposed built form controls in the UDF to the Strategic Redevelopment Sites identified by the City (with a reduction in sqm

by 20% to account for undevelopable area) yields an additional capacity of 368,335sqm. In addition to this, the City has identified 784,964sqm of potential capacity on further strategic development sites, however challenges to enable development on these sites need to be overcome.

As shown in the following table the UDF generates enough capacity on the Strategic Development Sites to accommodate the projected growth as per the base case. There is a slight undersupply (of 52,864sqm) on the Strategic Development Sites if the upside case were to eventuate. However, given the City has identified a range of other potential strategic sites that could be developed if specific barriers are addressed, the proposed controls in the UDF appear to provide sufficient capacity to also accommodate the upside scenario.

TABLE 3: FORECAST FLOORSPACE AND POTENTIAL FLOORSPACE CAPACITY

	Capacity		Projected Demand	
Existing floorspace	UDF Capacity (Strategic Development Sites)	UDF Capacity (all Sites)	Base case	Upside
657,052 sqm	1,025,387 sqm (+368,335)	1,810,352 sqm (+1,153,300)	892,706 sqm (+235,654)	1,078,251 sqm (+421,119)

As these are long range (30 year) estimates, and subject to market uncertainty and fluctuations, SGS strongly recommend that the City undertake five yearly reviews of planning settings, including monitoring and assessing take-up rates and future growth prospects, to ensure that the capacity in controls is sufficient to accommodate a reasonable pipeline of development.

1. Introduction

1.1 Context

SGS Economics and Planning (SGS) and Savills has been engaged by the City of Greater Bendigo to undertake a land use demand and market assessment analysis for the Bendigo City Centre. The study builds on the draft Bendigo City Centre Urban Design Framework, which is well advanced, as well as the 2021 Bendigo Commercial Land and Activity Centre Strategy (CLACS) floorspace projections report.

The purpose of this report is to:

- Establish the current employment and residential floorspace within Bendigo City Centre
- Prepare employment and residential floorspace demand scenarios to 2051 (base and growth) by reference to analysis of trends, market research (by Savills), policy and strategic directions, and relevant benchmarks.
- Compare forecast floorspace demand scenarios against floorspace capacity proposed by the City's draft land use planning frameworks

1.2 Study Area

The Study area is the Bendigo City Centre, as per Figure 2. As noted by the Bendigo City Centre Plan 2020, the Bendigo City Centre is an important retail and commercial centre for northern and central Victoria. It contains 'regional city' commercial, retail, social, civic, cultural, tourism, and entertainment activities.


BARNARD
STREET
MYRTLE
STREET
HARGREAVES
STREET
HIGH
STREET
MITCHELL
STREET
MALL
PALL
STREET
CHAPEL
STREET
STREET
STREET

1.3 Methodology

The methodology used to prepare future floorspace scenarios for the Bendigo City Centre is provided in Figure 3. Step by step summaries follow.

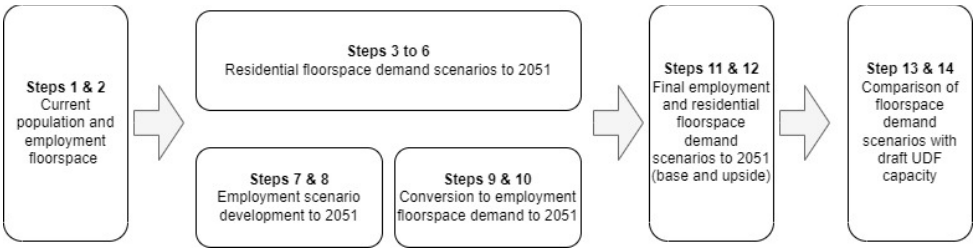


FIGURE 3: SUMMARY OF APPROACH

Current population and employment floorspace

Step 1 Identify current population and employment in Greater Bendigo LGA (using SALUP 2019)

Step 2 Identify:

- current population and employment in Bendigo City Centre by industry (using SALUP 2019)
- existing floorspace by type and Precinct (from the City's 2021 capacity audit) **note carparking was removed from this audit and additional carparking was not accounted for in floorspace demands as it is assumed that majority of further car parking will be allocated underground*

Residential floorspace demand scenarios

Step 3 Document base case population projection to 2051 for Greater Bendigo LGA and Bendigo City Centre (using SALUP 2019)

Step 4 Generate upside population projection to 2051 for Greater Bendigo (based on recent trend growth rates projected forward)

Step 5 Generate upside population projection to 2051 for Bendigo City Centre (assuming an increase in the share of the upside LGA population in Central Bendigo)

Step 6 Convert to residential floorspace scenarios for Bendigo City Centre to 2051 by:

- applying persons per dwelling occupancy rates to base and upside population projections
- then applying a gross floor area size per dwelling.

Employment scenario development

Step 7 Document base case employment projections to 2051 for Greater Bendigo LGA and Bendigo City Centre (using SALUP 2019)

Step 8 Generate upside employment projection to 2051 for Bendigo City Centre by:

- assuming a higher effective participation rate compared to the base case (jobs as a share of the 2051 population)
- then assuming a higher share of jobs in Central Bendigo in 2051 compared to the base case.

Conversion to employment floorspace demand

Step 9 Adjust the projected employment by industry shares in Bendigo City Centre base employment projection and apply to upside Bendigo City Centre employment projection, assuming a stronger CBD and regional economy

Step 10 Convert employment by industry to floorspace by:

- applying concordance of employment by industry to floorspace types
- then applying job to floorspace ratios.

Final employment and residential floorspace demand scenarios to 2051 (base and upside)

Step 11 Compile the employment and residential floorspace demand scenarios for Bendigo City Centre

Step 12 Compare the aggregated floorspace scenarios to the existing floorspace to identify the potential net additional floorspace demand to 2051

Comparison of floorspace demand scenarios with draft UDF capacity

Step 13 Identify Strategic Development Sites and potential net floorspace available (applying a 20% discount to gross floorspace)

Step 14 Compare the potential net additional floorspace demand to 2051 with floorspace capacity proposed in the UDF, with appropriate 'use efficiency' discounts

Along with quantitative data, the methodology is informed by policy and strategy guidance as well as tested benchmarks for similar locations. Local knowledge is also used to test findings. Savills have undertaken a review of the current landscape in relation to development and feedback from the development sector (Appendix B). SGS has also sought feedback from the City of Greater Bendigo in relation to trends, current planning applications, and potential growth options.

2. Current and future conditions

The local policy setting and environmental conditions, both current and those with the potential to have an impact on prospects within the Bendigo City Centre in the future, are important to acknowledge.

2.1 State policy overview

Plan Melbourne 2017-2050

Plan Melbourne is the overarching State Government planning strategy for Victoria, setting out a vision to support ongoing viability across Melbourne and Victoria. It recognises an important role for regional centres in attracting population growth outside of metropolitan Melbourne.

The plan identifies ten regional cities, including Bendigo as important urban hubs. Plan Melbourne also identifies the need to work in partnership with these regional cities and be consistent with Victoria's Regional statement, which reflects each region's economic, environment, and social context. Under Outcome 7 of Plan Melbourne, two directions and several policies are identified to help bring growth to regional communities. These are described below.

- Direction: Invest in regional Victoria to support housing and economic growth
  - Stimulate employment and growth in regional cities
  - Support planning for growing towns in peri-urban areas
- Direction: Improve connections between cities and regions
  - Improve transport and digital connectivity for regional Victoria
  - Strengthen transport links on national networks for the movement of commodities

Another key direction of Plan Melbourne is to seek to rebalance Victoria's population growth from Melbourne to rural and regional Victoria. This is to be achieved through Initiative 6.2.1 "In partnerships with local governments to create peri-urban town plans to increase the supply of land for housing and attract population growth outside of Melbourne". This direction gives additional emphasis on targeting regional city growth.

Loddon Mallee South Regional Growth Plan 2014

The Loddon Mallee South Regional Growth Plan was developed as one of seven regional growth plans, providing a broad direction for land use planning across Victoria. The Plan was developed to ensure that expected growth in the Loddon Mallee Region is effectively managed and sustainable. The Plan also provides direction for the potential growth in population and identified important economic, environmental, social, cultural and areas the need to be preserved, maintained, or developed.

The Plan outlines the potential challenges and opportunities for the region, as its population grows, including reinforcing the role of Bendigo as the regional city and targeting new growth in urban settlements around Bendigo.

The Plan covers a number of focus areas such as regional economy, environment and heritage, and regional infrastructure. In addition, the Plan identifies a series of actions intended to assist with realisation of a regional vision. These are:

- a greater diversity of housing choice and density around major transport links in Bendigo, Maryborough, Castlemaine, Gisborne, and Kyneton
- development of a business park in Marong with the potential for freight and logistics precincts in Marong and Maryborough
- better commuter links between towns, including cycle paths
- improved technology that enhances employment flexibility
- improved sewerage connections to small towns
- the extension of reticulated gas supply across the region as well as investment in infrastructure that supports renewable energy production
- better coordination between government agencies to provide public and community facilities, including new education facilities
- growth in the finance, health, and education sectors
- better planning to ensure the protection of towns subject to natural hazards such as bushfire and flood
- protection of environmental assets.

Loddon Campaspe Regional Economic Development Strategy 2019

This Strategy acknowledges the importance of Bendigo to the Loddon Campaspe Region. The Strategy has five strategic directions which articulate some key opportunities for Bendigo. These are outlined below:

- Support growth in agriculture and food product manufacturing to enhance value adding throughout the supply chain.

The Strategy acknowledges that Bendigo is home to the Food and Fibre Centre of Excellence, with significant food processing occurring throughout the region including Bendigo. As noted by the strategic direction, there is the opportunity to further enhance this capacity within Bendigo.

- Pursue diversification of the tourism sector by leveraging natural, cultural, and built endowments

The Strategy acknowledges the opportunities that Bendigo provides for the region in relation to cultural tourism, food and hospitality, increased visitation opportunities through direct flights to Bendigo from Sydney.

- Maximise gains in the 'employment and innovation corridor' to attract professional services workers and entrepreneurial activity

The Strategy acknowledges the strong growth that is occurring within Greater Bendigo with it projected to be the third largest regional population growth centre in Victoria. In addition, the Strategy articulates the opportunities for collaboration for new start-ups as well as the ability to become a financial services hub.

- Foster better links between education providers, industry, research, employers and students to develop career pathways and a workforce that meets the future needs of the region

The Strategy acknowledges the importance of vocational training and health care that Bendigo provides the region, with a number of University and TAFE offerings as well as the Bendigo Hospital being the largest regional hospital.

- Leverage local opportunities to strengthen value chains and diversify into new industries, including in mining, renewable energy and waste processing

The Strategy acknowledges the opportunities across the region, some of which could also be harnessed within the City of Bendigo.

2.2 Greater Bendigo policy overview

Plan Greater Bendigo 2018

Plan Greater Bendigo was a collaborative plan by the City of Greater Bendigo with the Victorian Planning Authority (VPA) and the regional office of the DELWP. The Plan is the first stage of implementation in relation to the Loddon Mallee South Regional Growth Plan and is intended to set out a long-term planning framework for the region.

The Plan builds on local government strategic work to set out a list of the region's top infrastructure projects. The projects listed are not time-bound, and there is no associated commitment to delivery. There are a number of projects occurring across the City. These include:

<u>An adaptive and innovative economy</u>

- Development of Marong Business Park
- Revitalisation of Bendigo TAFE
- Establishment of hostel/ student accommodation in the city centre

<u>Healthy and inclusive communities</u>

- Upgrade of rail between Bendigo and Kyneton

<u>A stronger and more vibrant city centre</u>

- Development of Bendigo Law Courts
- Bendigo Railway Station Activity Centre
- Bendigo 'Gov-Hub'

- Bendigo Chinatown

Connecting Greater Bendigo: Integrated Transport and Land Use Strategy 2015

The Connecting Greater Bendigo: Integrated Transport and Land Use Strategy (ITLUS) sets out the City's strategy for how Greater Bendigo will grow and how people and goods will move within it in the future through:

- preventing urban sprawl and strengthening connections between people and places
- improving health and wellbeing through better public transport and or active travel
- using the capacity of our networks to better move people and goods
- changing individual travel behaviours through strengthening partnerships and building community support
- leading through innovation and good governance

Bendigo City Centre Plan 2020

Adopted in May 2020, the purpose of this Plan is to provide clear direction for the future growth of the Bendigo City Centre as a pre-eminent regional hub servicing the needs of a growing central Victorian community.

The document reflects the fact that nearly a quarter of all employment, and $3.3bn in Gross Regional Product is attributable to the city centre. The Plan addresses four key themes, these being:

- Theme 1 – Reinforce the role of the City Centre
- Theme 2 – A contemporary city with heritage foundations
- Theme 3 – Creating an accessible place
- Theme 4 – Designing a high-quality environment

The document also sets out a vision for the City Centre as a vibrant, exciting place that showcases the best of what Bendigo has to offer. It sets out a number of goals linked to achievement of this vision. The most relevant of these are to:

- Facilitate redevelopment to strengthen the role of the City Centre as an important regional mixed-use hub and tourist destination
- Encourage local retail and businesses to activate the core commercial areas, increasing activity and surveillance
- Ensure high quality building design, height, layout, and setback controls that encourage development, yet are sensitive to existing heritage sites
- Create a public realm that is accessible, safe, connected, and enjoyable
- Facilitate and lead a transition to more active and sustainable transport modes

- Encourage more people to live in inner city areas

Greater Bendigo Economic Development Strategy 2020-2030

This Strategy sets out a vision for Greater Bendigo in 2030 to 'shape an inclusive, sustainable and prosperous community where all people can thrive'. At the Strategy's heart is an undertaking to ensure that everyone living in Greater Bendigo can have the opportunity to thrive and participate in a great and liveable community.

The Strategy capitalises on and responds to global forces and their local and regional impacts and opportunities. These forces are confronting, but they are also creating opportunities as they impact on lifestyles, the structure of work, the skills required for future jobs, the demand for services and the future structure of the economy.

Strategic Directions and associated Key Actions are organised under a series of headings. Those most relevant to centres are set out below:

Growing sustainable jobs and investment

- Transform and revitalise our city centre
  - Invest in the infrastructure, services and facilities needed to support residential living and commercial investment in the city centre
- Unlock land and build new key infrastructure particularly transport, to support major jobs growth and investment
  - Prepare a 30-year Managed Growth Strategy which unlocks underutilised land in the city centre, suburbs and in greenfield sites to support jobs growth, residential development, and investment

Greater Bendigo Industrial Land Development Strategy 2020

This Strategy has been developed to provide a clear framework and road map for identification of a 30-year pipeline of future industrial land to meet the needs of the Greater Bendigo community. Whilst not directly relevant in considering the needs of Central Bendigo, it is useful to get a sense of potential growth in other strategic areas.

Key centres, and relevant strategic directions are:

- Bendigo East – support establishment of a business park in the vicinity if Bendigo Airport
- Charleston Road, East Bendigo – relatively centrally located, recommendation to engage with key stakeholders to determine potential for non-industrial future of precinct
- Epsom South – located adjacent to Epsom AC, and the train station, this land is to be progressively integrated into a larger activity centre
- Epsom – to remain as employment uses, but to transition into a more commercially-focused area (to be zoned Commercial 2)

- California Gully – the precinct has significant interface issues, rezoning to be investigated
- Kangaroo Flat East – support market-led rezoning of precinct from Industrial (IN1Z) to Commercial 2 (C2Z)

Bendigo Commercial Land and Activity Centre Strategy 2015

This Strategy was adopted in 2015 with a review and update of data occurring (with the support of SGS) in 2021. The purpose of the Strategy is to provide a framework for how activity centres are planned and developed over the next two decades. A key component of this Strategy is the projections of demand for new commercial floorspace across the municipality.

The 2021 updated figures have been used as a reference and guide point for the current assessment of potential floorspace futures in Central Bendigo.

2.3 Impact of COVID19

It is too soon to assess the scale of impact of COVID-19, particularly for regional areas where both negative and positive factors are at play. High level impacts that may potentially impact Bendigo are summarised in Table 4.

TABLE 4: POTENTIAL IMPACTS OF COVID19 FOR BENDIGO CITY CENTRE

	NEGATIVE IMPACTS	POSITIVE IMPACTS
Population growth	Reduced migration will dampen overall growth in the short to medium term and may be a drag on future population growth in Greater Bendigo. Bendigo City Centre may not provide the same comparative offer of lifestyle 'retreat' that seaside or hinterland areas are benefitting from.	Housing and location preferences appear to be shifting. Remote work will become more accepted in some sectors and increased private space for both work and leisure will be sought after. This will shift demand away from dense inner-city locations toward well connected lifestyle locations such as Bendigo. A spike in growth is already being observed in greenfield development. House price growth might make apartments in Bendigo City Centre more viable and attractive.
Retail	Online retailing has accelerated. While physical retailing will partly bounce back post-pandemic Covid has accelerated an existing trend away from conventional 'bricks and mortar'.	Virtual shop fronts are perhaps now as important for shops as their physical space. This has shifted online retailing from a treat to an opportunity and increased market reach for unique local retailers, thereby opening demand for new retail/wholesale hybrid spaces in unique city centre environments (like Bendigo City Centre), which will be more distinct than suburban centres.
Warehousing		A shift away from 'just in time' supply chains could mean that business hold much more stock than is currently the case. This would increase the demand for additional warehouse floorspace – including in near or edge CBD locations, particularly if rents are lower.

Local manufacturing	Slow economic recovery locally and disruptions to foreign export markets may slow demand and impact local manufacturing in some sectors.	Local manufacturing could increase as business want greater certainty for their supply chains. This means that there would be less imports and more domestic production for key products, particularly as consumers increasingly look to support locally made products. Business support functions in Bendigo City Centre could stand to benefit and grow.
Health services	Tele-health services have accelerated reducing the need for face-to-face consultations. Mostly this is at the GP end of the health services continuum and less likely to impact on demand for health related floorspace for specialists, operations etc in Bendigo City Centre.	Investment in health services, from research, pharmaceutical and supply production to hospitals and other related service has been a focus during COVID-19. Continued strong investment in these sectors is likely to provide health related ancillary growth opportunities, benefitting the health cluster in Bendigo City Centre.
Commercial office workers	Slow economic recovery is likely to impact the high jobs growth projected in the broader commercial and office sector. Hybrid working habits may reduce office occupancy and affect prospects for a deeper office market in Bendigo City Centre.	The pandemic has forced many office-based workers to work from home, dramatically changing the nature of how and where people work. This period is likely to shift some perceptions and priorities in the commercial sector resulting in a more dispersed and mobile workforce. High amenity, lower cost areas which are still accessible to major capital cities (such as Bendigo City Centre) may benefit from this trend.
Tourism	International tourism to be subdued until later in 2022-3. Reduced visitors impact tourism businesses including retail, accommodation, food services, arts, and recreation, particularly those geared towards international tourism.	State border closures lifting means domestic tourism should recover strongly. Tourism businesses may need to provide alternative offerings to appeal to the domestic market given differences to the international tourism market. This presents opportunities for new and improved tourism products and services in Bendigo City Centre.

Source: SGS Economics and Planning

3. Future residential land use demand

3.1 Residential scenario development

This section presents the current population within Bendigo City Centre, forecast population growth for a base and upside case, and the conversion of this to future residential dwellings and ultimate associated floorspace.

Current population figures for Bendigo City Centre are based on the Small Area Land Use Projections (SALUP 2019) prepared by SGS Economics and Planning. This includes a forecast for 2021 (from a 2016 base) as Census data for 2021 is not yet available. The data is based on VIF population data that was last updated in 2019. Existing residential floorspace figures (as at early 2022) are based on the block dataset provided by the City of Greater Bendigo.

The preparation of population scenarios involves the application of different growth rate assumptions to the 2021 population figures to grow the population to 2051. The upside growth rate assumption broadly considers market prospects, and policy aspirations, with sense checking by reference to comparative centre benchmarks.

Population is then converted to floorspace by using the average number of people per household, housing vacancy rates, and the approximate floor size for a two-bedroom apartment (90sqm gross and 80sqm net).

The assumptions used for developing these scenarios are provided below.

	Assumption and Source
Population scenarios and share of LGA population in Bendigo City Centre	– The **base case** population forecast for the Greater Bendigo LGA extrapolated to 2051 assumes a growth rate of 1.5% AAGR. The SALUP projections assume 0.8% of LGA population is in Central Bendigo in 2051 (up from 0.1% in 2021). – The **upside** scenario pivots from the SGS SALUP model. It provides an aspirational growth scenario and assumes the LGA population grows by 1.7% AAGR (the observed rate over the 10 years to 2021) equivalent to the share of LGA population in Central Bendigo increasing to 2%.
Average household size	The current average household size for dwellings in Bendigo City Centre is 2.11. As per trends elsewhere, it is assumed that this will decrease in 2050 to be 1.97 persons per household.
Average dwelling size	The average dwelling size for new apartments in Bendigo City Centre is assumed to be 90sqm gross (80sqm net).

3.2 Population forecasts

The 2021 population within Bendigo LGA was 121,854. Within Bendigo City Centre the population was 1,107 which is 0.9 per cent of the LGA population. Based on the SGS SALUP 2019 model and policy environments, the forecast population for Bendigo City Centre is 1,497 (base case) and 4,041 (upside). This is 0.8 per cent and 2 per cent of the LGA population respectively.

The residential **base case** assumes that while City Centre growth will continue to occur the size and cost of dwellings available in Bendigo's suburbs – with good accessibility to central Bendigo – remain generally more attractive to residents than apartment style living in the Bendigo City Centre.

The **upside** scenario assumes that the Greater Bendigo City region grows faster than assumed in the base case and that within 30 years apartment living in the Bendigo City Centre will become more widely accepted and desirable given:

- an increase in and more diverse employment opportunities within the City Centre
- an increase in the quality of apartments
- changing demographics with younger or downsizing households looking for more modest housing costs and options.

The base and upside scenarios (both of which are possible), provide a bottom and top for a potential range of outcomes and will ensure that the City is planning for the opportunity of residential growth, should the market demand become available.

In comparison to other centres areas around Australia, currently Central Wollongong has about 8 per cent of the total Wollongong LGA population, Central Newcastle has about 7 per cent of the total Newcastle LGA population, and Central Geelong has about 1 per cent of its LGA population. While it will be more difficult for Central Geelong to increase its share of the LGA population because of the continued and significant greenfield development occurring and proposed within the Greater Geelong LGA boundaries, the growth scenarios for this center assume an increased share of up to 3 per cent of the LGA population living within the Geelong City Centre by 2051.

City of Bendigo has a similar urban growth scenario as the City of Geelong. As the City of Bendigo continues to grow, there is an assumption that so will the number of residents living within the City. The amount of growth within the Bendigo City Centre is slightly less than what is assumed within the City of Geelong due to perhaps Geelong's coastal location providing a stronger platform for apartment development and an acceleration in central city population.

TABLE 5: POPULATION FORECASTS

		Base case		Upside	
	2021	2051	2021-51	2051	2021-51
LGA Population	121,854	192,133	70,279 (1.5% AAGR)	202,055	80,201 (1.7% AAGR)
Bendigo City Centre Population	1,107 (0.9% of LGA)	1,497 (0.8% of LGA)	390 (1% AAGR)	4,041 (2% of LGA)	2,934 (4.4% AAGR)

3.3 Market trends

In the 2021-22 May (FYTD) financial year the Australian Bureau of Statistics recorded approvals for 828 houses and 114 other residential dwellings in the City of Greater Bendigo. The prior year 2020-21 recorded approvals for 1,270 houses and 14 other residential dwellings (Figure 4).

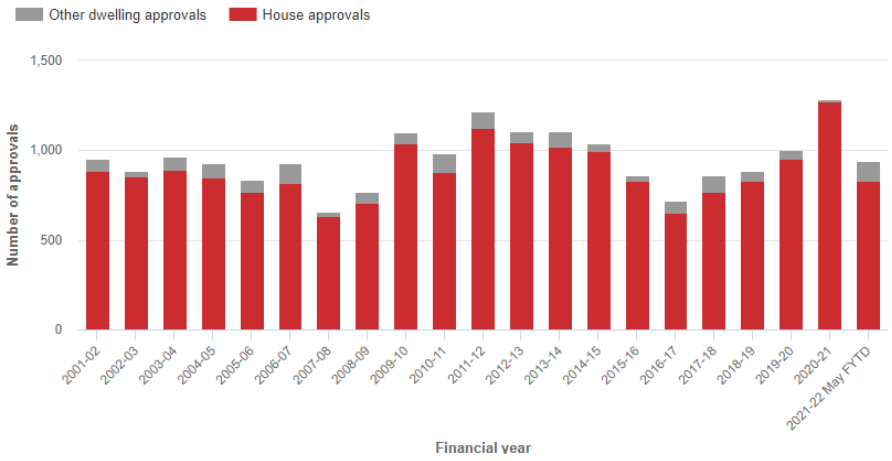


FIGURE 4: RESIDENTIAL BUILDING APPROVALS GREATER BENDIGO

Source: Australian Bureau of Statistics (2022), Informed Decisions (.id) (2022)

Within the suburb of Bendigo (which includes but extends beyond the boundaries of Bendigo City Centre), infill is continuing to occur principally in the form of detached or, in some cases, single storey attached dwellings. Savills conversations with several developers reported increasing appetite for medium density duplexes/townhouses within walking distance to the City Centre as well as higher-end residential apartments.

In addition, developers noted there has only been a small number of apartment developments in Bendigo City Centre and the majority of apartments are 2 and 3-bedroom. Developers reported a small but emerging market for more 1 and 2-bedroom apartments to meet demands from single parent families and younger people who aspire to live in the City Centre but presently struggle with the affordability.

3.4 Perceived challenges in progressing new residential developments

Savills engaged with a range of developers to seek feedback on perceived challenges to progressing new residential developments in Bendigo City Centre. The key themes for these discussions are provided below, with the full report included in Appendix B.

- Pace of planning process
- Heritage constraints
- Creating housing diversity with affordability and offering (e.g. yard) of detached dwellings
- Pre-sales and funding constraints of developers to be able to finance mixed use and apartment developments
- Infrastructure gaps such as water pressure and power to new developments
- Readily available residential development sites within Central Bendigo
- Cost escalations for building materials
- Purchasers' expectation of availability of one to two car parking spaces each within residential developments

3.5 Forecast dwelling demands and floorspace

The current number of dwellings in Bendigo City Centre is 541. The current number of people per household in Bendigo City Centre is 2.11. As per trends across city centres, the number of people per household is forecast to decrease to 1.97 by 2051 (SALUP 2019).

The current housing vacancy rate within Bendigo City Centre is 16 per cent. This is on par with other similar Central areas across Victoria (Central Geelong 17.4%, Ballart 13.9%, Wollongong 9.5%). A high vacancy rate within Central areas is common due to the high number of rentals, people using homes for weekend accommodation, and or holiday homes. COVID and the increase in internal migration to regional areas may decrease this vacancy rate in the future. Given this, the forecast vacancy rate has decreased to 15 per cent.

Based on the population forecasts, and taking into account the household size, and vacancy rate, the forecast number of dwellings within Bendigo City Centre will increase from 541 to 715 (base case) and 1,896 (upside).

The current residential floorspace in Bendigo City Centre is 71,699sqm. Based on the approximate floor size of a two-bedroom apartment being 90sqm gross (80sqm net), the floorspace demand for residential in 2051 is forecast to increase to 15,609sqm (base case) and 121,943sqm (upside).

Table 6 below provides a summary of residential forecast and demands.

TABLE 6: SUMMARY OF FUTURE DWELLING DEMANDS AND RESIDENTIAL FLOORSPACE

		Base case		Upside	
	2021	2051	2021-51	2051	2021-51
LGA Population	121,854	192,133	+70,279 (1.5% AAGR)	202,055	+80,201 (1.7% AAGR)
Central Bendigo Population	1,107 (0.9% of LGA)	1,497 (0.8% of LGA)	+390 (1% AAGR)	4,041 (2% of LGA)	+2,934 (4.4% AAGR)
Dwelling vacancy rate	16%	15%		15%	
Household size	2.11	1.97		1.97	
Dwellings	541	715	+174	1,896	+1,355
Residential floorspace (sqm)	71,699	87,308	+15,609	193,642	+121,943

4. Future employment land use demand

4.1 Employment scenario development

This section presents the current employment within Bendigo City Centre, forecast employment growth for a base case and upside case, employment by industry data and adjustments, and conversions to generate the ultimate associated floorspace required.

The current employment figures for Bendigo City Centre are based on the Small Area Land Use Projections (SALUP 2019) prepared by SGS Economics and Planning. This includes a forecast for 2021 (from a 2016 base) as Census data for 2021 is not yet available. The data is based on VIF population data that was last updated in 2019. Given the current climate with COVID-19 this could potentially be an overestimate of actual jobs which could result in the base case being slightly optimistic. Existing floorspace figures (as at 2022) are based on block data provided by the City of Greater Bendigo.

The ultimate scenarios apply different growth rate assumptions to the 2021 employment to grow employment to 2051. These are base case and upside growth rate assumptions based on market prospects by land use, and policy aspirations related to development and investment settings, with 'sense checking' by reference to comparative centre benchmarks. This also included a review against the 2021 data update for the Bendigo Commercial Land and Activity Centre Strategy.

The employment scenarios are converted to floorspace using employment by industry to floorspace concordance assumptions and then floorspace to job ratios, to identify an employment floorspace demand range for Bendigo City Centre for 2021 to 2051 (including accounting for recent developments). The employment by industry to floorspace concordance assumptions and floorspace to job ratios (Appendix A) have been prepared by SGS Economics and Planning from previous similar projects, most recently work on the Central Geelong Land Use and Market Assessment Update (2022). For long range land use planning we believe these are sufficiently robust and fit for purpose, notwithstanding that they are not derived from Bendigo specific floorspace audit data (which was not available). The assumptions and sources for the employment scenarios are summarised below.

	Assumption and Source
Policy aspirations	Policy and strategy documents such as Plan Greater Bendigo (2018), Connecting Greater Bendigo (2015), Bendigo City Centre Plan (2020), and the updated data for the Bendigo Commercial Land and Activity Centre Strategy (2015) identify positive possible futures for Central Bendigo. Engagement with key developers was also conducted.
Comparative centre benchmarks	Employment and population shares and related indicators for Geelong were considered as reference points.
Jobs ratio	Have been prepared by SGS Economics and Planning using previous similar projects, most recently work on the Central Geelong Land Use and Market Assessment Update.

4.2 Office and retail floorspace supply and demand

Office floorspace - existing supply and pipeline

There has been limited additional commercial office space since 2016, with the majority of activity being renovations or refurbishments of existing office space. Table 7 provides an overview of recently delivered commercial office space and projects that are either in construction or planned. The most significant is the development of GovHub which will house both State Government and City of Greater Bendigo staff.

TABLE 7: COMMERCIAL OFFICE SPACE; RECENTLY DELIVERED AND IMMINENT

Address	NLA	Status	Estimated Value	Description
431 Hargreaves Street	unknown	Completed 2016	$0.5m	Construction of a new two storey office building
177-179 View Street	451	Completed 2016	$4m	Construction of a new 3 storey building comprising of 451sqm offices on the ground floor with 4 apartments above.
Cnr Lyttleton Terrace & Mundy Street	20,000	Late 2022	$90m	The delivery of GovHub will provide around 1,000 desks. Around 1,000 staff will be in the new building, comprised of 500 Council staff and the balance from multiple State Government Departments.
99 Queen Street	307	2022	$0.6m	Construction of a new 2 storey office building.
30 Myers Street	94	2022	$0.727m	Construction of a new office.
63 King Street	unknown	2023	$0.7m	Construction of a new commercial building.
23 Mitchell Street	unknown	TBC	$1m	Redevelopment of the former Morley Emporium site into a Creative Industries Hub that will be transformed into a co-working, events & community space.
173 High Street	unknown	TBC	$0.85m	Construction of new 2 storey commercial building.
71 Pall Mall	unknown	Under construction	$160m	$160 million investment to build the Bendigo Law Courts. Built over five levels, it has nine courtrooms, two hearing rooms, two mediation

				suites, remote witness facilities, safe waiting facilities, dedicated jury areas, and meeting rooms for support agencies and client services
154 Hargreaves Street	unknown	2022	$59m	Bendigo Tafe revitalisation project. The $59.9 million project, funded by the Victorian Government, includes the introduction of two new buildings and the refurbishment of existing heritage buildings

Source: Savills

The demand for additional office space in the near term appears to be very limited, likely to be around 1,000m2 to 1,500m2 annually over the next several years, according to Savills. The supply pipeline includes five potential developments over the next several years, each of a small scale (1-2 level offices) with a relatively low estimated value of $600,000 to $1,000,000. Feedback from developers suggests a limited appetite for further office space in the near term, and from real estate agents who report low levels of leasing enquiries. The delivery of 20,000m2 of space at GovHub will absorb a share of existing demand, as local and state government departments will be vacating their existing buildings. Feedback indicates it could take several years to fully absorb the vacated office space.

A 'flight to quality' has been seen nationally, as well as in Bendigo. This factor combined with GovHub will likely see lower quality office buildings experience a higher level of vacancy until there is more solid demand for new office space to drive backfilling, refurbishments, and new builds. Nevertheless, the private sector indicated that large government projects such as GovHub ($90m), Bendigo Law Courts ($152m) and new Bendigo TAFE ($60m) are positively viewed and will contribute to the consolidation and vitalisation of Central Bendigo.

Retail floorspace - existing supply and pipeline

There appears to be limited additional supply of retail space delivered since 2016, with the majority of activity being renovations and minor additions to existing retail space. Table 8 shows the current pipeline for retail space in across Bendigo City Centre.

TABLE 8: IMMINENT RETAIL FLOORSPACE TO BE DEVELOPED WITHIN THE CITY OF GREATER BENDIGO

Address	NLA	Status	Estimated Value	Description
112-114 Mitchell Street	unknown	2023	$1,000,000	Proposed commercial development site of 435sqm.
13-15 Forest Street & Hattam Street	unknown	2023	$6,000,000	City of Greater Bendigo project. Construction of a multipurpose commercial & cultural hub providing spaces for learning and interaction, it will also be a destination for cultural and arts events.

McCrae & Bridge Streets & Park Road	unknown	2024	$15,000,000	City of Greater Bendigo project. Construction of an extension to the existing Golden Dragon Museum. New space for the museum & touring exhibitions, plus a restaurant, gift shop, function space & internal courtyard gardens plus extensive refurbishments.
134 Marong Road	4,450	TBC	$5,000,000	Bendigo Stadium Redevelopment Stage 3. Construction of a 600-seat function area. Increase floor space of venue by 33% to 13,494 sqm.
155 McCrae Street	unknown	TBC	$500,000	Construction of a liquor shop & place of assembly. Associated car parking & landscaping.

Source: Savills

4.3 Employment growth rate scenarios

The number of jobs within Greater Bendigo LGA in 2021 is estimated at 54,708. Within Bendigo City Centre the number of jobs is estimated at 15,120. Based on policy assumptions and comparable growth in other regions the number of jobs within Bendigo City Centre is projected to increase to 23,143 in the base case and 26,065 in the upside case (see summary in Table 9).

Jobs as a share of the population is currently around 45 per cent in the Greater Bendigo LGA (an effective participation rate measure). The base case sees a decline in this metric (which is similar across most regions), reflecting an ageing population. The upside case also sees a decline on this metric compared to the current situation but not to the same extent as the base case, indicating an injection of worker age residents.

Jobs in the City Centre as a share of LGA jobs is currently around 27.7 per cent. The base case for the City Centre reflects steady growth rates, with this share nudging up to 28.8 per cent in 2050, while reflecting some of the caution that the market research suggests in relation to commercial development within the City Centre.

The upside case sees jobs in the City Centre as a share of LGA jobs increase to 30 per cent, as illustrated in Table 9. This implies increased commercial property investment within the City Centre catalysed by developments such as GovHub, TAFE, the Courts, and a lift in tourism and hospitality related activity. Following COVID-19 there has been an increase in people relocating to the regions and either working from home or relocating their businesses to the regions. It is assumed that this continues and will also push up future employment opportunities within the Centre.

While the outcomes of COVID are yet to fully be understood there is a potential for uplift amongst local employment and the need for employment spaces. Furthermore, the City has experienced an increase in development applications which are likely to indicate future development over the next two years.

Given the changes already occurring in Bendigo City Centre, and similar changes in other regions, the upside employment scenario is plausible.

TABLE 9: FORECAST JOBS

		Base case		Upside	
	2021	2051	2021-51	2051	2021-51
LGA Jobs	54,708 (45% of Pop)	80,403 (41.8% of Pop)	25,696 (1.29% AAGR)	86,884 (43% of Pop)	32,176 (1.6% AAGR)
Bendigo City Centre Jobs	15,120 (27.6% of LGA)	23,143 (28.8% of LGA)	8,022 (1.4% AAGR)	26,065 (30% of LGA)	10,945 (1.8% AAGR)

4.4 Current and forecast employment by industry type

In relation to jobs by industry within Bendigo City Centre, as per Table 10 the highest share in 2021 was in health care and social assistance with 4,043 jobs (26.7% of all jobs). This is followed by retail trade with 2,111 jobs (14% of all jobs), and accommodation and food services with 1,555 jobs (10.3% of all jobs).

Based on market analysis, policy aspirations, and benchmarking with comparable centres, the share of jobs by industry sector across these employment types has been adjusted for the upside scenario. Essentially prospects in regional city centre type sectors – business services, finance, administration, hospitality and accommodation type activities – are assumed to do better in the upside scenario.

In both the base and upside cases the absolute number of jobs is projected to increase across most industry types, even if the share of jobs is stable and or slightly forecast to decline. As per Table 10, the key increases in employment industries across the base case and upside are forecast to be within:

- Health care and social assistance (33.4% and 32.8%)
- Professional, scientific, and technical services (9.1% and 9.3%)
- Public administration and safety (7.9% and 8.6%).

Other strong areas of employment will be within:

- Accommodation and food services (7.1% and 8%)
- Education and training (7.5% and 7.3%)
- Financial and insurance services (3% and 4.2%)

TABLE 10: EMPLOYMENT INDUSTRY JOBS FORECAST

Industry	2021*	2021 % Total	2051 Base Case	2051 Upside	2051 % Total Base Case	2051 % Total Upside	% Growth Base Case	% Growth Upside
Agriculture, Forestry and Fishing	26	0.2%	26	26	0.1%	0.1%	0.0%	0.0%
Mining	0	0.0%	0	0	0.0%	0.0%	0.0%	0.0%
Manufacturing	167	1.1%	160	160	0.7%	0.6%	-0.1%	-0.1%
Electricity, Gas, Water and Waste Services	139	0.9%	145	150	0.6%	0.6%	0.1%	0.1%
Construction	422	2.8%	670	735	2.9%	2.8%	2.6%	2.5%
Wholesale Trade	89	0.6%	101	114	0.4%	0.4%	0.1%	0.2%
Retail Trade	2,111	14.0%	2,675	3,008	11.6%	11.5%	6.0%	7.3%
Accommodation and Food Services	1,555	10.3%	2,218	2,536	9.6%	9.7%	7.1%	8.0%
Transport, Postal and Warehousing	135	0.9%	160	163	0.7%	0.6%	0.3%	0.2%
Information Media and Telecommunications	347	2.3%	414	458	1.8%	1.8%	0.7%	0.9%
Financial and Insurance Services	1,438	9.5%	1,721	1,955	7.4%	7.5%	3.0%	4.2%
Rental, Hiring and Real Estate Services	331	2.2%	547	587	2.4%	2.3%	2.3%	2.1%
Professional, Scientific and Technical Services	1,031	6.8%	1,887	2,173	8.2%	8.3%	9.1%	9.3%
Administrative and Support Services	480	3.2%	792	878	3.4%	3.4%	3.3%	3.2%
Public Administration and Safety	1,372	9.1%	2,117	2,426	9.1%	9.3%	7.9%	8.6%
Education and Training	852	5.6%	1,557	1,754	6.7%	6.7%	7.5%	7.3%
Health Care and Social Assistance	4,043	26.7%	7,176	8,082	31.0%	31.0%	33.4%	32.8%

Arts and Recreation Services	160	1.1%	284	316	1.2%	1.2%	1.3%	1.3%
Other Services	424	2.8%	492	544	2.1%	2.1%	0.7%	1.0%
Total	15,120	100%	23,143	26,065	100%	100%	100%	100%

Source: SGS SALUP 2019 with adjustments

4.5 Current and future employment floorspace

From the forecast number of jobs by industry type from each scenario, the projected floorspace can be determined. The assumptions and sources for this process are summarised below.

	Assumption and Source
Share of jobs by job type/industry into land use types	The employment by industry types are converted into land use categories based on CLUE data (from Central Geelong). Some job types do not neatly align with land use or floorspace categories utilised in strategic planning. SGS has prepared an 'Industry to land use concordance' table (see Appendix A). Using this concordance table jobs by industry can be converted to jobs by land uses.
Conversion of jobs to floorspace	The floorspace to job ratios draw on the Central Geelong CLUE data adjusted as necessary based on a 'sense check' and reflecting SGS experience from other comparable studies (see Appendix A).

The current employment floorspace in Bendigo City Centre is 585,353sqm with the majority within retail, office, and health categories. It should be noted that the GovHub was not included in the existing floorspace as it was still under construction at the time of this Report. Based on the projected jobs growth (by industry) the conversion of job type to floorspace suggesting:

- Base case, an additional 220,045sqm
- Upside, an additional 299,176sqm

Using the above figures, and previous employment projections, the average sqm per job can be calculated as 27.9sqm (base) and 27.8sqm (upside). This consistency is a 'sense check' which reveals that the application of two conversion to floorspace steps (employment by industry to floorspace concordance, and floorspace to job ratios) appears robust.

Table 11 provides breakdown of the projected floorspace growth by land use type. It shows a significant share of the additional employment floorspace will be within the health category which could be in a variety of forms including both medical/clinical spaces, as well as ancillary health activities and consulting rooms in mainstream office spaces. Offices and education are also areas of forecast floorspace growth.

TABLE 11: FORECAST FLOORSPACE BY LAND USE

	2021	Base case (2051)	Upside (2051)
Land use / Floorspace	Existing floorspace (sqm)	Additional Floorspace (sqm)	Additional Floorspace (sqm)
Office	186,988	39,333	54,635
Entertainment	12,809	13,546	19,972
Accommodation	18,429	12,279	18,153
Retail	204,968	21,347	33,545
Health	112,123	91,976	118,611
Education	31,940	35,546	45,699
Other – Notional	18,096	6,018	8,561
Total	**585,353sqm**	**220,045 sqm**	**299,176 sqm**

Compared to the Central Geelong benchmark the upside additional employment floorspace potential and implied growth rate in the Bendigo City Centre is more modest. This reflects the fact that Bendigo is already more contained with already a relatively high share of the LGA's employment in its City Centre (estimated at 27.6% in 2021 compared to approximately 21.5% in 2016 in Central Geelong). Continued suburban residential development in Bendigo will be accompanied by suburban employment growth in retail and other population serving activities which will be a drag on prospects for the City Centre to enhance its share of LGA jobs. Both centres have a major health and hospital precinct with positive employment prospects – though in both cases the forecasts are dependent on significant growth in this sector.

5. Future floorspace compared to capacity

This section compares the future floorspace demand projections with potential capacity for development implied by proposed built form controls. It compiles the floorspace projections and reviews current planning and urban design analysis to establish whether Bendigo City Centre can accommodate the forecast floorspace demand.

5.1 Total floorspace by land use category

Combining the findings from both the residential and employment floorspace scenario development suggests total additional floorspace within Bendigo City Centre by 2051 of +235,654sqm (base case) and +421,199sqm (upside). This is further broken down by residential and employment in Table 12.

TABLE 12: TOTAL RESIDENTIAL AND EMPLOYMENT FLOORSPACE - EXISTING AND 2051 SCENARIOS

	Existing	Base Case	Upside
Residential Floorspace	71,699 sqm	+15,609 sqm	+121,943 sqm
Employment Floorspace	585,353 sqm	+220,045 sqm	+299,176 sqm
Total	657,052 sqm	+235,654 sqm	+421,199 sqm
Total forecast floorspace at 2051		892,706sqm	1,078,251sqm

A summary of projected floorspace by land use types compared to existing floorspace is provided in Figure 5. As noted in the residential chapter of this report, the upside scenario would result in a much higher residential land use demand within Bendigo City Centre, reflecting an optimistic perspective for regional area central city living in future.

Within the employment floorspace, there will continue to be growth across all employment land uses, with steady growth within health, office, retail, and education.

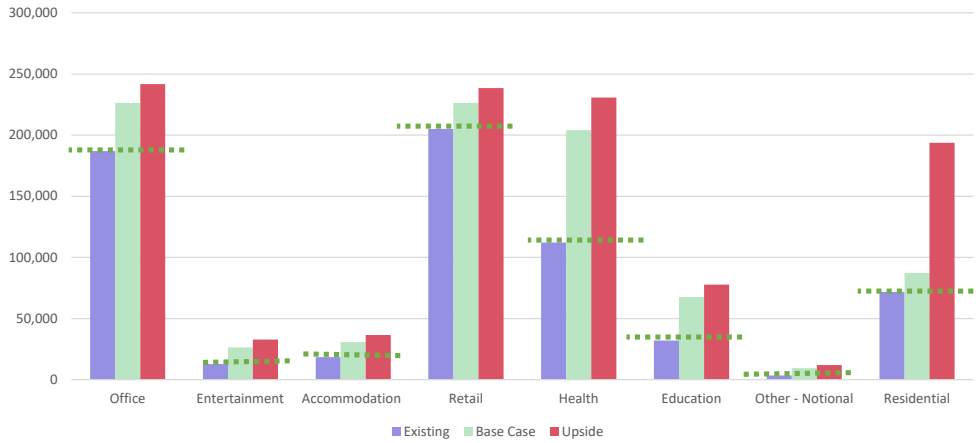


FIGURE 5: EXISTING AND PROJECTED FLOORSPACE BY LAND USE CATEGORY

Source: SGS Economics and Planning

5.2 Comparison with the 2021 CLACS Review

The 2021 CLACS Review indicated that Bendigo City Centre would require approximately 38,000sqm of retail floorspace and 84,000sqm of commercial office space by 2051. The retail floorspace in the CLACS Review includes a share of the entertainment, hospitality, and employment floorspace identified separately for the current study. Similarly, the commercial office space in the CLACS Review accommodates a share of health, education, and employment. The CLACS Review excluded other major employment floorspace for example the entertainment, accommodation, health, and education categories used here. Given this the total of 122,000sqm identified in CLACS Review should be considered a sub-set of the future employment floorspace demand identified in this Report.

TABLE 13: 2021 CLACS REVIEW

	2021 CLACS	Base Case	Upside
Office	84,000	39,333	54,635
Entertainment	-	13,546	19,972
Accommodation	-	12,279	18,153
Retail	38,000	21,347	33,545
Health	-	91,976	118,611
Education	-	35,546	45,699
Other - Notional	-	6,018	8,561
Total	-	220,045 sqm	299,176 sqm

5.3 Capacity development

The City of Greater Bendigo has developed a draft Urban Design Framework (UDF) to guide future development within Bendigo City Centre. To support understanding the capacity within the proposed UDF a City Centre Block Analysis was undertaken. This analysis identifies potential future floorspace capacity given proposed height and built form controls, with a focus on Strategic Development sites across the nine precincts within Bendigo City Centre (Figure 6). The GovHub development has been included within the future floorspace capacity as at the time of writing this Report it was still under construction.

The capacity analysis assumes greatest yield on site, with buildings built to front and side boundaries with no setbacks. This calculation results in the greatest possible floor area as well as an over forecast as it does not include parts of the building envelope that will not or cannot be developed plus 'wastage floorspace' e.g. allowance for services and amenities, private open space or land dedications. Given this, SGS has reduced the City's overall forecast floorspace by 20 per cent to account for wastage floorspace.

The City selected the Strategic Development Sites through using the following criteria:

1. Existing built form on the site represents an under-development (or vacancy) relative to development potential (in the context of local/precinct characteristics)
2. The site has a minimum size of approximately 700-800sqm in area
3. The site has substantial or multiple frontages
4. Heritage Overlay (or similar protection) does not apply to the site
5. Development constraints adjacent to the site are low

6. The site is within the Coliban Water increased fire flow area (no need for additional servicing infrastructure)
7. The site occupies a prominent location (e.g. on entranceways, on a corner block location)
8. Development of the site is necessary to achieve a particular strategic objective/s (e.g. a new through-block connection, a specialised use such as a multi-storey carpark)

In addition to the Strategic Development Sites, the City has highlighted a range of secondary development sites that could be further developed, though with some potential planning and development barriers that may first need to be overcome.

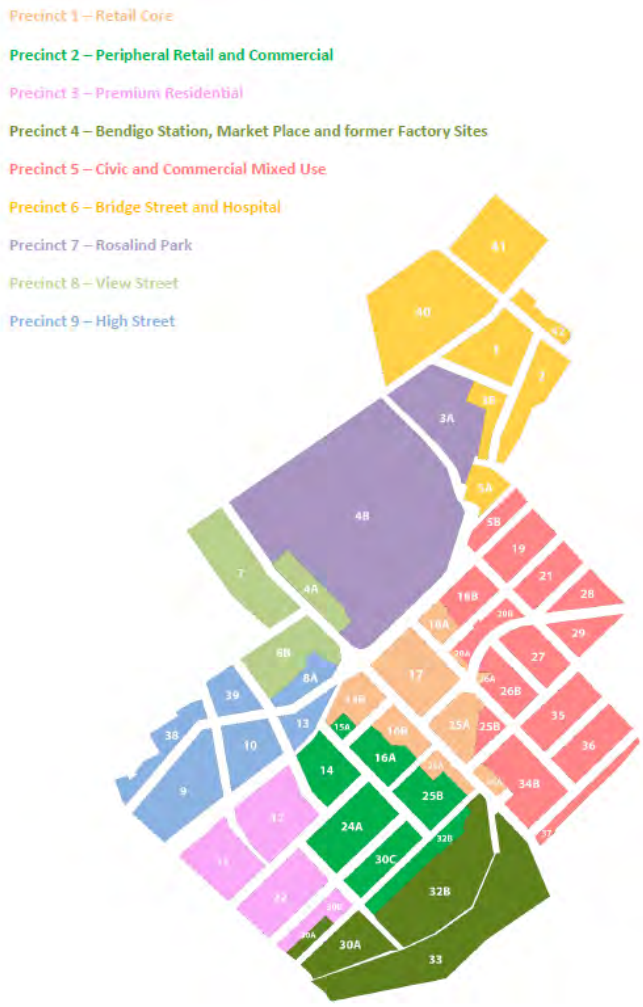


FIGURE 6: BENDIGO CITY CENTRE BLOCK ANALYSIS

Source: City of Bendigo

	Assumption and Source
Future floorspace capacity assumptions	The capacity assumptions have been developed by the City of Greater Bendigo. They have assumed the highest yield rate and included within gross floor area. To understand realisable floorspace potential, SGS has reduced the City's forecast figure by 20 per cent to allow for wastage e.g. allowance for services and amenities, private open space or land dedications. This results in an adjusted floorspace capacity figure.

5.4 Bendigo City Centre capacity

The City has identified nine Precincts across Bendigo City Centre (one of which is dedicated to open space so removed for this analysis - Rosalind Park). Based on the City's analysis of the potential yield within the Strategic Development Sites across Bendigo City Centre given (based on the UDF built form proposals) an additional 460,419 sqm of gross floorspace (for both residential and employment uses) can be accommodated. Applying a 20 per cent 'use efficiency' or wastage discount e.g. allowance for services and amenities, private open space or land dedications, the forecast developable capacity is an additional 368,355sqm.

This capacity is distributed across the eight precincts as per Figure 7. The Civic and Commercial Mixed-Use Precinct and Bendigo Station, Marketplace and Former Factory Sites Precinct have the most capacity for future growth.

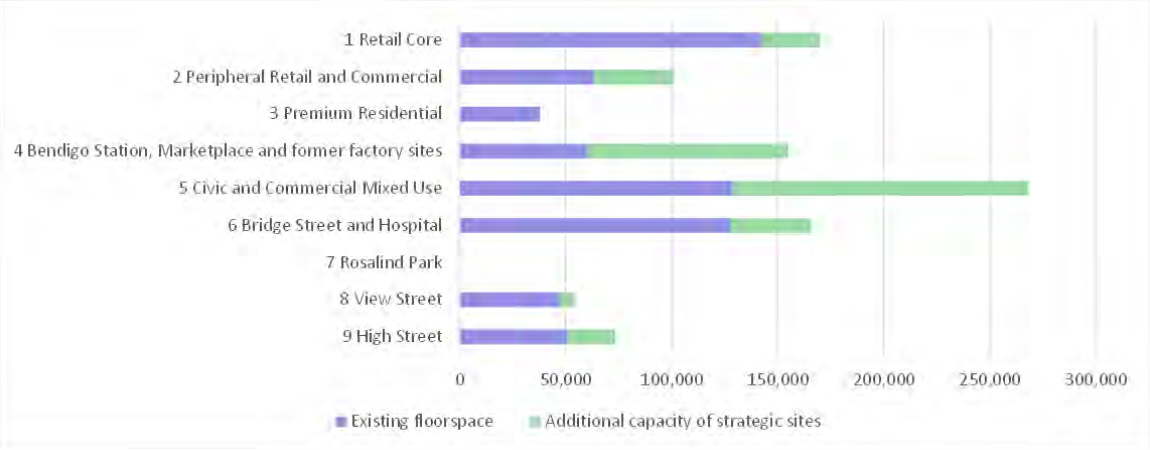


FIGURE 7: EXISTING AND POTENTIAL UDF CAPACITY (RESIDENTIAL AND EMPLOYMENT FLOORSPACE) ON STRATEGIC SITES ACROSS CENTRAL BENDIGO

Source: SGS Economics and Planning and the City of Greater Bendigo

In addition to the Strategic Development Sites, the City has identified a range of secondary development sites that could be developed if planning and development barriers were overcome.

Given that these sites would first require further assessment and planning issues to be resolved, they have not been included in the assessment. Council has advised however that the sites could provide up to an additional 784,964sqm of capacity taking the total potential capacity to 1,153,300sqm.

5.5 Comparison between forecast floorspace and capacity

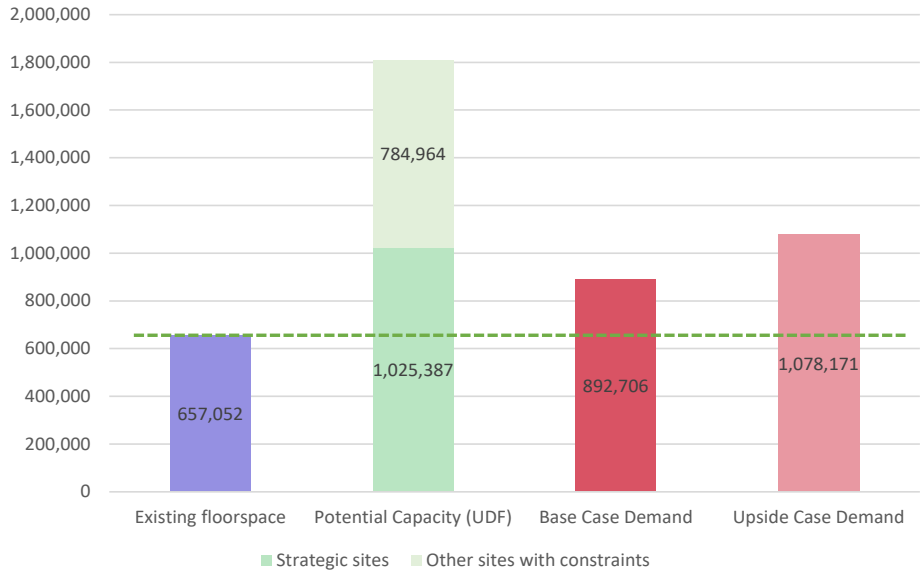
As shown in Table 14 and Figure 8 the UDF generates enough capacity on the Strategic Development Sites to accommodate the projected growth as per the base case. There is a slight undersupply (of 52,864sqm) on the Strategic Development Sites if the upside case were to eventuate. However, given the City has identified a range of other potential strategic sites that could be developed if specific barriers are addressed, the proposed controls in the UDF appear to provide sufficient capacity to also accommodate the upside scenario.

TABLE 14: FORECAST FLOORSPACE AND POTENTIAL FLOORSPACE CAPACITY

	Capacity		Projected Demand	
Existing floorspace	UDF Capacity (Strategic Development Sites)	UDF Capacity (all Sites)	Base case	Upside
657,052 sqm	1,025,387sqm (+368,355)	1,810,352 sqm (+1,153,300)	892,706 sqm (+235,654)	1,078,251 sqm (+421,119)

The future floorspace demand estimates generated for this report are long range, 30-year estimates. They provide a guide for planning and for the comparison with future capacity identified through the built form and analysis undertaken for the UDF. The future is inherently uncertain, and many unforeseeable trends and forces will affect land use prospects in central Bendigo. SGS strongly recommend that the City undertake five yearly reviews of planning settings, including monitoring and assessing take-up rates and future growth prospects, to ensure that the capacity in controls is sufficient to accommodate a reasonable pipeline of development.

FIGURE 8: FORECAST FLOORSPACE AND POTENTIAL FLOORSPACE CAPACITY



Appendix A: Land use concordance

TABLE 15: LAND USE AND JOBS CONCORDANCE

This table has been developed through benchmarks tested in the City of Geelong Project.

Industry	Office	Entertainment	Accommodation	Retail	Health	Education	Residential	Other - Notional	Other (remainder)
Agriculture, Forestry and Fishing	0%	0%	0%	0%	0%	0%	0%	0%	100%
Mining	0%	0%	0%	0%	0%	0%	0%	100%	0%
Manufacturing	46%	0%	0%	39%	0%	0%	0%	15%	0%
Electricity, Gas, Water and Waste Services	100%	0%	0%	0%	0%	0%	0%	0%	0%
Construction	87%	0%	0%	8%	0%	0%	0%	5%	0%
Wholesale Trade	67%	0%	0%	33%	0%	0%	0%	0%	0%
Retail Trade	8%	1%	0%	85%	0%	0%	0%	5%	1%
Accommodation and Food Services	1%	49%	37%	9%	0%	0%	0%	3%	2%
Transport, Postal and Warehousing	12%	0%	0%	23%	0%	0%	0%	0%	66%
Information Media and Telecommunications	45%	19%	0%	1%	0%	1%	0%	1%	33%
Financial and Insurance Services	86%	0%	0%	10%	0%	0%	0%	2%	2%
Rental, Hiring and Real Estate Services	95%	0%	0%	1%	0%	0%	0%	2%	2%

Professional, Scientific and Technical Services	85%	0%	0%	0%	3%	11%	0%	2%	0%
Administrative and Support Services	90%	0%	0%	9%	0%	0%	0%	1%	0%
Public Administration and Safety	95%	0%	0%	0%	0%	0%	0%	1%	3%
Education and Training	1%	0%	0%	0%	0%	98%	0%	0%	1%
Health Care and Social Assistance	2%	0%	0%	0%	97%	0%	0%	0%	0%
Arts and Recreation Services	50%	22%	0%	0%	1%	3%	0%	24%	0%
Other Services	21%	8%	0%	31%	0%	0%	0%	5%	34%

Source: SGS Economics and Planning

TABLE 16: JOB TO FLOORSPACE RATIO

Office, entertainment, and retail was based on Central Geelong's CLUE data. Accommodation was based on SGS previous work in South Wollongong and Sydney South. Health and Education was based on SGS previous work in Box Hill and Sydney South.

Land Use Category	Sqm per job (net)
Office	15
Entertainment	36
Accommodation	50
Retail	33
Health	30
Education	45
Other – Notional/ Remainder	46

Appendix B: Savills Bendigo City Centre Property Market Assessment



Bendigo City Centre Integrated Economic Assessment & Planning Review

Property Market Assessment

29 April 2022

savills

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We acknowledge the Djadjawurung people, as the Traditional and continuing Custodians of the land on which the City of Bendigo sits. We pay respect to their Elders past, present and emerging and recognise their cultural and ancestral connections to the land, skies and waters of the site under investigation throughout this project.

1. Introduction

1.1. Purpose

The purpose of this section of the report is to present a property market assessment for Central Bendigo.

This section of the report also presents trends and data including:

- Recent developments by type;
- Known proposals 'in the pipeline';
- Relevant take up and absorption rates by type;
- Changes in rents, sale prices and capitalisation rates by use type as relevant to inform an understanding of prospects; and
- Vacancy rates.

The analysis is limited to some extent by the unknowns associated with the COVID 19 related economic impact but a statement of future prospects for each land use type is included, taking a medium term view.

1.2. Method

To prepare the property market assessment Savills combined our own research and market data with conversations with several developers and other local real estate agents and valuers. We accessed a range of subscription services and other platforms including the Australian Bureau of Statistics, Cordell Connect, RPData, Local and State Government information, PIM, Domain, REA Group, Nearmap and other published information where relevant.

2. Residential

2.1. Dwelling Supply Bendigo

In 2016 the suburb of Bendigo had 5,512 residents and 3,069 dwellings. The dwelling structure was 81% detached houses, 16% semi-detached/townhouses and 3% apartments. The dwelling structure has been relatively stable in the ten years preceding 2016.

Metropolitan Melbourne by comparison has seen a significant increase in housing diversity since 2006, with the proportion of separate housing decreasing from 72% in 2006 to 66% in 2016. There has been a commensurate increase in medium density and high-density housing types across the same period. Medium and high-density residential product now represent 23% and 10% of housing stock respectively, compared with 22% and 6% in 2006.

The City of Greater Bendigo is the third largest city in Victoria and its' demographic profile largely reflects that of Regional Victoria. Some of the differences include a younger population with more residents in Bendigo under 55 than in other regions, a marginally higher income profile and a higher proportion of residents renting or with a mortgage.

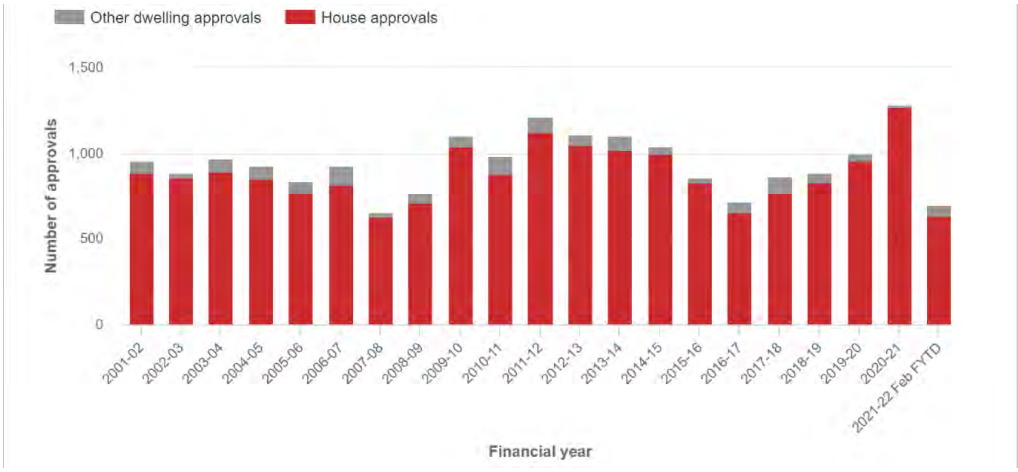
TABLE 1: COMPARISON OF GREATER BENDIGO TO REGIONAL VICTORIA

City of Greater Bendigo	2016			2011			Change
Name	No.	%	Regional VIC %	No.	%	Regional VIC %	2011 to 2016
Population summary							
Total residents	110,477	100.0	100.0	100,611	100.0	100.0	+9,866
Age structure							
0 - 14 years	21,195	19.2	18.2	19,712	19.6	19.2	+1,483
15 - 24 years	14,646	13.3	11.6	14,254	14.2	12.3	+392
25 - 54 years	40,934	37.1	35.9	38,178	37.9	37.4	+2,756
55 - 64 Years	14,036	12.7	13.9	12,543	12.5	13.5	+1,493
65 years and over	19,662	17.8	20.4	15,924	15.8	17.6	+3,738
Household income							
Nil to $649	8,767	21.0	22.9				
$650 to $1,499	14,682	35.1	34.0				
$1,500 to $2,449	8,826	21.1	19.8				
$2,500 or more	5,472	13.1	12.5				
Housing tenure							
Owned	13,816	31.4	35.7	13,365	33.7	37.3	+451
Purchasing	14,737	33.5	31.2	13,625	34.4	32.1	+1,112
Renting	11,732	26.7	23.9	10,358	26.1	24.1	+1,374
Dwelling structure							
Separate house	43,248	88.3	87.9	38,494	88.4	87.8	+4,754
Medium house	4,896	10.0	9.9	4,520	10.4	10.4	+376
High density	192	0.4	0.3	7	0.0	0.3	+185

Source: Australian Bureau of Statistics (2016), Informed Decisions (iD) (2016)

In the 2021/22 Feb (FYTD) financial year the Australian Bureau of Statistics recorded approvals for 635 houses and 66 other residential dwellings in the Greater Bendigo LGA. The prior year 2020/21 recorded approvals for 1,270 houses and 14 other residential dwellings. The trend of >90% house approvals has been consistent over the past ten years, with between 50-100 other residential dwellings typically approved over this time period.

FIGURE 1: RESIDENTIAL BUILDING APPROVALS GREATER BENDIGO LGA



Source: Australian Bureau of Statistics (2022), Informed Decisions (iD) (2022)

3.2. Supply Pipeline

Developers noted they expected the majority of residential demand in Greater Bendigo LGA to be met through detached housing in suburbs such as Kangaroo Flat and Kennington as well as greenfield subdivisions and house and land packages on the fringe of Greater Bendigo in Huntly and Maiden Gully.

Within the suburb of Bendigo, infill in the form of detached dwellings is continuing to occur. Although several developers reported increasing appetite for medium density duplexes/townhouses within walking distance to the City Centre as well as higher-end residential apartments.

TABLE 2: FORECAST RESIDENTIAL SUPPLY PIPELINE

Project Address	Type	Estimated Value	Site Area	Floors	Completion Date	Project Stage	Project Details
39, 39A & 41 Strickland Rd	DWELLINGS (8)	$3,000,000	3,893	1	31/08/2018	Completed	Construction of 8 single storey dwellings. Brick, concrete roof tiles, render, cladding & concrete paving.
34-36 Havlin St West	DWELLINGS (23)	$7,000,000	7,217	2	29/11/2018	Completed	Subdivision of 23 lots & construction of 23 dwellings of detached building modules. Landscaping & filling of land. Former Via Furniture location. Associated parking & landscaping.
23 Wills St & 20 Garsed St	APARTMENTS (18)/ OFFICES/ SHOPS/CAFE	$15,000,000	0	5	4/06/2022	Construction	Construction of a 5-storey building consisting of 18 apartments with balconies on the two upper levels, ground floor retail outlets & laneway cafes & office spaces on the second floor. Basement parking, bike storage & change room facilities. Landscaping.
5 & 7 Redan St	DWELLINGS (7)	$1,750,000	0	0	7/05/2023	Construction	Construction of 7 dwellings. Associated car parking & landscaping.
31-33 Anderson St	DWELLINGS (4)	$1,000,000	963	0	15/06/2023	Development Application	Proposed demolition of existing dwelling. Construction of 4 dwellings. Associated car parking & landscaping.
438 & 438A Hargreaves St	DWELLINGS (2)/ COMMERCIAL BUILDING	$947,000	504	2	15/09/2023	Development Approval	Demolition of existing building. Construction of a 2 storey mixed use development to comprise 2 dwellings and a commercial building. Associated parking & landscaping.
48-50 Williamson St & 2-4 Queen St	DWELLINGS (15)	$3,000,000	0	1	9/12/2023	Development Approval	Internal and external alterations to the existing building. Construction of 15 single storey dwellings. Associated car parking and landscaping.
32 Forest St & 14 MacKenzie St	APARTMENTS (15)/ TOWNHOUSES (2)	$4,200,000	1,130	3	10/01/2024	Development Approval	Demolition of rear section of existing building. Construction of a 2 x 3 storey residential buildings to comprise 6 x 2 bedroom & 9 x 1 bedroom apartments at MacGillivray Lane & 2 x 2 bedroom townhouses on Forest Street. Lift. Basement parking & landscaping.
119 Queen St	UNITS (18)/ CAFE/ RETAIL PREMISES (3)	$5,000,000	905	4	8/09/2025	Development Application	Demolition of 2 single storey dwellings. Construction of a 4 storey mixed use building to comprise cafe (321sq m) & 3 retail premises (37.6sq m & 2 x 41.3sq m) on ground level & 10 x 2 bedroom & 8 x 3 bedroom units above. Parking for 31 vehicles & landscaping.
17-19 McLaren St	APARTMENTS (12)	$1,000,000	0	3	TBC	Development Approval	Construction of a 3 storey apartment building consisting of 12 apartments with basement parking.

50-52 Queen St	MIXED USE BUILDING	$2,000,000	0	4	TBC	Development Approval	Construction of a 4 storey mixed use building with basement for residential & commercial use. Associated car parking & landscaping.

Project Address	Type	Estimated Value	Site Area	Floors	Completion Date	Project Stage	Project Details
3-5 McLaren St	DWELLINGS (3)	$900,000	0	0	TBC	Development Approval	Reconfiguration into 3 lots. Construction of 3 dwellings. Associated car parking & landscaping.
125 Garsed St & cnr Myrtle St	APARTMENTS (300)/ OFFICES/SHOPS	$3,000,000	0	0	TBC	Rezoning Approval	Redevelopment of former Gillies Pie factory site. The mixed use development could include up to 300 apartments, 9500sqm of office floorspace, up to 800sqm of retail floorspace with car parking.
3 Bayne St	TOWNHOUSES (3)	$1,450,000	1,624	2	TBC	Development Approval	Subdivision into 5 lots. Construction of 1 x 2 bedroom & 2 x 3 bedroom x 2 storey townhouses. Car parking for 7 vehicles. Associated landscaping.
9-15 Williamson St	APARTMENTS (3)	$750,000	0	1	TBC	Development Approval	Construction of 3 single storey apartments. Associated car parking & landscaping.
22 Norfolk St	DWELLINGS (3)	$750,000	0	0	TBC	Development Approval	Construction of 3 dwellings. Associated car parking & landscaping.
8 Flood St	DWELLINGS (3)	$500,000	0	1	TBC	Development Approval	Reconfiguration into 4 lots. Construction of 3 dwellings. Associated car parking & landscaping.
4 Frederick St	TOWNHOUSES (5)	$650,000	1,474	2	TBC	Development Approval	Demolition of existing dwelling. Subdivision of land. Construction of 5 double storey townhouses. Car parking for 6 cars & associated landscaping.
149 Williamson St	TOWNHOUSES (4)	$5,000,000	1,004	2	TBC	Development Approval	Construction of 2 x 2 bedroom & 2 x 3 bedroom x 2 storey townhouses. Parking for 8 cars, landscaping.

Source: Savills and Cordell Connect (2022)

3.3. Recent Residential Developments in Central Bendigo

The three developments included in this section reflect the recent types of medium/high density developments being developed in Central Bendigo. This includes townhouses (34-36 Havlin Street West / Carnegie Way), new build residential apartments built above retail on the ground floor with office on the first floor (Wilson Lane) and conversions of heritage buildings to apartments (2-4 Queen Street)

'Wilson Lane' - 23 Wills St & 20 Garsed St		
Launch Date	2018 (completion late 2022)	
No. Units	18	
	• 2 beds: 10 (56%) • 3 beds: 8 (44%)	
Location	The project is around 500m south west of Bendigo Town Hall. It is located within 200m from Bendigo Marketplace and 400m from Bendigo Station.	
Description	A 5-storey building consisting of 18 apartments with balconies on the two upper levels, ground floor retail outlets & laneway cafes & office spaces on the second floor. Basement car parking and end of trip facilities. Estimated value $15M. Construction underway.	

Apartment Type	Price Range	Avg Price	Area Range	Avg Area
2 Bedroom	$675,000 to $900,000*	$770,000	93 m^2 to 172 m^2	128 m^2
3 Bedroom	$925,000 to $1,300,000*	$1,100,000	135 m^2 to 180 m^2	164 m^2

source: Savills, Developer, Domain (2022) *includes asking sale prices

34-36 Havlin St West and Carnegie Way		
Launch Date	2017	
No. Units	23	
	2 bedroom units: 3 (13%)	
	3 bedroom units: 20 (87%)	
Location	The project is located adjacent to Ewing Park and Back Creek, circa 750m south-east of Bendigo Mall.	
Description	Single & double storey townhouse dwellings. Materials comprised of face brick and render, weatherboard cladding and metal hipped roof. Associated car parking & landscaping. Estimated value $7M. Completed 2020.	

Apartment Type	Price Range	Avg Price	Area Range	Avg Area
2 Bedroom	$499,000 to $540,000	$525,000	86 m^2 to 110 m^2	99 m^2
3 Bedroom	$515,000 to $760,000	$640,000	134 m^2 to 465 m^2	235 m^2

source: Savills, Developer, CoreLogic (2022)

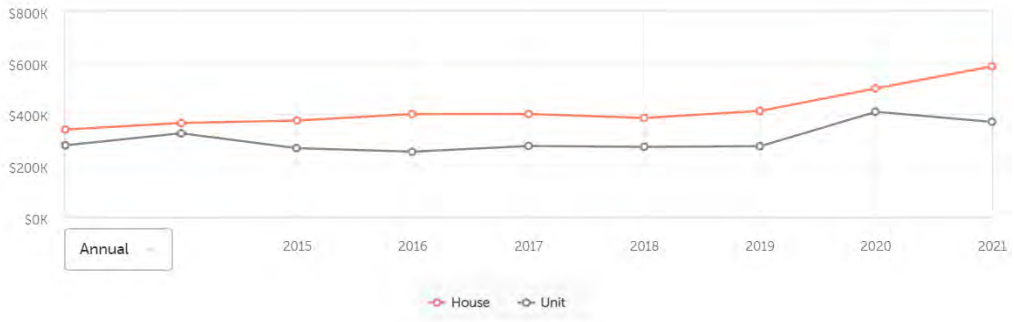
2-4 Queen Street				
Launch Date	2022			
No. Units	13			
	1 bed: 4 (31%)*			
	2 beds: 9 (69%)*			
Location	The project located in the centre of Bendigo, on the corner of Queen and Williamson Street. It is 150m from Bendigo Town Hall and one block from Bendigo Mall.			
Description	The project is a conversion of the W.Webb Co flour building (originally built in 1878) into residential apartments. The apartments currently being sold.			
Apartment Type	Price Range	Avg Price	Area Range	Avg Area
2 Bedroom	$450,000 to $500,000	$475,000	61 m² to 67 m²	63 m²
3 Bedroom	$500,000 to $650,000	$600,000	69 m² to 80 m²	74 m²

Source: Savills, Domain (2022) *Unit mix not confirmed

3.3. Dwelling Prices, Rents and Vacancy

The average dwelling price for houses in Bendigo Central Bendigo is shown in Table 3. There is a limited difference between the prices of houses and townhouses, with houses attracting a circa $50,000 premium. There is a similar relationship between the prices of townhouses and apartments, with townhouses costing circa $50,000 more than new apartments. The cost to purchase a new dwelling regardless of type is typically higher than the rates shown below, typically in the order of $150,000 to $200,000.

FIGURE 29: PRICE TRENDS FOR HOUSES AND UNITS IN GREATER BENDIGO LGA



As shown above the average price for houses ($412,000 >> $585,000) and units ($275,000 >> $370,000) increased significantly in Bendigo between 2019 and the end of 2021. The price of newer townhouses and apartments also increased as demand for regional property increased. For example, in the Havlin Street West / Carnegie Way development there were two re-sales of 3-bedroom dwellings. 4 Carnegie Way sold for $525,000 in August 2017 and re-sold for $689,500 in July 2020. Whilst 2 Carnegie Way initially sold for

$660,000 in June 2017 and re-sold for $895,000 in June 2021, representing a 31% and 36% increase respectively. A similar scenario was observed in the Wilson Lane development with unit 207 listed for sale at $675,000 in early 2020. The unit was then withdrawn for sale at the initial stages of the pandemic, before being relisted for sale at $900,000 in early 2022. Whilst this unit is yet to be sold this indicates an increase of 33%. Verbal feedback from real estate agents was that the pricing of dwellings in the residential market started off a low base and it was expected that prices would increase at some point, which occurred at a rapid pace over mid-2020 to mid-2021 and was compounded by the higher than average levels of individuals moving from Greater Melbourne to the regions. More recently in 2022, feedback has been that the market has slowed and appears to be stabilising at this new level.

The average rental levels (for new and existing) houses and apartments is shown in Table 2. The average cost to rent a 3-bedroom apartment is $460 per week and exceeds what it costs to rent an average house at $455 per week. This is largely due to the supply of 3-bedroom apartments being newer stock.

The level of availability of townhouses and apartments in Central Bendigo is low due to the limited amount of stock available. Houses in the suburb of Bendigo also have a relatively low availability rate due to the desirability of being located close to the City Centre. This is in contrast to a relatively high vacancy rate for Central Bendigo, however those dwellings that are vacant are not being put on the market due to various reasons e.g. holiday homes, accommodation etc.

TABLE 3: AVERAGE DWELLING SALE PRICES, BY DWELLING TYPE

Dwelling Type	Bedrooms	Average Sale Price	Average Rents
House	2	$498,000	$340 / pw
House	3	$590,000	$400 / pw
House	4	$803,000	$455 / pw
House	5	$1,200,000	-
Townhouse	2	$453,000	-
Townhouse	3	$530,000	-
Apartment	2	$384,000	$300 / pw
Apartment	3	$486,000	$460 / pw

Source: Savills, Domain, CoreLogic, REA Group.

Table 4 provides examples of recent sales prices for townhouses/duplexes in Bendigo LGA and Table 5 provided examples of recent sales prices for apartments.

TABLE 17: SALES OF TOWNHOUSES/DUPLEX IN BENDIGO

Street Address	Bed	Bath	Car	Land Size	Building Area	Sale Price	Sale Date
36A Havlin Street West	3	2	2	215	190	$685,000	4-Mar-20
36D Havlin Street West	3	0	0	210	unknown	$685,000	4-Mar-20
2/15 Abbott Street	3	2	1	217	160	$665,000	18-Mar-21
56A Hargreaves Street	3	2	1	166	121	$600,000	14-Dec-21
2/9 Acacia Street	3	2	1	148	unknown	$590,000	12-Feb-21
2/18 Havelock Street	3	2	2	318	173	$517,500	30-Jan-20
105 King Street	3	1	1	317	110	$490,000	13-Jul-21
3/153 Williamson Street	3	1	2	238	121	$490,000	9-Sep-21
2/5 Acacia Street	3	2	1	189	111	$480,000	9-Oct-20
1/18 Havelock Street	3	2	1	330	unknown	$480,000	3-Jul-20
1/92 Barkly Terrace West	3	1	2	187	101	$435,000	22-Jul-20
8/83-87 Arnold Street	3	2	2	96	unknown	$415,000	14-Oct-20
2A Moran Street	3	1	1	965	unknown	$360,000	3-Apr-20
1-3 Shorter Street	2	0	0	486	134	$540,000	15-Sep-21
34C Havlin Street West	2	2	2	101	136	$540,000	7-Jul-20
34D Havlin Street West	2	2	2	110	92	$530,000	2-Nov-20
34B Havlin Street West	2	2	2	86	103	$499,000	10-Sep-20
222 Barnard Street	2	1	0	193	101	$468,000	17-Sep-21
10 Tomlins Street	2	1	1	223	unknown	$460,000	30-Nov-21
3/83-87 Arnold Street	2	1	1	67	101	$455,000	3-Mar-22
42 Uley Street	2	2	1	163	134	$385,000	18-Oct-20
1/83-87 Arnold Street	2	1	1	75	unknown	$380,000	18-May-21
17/83-87 Arnold Street	2	2	2	76	134	$366,000	7-Aug-20
1/32 Joseph Street	2	2	1	187	unknown	$360,000	9-Jun-20

Source: CoreLogic (April 2022)

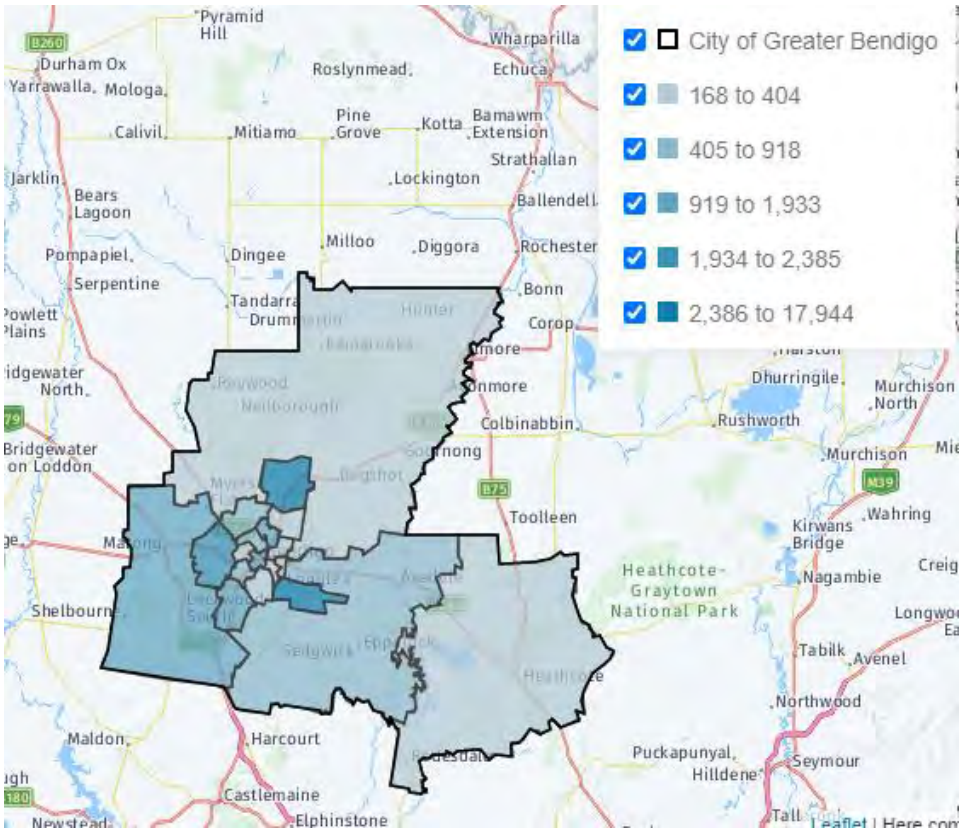
TABLE 18: EXAMPLE OF SALE PRICES FOR APARTMENTS IN BENDIGO

Street Address	Bed	Bath	Car	Sale Price	Sale Date
117 Mitchell Street*	12	4	7	$1,300,000	30-Aug-21
14 Waterloo Street^	10	8	7	$1,780,000	11-Nov-21
1-4/13 Flood Street	5	5	7	$925,000	3-Sep-21
1/443 Hargreaves St	4	2	4	$602,500	18-Nov-20
3/47-55 View Street	3	2	2	$955,000	8-Apr-22
186A Don Street	3	2	3	$590,000	7-Apr-21
2/135 Wills Street	3	1	1	$427,500	18-Nov-20
5/125 Mitchell Street	3	2	1	$426,000	1-Oct-20
1/113 Bridge Street	3	0	0	$350,000	23-Jul-21
1/135 Wills Street	3	1	1	$347,500	22-Feb-21
2/139 Rowan Street	3	1	1	$305,000	10-Jun-20
302/141 Mollison St	2	2	1	$810,000	3-Aug-21
4/13 Mitchell Street	2	1	0	$621,519	30-Mar-21
1/47-55 View Street	2	2	1	$615,000	21-Oct-20
4/47-55 View Street	2	1	1	$610,000	30-Mar-21
42 Cobden Street	2	2	1	$565,000	17-Dec-20
101 View Lane	2	1	1	$440,000	18-Feb-21
103 View Street	2	0	0	$440,000	18-Feb-21
2/12 Wortha Street	2	1	1	$410,600	29-Jun-21
6/125 Mitchell Street	2	2	1	$403,000	12-Jun-20
4/209-211 McCrae St	2	1	1	$400,000	20-Jan-22
1/139 Rowan Street	2	1	1	$385,000	1-Dec-21
2 Hopper Street	2	1	1	$373,000	6-Aug-21
275 Barnard Street	2	1	1	$365,000	16-Jul-20
2/113 Bridge Street	2	1	1	$325,000	5-Apr-21
3/113 Bridge Street	2	1	1	$325,000	3-Aug-21
3/113 Bridge Street	2	1	0	$325,000	3-Aug-21
2/63 Hopetoun St	2	1	1	$290,000	5-Nov-20
5/24 Hopetoun St	2	1	1	$285,000	21-Feb-22
1/125 Mitchell Street	2	1	1	$280,000	21-Jan-21
5/209-211 McCrae St	2	1	1	$270,000	9-Mar-20
16-16A Bennett St	2	1	1	$245,000	3-Sep-20
1/17 Havelock St	2	1	1	$245,000	20-May-21
2/17 Havelock St	2	1	1	$245,000	20-May-21
3/17 Havelock St	2	1	1	$245,000	20-May-21
4/17 Havelock St	2	1	1	$245,000	20-May-21
2/40 Myers Street	2	1	1	$224,000	14-Jul-20
7/16 Stevenson St	2	1	0	$218,000	6-Mar-20
362 Hargreaves St	2	0	1	$599,999	20-May-21
2/113 Bridge Street	2	0	0	$325,000	5-Apr-21
2/161 Arnold Street	1	1	1	$295,000	11-Oct-21

Source: CoreLogic (April 2022). *boarding house flats. ^block of 6 flats.

3.4. Residential Demand and Future Prospects

ID Consulting calculate that the number of dwellings in the City of Greater Bendigo is forecast to grow from 49,598 in 2016 to 67,542 in 2036, which is an increase of 17,944 dwellings and average annual increase of 897 dwellings per annum. This is similar to the dwelling forecasts published by DEWLP in 2019 which forecast the number of dwellings to grow to 68,736. ID Consulting forecast the largest growth is expected to be highest around Huntly (2,802 additional dwellings to 2036), Maiden Gully (2,385 additional dwellings to 2036) and Strathfieldsaye (2,682 additional dwellings to 2036).



ID Consulting forecast that the number of dwellings in the 'suburb' of Bendigo[1] is forecast to increase by 1,391 dwellings between 2016 and 2036, with just over 1,000 dwellings forecast to be built in the between 2020 and 2030 or around 100 dwelling per annum. Developers indicated this may be slightly higher than is feasible in Central Bendigo in the next couple of years and noted infill development activity is complicated by the impact of COVID, with many residential property developers in Bendigo taking a wait and see approach, before launching new projects. Developers are concerned regarding how the market, particularly locals adjust, to increased property prices, the impacts of increased inflation and anticipated increases in interest rates. Developers noted prior to COVID the suburb of Bendigo could

[1] The suburb of Bendigo is defined as being bounded in the north by Buckley St, Fenton St, Anderson St, Drought St, Arnold St, Stewart St, Bayne St, Lucan St and Weerona Ave, in the east by Bobs St, the railway line, Charlestown Rd and Havlin St East, in the south by Miller St, Mitchell St, Gladstone St and Breen St and in the west by Thistle St, Barnard St and Bennett St.

accommodate 100 – 150 new dwellings per annum and expected increasing acceptance of multi-unit development to mean the rate of development would be at the higher end of the range going forward.

Developers in Bendigo reported the recent demand for new townhouses and apartments in Bendigo has been primarily driven by wealthier downsizers and empty nesters. This has resulted in projects that provide dwellings with higher quality finishes and fixtures and larger (i.e.,100 m2+) apartments which are typically priced at $750,000+. Developers report there appears to be limited demand from families with children for apartments and townhouses in Central Bendigo, with stronger demand for a house and garden from this market segment as it is possible to purchase or rent a new house close to Central Bendigo for a similar price to a new unit or townhouse/villa in Central Bendigo. Further, developers report there is limited demand from young adults as given the size of Bendigo it is still easy to get to the City Centre.

Developers noted there has only been a small number of apartment developments in Central Bendigo and the majority of apartments have been 2 and 3 bedroom units. Developers report there appears an emerging but small market for more 1 bedroom and more 2 bedroom apartments to meet demand from single parent families and younger people who aspire to live in the City Centre but presently struggle with the affordability. A development that characterises this is 2-4 Queen Street, which is comprised of 1-2 bedroom apartments priced between $450,000 to $650,000.

Developers reported there are a range of challenges to progressing new residential development in Central Bendigo, which are listed below:

- Planning risks – This factor was nominated most frequently by both property developers and real estate agents. There is a view that the planning process is too slow and is not adapting to the market. Feedback centred on parts of the planning process taking longer than the statutory period for assessment, planning scheme amendments taking longer than 12 months and community consultation taking 3-4 months. Developers also argued that there appears to be an overly cautious approach to approving new developments and this has resulted in some developers suggesting it is 'too hard' and reassessing their appetite to develop in Central Bendigo. Savills notes it is rare in any area that we work in that developers are happy with the City. As such benchmarking approval and rezoning times with other Councils such as Geelong and Ballarat, would provide a more balanced view of whether processes are 'too slow'. In particular, several developers felt community consultation was a large constraint to new multi-story residential development with developers concerned that when the status quo is inevitably disrupted by a new proposal, there is an overweighted consideration given to community views and a long period is granted to receive community feedback. Some developers suggested it should be possible to fast track the process for community applications.
- Heritage constraints – Property developers reported they face substantial risks when considering a project in a heritage conservation area. Market feedback was the planning process for heritage properties was overly conservative. An example frequently cited was a property protected by heritage that had fallen into substantial disrepair was generally not able to be demolished to make way for a new development. The view is whilst heritage conservation is generally a positive in protecting Bendigo's character, there is too little flexibility in the planning approval process, and it does not adequately consider the specifics of individual projects. A similar issue is faced on properties that have a heritage listing. One example cited is where a property has a heritage listing but vacant land on the same allotment, often cannot be redeveloped due to setback requirements or designations for limited development to take place. Another instance is when converting a heritage building into ground floor retail and apartments above, there is often a lack of natural light, difficulties in making the property disability compliant, challenges in upgrading building services including meeting fire safety and BCA obligations, small floorplates and lack of ability to provide car parking. To reduce issues with heritage it was suggested that the City provide assistance in the design phase with more pre-application

meetings. Another potential solution proposed was to allow a demolition permit in a location with a heritage overly as it is time and cost prohibitive to put in a full application.

- **Price differentials between dwelling types** – With the price of an average 3-bedroom house at $590,000 and most purchasers preferring for a detached house with a yard, it is challenging for new apartment and townhouse projects to proceed due to the opportunity cost. This is partly why the market is providing higher end projects to affluent downsizers and empty nesters, as they are seeking the change to facilitate their lifestyle.
- **Pre-sales and funding** – Compared to areas like Geelong and Metropolitan Melbourne purchasers are not used to buying new properties off-the-plan. Purchasers like to see and touch the new building. This makes it very difficult to obtain pre-sales, which are generally required to exceed 80% of dwellings to trigger debt funding. Developers reported that it is presently very difficult to obtain capital to deliver residential projects in Bendigo, this is partly due to the pre-sale requirement and exacerbated by the lack of exposure Central Bendigo has in capital markets nationally. The majority of apartment and multi-unit projects are funded using local capital, which constrains the quantum of development able to occur due to lack of national and international capital. The market for finance in Bendigo typically favours house and land developments as these projects can be delivered over multiple stages and less capital is required at each point. Further capital can be returned at the completion of each stage. To fund mixed use and apartment developments in Central Bendigo a large amount of capital is required and a return on capital cannot be provided until the whole project is completed.
- **Infrastructure gaps** – Developers nominated several infrastructure gaps impacting residential development in Central Bendigo including a lack of water pressure and power to new developments, the ability to locate utilities (such as substations) onsite and issues with stormwater drainage.
- **Limited supply of residential development sites** – Several developers argued the majority of infill sites in Central Bendigo have been exhausted, with a substantial portion of land is owned by one entity (Bacchus Trust). These factors are compounded by the fact that several landowners have no desire to develop or sell their land, which constrains supply of available development sites further.
- **Cost escalations** – The rising cost in building materials nationally has increased the cost of building. To avoid impacts on margins, the price a project needs to increase, and this further exacerbates affordability issues for new multi-unit residential developments in Central Bendigo.
- **Car spaces** – Developers report that purchasers in Bendigo expect at least one car space (ideally two) for every unit sold. They report is very difficult to live in Bendigo without a vehicle and despite the relaxation of parking provisions for new developments, this is unlikely to have a major impact as the market required car spaces to be included in new developments. This also makes the conversion of buildings to apartments challenging as in most instances it is too costly to deliver basement parking.

3. Office

3.1. Office Supply and Pipeline

In 2020, the Bendigo City Centre Plan (BCCP) estimated there was circa 119,000 m^2 of commercial office space in the Bendigo City Centre. There is no information available on the grade of office buildings in Bendigo. Offices comprise around 13% of all businesses and provide employment for around 41% of people working in the City Centre. Most of the existing office space is older and lower quality, typically in older buildings that don't provide enough natural light or ventilation.

The Commercial Land and Activity Centre Strategy (2015) projected demand for an additional 44,400 m^2 of office space between 2015 and 2031.

There has been limited additional supply of commercial office space delivered since 2016, with the majority of activity in this sector over this time being renovations or refurbishments of existing office space. Table 6 shows the supply pipeline for commercial office space in Bendigo.

TABLE 6: COMMERCIAL OFFICES RECENTLY DELIVERED AND PIPELINE

Address	NLA	Status	Estimated Value	Description
431 Hargreaves St	unknown	Completed 2016	$500,000	Construction of a new two storey office building
177-179 View St	451	Completed 2016	$4,000,000	Construction of a new 3 storey building comprising of 451sqm offices on the ground floor with 4 apartments above.
Cnr Lyttleton Terrace & Mundy St	20,000	Late 2022	$90,000,000	The delivery of GovHub will provide around 1,000 desks. Around 1,000 staff will be in the new building, comprised of 500 Council staff and the balance from multiple State Government Departments.
99 Queen Street	307	2022	$600,000	Construction of a new 2 storey office building.
30 Myers Street	94	2022	$727,000	Construction of a new office.
63 King Street	unknown	2023	$700,000	Construction of a new commercial building.
23 Mitchell St	unknown	TBC	$1,000,000	Redevelopment of the former Morley Emporium site into a Creative Industries Hub that will be transformed into a co-working, events & community space.
173 High St	unknown	TBC	$850,000	Construction of new 2 storey commercial building.

3.2. Office Sales and Capitalisation Rates

The office market in Central Bendigo is comprised of a diverse array of buildings. Many of the existing buildings are older strata office buildings and first floor offices in mixed use buildings. Developers and agents reported that accessibility is a key factor in the desirability of the building, particularly regarding the number and ease of access to car parking. As such the sales rates ($/psm) vary significantly. Generally older office space (with less natural light and ventilation) sells in the range of $1,000 to $1,500 per sqm. New office buildings such as the Post Office are increasingly desirable, particularly due to the national trend of 'flight to quality' which has also occurred in Bendigo. Real Estate Agents reported this is generally

due to the need to attract good young staff that are seeking a pleasant environment to work in as well as the business need to provide an equal opportunity workspace (which is not possible in some older buildings that are not DDA compliant). An example of a new higher-grade building is the Post Office, which achieved a sale rate of $5,728 per sqm. Although we note this sales rate is abnormally high and set a new benchmark in Central Bendigo. Good buildings that are less than 20 years old, with a well configured floor plate and natural light generally transact in the range of $2,000 to $3,000 per sqm, although some highly desirable offices have transacted as high as $4,000 - $4,500 per sqm.

The capitalisation rate has reflected a trend seen nationally over the last several years with capitalisation rates to be within the 4.5% to 7.5% range, depending on the quality of the asset, tenant covenant and security of income.

TABLE 719: EXAMPLES OF RECENT SALES OF OFFICE BUILDINGS IN GREATER BENDIGO

ADDRESS	DESCRIPTION	SALE PRICE	AREA	Rate $/sqm	DATE	VENDOR	PURCHASER
21-23 Killians Walk	Office Building	$595,000	1,282	$464	19-Jan-22	Bekroy Pty Ltd	Raybrooke Holdings Pty Ltd
140 Queen Street	Office	$705,000	575	$1,226	18-Dec-21	Rc Webster Pty Ltd	-
119 Wills St	Office	$730,000	536	$1,362	22-Oct-21	Cason	Colwell,Auld
4-8 Mundy Street	Carpark	$1,800,000	1,360	$1,324	20-Aug-21	Care Park Properties Pty Ltd	Mundy Street Developments Pty Ltd
32 Myers Street	Commercial Dev Site	$1,250,000	1,017	$1,229	3-Aug-21	-	-
75 Mitchell St	Office & Retail	$3,200,000	1,112	$2,878	13-Jul-21	Shoebridge	Octane Investments No. 1 Pty Ltd
112 Queen St	Office	$780,000	488	$1,598	9-Jul-21	Arnold Custodian Pty Ltd	Cvbh Realty Pty Ltd
93-99 Williamson St	Office Building	$2,100,000	1,253	$1,676	24-Jun-21	-	Arnoldt Investments Pty Ltd
124-126 Mollison St	Office	$775,000	462	$1,677	14-Jun-21	Mollison Street Properties Pty Ltd	Josal Holdings Pty Ltd
71 Bridge St	Office Building	$7,550,000	1,961	$3,850	7-Jun-21	Moore,Equity Trustees Wealth Services Lt	The Trust Company Limited
43b Williamson St	Post Office	$6,375,000	1,113	$5,728	12-May-21	Po Bendigo Property Pty Ltd	Peeling Pty Ltd
7 Rowan St	Office	$595,000	200	$2,975	30-Apr-21	Toon	Andrea Property Pty Ltd
9 Violet St	Office	$572,000	547	$1,046	1-Apr-21	Evolve Property Group Pty Ltd	Cooper
56 Vine Street	Office	$510,000	427	$1,194	17-Mar-21	Henderson	Carrabott Holdings Pty Ltd
7 Forest St	Banking Chamber	$561,000	204	$2,750	3-Feb-21	Ibi Real Estate Group Pty Ltd	Bendigo Revival Fellowship Incorporated
31a-31b Killians Walk	Office Building	$149,000	n/a	-	8-Oct-20	Australia And New Zealand Banking Group	Petrie Investments Corporation Pty Ltd
58a Mundy St	Office Building	$825,000	646	$1,277	5-Oct-20	Kirby	Gay Men's Health Centre Inc
36 Wattle St	Office	$555,000	564	$984	23-Sep-20	Hutchings	Girton Grammar School Ltd
37-39 Breen St	Office Building	$1,400,000	998	$1,403	21-Aug-20	-	-
99 Queen St	Office	$352,000	266	$1,323	3-Jun-20	Foremost Finance Pty Ltd	Contempo Jv Co Pty Ltd
128 Mollison St	Office	$649,000	249	$2,606	3-Mar-20	Australian Red Cross Society	Josal Holdings Pty Ltd
470 Hargreaves St	Office	$430,000	375	$1,147	20-Feb-20	-	-

75 Bridge Street	Commercial Dev Site	$1,705,000	1,633	$1,044	12-Feb-20	Semillon Glen Pty Ltd	Mermac Properties Pty Ltd
434-436 Hargreaves St	Office	$303,000	707	$429	12-Feb-20	Stevens	Rolfe
382 Hargreaves St	Office & Retail Building	$730,000	190	$3,842	30-Jan-20	-	-
2-4 Pall Mall	Office	$1,400,000	343	$4,082	16-Jan-20	-	-

Source: Savills, PIM (2022)

5.6 Office Rents and Vacancy

Office rents in Central Bendigo are relatively consistent, with net rents (including parking) generally in the $250 to $350 per sqm range. To achieve the upper end of the current rental range buildings, need to have lift access and be fully DDA compliant. Agents highlighted that not all buildings have this as it is cost prohibitive and difficult to achieve in some older buildings. Private occupiers of space are typically law, accounting, banking, real estate, and finance firms.

The current vacancy rate for office stock in Central Bendigo was reported to be low, however we note leasing enquiries have recently slowed and not all vacant stock is being marketed to be leased. Agents and developers reported that there are a number of first floor offices vacant that have not been listed on market, this is typically because the premises require substantial renovations and are not suitable for occupation in their present condition. There are significant concerns that the vacancy rate in Central Bendigo will increase once GovHub opens in late 2022 and there could be multiple tenancies that used to be government occupied in the range of 1,000m^2 to 3,000m^2 sitting vacant. Due to the types of private organisations that occupy office space, there does not appear to be sufficient depth in the market to take-up this residual space in the short term. These organisations have also been observed to prefer to own rather than to lease space and as such may contribute little to take-up of surplus space (other than moving to better buildings) over the next several years.

TABLE 8: EXAMPLES OF RECENT OFFICE SALES IN GREATER BENDIGO

ADDRESS	DESCRIPTION	RENT PA	TENANT AREA	RENT SQM	DATE
177 View St	Office Suite	$63,000	200	$315	1-Apr-22
369 Hargreaves St	Office	$15,000	70	$214	1-Mar-22
38a Williamson St	Office	$30,000	158	$190	1-Mar-22
150 Lyttleton Trc	Office	$39,492	215	$184	1-Mar-22
55 Garsed St	Office	$27,535	66	$417	1-Feb-22
16 Creek St	Office Unit	$16,000	74	$216	1-Feb-22
35 Breen St	Office Building	$43,000	211	$204	1-Jan-22
7 Victoria Ln	Office	$9,000	30	$300	1-Nov-21
470 Hargreaves St	Office	$11,280	-	-	1-Nov-21

10-16 Forest St	Office Floor	$97,989	267	$367	1-Oct-21
39 Garsed St	Office	$24,500	90	$272	1-Oct-21
10 Hopetoun St	Office	$35,000	150	$233	1-Oct-21
97 Williamson St	Office	$53,089	250	$212	1-Aug-21
22-24 Williamson St	Office Floor	$14,400	100	$144	1-Jul-21
56 Mundy St	Office	$40,000	127	$315	1-May-21
11 View Pt	Banking Chamber	$39,600	210	$189	1-Apr-21
177 View St	Office Suite	$62,376	200	$312	1-Jan-21
154-156 High St	Office Building	$48,000	140	$343	1-Sep-20
239 Barnard St	Office Suite	$30,000	148	$203	1-Sep-20
36 Wattle St	Office	$30,000	210	$143	15-Aug-20
142 Queen St	Office	$26,400	156	$169	13-Aug-20
55 Garsed St	Office	$23,400	66	$355	1-Aug-20
154-156 High St	Office	$48,000	140	$343	29-Jul-20
18 Creek St	Office	$15,000	86	$174	24-Jun-20
27 Killians Wlk	Office	$12,000	-	-	1-May-20
74 Mitchell St	Office	$21,996	90	$244	29-Apr-20
391 Hargreaves St	Office	$9,000	19	$474	24-Apr-20
56 Mitchell St	Office	$18,005	47	$383	23-Jan-20

2.3. Office Demand and Future Prospects

The demand for additional office space in the near term appears to be very limited. This demand is likely to be around 1,000m^2 to 1,500m^2 annually over the next several years. The supply pipeline suggests there are five potential developments over the next several years, each of a small scale (1-2 level offices) with a relatively low estimated value of $600,000 to $1,000,000. This is supported by feedback from developers who have limited appetite to provide further office space in the near term and real estate agents with slow levels of leasing enquiries. The delivery of 20,000m^2 of space at GovHub will absorb most of the capacity in the market, as Local and State Government Departments will be vacating their existing buildings. There does not appear to be sufficient depth of capacity in the private market to fully absorb the vacated office space, with feedback indicating this could take several years to occur.

The private sector seeking to occupy office space is experiencing a trend seen nationally, including a 'flight to quality' This factor combined with GovHub will likely see lower quality office buildings experience a higher level of vacancy until there is further demand for new office space. The private sector indicated

that large government projects such as GovHub ($90M), Bendigo Law Courts ($152M) and new Bendigo TAFE ($60M) are positively viewed and will contribute to the consolidation and vitalisation of Central Bendigo.

There are concerns that Central Bendigo is experiencing a dislocation with office space located across multiple areas. The Commercial 1 zone over heritage protected houses bound by Edward Street, Creek Street South, Myrtle Street and Garsed Street was highlighted as contributing to this. Given the probable rise in vacancy in buildings located between Edward Street and Chapel Street, some developers suggested that the houses in the Commercial 1 zone are either rezoned to mixed use or retain their existing zoning and introduce a planning preference for residential occupation. These developers argued this could assist in consolidating uses to Central Bendigo, contribute to its' vibrancy and economic activity and assist in the densification of Central Bendigo. It was also highlighted it is inefficient to utilise 100-200m^2 of space in houses when there is purpose-built office space available.

4. Retail

4.1. Retail Supply and Pipeline

In 2020, the Bendigo City Centre Plan (BCCP) estimated there was circa 138,000 m^2 of retail space in the Bendigo City Centre. Retailers comprise around 33% of all businesses and provide employment for around 21% of people working in the Town Centre, with a further 12% of businesses classified as food and beverage accounting for around 11% of jobs.

The Commercial Land and Activity Centre Strategy (2015) projected demand for an additional 96,800 m^2 of speciality retail, 10,500 m^2 of department store and 2,900 m^2 supermarket space between 2015 and 2031.

There appears to be limited additional supply of retail space delivered since 2016, with the majority of activity in this sector over this time being renovations and minor additions to existing retail space. Table 9 shows the supply pipeline for retail space in Bendigo.

TABLE 9: FORECAST RETAIL SUPPLY BENDIGO LGA

Address	NLA	Status	Estimated Value	Description
112-114 Mitchell Street	unknown	2023	$1,000,000	Proposed commercial development site of 435sqm.
13-15 Forest Street & Hattam Street	unknown	2023	$6,000,000	City of Greater Bendigo project. Construction of a multipurpose commercial & cultural hub providing spaces for learning and interaction, it will also be a destination for cultural and arts events.
McCrae & Bridge Streets & Park Road	unknown	2024	$15,000,000	City of Greater Bendigo project. Construction of an extension to the existing Golden Dragon Museum. New space for the museum & touring exhibitions, plus a restaurant, gift shop, function space & internal courtyard gardens plus extensive refurbishments.
134 Marong Rd	4,450	TBC	$5,000,000	Bendigo Stadium Redevelopment Stage 3. Construction of a 600 seat function area. Increase floor space of venue by 33% to 13,494 sqm.
155 McCrae St	unknown	TBC	$500,000	Construction of a liquor shop & place of assembly. Associated car parking & landscaping.

Source: Savills, Cordell Connect (2022)

4.2. Retail Sales and Capital Values

The retail market in Central Bendigo is characterised by a range of food and beverage operators as well as malls, clothing and good shops, department stores and grocery stores. The sales rates ($/sqm) are impacted by the type of occupier, occupiers' ability to commit to longer lease terms, store visibility and accessibility. The sales rates for medical centres are typically in the range of $1,250 to $1,750 per sqm. Retail shops typically achieve a sale price of $400,000 to $900,000, dependent upon net lettable floor area, shopfront visibility, pedestrian accessibility, and availability of car parking. The transaction of the Target department store saw strong levels of enquiry. Investors were very bullish and the sale price it achieved was well above the vendors' expectation. The sale achieved a rate of $3,000 per sqm due to a strong tenant covenant, long WALE of 6.5 years, ample parking and being well located close to amenities.

ADDRESS	DESCRIPTION	SALE PRICE	AREA	Rate $/sqm	YIELD	DATE	VENDOR	PURCHASER
43 Mitchell St	Retail Shop	$975,000	unknown	-	7.9%	22-Feb-22	-	-
10 Centreway Arcade	Retail Shop	$163,000	unknown	-	-	18-Feb-22	Brennan	Twisted Snake
132 Wattle Street	Medical Centre	$840,000	589	$1,426	-	31-Jan-22	Bennett, Faulkner	Wattle St Holdings
8 Killians Walk	Retail Shop	$420,000	1282	$328	-	10-Jan-22	Cahill	Nguyen
31a View St	Shop & Residence	$2,350,000	590	$3,983	-	10-Dec-21	Jimmy Possum Property, Spalding	Pfg Property Co
12 Rowan Street	Medical Centre	$1,310,000	832	$1,575	-	10-Dec-21	Amabech Pty Ltd	Rowan Street Medical
31-33 King St	Department Store	$19,900,000	6399	$3,110	-	16-Nov-21	Malac Superannuation, Bundoran Ho	X5 Australia Pty Limited
49 Bull St	Retail Shop	$395,000	121	$3,268	-	3-Aug-21	Raftery	Jones
56a Williamson St	Retail Shop	$390,000	unknown	-	-	26-Jul-21	Sherman	Redwood
106 High St	Retail Shop	$365,000	101	$3,614	4.7%	20-Jul-21	Leesha Family Investments	Reid
17a Hopetoun St	Shop	$923,000	396	$2,331	-	16-Jun-21	Blue Emerald	Peter W Ellis Super Custodian
53 Bull St	Restaurant	$920,000	250	$3,680	-	19-May-21	-	-
27 Killians Walk	Retail Shop	$149,000	unknown	-	-	6-May-21	Blake, Craven	Ssa Migration Consultancy
2a Queen Street	Retail Dev Site	$1,719,000	633	$2,715	-	11-Mar-21	Bendapp Pty Ltd	I.D.L.S Homes Pty Ltd
116 Queen Street	Medical Centre	$535,000	510	$1,049	-	9-Mar-21	Genvex Pty Ltd	116 Queen Street Holdings
19 Killians Walk	Retail Shop	$325,000	80	$4,056	-	3-Jan-21	-	-
18 Rowan Street	Medical Centre	$770,000	441	$1,746	-	22-Dec-20	Axiem Pty Ltd	Nihill
289-291 Hargreaves St	Shop	$203,000	1282	$158	-	15-Dec-20	Gretton-Watson	Doly Jaliperu Pty Ltd
2 Killians Walk	Showroom	$132,000	55	$2,400	-	15-Dec-20	Chow Yee Holdings Pty Ltd	A & A Tuohy Nominees
9 Mitchell St	Retail Shop	$530,000	234	$2,265	-	23-Nov-20	Huynh	Kzp Pty Ltd
86 King St	Retail Shop	$925,000	887	$1,043	-	12-Oct-20	Bendigo Broad Acre Development No. 2	Nb Developments No. 1
86 Baxter Street	Medical Centre	$925,000	1,235	$749	-	30-Sep-20	New Prac	Runjip Pty Ltd

ADDRESS	DESCRIPTION	SALE PRICE	AREA	Rate $/sqm	YIELD	DATE	VENDOR	PURCHASER
189-229 Lyttleton Tc	Dev Site	$6,050,000	6,020	$1,005	-	23-Sep-20	Greater Bendigo City Council	Development Victoria
165 Mcivor Rd	Retail Shop	$295,000	531	$556	-	22-Jul-20	Cocozest Pty Ltd	O'dea, Duch
40 Bridge Street	Shop	$256,000	unknown	-	-	16-Jul-20	Lannen Nominees	Colnol Pty Ltd
158 Lyttleton Tr	Retail Shop	$870,000	531	$1,638	-	15-Jul-20	Bolts & Fasteners Franchising	Doodalella Pty Ltd
160 Lyttleton Tc	Shop	$300,000	71	$4,225	-	13-Jul-20	Bolts & Fasteners Franchising	Doodalella Pty Ltd
99-99a Mollison St	Retail Shop	$2,100,000	626	$3,355	-	18-Apr-20	Hayes, Hayes Management Services	Sysf Pty Ltd
253 Holdsworth Rd	Retail Shop	$296,000	596	$497	-	20-Mar-20	Harris	Tuohey
229-235 High St	Shops	$1,003,000	780	$1,286	4.9%	27-Feb-20	Berlyn, Senior	Edwards
79 Arnold St	Medical Centre	$990,000	-	-	-	13-Feb-20	Hogan Property Investments	Mermac Properties Pty Ltd
371 High St	Retail Shop	$910,000	257	$3,541	-	28-Jan-20	Di Pierdomenico	Lee,Park

Source: Savills, PIM (2022)

Property	31-33 King Street, Bendigo
Sale Price	$19,900,000
Sale Date	Nov-21
Net Yield	5%
Sale Rate	$2,899/m^2
Land Rate	$3,084/m^2
Sale Method	EOI
Asset Category	Freestanding Retail Investment
Major Tenant	Target
WALE	6.5 years
GLAR	6,863 m^2
Site Area	6,451 m^2
Zoning	Commercial 1 Zone
Parking	510+
Description	Target Bendigo comprises of a large part two level freestanding store with ground floor retail and loading facilities and first floor stock areas, office, and staff accommodation. The property benefits from three street frontages to King, Wills and Edward Streets. The north-east frontage is to the car parking for the adjoining property



Source: Savills

4.3. Retail Rents and Vacancy

Retail rents in Central Bendigo are generally in the range of $150 to $250 per sqm. Rents for 100m^2 to 200m^2 are generally around $25,000 to $40,000, whilst rents for 400m^2 to 500m^2 are generally around

$90,000 to $120,000. In the Marketplace shopping centre, it was reported that kiosks lease for around $5,000 and other shops lease for $200 m^2 up to $600 m^2 (noting the higher lease rate is typically due to a small net lettable area).

We note in feedback from landlords and real estate agents that leasing rates have decreased significantly compared to the past several years, with rents historically achieving around $450 per sqm. This decrease is due to the pressure retailers are facing nationally and globally, with changing consumer habits and increasing numbers of customers purchasing online. Downward pressure in rents is also due to a high level of vacancy with estimates from local real estate agents that vacancy could be 30%+ on the main retail strip. Agents reported many small retail businesses closed during covid and have not reopened.

ADDRESS	DESCRIPTION	RENT PA	TENANT AREA	RENT SQM	DATE
53 Williamson Street	Retail Shop	$91,000	468	$194	1-Apr-22
18-22 Pall Mall	Retail Shop	$53,500	433	$124	1-Feb-22
333-335 Hargreaves St	Retail Shop	$17,591	190	$93	1-Feb-22
5 Somerville Street	Retail Shop	$35,000	170	$206	1-Jan-22
7 Somerville St	Medical Centre	$40,000	174	$230	1-Nov-21
135 Queen Street	Medical Suite	$13,440	23	$584	1-Oct-21
49 Williamson Street	Retail Shop	$26,500	107	$248	1-Oct-21
352 Hargreaves St	Retail Shop	$25,000	101	$248	1-Sep-21
391 Hargreaves St	Retail Shop	$9,360	18	$520	1-Jun-21
17 Mitchell St	Retail Shop	$31,462	148	$213	1-Jun-21
36 Mitchell Street	Retail Shop	$20,000	64	$313	1-Apr-21
137 Mollison Street	Retail Shop	$22,925	85	$270	1-Apr-21
9 Mitchell St	Retail Shop	$30,000	240	$125	1-Apr-21
19 Mitchell St	Retail Shop	$120,000	580	$207	1-Nov-20
42 Mitchell Street	Retail Shop	$36,500	134	$272	1-Oct-20
358 Hargreaves St	Retail Shop	$39,500	179	$221	1-Sep-20
159a Mccrae St	Shop	$15,000	180	$83	10-Aug-20
267 Lyttleton Tr	Retail Shop	$24,720	174	$142	18-Jul-20
227 Barnard St	Shop	$16,410	70	$234	10-Jul-20
382 Hargreaves St	Shop/Office	$55,000	266	$207	7-Jun-20
ADDRESS	DESCRIPTION	RENT PA	TENANT AREA	RENT SQM	DATE
50 View St	Restaurant	$42,500	348	$122	25-Apr-20
80 Mitchell St	Retail Shop	$30,000	221	$136	24-Apr-20
31 Bath Ln	Retail Shop	$55,000	220	$250	16-Mar-20
17-19 Wills St	Retail Shop	$150,010	1,257	$119	26-Feb-20
13 Mitchell St	Retail Shop	$48,000	225	$213	6-Feb-20
9 Queen St	Retail Shop	$34,700	216	$161	4-Feb-20
9 Queen St	Retail Shop	$37,000	218	$170	1-Feb-20
125 Mccrae St	Retail Shop	$18,697	83	$225	8-Jan-20

4.4. Retail Demand and Future Prospects

Future demand to build new retail in Central Bendigo in the short term is limited. There are high vacancy rates in the main retail strip and leasing enquiries have been low. In the short term most of the retail pipeline is dominated by City of Greater Bendigo projects with two small retail projects proposed. Until the Bendigo Centre is revitalised, and vacant retail stock is occupied, there is likely to be limited demand in the order of 500m^2 to 1,000m^2 annually, which will likely be delivered as ground floor retail in mixed use developments. For businesses seeking retail space there is a desire for short term leases (6-12 months) and prospective tenants have bargaining power due to the amount of space available. Many businesses have permanently closed during the covid period and have not reopened.

Parking in Bendigo Centre was highlighted as a major constraint. As a regional town, it was noted that cars are the main mode of transport, and the community is seeking to park in front of any retailer being visited. However, there is often a lack of space available, which is often taken up by retail and office workers. Despite the City delivering the Edward Street multi-storey car park and other designated car parks in the area, it was noted this was rarely used due to the cost involved and inconvenience. A suggestion made to alleviate this is to encourage workers in Bendigo to utilise the multi-storey car parks available through an incentive with local businesses.

Hargreaves Mall faces some issues. It has limited control of its' tenancy mix and is not a one-stop-shop for customers. There is no temperature control which makes visitation in the summer and winter months less desirable. It also has no security control, which is of particular concern during the evening as it is reported disenfranchised youths frequent the location.

The other predominant shopping centre in Bendigo Marketplace also faces some issues. Some stakeholders reportedly it was becoming more disjointed as it expands. Being located adjacent to Bendigo Train Station and away from the Town Centre means some also believes it lacks connectivity to this area.

Central Bendigo currently has a day-time economy, with activity levels decreasing in evenings as people leave work. The night-time economy is presently dominated by local pubs and similar venues, with little diversity of activities available. There does not yet appear to be a sufficient scale of residential and office development in Central Bendigo to support further development of retail space.

The Bendigo Centre was noted to lack strong linkages and connectivity throughout the centre and to areas such as Bendigo Marketplace and TAFE. To create more opportunities for small businesses, it was suggested that additional linkages are created to provide greater connectivity, particularly creating bustling laneways similar to Chancery Lane in Melbourne with restaurants, cafes and bars.

Due to high levels of retail vacancy and limited residential occupation in Central Bendigo it was developers and agents felt the centre could be more vibrant. To address this, it was suggested a slower speed limit be brought in to encourage greater levels of pedestrian activity. Similar to the comment of offices in houses bound by Edward, Garsed, Myrtle and Creek Streets, it was suggested to incentivise these occupiers (which are typically beauty salons, veterinary clinics, physiotherapy, and other similar shops) to relocate into the Town Centre to backfill vacant shops.

Developers and agents believed a focus on consolidation in the Town Centre, creating vibrant streets and creating a night-time economy would support additional retail development. They felt this could

incentivise long term passive landowners such as the Bacchus Estate to either act on these plans or divest of their assets to developers seeking to unlock value on these properties.

5. Short Term Accommodation

5.1 Visitor Accommodation Supply and Pipeline

There are around 800 hotel beds in Greater Bendigo with hotels/motels and visitor accommodation close to Central Bendigo listed in Table 10.

TABLE 10: EXISTING SUPPLY OF VISITOR ACCOMMODATION, WITHIN 3KM OF TOWN CENTRE

Hotel / Motel Name	Distance from Town Centre	Price per night (midweek), 2 adults, 1 room
The Hotel Shamrock	0.2km	$255
Allawah Bendigo	0.6km	$136
City Centre Motel	0.6km	$127
Alexandra Place	0.7km	$148
Barclay on View	0.8km	$146
Bendigo Backpackers	0.8km	$67
Quest Bendigo Central	0.9km	$169
Best Western Cathedral Motor Inn	0.9km	$149
Brougham Arms Hotel	0.9km	$110
Bendigo McIvor Motor Inn	0.9km	$128
Mercure Bendigo Shaller	1.2km	$159
Central Deborah Motel	1.3km	$129
National Hotel Complex Bendigo	1.4km	$155
Julie-Anna Bendigo	1.4km	$220
Tea House Motor Inn	1.4km	$191
Quality Hotel Lakeside	1.5km	$135
The Heritage Bendigo	1.9km	$140
Bendigo Goldfields Motor Inn	2.4km	$120
All Seasons Resort Hotel Bendigo	2.5km	$177
Golden Square Motor Inn	2.8km	$135

Source: Savills

The Bendigo short term accommodation market is influenced by macroeconomic conditions and the level of visitation to Bendigo. Quality Hotel Lakeside at 286 Napier Street (1.5km from Bendigo Town Centre) completed a 4-level 58 room extension in early 2019. Over the past five years several projects have been approved but subsequently abandoned due to market conditions. At 96-98 Pall Mall & 202 Hargreaves Street a proposal to redevelop the former Advertiser Building across two stages would have delivered 5-star hotel with 55 suites, the $25M project was abandoned in 2016. A $6.5M proposal for 14 serviced apartments in a 4-storey mixed use project was abandoned in 2019.

Looking forward at major projects, Amber Property Group is presently constructing the Art Series Hotel Bendigo. The 106 hotel rooms will be operational in early 2023. The Mantra Bendigo Hotel has approval for 110 hotel rooms (DU/888/2019), this project is due to commence construction in late 2022 and be operational in mid-2024.

TABLE 11: SHORT-TERM ACCOMMODATION RECENTLY COMPLETED & PIPELINE

Address	Rooms	Status	Estimated Value	Description
286 Napier St	58	Completed	$10,000,000	Construction of a new 4-storey Motel extension to existing facility. Under croft car parking, new foyer & dining facility, new function room. Guest rooms: level 1: 23, level 2: 23, level 4: 12.
113-133 Mollison St & Williamson St	106	2023	$35,000,000	Construction of a new 6-storey hotel (10,000 sqm) to comprise 106 hotel rooms & function centre.
4 Frederick St	-	2023	$1,230,000	Construction of 2 rooming houses. Associated car parking.
306 Hargreaves St	110	2024	$18,000,000	Construction of a 6-storey hotel that forms part of the Beehive building. Includes restaurant, cafe, function facilities, boardrooms, staff rooms, maintenance & housekeeping.
12-14 Myers St	TBC	TBC	$3,000,000	Construction of a hotel & retail premises. Note the project is deferred indefinitely.

Source: Savills, Cordell Connect (2022)

5.2. Sales of Hotels and Motels

The sale prices achieved for hotels and motels are highly variable and depends on a range of factors including scale and ability to lower overhead costs, average price per room, occupancy levels and quality of accommodation provided. The 4-star 79 suite All Seasons Resort Hotel at 171-183 McIvor Highway was the most notable recent transaction, selling for $31.5 million in during the midst of COVID in June 2021. This reflects a rate per suite of $398,000, however this is inflated by additional income sources for the facility in the form of rooms for conference and functions as well as a TAB Sports Bar.

ADDRESS	DESCRIPTION	SALE PRICE	AREA	Rate $/psm	YIELD	DATE
268-276 Napier St	Motel	$3,600,000	11,900	$303	-	28-Jul-21
171-183 McIvor Hwy	Hotel	$31,500,000	35,000	$900	-	30-Jun-21
49 Bridge Street	Hotel	$1,900,000	311	$6,109	-	25-Jun-21
1-3 McIvor Road	Hotel/Motel	$310,000	670	$463	-	11-Jun-21
10 View St	Hotel/Motel	$3,410,000	1,190	$2,866	-	6-Apr-21
41-45 High St	Hotel - Pub	$3,104,000	967	$3,210	-	1-Jan-21
2 Weeroona Av	Hotel	$820,000	1,138	$721	9.7%	10-Jul-20
5-7 Murphy St	Hotel	$2,300,000	2,241	$1,026	9.6%	16-Mar-20

Source: Savills, PIM (2022)

5.3. Visitor Accommodation Future Prospects

Demand to build further visitor accommodation in Central Bendigo in the short term is limited. The delivery of 108 suites in the Art Series Hotel in early 2023 and 110 suites in the Mantra Bendigo Hotel will absorb the majority of demand over the next few years. These hotels are located in Central Bendigo and will provide additional high quality hotel accommodation in the Town Centre, whilst Motels further out from the Bendigo Town Centre provide accommodation to the mid-tier market. The target market for the Art Series and Mantra Hotel is wealthy Melbournians and citizens from other nearby centres.

The Bendigo market is characterised by people visiting for the weekend, with less activity during the week. Some feedback to improve this was to increase the desirability of visiting Bendigo by creating a bustling City Centre and to create more places people want to visit such as laneways like Chancery Lane in Melbourne. It was also suggested to increase the visibility of Bendigo in Melbourne and other centres to drive visitation, through shopfronts and marketing campaigns to encourage people to visit Bendigo.

Planning and Environment Act 1987

GREATER BENDIGO PLANNING SCHEME

AMENDMENT C279

EXPLANATORY REPORT

Who is the planning authority?

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

The amendment has been made at the request of Council.

Land affected by the amendment

The amendment applies to the Bendigo City Centre. The land which is specifically subject to this amendment is identified in Map 1 below.

Map 1 – Land affected by the amendment



What the amendment does

The amendment proposes to implement the *Bendigo City Centre Plan 2020* by rezoning most areas of the Bendigo City Centre to the Activity Centre Zone – Schedule 1 (**ACZ1**).

The amendment proposes the following changes to the *Greater Bendigo Planning Scheme*:

- Rezone land in the Bendigo City Centre that is currently zoned Commercial 1 Zone (C1Z), Commercial 2 Zone (C2Z), General Residential Zone (GRZ), Mixed Use Zone (MUZ1), Public Park and Recreation Zone (PPRZ), Public Use Zone (PUZ2, PUZ6, PUZ7), Residential Growth Zone (RGZ) or Special Use Zone (SUZ1) to the Activity Centre Zone (ACZ1).
- Apply the Environmental Audit Overlay (EAO) to land currently located in the Commercial 2 Zone and proposed to be rezoned to ACZ1.
- Delete the Heritage Overlay (HO3) from 53 properties and Heritage Overlay (HO12) from nine properties.
- Apply the Heritage Overlay (HO3) to 17 properties and Heritage Overlay (HO1005) to 73 properties.
- Delete the Heritage Overlay from 13 individual places.
- Apply the Heritage Overlay to 12 places.
- Amend the Schedule to Clause 43.01 (Heritage Overlay) to apply the Heritage Overlay to one new precinct and four new individual places and fix the place names and/or addresses of 11 places.
- Apply Schedule 3 to Clause 45.09 (Parking Overlay [PO]) to remove minimum car parking requirements from the City Centre.
- Amend Schedule 1 to Clause 45.09 (Parking Overlay [PO]) to remove areas to which Schedule 3 will be applied – change name
- Delete Schedule 5, Schedule 12, Schedule 13, Schedule 20 (where applied to land to be rezoned to the ACZ1) and Schedule 21 to Clause 43.02 (Design and Development Overlay [DDO]).
- Amend Schedule 1 to Clause 34.01 (Commercial 1 Zone) to delete references to the 'Bendigo CBD Plan 2005' and associated maximum leasable floor area controls.
- Amend Clause 11.03-6 (Bendigo City Centre) and Clause 21.10 (Reference Documents) to replace references to the '*Bendigo CBD Plan 2005'* with '*Bendigo City Centre Plan 2020*' and to implement associated policy updates.
- Amend the Schedule to Clause 72.03 to insert new Planning Scheme Map Numbers 19 and 23.
- Amend the Schedule to Clause 72.04 (Documents Incorporated in this Planning Scheme) to insert seven new Statements of significance.
- Amend the Schedule to Clause 72.08 (Background Documents) to insert the Bendigo City Centre Heritage Study Stage 2: Precincts 2022 – Phase 2 Report (RBA Architects, 2022) as a background document.
- Amend the Schedule to Clause 72.08 (Background Documents) to insert the Bendigo City Centre Urban Design Framework (City of Greater Bendigo, 2022) as a background document.

Strategic assessment of the amendment

Why is the amendment required?

Overview

The amendment is required to implement the *Bendigo City Centre Plan 2020* which was adopted by Council on 6 May 2020 following public exhibition of the draft document in September/October 2019.

The Plan also actions the implementation of:

- *Bendigo City Centre Parking Futures Action Plan 2020*
- *Bendigo City Centre Heritage Study Stage 1 – Volumes 1 & 2*, 2020
- *Bendigo City Centre Heritage Study Stage 2: Precincts – Phase 2 Report, 2022* and
- *Bendigo City Centre Urban Design Framework 2022*

Background

The Bendigo City Centre (the 'City Centre') is Victoria's largest commercial precinct and activity centre north of the Great Dividing Range. With a regional catchment of around 300,000 people it is home to over 1,000 businesses, around 11,000 jobs and approximately 550,000 square metres of commercial floorspace. Almost one quarter of all employment across Greater Bendigo is currently contained within the City Centre, with an economic output of more than $3.3 billion.

The City Centre has grown and evolved considerably since it was first laid out in 1854. The present wave of investment is occurring in the northern part of the city centre, led by public sector developments including the new Bendigo Law Courts, Bendigo TAFE and Galkangu (government hub). The private sector is also busy delivering on the community's vision for the City Centre, with a number of mixed use buildings either under construction, soon to commence or otherwise with planning approval in place.

Bendigo City Centre Plan 2020

The *Bendigo City Centre Plan* (*CCP*) is a strategic plan to help manage, influence and facilitate change, in accordance with the latest information, academic research, Council-adopted policies and State planning policy directions. It updates and replaces the *Bendigo CBD Plan 2005*.

Structured around four key themes, the Plan recommends built form directions, namely building height and setback arrangements, and includes an implementation matrix comprising 18 actions.

The *CCP* places a strong focus on facilitating medium scale mixed use buildings similar to the traditional historic buildings of the City Centre and similar to those that have recently been built, are under construction, or have been granted planning approval. There is also considerable opportunity to continue the adaptive re-use of upper levels of heritage buildings, which is something that started around the turn of the century.

The *CCP* recognises that this reuse trend has slowed due to the barriers to undertaking such projects, in terms of infrastructure limits, restrictive planning controls (particularly around parking) and building regulation issues but that some of the City's more challenging development sites might now become viable. The *CCP* identifies changes that are needed to facilitate this type of development some of which are planning related while others are infrastructure related.

Bendigo City Centre Parking Futures Action Plan 2020

The *Parking Futures Action Plan* replaces the *Bendigo CBD Parking Strategy 2008* for the purpose of guiding strategic planning and future decision-making relating to car parking in the City Centre. The relevant action from this plan is to remove off-street parking requirements via an amended or new Schedule to the Parking Overlay within the Greater Bendigo Planning Scheme.

Bendigo City Centre Heritage Study Stages 1 & 2 2020/2022

The *Bendigo City Centre Heritage Study Stage 1* (Context, 2020) and *Bendigo City Centre Heritage Study Stage 2: Precincts* (RBA, 2022) seek to address notable gaps that exist in the application of the Heritage Overlay in Bendigo's City Centre, both in terms of both in terms of geographic coverage and the provision of reliable heritage information.

The Stage 1 Study has been already implemented in the Greater Bendigo Planning Scheme. The Stage 2 Study recommends splitting the Bendigo Civic and Commercial Precinct (HO3) into two distinct precincts, revising the boundaries of the Rosalind Park Precinct (HO10) and applying the Heritage Overlay to four new individual heritage places. This will enable better management and clear guidance for these places of heritage significance in the City Centre, allowing for sympathetic mixed development in the future as the population grows.

Bendigo City Centre Urban Design Framework 2022

The *Bendigo City Centre Urban Design Framework* 2022 (*UDF*) has the primary purpose of providing strategic design direction to manage change in the urban environment, with a focus on built form and related amenity and public domain outcomes.

The UDF assembles built environment design guidance to support incremental contemporary development of the City Centre that is progressive, creative and optimal in its use of available infill opportunities, as well as complementary to the established heritage character and vernacular.

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

The amendment implements the objectives of planning in Victoria set out in sections 4(1) and 12(1)(a) of the Planning and Environment Act 1987 (the 'Act') as follows:

- Objective (a): The amendment provides for the fair, orderly, economic and sustainable use and development of land as it creates opportunities for the consolidation of very well serviced and in some instances underutilised urban land.
- Objective (b): The amendment facilitates an efficient use of urban land, thereby reducing pressure on fringe development and its associated resource consumption.
- Objective (c): The amendment will secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.
- Objective (d): The amendment seeks to conserve and enhance heritage buildings and streetscapes by promoting a sensitive and complementary response to heritage sites.
- Objective (e): The amendment enables the orderly provision and co-ordination of public utilities having regard to the capacity of drainage, stormwater, water, sewerage, electricity, gas, telecommunications and fire services and infrastructure.
- Objective (f): The amendment facilitates the provision of affordable housing in Victoria by increasing opportunities for a range of accommodation uses in the City Centre and by including the provision of affordable housing as a consideration in determining the appropriateness of additional height.
- Objective (g): The amendment balances the present and future interests of all Victorians by facilitating capital investment in the region and by reinforcing and expanding the core mixed use role and the sustainable consolidation of the City Centre.

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

The amendment adequately addresses environmental, social and economic effects set out in sections 12(2)(b) and (c) of the Act.

Environmental

The amendment addresses environmental effects by:

- Encouraging the uptake of alternative forms of transport including active, public, and other forms of sustainable transport.
- Encouraging implementation of environmentally sustainable design principles for all new development.
- Supporting a compact City Centre which makes efficient use of existing high cost infrastructure and reduces the waste of resources and environmental impacts attributable to urban sprawl.
- Requiring a sensitive design response to surrounding context including heritage sites with significant historic, architectural, aesthetic, scientific and cultural values.
- Considering buffers and threshold distances to ensure community amenity is protected where the adaptive reuse of former factory sites is encouraged.

Social

The amendment addresses social effects by:

- Enhancing existing community infrastructure including parks and civic spaces that are integral to public life and tourism.
- Contributing to housing diversity and affordability.
- Encouraging streets that support the civic, commercial or residential functions of the City Centre with design that encourages socialisation, free movement and low traffic speed.
- Enhancing public and private amenity through the provision of a fine-grained network of circulation routes to enhance pedestrian amenity, convenience, flexibility and alternative frontage types.
- Promoting excellence in architectural and urban design including mitigating the potential for amenity conflicts that may arise from poor quality development.
- Creating increased opportunities for employment in the City Centre through construction investment in addition to the creation of ongoing employment spaces.

Economic

The amendment addresses economic effects by:

- Facilitating public and private sector investment in the City Centre.
- Expanding the physical footprint of the City Centre to include peripheral inner-urban areas.
- Facilitating an expansion of the range of goods, services, and employment opportunities available in the City Centre.
- Protecting and expanding the vitality and viability of existing commercial, retail, visitor, social, civic, cultural, tourism and entertainment activities.
- Encouraging further investment in education and associated uses including student accommodation to support the role of Bendigo as a 'University City'.
- Creating increased opportunities for employment in the City Centre through construction investment in addition to the creation of ongoing employment spaces.

Does the amendment address relevant bushfire risk?

The land subject to the amendment is not affected by the Bushfire Management Overlay and is not designated as a 'Bushfire Prone Area' under the Victorian Planning provisions.

A local policy for bushfire risk management is not required to support the amendment.

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

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

The amendment also complies with other applicable Minister's Directions under section 12(2)(a) of the Act as follows:

- Ministerial Direction No. 1 – *Potentially Contaminated Land* – the requirements of this Direction have been addressed by proposing to apply the EAO to transitioning Commercial 2 Zone land (TBC subject to pending advice from EPA – sought 11 October 2022).
- Ministerial Direction No. 11 – *Strategic Assessment of Amendments* – the requirements of this Direction are met through the preparation of this explanatory report which also addresses resourcing and administration costs as a result of the amendment.

- Ministerial Direction No. 15 – *The Planning Scheme Amendment Process* – the amendment will advance in accordance with the steps and timing specified in this Direction.

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

The amendment supports and implements the following principles and policies contained within the Planning Policy Framework.

- Supports Bendigo as the regional city and major population and economic growth hub for the region and directly facilitates increased commercial and residential densities, mixed use development, and revitalisation projects for underutilised sites and land in the City Centre (Clause 11.01-1R – Settlement – Loddon Mallee South).
- Ensures the sufficient provision of land in the City Centre to accommodate residential, commercial, retail, industrial, recreational, institutional and other community uses (Clause 11.02-1S – Supply of urban land).
- Supports the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments in an activity centre that is highly accessible to the community (Clause 11.03-1S – Activity centres).
- Applies an EAO to potentially-contaminated land to ensure that it is suitable and safe for its intended future use and development safely (Clause 13.04-1S – Contaminated and potentially contaminated land).
- Supports the creation of urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity (Clause 15.01-1S – Urban design).
- Promotes building design outcomes that contribute positively to the local context and enhances the public realm (Clause 15.01-2S – Building design).
- Encourages community interaction and makes it easy for people of all ages and abilities to live healthy lifestyles and engage in regular physical activity (Clause 15.01-4S – Healthy neighbourhoods).
- Promotes development that responds to cultural identity and contributes to existing or preferred neighbourhood character (Clause 15.01-5S – Neighbourhood character).
- Encourages land use and development that is energy and resource efficient by promoting the consolidation of urban development and integration of land use and transport (Clause 15.02-1S – Energy and resource efficiency).
- Supports the conservation of places of heritage significance by encouraging appropriate development that respects places with identified heritage values (Clause 15.03-1S – Heritage conservation).
- Supports the supply of housing in existing urban areas by facilitating increased housing yield in appropriate locations, including under-utilised urban land to meet community needs (Clause 16.01-1S – Integrated housing).
- Facilitates opportunities for diverse housing that offers choice and meets changing household needs, including promoting the development of well-designed medium housing and affordable housing (clauses 16.01-3S – Housing diversity and 16.01-4S – Housing affordability).
- Promotes growth in a range of employment sectors, including health, education, retail, tourism, knowledge industries and professional and technical services based on the emerging and existing strengths of each region (clauses 17.01-1S – Diversified economy and 17.01-1R – Diversified economy – Loddon Mallee South).
- Amends the Schedule to the PO to remove minimum car parking requirements and promote the use of sustainable personal transport by creating a high-quality, safe, connected and continuous environment that prioritises pedestrian and cycle movement and minimises delays (Clause 18.02-1S – Sustainable personal transport).
- Facilitates the provision of integrated health, education, and social and cultural infrastructure (clauses 19.02-1S – Health facilities, 19.02-2S – Education facilities, 19.02-3S – Cultural facilities, 19.02-4S – Social and cultural infrastructure and 19.02-6S – Open space).

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

The amendment makes proper use of the Victoria Planning Provisions by applying the ACZ and incorporating several schedules to the DDO.

Planning Practice Note 56 (PPN56) ('Activity Centre Zone') confirms that the ACZ is the preferred tool to guide and facilitate the use and development of land in activity centres by encouraging a mix of uses and higher density housing.

On this basis, the ACZ is the most appropriate tool to implement and guide long-term development in accordance with the *Bendigo City Centre Plan 2020*.

The amendment also seeks to incorporate four schedules to the Design and Development Overlay (DDO5, DDO13, part DDO20 and DDO21).

PPN56 confirms that the Design and Development Overlay is generally appropriate for incorporation into the ACZ.

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

The preliminary views of the following agencies were sought during the strategic planning process:

- City of Greater Bendigo
- Country Fire Authority / Fire Rescue Victoria
- Coliban Water
- Department of Environment, Land, Water and Planning
- Department of Transport
- Dja Dja Wurrung Clans Aboriginal Corporation
- Heritage Victoria
- Regional Development Victoria

Additionally, the draft *Bendigo City Centre Plan* (2019) was publicly exhibited between 19 September and 27 October 2019. The engagement process provided an opportunity for the public and stakeholder groups to view and comment on the draft plans. Submissions were considered and informed the final version of the *Bendigo City Centre Plan 2020* as documented in the Agenda for the Ordinary Meeting of Council dated 6 May 2020.

The exhibition of the amendment will provide a further formal opportunity for agencies and other stakeholders to make submissions.

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

The Amendment addresses the relevant objectives set out in the Transport Integration Act 2010.

The amendment, specifically with reference to the proposed Schedule 3 to the PO, meets the following transport system objectives:

- Section 8 – By encouraging a public transport network that is designed to maximise efficient coverage which promotes social and economic inclusion.
- Section 9 – By enabling efficient and effective access for persons and goods to places of employment, markets and services.
- Section 10 – By promoting sustainable forms of transport by prioritising pedestrian and cycle networks.
- Section 11 – By improving the effective integration of transport and land use and facilitates access to social and economic opportunities.
- Section 13 – By encouraging a transport system that is safe and supports health and wellbeing.

Resource and administrative costs

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

The amendment is expected to promote investor/developer interest in the Bendigo City Centre, resulting in associated enquiries. The amendment is also expected to facilitate additional planning permit applications. These enquiries and planning permit applications are likely to occur incrementally over time and so the amendment is not expected to unreasonably impact Council's existing resources and administrative costs.

Where you may inspect this amendment

The amendment can be inspected free of charge at the City of Greater Bendigo website at **www.bendigo.vic.gov.au/[insert].**

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

City of Greater Bendigo offices
189 Lyttleton Terrace
Bendigo VIC 3550

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

Submissions

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

A submission must be sent to:

City of Greater Bendigo, Amendment C279

By Post:	PO Box 733, Bendigo Vic 3552
Or Email:	psamendments@bendigo.vic.gov.au
Or in person:	15 Hopetoun Street, Bendigo

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 date]
- panel hearing: [insert date]

ATTACHMENT 1 - Mapping reference table

Location	Land /Area Affected	Mapping Reference
Bendigo	Refer to Map 1 of this report	19ZN, 23ZN, 19DDO, 23DDO, 19EAO, 19HO, 23HO, 19PO, 23PO

Planning and Environment Act 1987

GREATER BENDIGO PLANNING SCHEME

DRAFT AMENDMENT C279

INSTRUCTION SHEET

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

The Greater Bendigo Planning Scheme is amended as follows:

Planning Scheme Maps

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

Zoning Maps

1. Amend Planning Scheme Map Nos.19 and 23 in the manner shown on the two attached maps marked "Greater Bendigo Planning Scheme, Amendment C279".

Overlay Maps

2. Amend Planning Scheme Map Nos. 19DDO and 23DDO in the manner shown on the two attached maps marked "Greater Bendigo Planning Scheme, Amendment C279".

3. Amend Planning Scheme Map Nos. 19HO and 23HO in the manner shown on the two attached maps marked "Greater Bendigo Planning Scheme, Amendment C279".

4. Amend Planning Scheme Map Nos. 19PO and 2PO in the manner shown on the two attached maps marked "Greater Bendigo Planning Scheme, Amendment C279".

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

5. In **Planning Policy Framework** – replace Clause 11.03-6L-01 with a new Clause 11.03-6L-01 in the form of the attached document.

6. In **Zones** – Clause 34.01, insert a new Schedule 1 in the form of the attached document.

7. In **Zones** – Clause 37.08, insert a new Schedule 1 in the form of the attached document.

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

9. In **Overlays** – Clause 45.09, insert a new Schedule 3 in the form of the attached document.

10. In **Operational Provisions** – Clause 72.03, replace the Schedule with a new Schedule in the form of the attached document.

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

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

End of document

37.08 ACTIVITY CENTRE ZONE

31/07/2018
VC148

Shown on the planning scheme map as **ACZ** with a number.

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To encourage a mixture of uses and the intensive development of the activity centre:

- As a focus for business, shopping, working, housing, leisure, transport and community facilities.
- To support sustainable urban outcomes that maximise the use of infrastructure and public transport.

To deliver a diversity of housing at higher densities to make optimum use of the facilities and services.

To create through good urban design an attractive, pleasant, walkable, safe and stimulating environment.

To facilitate use and development of land in accordance with the Development Framework for the activity centre.

37.08-1 Operation

17/09/2009
VC59

A schedule to this zone comprises the Development Framework for the activity centre.

A schedule to this zone must contain:

- A framework plan for the activity centre.
- A statement of the activity centre land use and development objectives to be achieved.

A schedule to this zone may contain:

- Centre-wide provisions.
- Precinct provisions.

37.08-2 Table of uses

17/09/2009
VC59

Section 1 - Permit not required

Use	Condition
Any use in Section 1 of the schedule to this zone	Must comply with any condition in Section 1 of the schedule to this zone.

Section 2 - Permit required

Use	Condition
Any use in Section 2 of the schedule to this zone	Must comply with any condition in Section 2 of the schedule to this zone.

Section 3 - Prohibited

Use
Any use in Section 3 of the schedule to this zone

37.08-3 Use of land

17/09/2009
VC59

Any requirement in the schedule to this zone must be met.

37.08-4 Subdivision

31/07/2018
VC148

A permit is required to subdivide land.

Any requirement in the schedule to this zone must be met.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

Class of application	Information requirements and decision guidelines
Subdivide land to realign the common boundary between 2 lots where: ▪ The area of either lot is reduced by less than 15 percent. ▪ The general direction of the common boundary does not change.	Clause 59.01
Subdivide land into lots each containing an existing building or car parking space where: ▪ The buildings or car parking spaces have been constructed in accordance with the provisions of this scheme or a permit issued under this scheme. ▪ An occupancy permit or a certificate of final inspection has been issued under the Building Regulations in relation to the buildings within 5 years prior to the application for a permit for subdivision.	Clause 59.02
Subdivide land into 2 lots if: ▪ The construction of a building or the construction or carrying out of works on the land: – Has been approved under this scheme or by a permit issued under this scheme and the permit has not expired. – Has started lawfully. ▪ The subdivision does not create a vacant lot.	Clause 59.02

37.08-5 Buildings and works

31/07/2018
VC148

A permit is required to construct a building or construct or carry out works unless the schedule to this zone specifies otherwise.

An apartment development must meet the requirements of Clause 58.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

Class of application	Information requirements and decision guidelines
Construct a building or construct or carry out works with an estimated cost of up to $500,000 and the land is not: ▪ Within 30 metres of land (not a road) which is in a residential zone. ▪ Used for a purpose listed in the table to Clause 53.10.	Clause 59.04

Transitional provisions

Clause 58 does not apply to:

- An application for a planning permit lodged before the approval date of Amendment VC136.
- An application for an amendment of a permit under section 72 of the Act, if the original permit application was lodged before the approval date of Amendment VC136.

37.08-6 Design and development

17/09/2009
VC59

A schedule to this zone may include requirements relating to:

- Building setbacks.
- Building height.
- Building materials.
- Access.
- Landscaping.
- Public realm.
- Any other requirements or guidelines relating to the design or built form of new development.

A permit may be granted to construct a building or construct or carry out works which is not in accordance with any design and development requirement in the schedule to this zone unless the schedule to this zone specifies otherwise.

37.08-7 Application requirements

01/07/2021
VC203

Use

An application to use land must be accompanied by the following information, as appropriate:

- A description of the proposed use and the types of activities which will be carried out and any proposed staging of use and activities on the land.
- Plans drawn to scale and dimensioned which show:
  - The siting and use of buildings.
  - Areas not required for immediate use.
  - Adjacent buildings and uses.
- The likely effects, if any, on adjoining land, including noise levels, traffic, the hours of delivery and despatch of goods and materials, hours of operation and light spill, solar access, glare, air-borne emissions and emissions to land and water.
- If an industry or warehouse:
  - The type and quantity of goods to be stored, processed or produced.

  - Whether a Development Licence, Operating Licence, Permit or Registration is required from the Environment Protection Authority.
  - Whether a notification under the Occupational Health and Safety Regulations 2017 is required, a licence under the *Dangerous Goods Act 1995* is required, or a fire protection quantity under the Dangerous Goods (Storage and Handling) Regulations 2012 is exceeded.
- Any other information specified in the schedule to this zone.

Subdivision

An application to subdivide land must be accompanied by the following information, as appropriate:

- Plans drawn to scale and dimensioned which show:
  - Site shape, size, dimensions and orientation.
  - The pattern of subdivision of the surrounding area.
  - Easements.
  - Location of drainage and other utilities.
  - Street frontage features such as poles, street trees and kerb crossovers.
  - Access points.
  - Any natural features.
- Any other information specified in the schedule to this zone.

Buildings and works

An application to construct a building or construct or carry out works must be accompanied by the following information, as appropriate:

- Plans drawn to scale and dimensioned which show:
  - The boundaries and dimensions of the site.
  - Adjoining roads.
  - The location, height and use of buildings and works on adjoining land.
  - Levels of the site and the difference in levels between the site and surrounding properties to a defined point at the site boundaries or to Australian Height Datum (AHD).
  - Any contaminated soils and filled areas, where known.
  - The layout of existing and proposed buildings and works.
  - The internal layout and use of the proposed development.
  - All access and pedestrian areas.
  - All driveway, car parking and loading areas.
  - Existing vegetation and proposed landscape areas.
  - All external storage and waste treatment areas.
  - The location of easements and services.
- Elevation plans drawn to scale and dimensioned which show:
  - The building form and scale.

  - Setbacks to property boundaries.
  - Finished floor levels and building heights to a defined point at the site boundaries or to Australian Height Datum (AHD).
- Shadow diagrams based on the equinox shown for existing conditions and the proposed development.
- A schedule of finishes for the proposed development detailing materials and colours of external surfaces including walls, roofs and fences.
- A written statement providing an assessment of the proposal against the relevant sections of the Planning Policy Framework, Activity Centre Zone and any relevant overlays.
- An assessment of the characteristics of the area including:
  - Any environmental features such as vegetation, topography and significant views.
  - Street design and landscape.
  - The pattern of development.
  - Building form, scale and rhythm.
  - Architectural style, building details and materials.
  - Connection to the public realm.
  - Any significant noise, odour, fume and vibration sources to and/or from the development.
- A landscape plan which includes the description of vegetation to be planted, the surfaces to be constructed, site works specification and method of preparing, draining, watering and maintaining the landscape area.
- Construction details of all drainage works, driveways, vehicle parking and loading areas.
- An urban context report and design response as required in Clause 58.01 for an application to construct or extend an apartment development, or to construct or extend a dwelling in or forming part of an apartment development.
- Any other information specified in the schedule to this zone.

37.08-8 Exemption from notice and review

31/07/2018
VC148

An application under Clauses 37.08-2, 37.08-4, 37.08-5 or 37.08-6 is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act unless the schedule to this zone specifies otherwise.

A schedule to this zone may specify an application in respect of land in an Activity Centre Zone under any other specified provision of this scheme is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

37.08-9 Decision guidelines

20/12/2021
VC174

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

General

- The Municipal Planning Strategy and the Planning Policy Framework.
- The development framework plan set out in the schedule to this zone.
- The land use and development objectives set out in the schedule to this zone.

- The extent that the layout and design of the new use or development minimises the potential for off-site impacts, including from noise, fumes, odour or vibrations, ensuring that:
  - existing uses are not compromised by a new development, or
  - a new development is designed to address amenity impacts from existing uses.
- Any requirements set out in the schedule to this zone.
- Any other decision guidelines specified in the schedule to this zone.

Access

- Movements systems through and around the site including the movement of pedestrians and cyclists, and vehicles providing for supplies, waste removal, emergency services and public transport.
- The provision of car parking, loading of vehicles and access to parking spaces and loading bays.

Use

- The interim use of those parts of the land not required for the proposed use.
- Whether the use is compatible with adjoining and nearby land uses.

Subdivision

- The pattern of subdivision and its effect on the spacing of buildings.
- For subdivision of land for residential development, the objectives and standards of Clause 56.

Design and built form

- The design, scale, height, setback, appearance and material of the proposed buildings and works.
- The provision for solar access to the building and on the public realm.
- The design of the public realm.
- The relationship between the proposed building and the public realm.
- The streetscape, including the conservation of buildings, the design of verandas, access from the street front, provision of active frontages to pedestrian areas, the treatment of the fronts and backs of buildings and their appurtenances, illumination of buildings or their immediate spaces and the landscaping of land adjoining a road.
- The interface with adjoining zones, especially the relationship with residential zones.
- The objectives, standards and decision guidelines of Clause 54 and Clause 55. This does not apply to an apartment development.
- For an apartment development, the objectives, standards and decision guidelines of Clause 58.
- The storage of rubbish and materials for recycling.

Transitional provisions

The objectives, standards and decision guidelines of Clause 55 of this scheme, as in force immediately before the approval date of Amendment VC136, continues to apply to:

- An application for a planning permit lodged before that date.
- An application for an amendment of a permit under section 72 of the Act, if the original permit application was lodged before that date.

Clauses 55 and 58 of this scheme, as in force immediately before the approval date of Amendment VC174, continue to apply to:

- An application for a planning permit lodged before that date.
- An application for an amendment of a permit under section 72 of the Act, if the original permit application was lodged before that date.

37.08-10 Signs

31/07/2018
VC148

Sign requirements are at Clause 52.05. This zone is in Category 1 unless a schedule to this zone specifies a different category.

37.08-11 Other provisions of the scheme

17/09/2009
VC59

The schedule to this zone may specify that other provisions of the scheme do not apply.

GREATER BENDIGO PLANNING SCHEME

--/--/----
Proposed C279gben

SCHEDULE 1 TO CLAUSE 37.08 ACTIVITY CENTRE ZONE

Shown on the planning scheme map as **ACZ1**.

BENDIGO CITY CENTRE

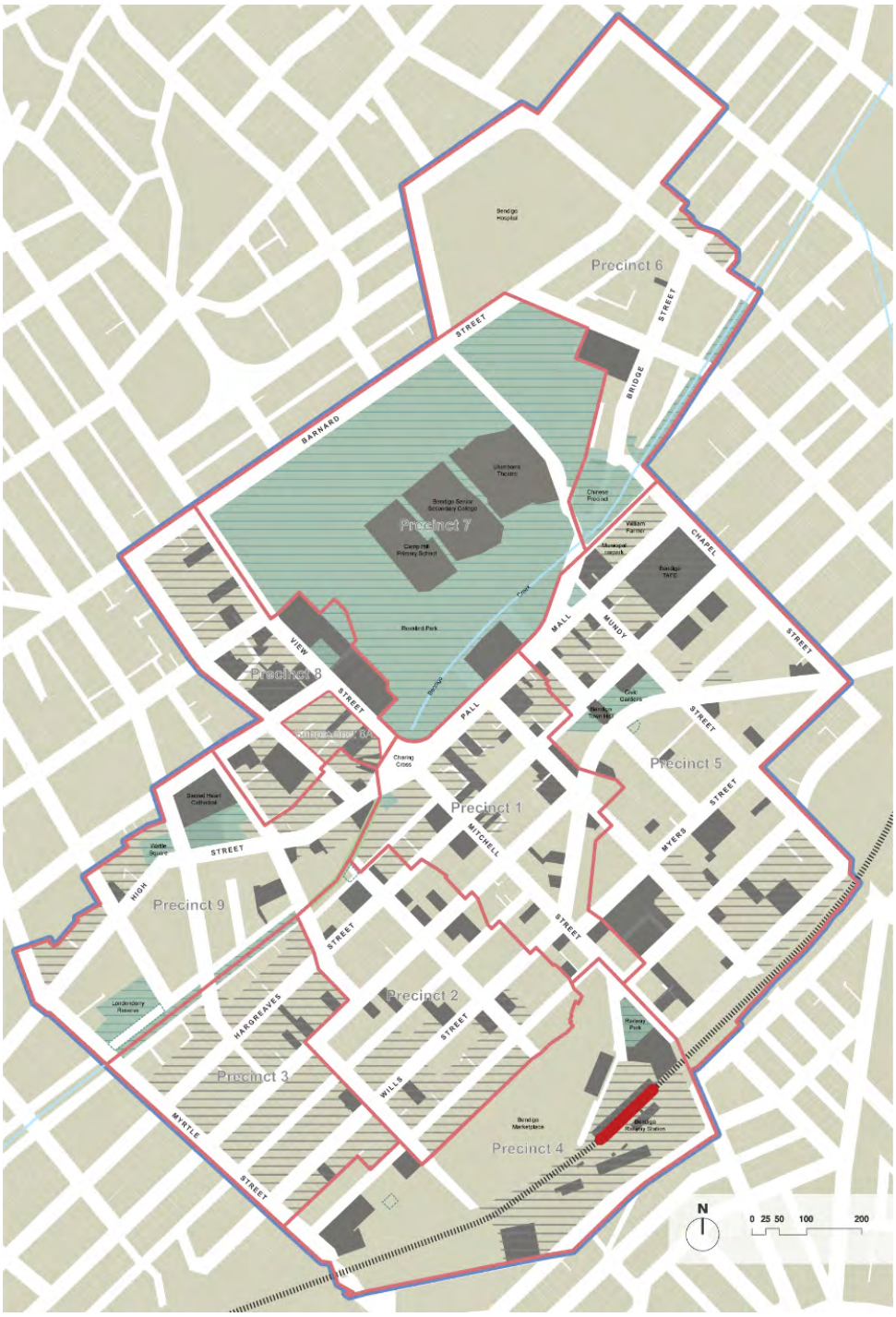
1.0 Bendigo City Centre Plan

--/--/----
Proposed C279gben

The Bendigo City Centre Activity Centre and precincts are shown on Map 1 to Schedule 1 to Clause 37.08.

GREATER BENDIGO PLANNING SCHEME

Map 1 to Schedule 1 to Clause 37.08





2.0 Land use and development objectives to be achieved

--/--/----
Proposed C279gben

To strengthen the role of the Bendigo City Centre as the principal activity centre for northern and central Victoria.

Land use

To intensify and broaden the land use diversity and support Bendigo City Centre to attract retail, professional and business services, residential, employment, tourism, leisure, cultural, entertainment, education and health activities.

To support increased development densities that contribute to the creation of a compact city centre.

Built form

To activate core commercial areas with mixed use buildings that animate ground level and upper-level facades, provide passive surveillance and weather protection on public streetscapes.

To support a diversity of dwelling and accommodation types and sizes to suit a broad range of living and visitation requirements.

To support development that responds to the urban form of Bendigo City Centre, and to the site context, particularly the constraints and opportunities presented by nearby heritage places and public spaces.

To preserve and enhance viewlines to significant heritage places, high-profile public streetscapes and significant public spaces.

Heritage

To support buildings that are responsive to, and compatible with, the urban form and heritage character of the City Centre.

To support the refurbishment of existing buildings, particularly where they can be repurposed, reoccupied and adapted to different uses.

Access and movement

To develop a safe and connected urban environment that prioritises pedestrian access and movement

To encourage and prioritise active, public and other sustainable transport modes.

To create and upgrade lanes, arcades and through-block links to promote a fine-grained movement network that enhances the experience of pedestrians and creates additional development frontage.

To create side and rear access to protect the continuity of street frontages.

3.0 Table of uses

--/--/----
Proposed C279gben

Section 1 - Permit not required

Use	Condition
Accommodation (other than Community care accommodation, Corrective institution, Dependent person's unit, Dwelling and Rooming house)	Must not be located in Precinct 3 In Precincts 1, 2, and 5, any frontage at ground floor level must not exceed 2 m
Art and craft centre	Must not be located in Precinct 3
Child care centre	In Precinct 1, any frontage at ground floor level must not exceed 2 m
Cinema Cinema based entertainment facility	Must not be located in Precinct 3 In Precinct 1, any frontage at ground level must not exceed 2 m
Community care accommodation	Any frontage at ground level must not exceed 2 m Must meet the requirements of Clause 52.22-2
Dependent person's unit	Must be the only dependent person's unit on the lot
Domestic animal husbandry (other than Domestic animal boarding)	In Precinct 3 only Must be no more than 2 animals
Dwelling	In Precincts 1, 2, and 5, any frontage at ground level must not exceed 2 m
Education centre (other than Child care centre)	Must not be located in Precinct 3
Food and drink premises (other than Take away food premises)	Must not be located in Precinct 3
Home based business	
Indoor recreation facility	Must not be located in Precinct 3 In Precincts 1, 2 and 5, any frontage at ground level must not exceed 2 m
Informal outdoor recreation	
Medical centre	In Precinct 3 the following conditions apply: ▪ The gross floor area of all buildings must not exceed 250 sqm ▪ Must not require a permit under Clause 52.06-3 ▪ The site must adjoin, or have access to, a road in a Transport Zone
Office (other than Medical centre)	Must not be located in Precinct 3 In Precinct 1, any frontage at ground level must not exceed 2 m

Use	Condition
Place of assembly (other than Carnival, Cinema, Cinema based entertainment facility, Circus, Drive-in theatre, Night club, and Place of worship)	Must not be located in Precinct 3 In Precinct 1, any frontage at ground level must not exceed 2 m
Place of worship	In Precinct 3 the following conditions apply: ▪ The gross floor area of all buildings must not exceed 250 sqm ▪ The site must adjoin, or have access to, a road in a Road Zone In Precinct 1, any frontage at ground level must not exceed 2 m
Racing dog husbandry	In Precinct 3 only Must be no more than 2 animals
Railway	
Restricted retail premises	Must not be located in Precinct 3 or Precinct 8
Retail premises (other than Food and drink premises, Landscape garden supplies, Motor vehicle, boat, or caravan sales, Trade supplies, and Shop)	Must not be located in Precinct 3
Rooming house	Other than in Precinct 3, any frontage at ground level must not exceed 2 m Must meet the requirements of Clause 52.23-2
Shop (other than Adult sex product shop, Restricted retail premises and Supermarket)	Must not be located in Precinct 3 In Precinct 4 the leasable floor area maximum for all shops must not exceed any amount specified in this schedule
Supermarket	Must not be located in Precinct 3 In Precincts 1, 2, 4, 5, 6, 8 and 9 the leasable floor area must not exceed 900 sqm
Tramway	

Section 2 - Permit required

Use	Condition
Adult sex product shop	Must not be located in Precincts 3, 6, 7, 8 or 9 Must be at least 200m (measured by the shortest route reasonably accessible on foot) from a residential zone or, land used for a hospital, primary school or secondary school or land in a Public Acquisition Overlay to be acquired for a hospital, primary school or secondary school

Use	Condition
Agriculture (other than Animal production, Animal training, Apiculture, Domestic animal husbandry, Horse husbandry and Racing dog husbandry)	In Precinct 3 only
Car park	In Precinct 3, must be used in conjunction with another use in Section 1 or 2
Car wash	In Precinct 3, the site must adjoin, or have access to, a road in a Transport Zone
Convenience restaurant	In Precinct 3, the site must adjoin, or have access to, a road in a Transport Zone
Industry	Must not be a purpose listed in the table to Clause 53.10
Grazing animal production	In Precinct 3 only
Landscape garden supplies	Must not be located in Precincts 1, 3, 6 or 8
Leisure and recreation facility (other than Indoor recreation facility, Informal outdoor recreation and Motor racing track)	Must not be located in Precinct 1
Motor vehicle, boat, or caravan sales	Must not be located in Precincts 1, 3, 6 or 8
Service station	Must not be located in Precincts 1, 6 or 8 The site must adjoin, or have access to, a road in a Transport Zone The site must not exceed either: ▪ 3000 sqm ▪ 3600 sqm if it adjoins on two boundaries a road in a Transport Zone
Shop (other than Convenience shop)	Must not be located in Precinct 3
Store	In Precinct 3, the following condition applies: ▪ Must be in a building, not a dwelling, and used to store equipment, goods, or motor vehicles used in conjunction with the occupation of a resident of a dwelling on the lot
Take away food premises	In Precinct 3, the site must adjoin, or have access to, a road in a Transport Zone
Supermarket	Must not be located in Precinct 3
Trade supplies	Must not be located in Precincts 1, 3, 6 or 8
Utility installation (other than Minor utility installation and Telecommunications facility)	
Warehouse (other than Store)	Must not be located in Precincts 1, 3 or 8 Must not be a purpose listed in the table to Clause 53.10

Section 3 – Prohibited

Use	Condition
Animal production (other than Grazing animal production)	
Corrective institution	
Motor racing track	

4.0 Centre-wide provisions

--/--/---- Proposed C279gben

4.1 Use of land

--/--/---- Proposed C279gben

None specified.

4.2 Subdivision

--/--/---- Proposed C279gben

A permit to subdivide land must meet the following requirements:

- A subdivision should meet the objectives of this schedule.
- A subdivision should enable development that is consistent with the traditional built form character of the Bendigo City Centre, including a fine-grained pattern of built form and taller-than-wide buildings
- A subdivision should retain existing laneways and arcades and create additional mid-block connections as shown on Maps 3 to 11 to Schedule 1 to Clause 37.08.

4.3 Buildings and works

--/--/---- Proposed C279gben

No permit is required to:

- Install an automatic teller machine.
- Alter an existing building façade provided:
  - The alteration does not include the installation of an external roller shutter.
  - At least 80 per cent of the building façade at ground level is maintained as an entry or window with clear glazing.
- Install an awning that projects over a road if it is authorised by the relevant public land manager.
- Alter or extend one dwelling on a lot. This exemption does not apply to a dwelling with common property.
- Construct or carry out works normal to a dwelling (excluding a front fence that exceeds the standards of Clause 54.06-2 or Clause 55.06-2).
- Undertake the following provided the building and works are not visible from any public street or public open space:
  - Construct or modify a plant room, waste pipe, flue, vent, duct, exhaust fan, air conditioning plant, services, solar infrastructure, or similar.
  - Install a shade device.
  - Construct or extend an out-building on a lot provided the gross floor area of the out-building does not exceed 10 square metres and the maximum building height is not more than three metres above ground level.

4.4 Design and development

--/--/----
Proposed C279gben

The following design and development requirements apply to an application to construct a building or construct or carry out works in Precincts 1, 2, 4-6, 8 and 9:

Building design and quality

- Building forms should be simple, well-proportioned, articulated and comprise robust materials.
- Buildings should reinforce the predominance of vertical street walls and taller-than-wide building proportions as part of the traditional urban form and character of the Bendigo City Centre.
- Buildings should address public spaces, including streets and street corners, civic spaces and parkland.
- The introduction of mock-heritage architectural styles and detailing should be avoided (other than for the reinstatement of traditional verandahs and balconies).
- Rooftop plant and services design should be integrated with buildings and not be visible from public streets, public open spaces, and secluded private open space areas.

Building heights, setbacks, frontages and weather protection

- Building and works should:
  - Provide for active street frontages at ground level and for upper levels
  - Comply with the preferred maximum building height as shown on Map 2 Schedule 1 to Clause 37.08. Where an application exceeds the preferred maximum building height, the applicant must demonstrate that the proposal achieves the following outcomes, as applicable:
    - The creation of an identified through-block link at ground level that is publicly accessible and provided with active development frontage.
    - The creation of new public open space or semi-public space at ground level.
    - Significant works to upgrade adjoining areas of public domain (e.g. footpath widening with pavement upgrade and public amenities installation).
    - Heritage restoration/adaptive reuse where appropriate to the heritage context.
  - Comply with the mandatory building height as shown within Sub-Precinct 8A – Lower View Street on Map 2 Schedule 1 to Clause 37.08.
  - Comply with the preferred building setbacks as shown on Maps 3 to 11 to Schedule 1 to Clause 37.08.
  - Provide weather protection, such as verandahs or awnings, as shown on Maps 3 to 11 to Schedule 1 to Clause 37.08 to cover public footpaths and gathering spaces
  - Avoid alcoves and recesses greater than 0.5m depth that may collect litter or be unsafe.
  - Activate street frontages with openings and/or windows at street level and consider using a chamfer on corner sites.
  - Reinstate broad traditional verandahs and balconies on older buildings that historically possessed these features.

GREATER BENDIGO PLANNING SCHEME

Map 2 to Schedule 1 to Clause 37.08





Equitable development

- Buildings, works and subdivision should protect the development potential of adjoining sites.
- Facades that will remain publicly-visible until such time as an adjoining site is developed must provide a positive and contextually-responsive design using architectural detailing, decorative or textured finishes, artwork or graphics.

Strategic development sites

- Larger scale, mixed use development, consistent with the precinct guidelines, is encouraged on strategic development sites as shown on Maps 3 to 11 to Schedule 1 to Clause 37.08.

Vehicle access and car parking

- Minimise vehicle access points and the impact of vehicle access points on public streetscapes.
- If on-site car parking is proposed, it should be located to maximise useable floor space and be visually recessive from the public realm.

Development adjacent to public open spaces

- Development abutting public open spaces should be oriented to address, activate and visually complement the public open space, and provide a double-fronted building design where appropriate.

Noise attenuation

- Buildings containing entertainment or other noise sources, such as mechanical plant, should include noise attenuation measures to minimise amenity impacts on residential uses.

5.0 Precinct provisions

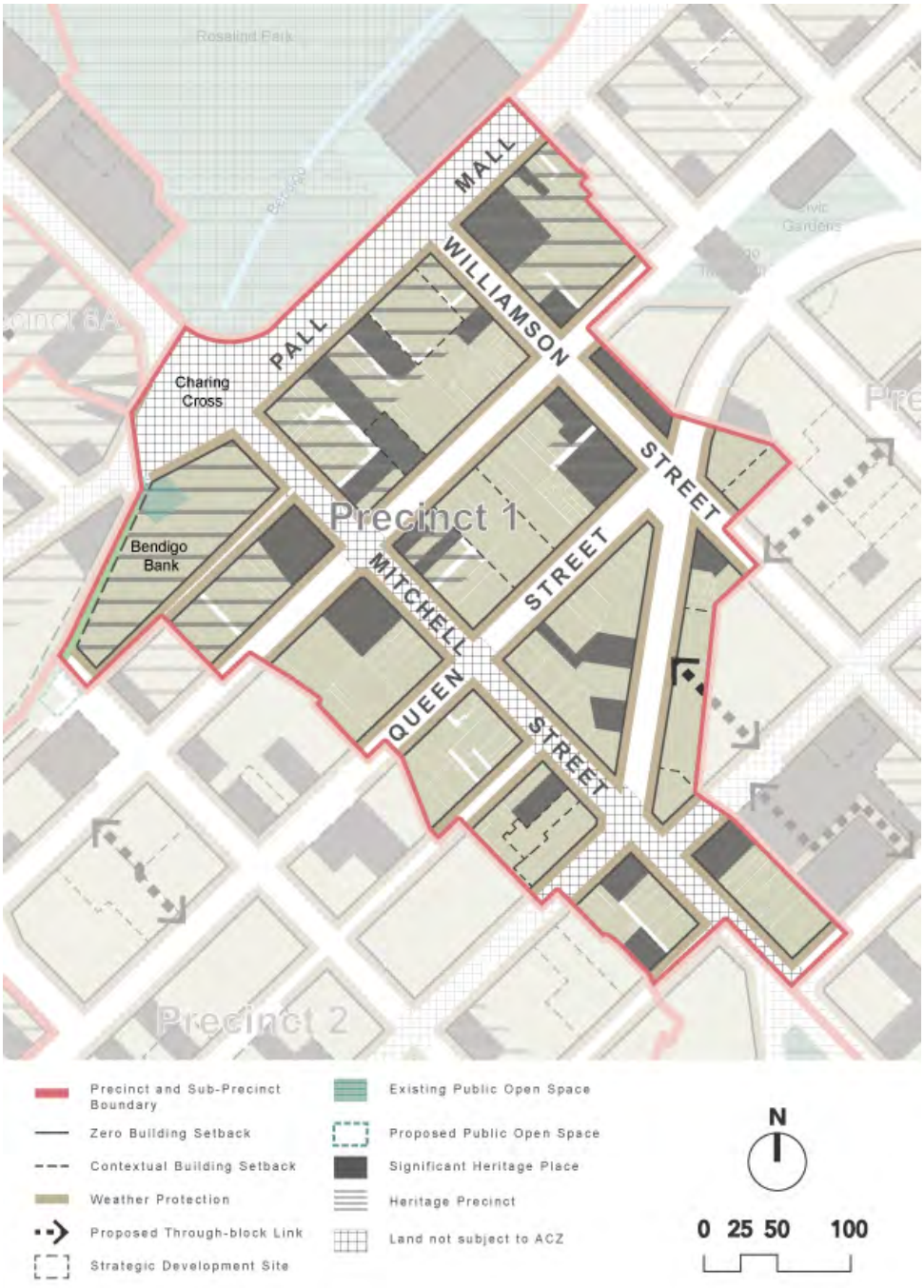
--/--/----
Proposed C279gben

5.1 Precinct 1 – Retail Core

5.1-1 Precinct map

The boundary and key features of Precinct 1 are shown on Map 3 to Schedule 1 to Clause 37.08.

Map 3 to Schedule 1 to Clause 37.08



5.1-2 Precinct objectives

To develop Precinct 1 as the principal retail and commercial centre within the Bendigo City Centre.

To strengthen the traditional main street environment and activate street-level and upper-level facades.

To facilitate development that addresses and enhances the public realm.

To promote the restoration, repurposing and reuse of heritage buildings.

To encourage land uses that are vertically mixed.

5.1-3 Precinct requirements

Buildings and works should meet the preferred maximum building height as shown on Map 2 to Schedule 1 to Clause 37.08.

Buildings and works should provide weather protection and the preferred building setbacks as shown on Map 3 to Schedule 1 to Clause 37.08.

5.1-4 Precinct guidelines

Protect the heritage values of the Pall Mall and Charing Cross built form and public domain, and enhance these values with context-responsive contemporary building design.

Support complementary development addressing and framing Charing Cross as the primary place of arrival to the Bendigo City Centre and enhancing its function as a civic space.

Redevelop the low-scale sites adjoining Hargreaves Mall to provide increased development density and activation of street-level and upper-level facades.

Incrementally increase development density on suitable sites across the precinct with capacity for buildings and building additions with a preferred maximum building height of up to 20 metres.

Support the increase of commercial frontage and activation of existing through-block pedestrian links.

5.1-5 Any other requirements

None specified.

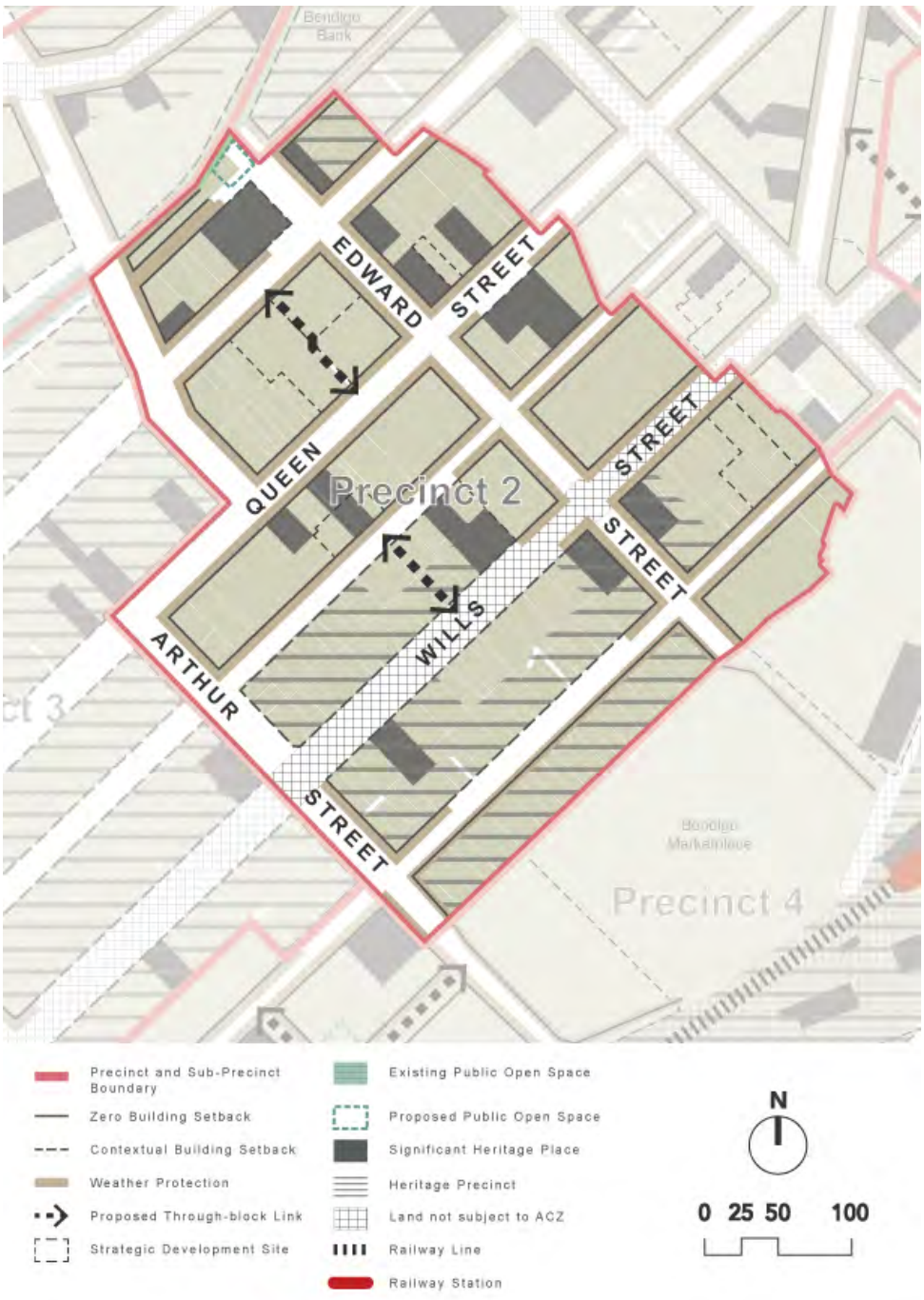
5.2 Precinct 2 – Peripheral Retail and Commercial

5.2-1 Precinct map

The boundary and key features of Precinct 2 is shown on Map 4 to Schedule 1 to Clause 37.08.

GREATER BENDIGO PLANNING SCHEME

Map 4 to Schedule 1 to Clause 37.08



5.2-2 Precinct objectives

To support the retail function, particularly for larger and bulky goods stores, of Precinct 2.

To encourage a transition to a broader mix of uses including office and residential.

To support development that respects the scale of prominent heritage places.

5.2-3 Precinct requirements

Buildings and works should meet the preferred maximum building height as shown on Map 2 to Schedule 1 to Clause 37.08.

Buildings and works should provide weather protection and the preferred building setbacks as shown on Map 4 to Schedule 1 to Clause 37.08.

5.2-4 Precinct guidelines

Support the development of larger, unconstrained sites along the south side of Edward Street with a building height of up to 20 metres and transition adjoining development to a lower scale with a building height of up to14 metres.

Support a south of Edward Street with smaller-scale mixed use infill development.

Create new through-block pedestrian links as part of development to improve access through the long, unbroken street blocks south of Edward Street.

Support mixed use development up to 20 metres toward the northern end of the precinct, along and approaching Mitchell Street, and on strategic development sites.

Support development adjoining Hunter House of respectful scale with a building height of up to 14 metres, transitioning to taller buildings of up to 20 metres at the laneway linking King and Queen Streets.

Support mixed use infill development with retail, hospitality and other appropriate uses at ground level on King Street, generally east of Edward Street.

Support higher density residential infill development, generally west of Edward Street.

Maintain lower-scale, mixed use development up to 14 metres in Garsed Street, south of Edward Street, and preserve the established residential heritage character with complementary infill development.

Enable higher intensity development up to 14 metres on compact sites with activated interfaces to Bath Lane and to the Bendigo Creek.

Maintain the presence and scale of the heritage place on the northern corner of Edward Street and Hargreaves Street with adjoining development up to 14 metres, transitioning to taller buildings of up to 20 metres north of the Pennyweight Walk through-block link.

Maintain the presence and scale of The Mill as a prominent heritage place at the corner of Wills Street and Edward Street and support adjoining development of compatible scale up to 16 metres.

5.2-5 Any other requirements

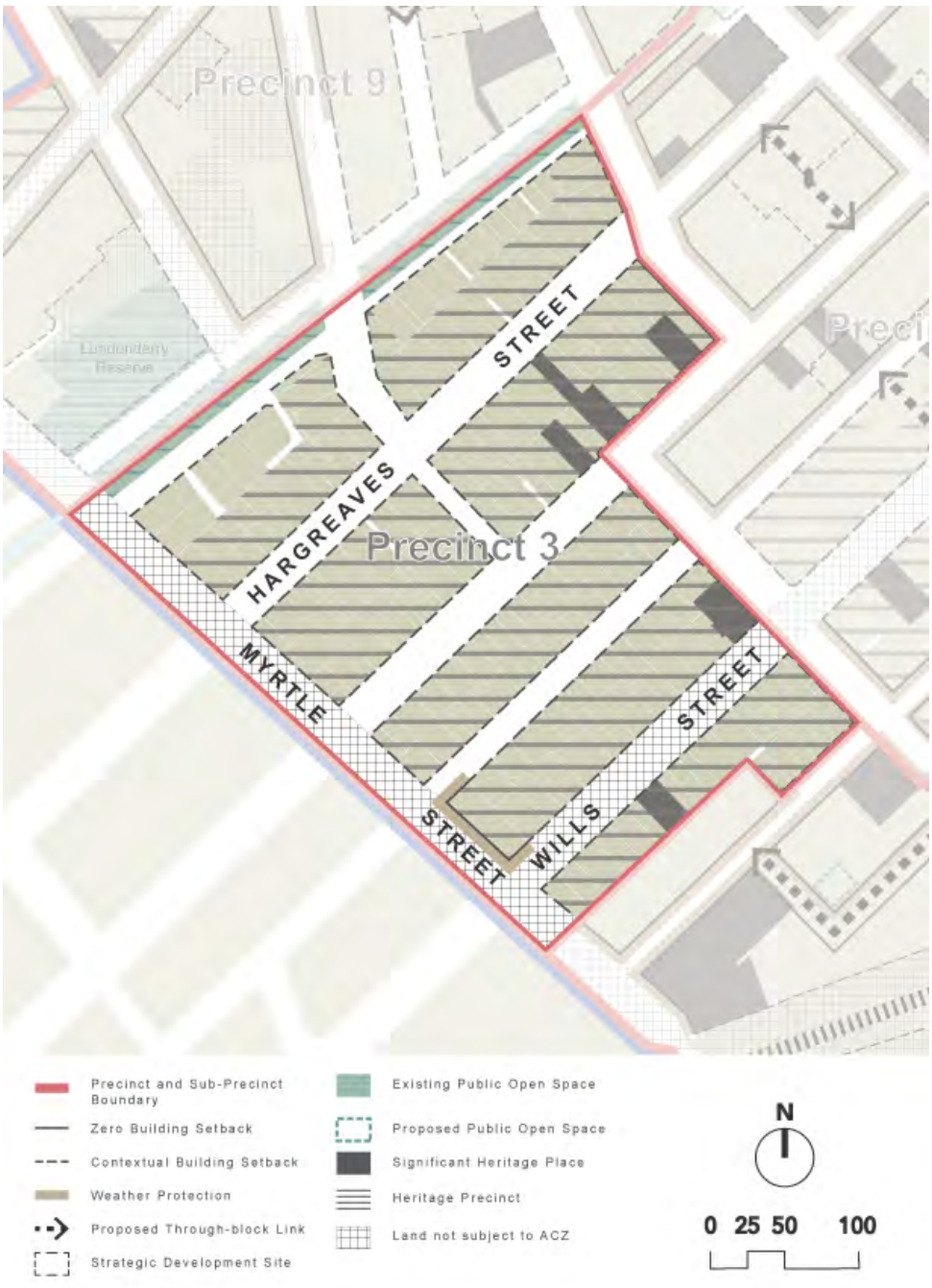
None specified.

5.3 Precinct 3 – Premium Residential

5.3-1 Precinct map

The boundary and key features of Precinct 3 are shown on Map 5 to Schedule 1 to Clause 37.08.

Map 5 to Schedule 1 to Clause 37.08



5.3-2 Precinct objectives

To support the transition of Precinct 3 to a predominantly residential precinct.

To protect the heritage character of the precinct and maintain a predominant pattern of detached dwelling types on larger lots.

To encourage contemporary architecture that respects the existing heritage character of the precinct.

5.3-3 Precinct requirements

Buildings and works should meet the preferred maximum building height as shown on Map 2 to Schedule 1 to Clause 37.08.

Buildings and works should provide weather protection and the preferred building setbacks as shown on Map 5 to Schedule 1 to Clause 37.08.

5.3-4 Precinct guidelines

Promote the replacement of hard stand on-site parking areas with a combination of residential infill including extensions and single dwellings and reinstatement of private gardens and smaller landscaped areas.

Support lower scale extensions and single detached dwellings with a preferred maximum building height of 11 metres in the rear sections of larger sites and on corner sites.

Support development which refurbishes heritage building stock.

Maintain garden areas to support existing or new canopy trees, especially within a side or rear setback.

Support the adaptive reuse of heritage buildings for small-scale professional services along Wills Street whilst preserving the visual character of a residential streetscape comprising detached dwelling-style buildings set in landscaped gardens

Increase the density and diversity of housing types adjoining the Bendigo Creek and in close proximity to Precinct 1 Retail Core.

Support the adaptive reuse of heritage building stock for small-scale professional services along Wills Street whilst preserving the visual character of a residential streetscape which comprises detached dwelling-style buildings set in landscaped gardens.

5.3-5 Any other requirements

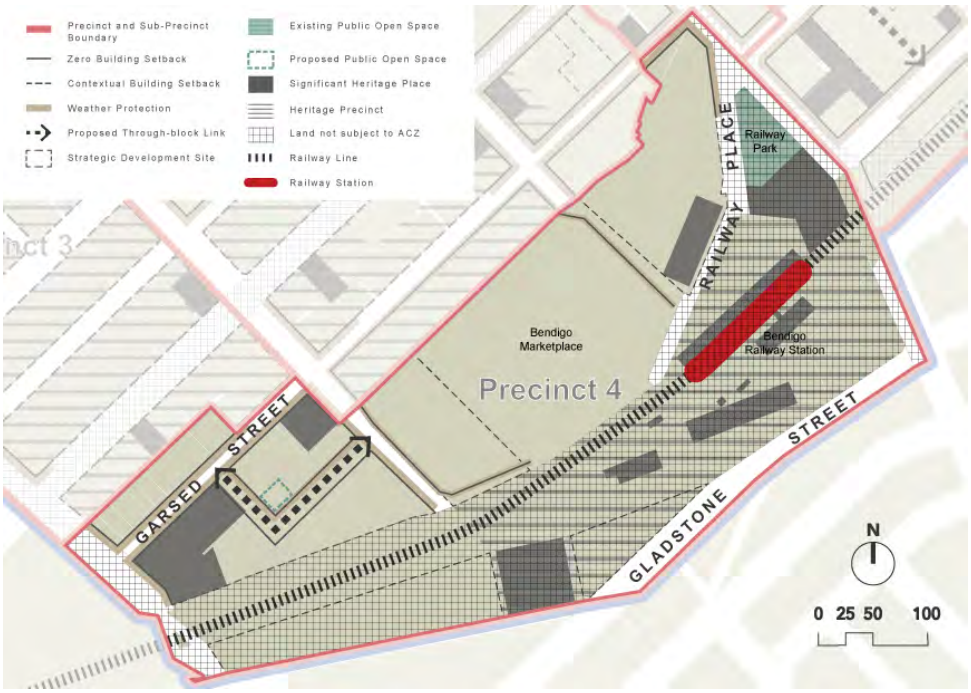
None specified.

5.4 Precinct 4 – Bendigo Station, Marketplace and former factory sites

5.4-1 Precinct map

The boundary and key features of Precinct 4 are shown on Map 6 to Schedule 1 to Clause 37.08

Map 6 to Schedule 1 to Clause 37.08



5.4-2 Precinct objectives

To create a vibrant mixed use precinct with a post-industrial built form character.

To support the refurbishment, extension and adaptive re-use of industrial buildings.

To support the restoration and adaptive re-use of railway heritage buildings for residential and commercial use incorporating civic space and public concourse.

To increase development density and higher density residential in proximity to public transport and services.

5.4-3 Precinct requirements

Buildings and works should meet the preferred maximum building height as shown on Map 2 to Schedule 1 to Clause 37.08.

Buildings and works should provide weather protection and the preferred building setbacks as shown on Map 6 to Schedule 1 to Clause 37.08.

5.4-4 Precinct guidelines

Support further development of Sub-precinct 4A Former Crystal Ice-Gillies Pies factory sites, including:

- Retention and adaptive reuse of industrial heritage buildings particularly along the frontages of sites on Garsed Street.
- Preservation of the distinctive sawtooth building profiles to bookend the precinct
- Application of a preferred building setback of at least one ‘sawtooth’ bay along Garsed Street.

- Taller buildings of up to 24 metres between Garsed Street and the railway line, and development up to 36m addressing Myrtle Street.
- Building siting and design that creates internal public streets and spaces, adaptable volumes, and a built form character that is complementary to the industrial heritage of the precinct.
- A simple internal grid of streets and laneways that is strongly connected with the wider City Centre

Support further development of Sub-precinct 4B Bendigo Marketplace, including:

- Increased development intensity and a diversity of land uses.
- The expansion of mixed use development into surface car parks.
- The reinstatement of a connected local street grid.
- The prevention of development that impacts on the viability of Precinct 1 Retail Core.

Support further development of Sub-precinct 4C Bendigo Railway Station, including:

- Modern expansion of existing station buildings around a new civic forecourt/concourse.
- The adaptive reuse and restoration of railway heritage buildings.

5.4-5 Any other requirements

- The potential for any future expansion of the Bendigo Marketplace sub-precinct must not have an adverse impact on the Retail Core (Precinct 1).
- The following maximum leasable floor areas apply:

Sub-precinct	Mandatory maximum leasable floor area (sqm) for shop (other than Restricted retail premises)
Bendigo Marketplace	26,000
Crystal Ice and Gillies Pies Factory site	8,000

- A permit cannot be granted to vary the maximum leasable floor areas requirements.

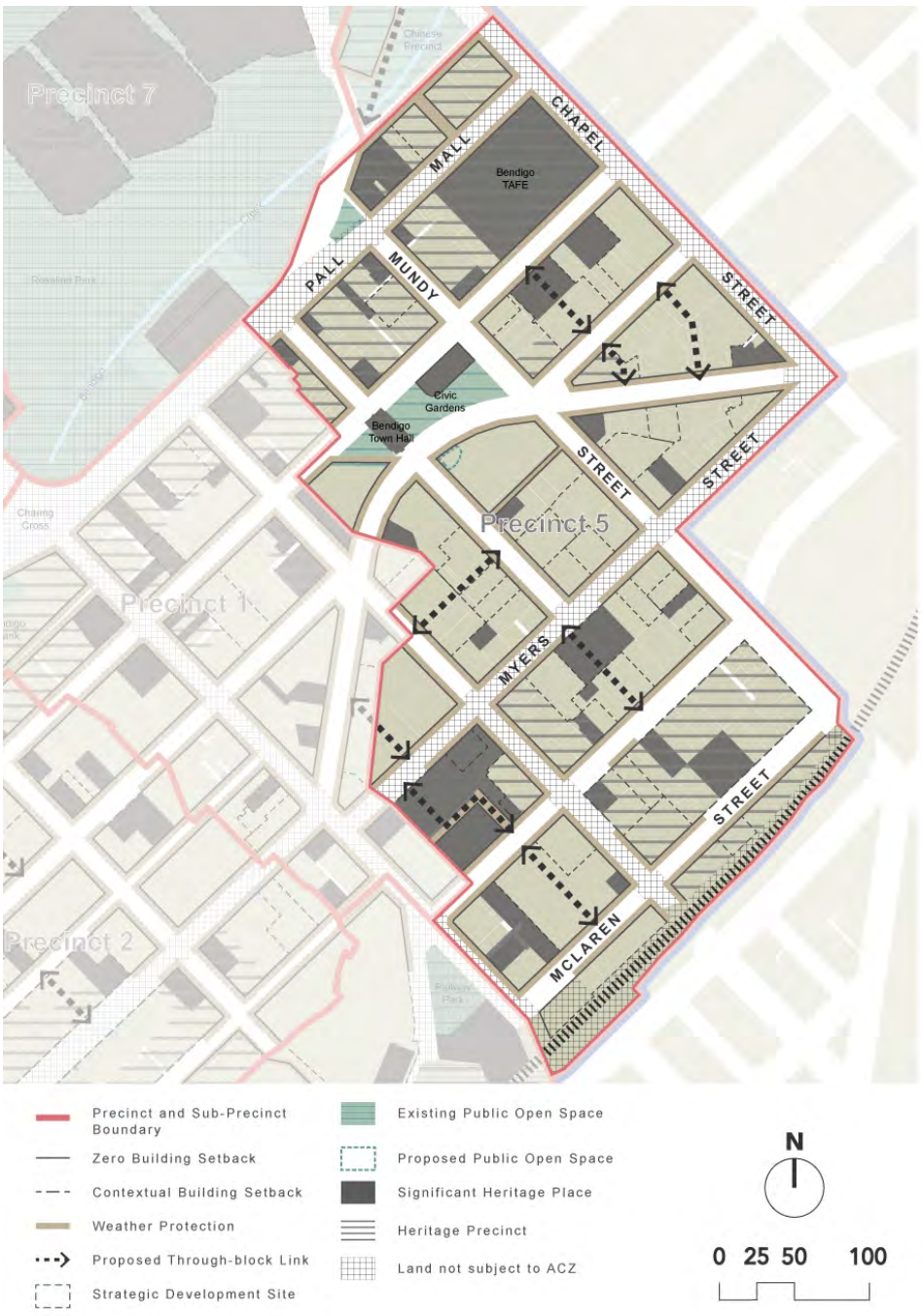
5.5 Precinct 5 – Civic and Commercial Mixed Use

5.5-1 Precinct map

The boundary and key features of Precinct 5 are shown on Map 7 to Schedule 1 to Clause 37.08.

GREATER BENDIGO PLANNING SCHEME

Map 7 to Schedule 1 to Clause 37.08



5.5-2 Precinct objectives

To support the continued redevelopment of the Bendigo TAFE campus.

To encourage the redevelopment of St Andrew's Church landholdings.

To encourage higher density housing development, particularly east of Mundy Street.

5.5-3 Precinct requirements

Buildings and works should meet the preferred maximum building height as shown on Map 2 to Schedule 1 to Clause 37.08.

Buildings and works should provide weather protection and the preferred building setbacks as shown on Map 7 to Schedule 1 to Clause 37.08.

5.5-4 Precinct guidelines

Support increased visitor accommodation on McCrae Street.

Maintain development of taller proportions up to a preferred maximum building height of 20 metres in the central part of the precinct comprising part of the public carpark and the public thoroughfare to Dai Gum San, and the William Farmer site as shown on Map 6 to Schedule 1 to Clause 37.08.

Support development adjacent to the public through-block connection to Dai Gum San that integrates with, activates, and enhances this link.

Support development of the Bendigo TAFE that retains a campus-style layout comprised of publicly-accessible pedestrian links and a network of internal courtyards and open spaces enclosed by buildings.

Retain a publicly-accessible through-block link between Hopetoun and Hargreaves Streets as part of redevelopment of the Hopetoun Street Mill site as shown on Map 6 to Schedule 1 to Clause 37.08.

Support the provision of a through-block link connecting Hopetoun Street with Lyttleton Terrace. This link should take the form of a pedestrian laneway with activated frontages at ground level.

Support the development of an additional multi-storey car park on Market Street.

Support the provision of a new through-block link between St Andrews Avenue and Williamson Street as an extension of Market Street. This link should be an open-air laneway for pedestrians, with active commercial frontages at ground level

Preserve the visual prominence of St Paul's Cathedral with moderated building heights along Myers Street.

Create a direct public view line to St Paul's Cathedral from Lyttleton Terrace with a re-aligned pedestrian laneway that is open to the air or partly enclosed with active commercial frontages at ground level.

Support higher density residential infill development to the rear of the St Andrew's Uniting Church site, and to a preferred maximum building height of 16 metres.

Preserve the visual prominence of the St Andrew's Uniting Church with moderated building heights and setbacks to adjacent sites.

Create a through-block link for pedestrians between Myers Street and Mollison Street, incorporating part of St Andrew's Uniting Church yard and passing through future housing development at the rear.

Support lower scale infill development with a preferred maximum building height of 11-12 metres on commercial sites in the south-eastern part of the precinct to complement low-rise heritage places and adapted offices.

Maintain the predominant residential use and 'heritage gardens' character of the residential pocket between Mollison Street and McLaren Street.

5.5-5 Any other requirements

None specified.

5.6 Precinct 6 – Bridge Street and Hospital

5.6-1 Precinct map

The boundary and key features of Precinct 6 are shown on Map 8 to Schedule 1 to Clause 37.08.

Map 8 to Schedule 1 to Clause 37.08



5.6-2 Precinct objectives

To create a main street environment and character along Bridge Street to support the role of the precinct in connecting the Bendigo Hospital to the wider Bendigo City Centre.

To avoid the underdevelopment of land in the Bridge Street Activity Area.

To ensure building and site design is of a scale and intensity that transitions the built-up character of the hospital environment to lower profile residential development.

To maintain and enhance the garden landscape character setting.

To support the development and expansion of the Golden Dragon Museum, and the enhancement of the surrounding Chinese Precinct (Dai Gum San).

5.6-3 Precinct requirements

Buildings and works should meet the preferred maximum building height as shown on Map 2 to Schedule 1 to Clause 37.08.

Buildings and works should provide weather protection and the preferred building setbacks as shown on Map 8 to Schedule 1 to Clause 37.08.

5.6-4 Precinct guidelines

Support the incremental development of a diverse and complementary mix of uses on Bridge Street with a consistent zero setback for buildings and with preferred maximum building heights from 14 to 16 metres.

Support a variety of building heights along Bridge Street to avoid the effect of a continuous 'wall' of buildings.

Create a main street focal point at the intersection of Bridge Street and Water Street by:

- Supporting development on corner sites with a building height of up to 20 metres.
- Distinctive building form and architecture, including respectful development of the historic Bridge Hotel site.
- Providing chamfered building corners at street level to support on-street activity and accentuate the public realm at the intersection.
- Consolidating lots to increase development opportunities.

Increase residential density along Joseph Street, Uley Street and Barnard Street, with two- and three-storey (up to 14 metres high) apartment- and townhouse-style built form.

Develop the rear of the Coliban Water site including:

- Building form up to 24m high with setbacks that mitigate overshadowing effects on Rosalind Park
- Integration of a multi-storey carpark to support precinct parking needs and to offset future planned reductions of parking provision in Rosalind Park and on Bridge Street

Support the creation of new open air access lanes to create opportunities for mixed commercial development and/or service access behind Bridge Street.

Support the conversion of the Bridge Street municipal car park to a mixed use development.

Support buildings without continuous façades exceeding 10 metres by dividing into smaller vertical sections using variation in wall articulation, variation of materiality, the inclusion of openings and windows, and small sections of blank wall areas.

Avoid vehicle access points to Bridge Street from individual adjoining sites and provide access via side streets, rear lanes or shared access ways.

Support lower scale development of the Chinese Precinct (Dai Gum San) with a preferred maximum building height of up to 14 metres that addresses and activates the surrounding public realm and maintains public through-block links.

5.6-5 Any other requirements

None specified.

5.7 Precinct 7 – Rosalind Park (not located within the ACZ)

5.7-1 Precinct map

The boundary and key features of Precinct 7 are shown on Map 9 to Schedule 1 to Clause 37.08.

Map 9 to Schedule 1 to Clause 37.08



5.7-2 Precinct objectives

To maintain Rosalind Park as an accessible green and shady refuge providing visual relief from the City Centre's increasing urbanisation and a diverse range of uses to contribute to activation.

To support the restoration and adaptive re-use of heritage buildings.

To encourage buildings to address and activate the Rosalind Park interface.

5.7-3 Precinct requirements

Buildings and works should meet the preferred maximum building height as shown on Map 2 to Schedule 1 to Clause 37.08.

Buildings and works should provide preferred building setbacks as shown on Map 8 to Schedule 1 to Clause 37.08.

5.7-4 Precinct guidelines

Preserve the existing heritage building stock as historically and architecturally important and integral features of the precinct.

Avoid further encroachment of Rosalind Park by buildings and surface parking areas.

Co-locate and consolidate structures and facilities where practical to minimise building footprints within the public open space.

5.7-5 Any other requirements

None specified.

5.8 Precinct 8 – View Street

5.8-1 Precinct map

The boundary and key features of Precinct 8 are shown on Map 10 to Schedule 1 to Clause 37.08.

GREATER BENDIGO PLANNING SCHEME

Map 10 to Schedule 1 to Clause 37.08



5.8-2 Precinct objectives

To encourage cultural and tourism land uses that support the role of Precinct 8.

To protect the historic architectural integrity, character and importance of View Street.

To protect the visual prominence of significant heritage buildings on lower View Street and View Point

To support the restoration and adaptive re-use of heritage buildings.

To encourage buildings to address and activate the Rosalind Park interface.

5.8-3 Precinct requirements

Buildings and works should meet the preferred maximum building height as shown on Map 2 to Schedule 1 to Clause 37.08.

Buildings and works must meet the mandatory maximum building height in Sub-Precinct 8Aas shown on Map 2 to Schedule 1 to Clause 37.08. A permit cannot be granted to vary this requirement.

Buildings and works should provide weather protection and the preferred building setbacks as shown on Map 10 to Schedule 1 to Clause 37.08.

5.8-4 Precinct guidelines

Integrate infill development behind View Point as shown on Map 8 to Schedule 1 to Clause 37.08 with a mandatory maximum building height of up to 20 metres.

Ensure new buildings behind View Point remain largely concealed by the arc of heritage buildings addressing Charing Cross.

Support the creation of through-block link connecting Forest Street, MacKenzie Street and Rowan Street across adjoining development sites with casual surveillance and activation where feasible.

Integrate medium scale infill additions with a preferred maximum building height of up to 14 metres on and setback from lower View Street, with preservation and integration of heritage buildings.

Incorporate small scale infill development at the rear of View Street, serviced by lanes from Forest, MacKenzie and Rowan Streets, and ensure new development sits within the scale and setbacks of established buildings, and preserves the visual prominence of church gables and spires

Retain and link public laneways, connected with private accessways, to achieve a connected access network and increase development potential.

Integrate lower scale development with a preferred maximum building height of up to 11 metres fronting Forest Street, rising to medium scale development with a preferred maximum building height of up to 14 metres in View Street between Mackenzie and Barnard Streets.

Activate and overlook the western edge of the lower reserve of Rosalind Park with new buildings scaled and designed sensitively in response to historic buildings addressing View Street, the steep slope and parkland setting, and to the proportions established by the Bendigo Art Gallery.

5.8-5 Any other requirements

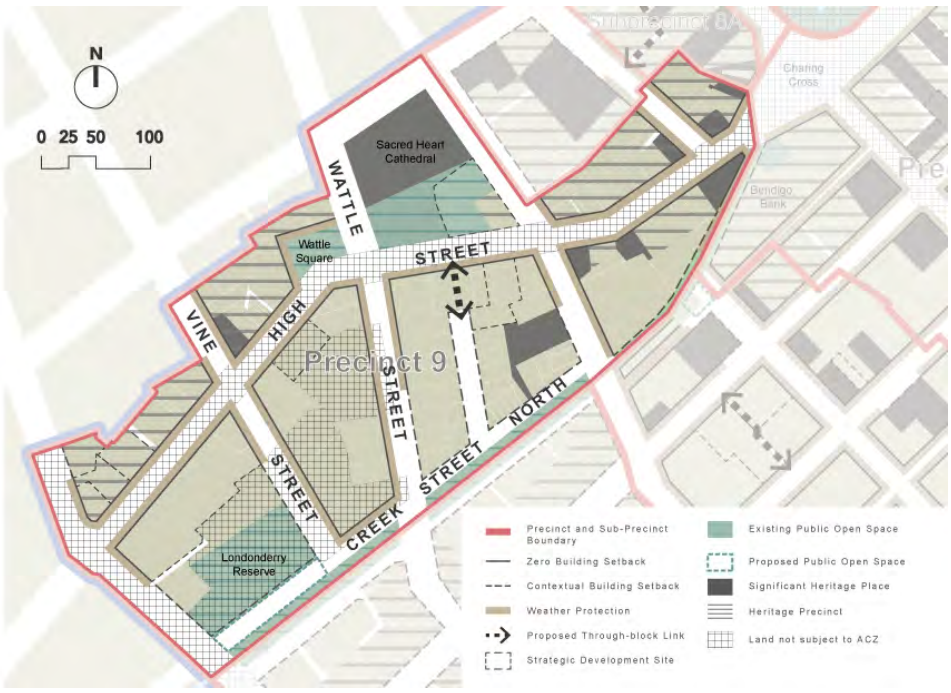
None specified.

5.9 Precinct 9 – High Street

5.9-1 Precinct map

The boundary and key features of Precinct 9 are shown on Map 11 to Schedule 1 to Clause 37.08.

Map 11 to Schedule 1 to Clause 37.08



5.9-2 Precinct objectives

To protect, reinforce and build upon the boulevard character of the High Street corridor as a key entrance into central Bendigo.

To encourage an increased diversity of land use and higher scale and density of development fronting High Street.

To encourage active ground level street frontages along High Street and Short Street.

To protect and enhance the avenue of street trees along High Street.

To protect views to the Sacred Heart Cathedral from High Street.

Facilitate development that addresses the Bendigo Creek frontage and activates the public domain of the creek reserve.

5.9-3 Precinct requirements

Buildings and works should meet the preferred maximum building height as shown on Map 2 to Schedule 1 to Clause 37.08.

Buildings and works should provide weather protection and the preferred building setbacks as shown on Map 11 to Schedule 1 to Clause 37.08.

5.9-4 Precinct guidelines

rovide articulation and modelling of the building façades along High Street that demonstrates a sympathetic and considered response to the scale, form and detailing of other buildings in the precinct.

Increase the footprint of commercial development along the High Street frontage, including expansion into front setbacks, and improvement of the overall built form and presentation to Bendigo's primary and high profile entranceway.

Enable increased residential development with a preferred maximum building height of up to 14 metres to occur around the perimeter of Wattle Square.

Ensure development opposite the Sacred Heart Cathedral along High Street does not rival the scale and visual prominence of the cathedral by limiting development to a preferred maximum building height of up to 16 metres.

Reduce amenity impacts on the mixed use area immediately behind sites addressing High Street, and opposite the Sacred Heart Cathedral with appropriate setbacks and building height transitions.

Create a connection from Burr Street through to High Street in the form of a pedestrianised through-block link that is activated at ground-level and preserves a view line to the Sacred Heart Cathedral.

Create a low-rise, architecturally-expressive interpretive centre with public forecourt and entranceway to the Sacred Heart Cathedral.

Increase higher density residential use and urban form on the eastern side of High Street surrounding Girton College and fronting Londonderry Reserve and Creek Street North.

Ensure the scale and design of buildings within the triangular block defined by High Street, Short Street and Bendigo Creek responds to the prominence of the City Family Hotel and to other heritage places, to the channelled form of Bendigo Creek with appropriate setbacks, to potential amenity impacts (shadowing and wind effects), as well as to the long viewline from High Street toward the Bendigo Bank.

Maintain a through-block link within the Edward Street road reserve, lined or enclosed by buildings, for public access between High Street to Bath Lane/Edward Street on the south side of Bendigo Creek

Where the rear of a development abuts a lower scale residential area, the building height should transition to ensure development does not visually dominate lower scale development or create unreasonable amenity impacts.

Limit vehicle access to High Street by providing access where possible via side streets, rear lanes or shared laneways.

5.9-5 Any other requirements

None specified.

6.0 Application requirements

--/--/----
Proposed C279gben

The following application requirements apply to an application for a permit under Clause 37.08, in addition to those specified in Clause 37.08, and elsewhere in the scheme and must accompany an application, an appropriate, to the satisfaction of the responsible authority to construct a building or construct or carry out works:

- A response to the relevant objectives, including the relevant precinct objectives, of this schedule.
- A response to the relevant design guidelines and precinct guidelines contained within this schedule.
- A design response plan which considers and responds to the site context including the constraints and opportunities relating to the site location, heritage, and the characteristics of existing buildings and public spaces.

7.0 Notice and review

--/--/----
Proposed C279gben

Other than for applications where the building proposed to exceed the preferred maximum building height, an application to construct a building or construct or carry out works is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

8.0 Decision guidelines

--/--/----
Proposed C279gben

The following decision guidelines apply to an application for a permit under Clause 37.08, in addition to those specified in Clause 37.08 and elsewhere in the scheme to for the use of land, to subdivide land and construct a building or construct or carry out works:

- Whether the use is consistent with the objectives of the precinct.
- Whether the proposal achieves high quality architecture and urban design.
- Whether the proposal implements sustainable development principles.
- Whether the proposal enhances the public realm and does not unreasonably affect private amenity.
- The relationship of the site to any proximate public open space.
- Whether the equitable development opportunities of adjoining sites are protected.
- The relationship of a built form proposal to its surrounding context and how it sits in the streetscape, particularly with regard to height transitions, proportions, and the likelihood of future development.
- Where new built form projects above existing built form, the visual appearance of all sides of the building when viewed from the public realm.
- The shadowing impacts of the development on footpaths, public spaces, and residential areas.
- The location and visual prominence of car parking, plant and services.
- Within Precinct 4, the maximum leasable floor area requirements and whether a proposed retail use competes with or replicates a use or uses in Precinct 1 (Retail Core).

9.0 Signs

--/--/----
Proposed C279gben

Sign requirements are at Clause 52.05. All land in this zone is Category 1 [Commercial areas].

10.0 Other provisions of the scheme

--/--/----
Proposed C279gben

None specified.

11.0 Reference documents

--/--/----
Proposed C279gben

Bendigo City Centre Plan 2020

Bendigo City Centre Plan Urban Design Framework 2022

Hospital Precinct Structure Plan, September 2014

High Street Boulevard Framework Plan

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

--/--/----
Proposed C279gben

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
HO10	Barnard and View Streets, and Park and Goal Roads, Bendigo Upper Reserve Precinct **Statement of significance:** Statement of Significance: Precinct: Upper Reserve Precinct, November 2022	Yes	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	No	No	Yes, Havelock 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: Baxter Street Heritage Precinct Extension, September 2020							
HO24	Beech Street, Golden Square Beech Street Precinct **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	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 **Statement of significance:** Statement of Significance: Precinct: Bridge Street North Heritage Precinct, 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?
HO3	Bridge (part), Bull, High, McCrae (part), Short and View Streets, Charing Cross, Farmers Lane, Howard Place, Pall Mall and View Point, Bendigo Bendigo Grand Boulevards Precinct **Statement of significance:** Statement of Significance: Precinct: Bendigo Grand Boulevards Precinct, November 2022	No	No	No	No	No	No	No
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:**	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							
HO31	Calder Highway, Ravenswood Ravenswood Railway Precinct **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
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

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?
HO309	Coliban Water Supply System Big Hill and Mandurang South and Sedgwick and Harcourt North	-	-	-	-	Yes Ref No H1021 (and H1787)	No	No
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	No
HO20	Eaglehawk Cemetery, Victoria Street, Eaglehawk Eaglehawk Cemetery 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							
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
HO1005	Hargreaves, King, Mitchell, Mundy and Williamson Streets, Bath Lane and Lyttleton Terrace, Bendigo Hargreaves Street and Environs Commercial Precinct **Statement of significance:** Statement of Significance: Precinct: Hargreaves Street and Environs Commercial Precinct, November 2022	No	No	No	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:**	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?
	Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
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
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	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?
	Long Gully Precinct **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
HO8	Market Place, Bendigo Market Place Precinct **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes	No	No	No	No
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

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?
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
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

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?
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
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	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							
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:**	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							
	SERIES							
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:**	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?
	Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
HO725	9 Kilmore Road, Argyle House **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
HO726	1 McClellans Crescent, Argyle Wesleyan Church (former) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	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:**	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: 1-75 Racecourse Road, Ascot, September 2020							
HO700	5 Strickland Street, Ascot Ascot Park, Former Coach House **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
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							

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?
HO727	5 Axe Creek Road, Axe Creek St Joseph's Catholic Church **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
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							

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?
HO731	381 Axedale-Kimbolton Road, Axedale House and Canary Island Palm **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes (Canary Island Palm)	No	No	No	No
HO732	358 Brownes 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 Brownes 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:**	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?
	Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
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

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?
HO56	105 High Street, Axedale Axedale Tavern (formerly Axedale Hotel) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	Yes (two storey outbuilding)	No	No	No
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

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?
HO738	2270 McIvor Highway, Axedale 'Marydale' farm complex **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes (home-stead garden and elm trees)	Yes (corrugated iron farm outbuildings, timber school house, nineteenth century summer-house, timber driveway gates)	No	Yes	No
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

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Proposed C279gben

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

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?
	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

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							
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

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?
	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	13 Bridge Street, Bendigo Goldrush 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							
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

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?
	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	71 Bull Street, Bendigo Commercial Hotel (former) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO106	56 Chapel 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?
	Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
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 Deodar Cedar (Cedrus Deodara) & Bunya Bunya Pine (Araucaria bidwilli) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes	No	No	No	No
HO111	141 Don 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?
	Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
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) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes	No	No	No	No

Notes: #1 Denotes interim controls apply.

2.4 Bendigo Streets E – L

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Proposed C279gben

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

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							
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

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
HO193	319-327 Hargreaves Street, Bendigo Lansell Buildings (former) **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

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?
HO1006	391 Hargreaves Street, Bendigo Sharland's Surgery & Residence (former) **Statement of significance:** Statement of Significance: 391 Hargreaves Street, Bendigo, November 2022	No	No	No	No	No	No	No
HO1007	402 Hargreaves Street, Bendigo Belfast Store (former) **Statement of significance:** Statement of Significance: 402 Hargreaves Street, Bendigo, November 2022	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:** Statement of Significance: Part of 426 Hargreaves Street, Bendigo, July 2021	No	No	No	No	No	No	No
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	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							
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:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
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	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							
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:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
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

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?
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
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:**	Yes	No	No	No	No	Yes	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?
	Statement of Significance: 62 Lucan Street, Bendigo, September 2020							
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:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020 **Statement of significance:** Statement of Significance: 89-91 Lucan Street, Bendigo, September 2020	No	No	No	No	No	No	No
HO903	105 Lucan Street, Bendigo Shop **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?
	Statement of significance: Statement of Significance: 105 Lucan Street, Bendigo, September 2020							
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 **Statement of significance:** Statement of Significance: 259-265 Lyttleton Terrace, Bendigo, July 2021	No	No	No	No	No	No	No
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	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: 322-326 Lyttleton Terrace, Bendigo, July 2021							

2.5 Bendigo Streets M – Q

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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 **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	Yes	Yes	Yes	No	No	No
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	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							
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 **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
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	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?
	Incorporated plan: Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
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	131 McCrae Street, Bendigo Albert Hotel (former) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
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	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							
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 **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
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	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							
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
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

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?
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
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
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
HO1008	95-97 Mitchell Street, Bendigo Carolin Warehouse and Store (former) **Statement of significance:** Statement of significance: 95-97 Mitchell Street, Bendigo, November 2022	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?
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
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

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?
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:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
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

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?
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:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
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

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?
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:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	Yes	No	Yes	No	No	No
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	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?
	Statement of significance: Statement of significance: 249 Napier Street, Bendigo, September 2020							
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 **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020 **Statement of significance:** Statement of significance: 354 Napier Street, Bendigo, September 2020	Yes	No	Yes, Pin Oak	No	No	No	No
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

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?
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 **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
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	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?
	Exchange Hotel (former) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
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 Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
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:**	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: 19 Park Road, Bendigo, September 2020							
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
HO105	2-4 Queen Street, Bendigo Golden Eagle Flour Mill & Granary **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	Yes	No	Yes	No	Yes	No
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	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							
HO1009	62-64 Queen Street, Bendigo B. C. M. Butter Factory (former) **Statement of significance:** Statement of Significance: 62-64 Queen Street, Bendigo, November 2022	Yes (rendered parts)	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
HO235	122 Queen 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							
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

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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
HO238	Railway Place, Bendigo Railway Goods Shed (former)	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							
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
HO242	37 Rowan Street, Bendigo Lister 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							
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
HO246	Short Street, Bendigo Creek Bridge	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							
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
HO250	10 Valentine 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							
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
HO256	7-9 View Point, Bendigo Cahills building	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							
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
HO259	27 View Street, Bendigo Former Bank of New South Wales	-	-	-	-	Yes Ref No H403	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?
HO266	31-31A 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
HO274	88 View Street, Bendigo Queen Elizabeth Oval Grandstand	-	-	-	-	Yes Ref No H803	Yes	No
HO275	137 View Street, Bendigo	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?
	Rifle Brigade Hotel **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
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 **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	Yes	No	No	No
HO280	247 View Street, Bendigo	Yes	No	Yes	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?
	Eurella building & Garden **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
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:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO285	288 View Street, Bendigo Rosemont House **Incorporated plan:**	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?
	Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
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:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions September 2020	Yes	No	Yes	No	No	No	No
HO291	121-125 Wattle Street, Bendigo Kent House **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							
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
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

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?
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	12-14 Williamson Street, Bendigo Photographic Studio **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO297	16-18 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
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

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?
HO300	46 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 **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
HO303	37 Wills Street, Bendigo Osmaston, now "Rheola" 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							
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 **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No		No	No	No

2.7 Big Hill, California Gully, Costerfield and Derrinal

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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
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	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							
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:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	Yes	No	No	No	No
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	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?
	Johnson's Reef Hotel (former) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
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:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
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:**	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							
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:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes	No	No	No	No
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	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							
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
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:**	No	Yes	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							
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 **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	Yes	Yes (Sugar Gums, Cypress Pine and Kurrajong)	Yes (earth and timber outbuilding)	No	No	No
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	No	No	Yes (mulberry trees)	Yes (stone and brick 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?
	Incorporated plan: Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							

2.8 Eaglehawk Streets A – N

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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

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?
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 Cumberland **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
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	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							
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:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
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:**	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							
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:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
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	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?
	St Liborius School & Church **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
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
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	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?
	Lemon Scented Gum (Eucalyptus citriodara) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
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 Eaglehawk Odd Fellows' Hall **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
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	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?
	Victoria Hotel **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
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
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:**	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							
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
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

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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:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
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	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?
	Sugar Gum (Eucalyptus cladocalyx) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
HO382	2B Peg Leg Road, Eaglehawk Building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
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

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?
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
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:**	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							
HO390	Road Reserve (near Court House), Sailors Gully Road, Eaglehawk English Elm (Ulmus procera) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes	No	No	No	No
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	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							
HO397	88 Sailors Gully Road, Eaglehawk Pavilion Hotel (former) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
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

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?
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
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	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?
	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) **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

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?
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
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

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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 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	No	No	No	No	No	No	No
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	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?
	Incorporated plan: Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020 **Statement of significance:** 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	No	No	Yes , 3 Date Palms, 2 English Oak and an Italian Cypress	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: 125-133 McIvor Road, East Bendigo, September 2020							
HO710	175 Murphy Street, East Bendigo 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	Yes	No	No	Yes	No	No	No
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

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?
HO418	61 Railway Place, Elmore Elmore Railway Station and Water Tower	-	-	-	-	Yes Ref No H1672	No	No
	EMU CREEK							
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

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?
HO753	312 Shanahans Road, Eppalock House **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	Yes	No
	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:**	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?
	Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
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

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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

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							
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

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							
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

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?
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

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							
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

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?
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
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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

13/05/2022
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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

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?
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

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							
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?
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:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
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

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?
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 grounds within Lot 1, PS 532105T)	No
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

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?
	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:** Statement of significance: 16 Crook Street, Kennington, September 2020	No	No	Yes, Palm tree	No	No	No	No
	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

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?
	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:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	Yes	No
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)	No	No	No	Yes (woolshed)	No	Yes	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							
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
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:**	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							
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

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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

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?
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 Uniting Church (former Wesleyan Church) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes Conifer row	No	No	No	No
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

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?
	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
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:**	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?
	Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
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:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
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

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?
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) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	Yes (shelter shed)	No	Yes	No
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
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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:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	Yes (stables)	No	No	No
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:**	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							
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 **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
	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

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?
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:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	Yes (school of 1861, teacher's residence and school of 1877)	No	Yes	No
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)	No	No	Yes (oaks and other exotic large trees)	Yes (brick and timber outbuilding, poles and	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				corrugated iron outbuilding, and timber fencing including carved posts)			
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
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:**	No	No	Yes Palm trees	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							
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 Marong Family Hotel **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
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

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?
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 McKenzie's Tomato Seed Extraction Factory **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
	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

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?
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:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
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

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?
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
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:**	No	No	No	Yes (bluestone outbuilding)	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							
	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
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							

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?
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
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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	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?
	–Black Rock Flat Mines & Alluvial Workings **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
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 –Elysian Lead 1 Mine **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
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

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?
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							
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:**	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: 213 Arnold Street, North Bendigo, September 2020							
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:** Statement of Significance: 238 Arnold Street, North Bendigo, September 2020	Yes	No	No	No	No	No	No
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

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?
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:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020 **Statement of significance:** Statement of Significance: 3 Grattan Street, North Bendigo, September 2020	No	No	No	No	No	No	No
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	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?
	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							
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 **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
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

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?
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:** Statement of Significance: 3 Steward Street, North Bendigo, September 2020	No	No	No	No	No	Yes	No
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

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?
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
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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 Toorak House **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
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

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?
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 **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes	No	No	No	No
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

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?
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 **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
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:**	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							
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 Glendra building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
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)	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							
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
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	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?
	Clifton Wood building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
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:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
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

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?
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 **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes	No	No	No	No
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:**	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							
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 Railway Engine Shed **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
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	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							
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 **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
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:**	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							

2.19 Ravenswood, Raywood, Redcastle and Redesdale

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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							
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

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?
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:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
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:**	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							
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 **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
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:**	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							
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 St Mary's Anglican Church (former Congregational Church) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
	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

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?
	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
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

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?
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
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

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?
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
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

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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
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:**	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?
	Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
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 Yellow Gums, (Eucalyptus leucoxylon) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes	No	No	No	No
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

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?
	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:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
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	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?
	Frederick the Great Mine & Cyanide Works **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
	SEDGWICK							
HO829	455 Sedgwick Road, Sedgwick House **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	Yes (outbuilding and separate building at rear of house)	No	No	No
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							

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?
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 **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020 **Statement of significance**: Statement of significance: 40 Harley Street, Strathdale,, September 2020	Yes	No	No	No	No	No	No
	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:**	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							
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 House **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
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

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?
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	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?
	Coath Cottage **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
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:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	Yes	No	No	No	No
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	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?
	Incorporated plan: Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020							
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
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

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?
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:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	No	No	No	No	No
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:**	No	No	No	Yes , stables	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: 14 Heinz Street and 15 Ross Street White Hills, September 2020							
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
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:**	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							
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 **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	Yes	No	No	Yes , two halls	No	Yes	No
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	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?
	Statement of significance: Statement of Significance: 532 Napier Street, White Hills, September 2020							
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
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:**	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							
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 Monmore Vineyard and Butter Factory **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
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:**	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							
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 Woodvale Hall (former school, No. 1531) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	No	No	No	No
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:**	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							
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.

GREATER BENDIGO PLANNING SCHEME

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Proposed C279gben

SCHEDULE 1 TO CLAUSE 45.09 PARKING OVERLAY

Shown on the planning scheme map as **PO1**.

BENDIGO CITY CENTRE FRINGE

1.0 Parking objectives to be achieved

--/--/----
Proposed C279gben

To provide car parking that promotes a vibrant and efficient use of urban space, encourages sustainable transport options and reflects the conditions, opportunities and needs of the area.

To provide future parking through a combination of on-site and off-site parking, with preference for the provision of off-site public parking facilities in strategic locations.

To provide for the collection of financial contributions to contribute to the construction of public car parking facilities.

To implement sustainable transport initiatives which reduce demand for parking within the precinct.

2.0 Permit requirement

18/12/2020
C245gben

None specified.

3.0 Number of car parking spaces required

18/12/2020
C245gben

If a use is specified in the Table below, the number of car parking spaces required for the use is calculated by multiplying the *Rate* specified for the use by the accompanying *Measure*.

Table: Car parking spaces

Use	Rate	Measure
Supermarket / Department store	4	Car spaces to each 100 sqm of leasable floor area
Take away food premises	2.5	Car spaces to each 100 sqm of leasable floor area
Restaurant	0.1	Car spaces per seat
Restricted retail premises	1.5	Car spaces to each 100 sqm of leasable floor area
Shop, other than specified in this table	3.5	Car spaces to each 100 sqm of leasable floor area
Office	2.5	Car spaces to each 100 sqm of leasable floor area
Dwelling:		
▪ 1 and 2 bedroom/s	1	Car spaces per dwelling
▪ 3 or more bedrooms	2	Car spaces per dwelling

For all other uses listed in Table 1 of Clause 52.06-5, the *Rate* in Column B of Table 1 in Clause 52.06-5 applies.

4.0 Application requirements and decision guidelines for permit applications

18/12/2020
C245gben

The following application requirements apply to an application for a permit to reduce or waive the number of car parking spaces specified in the Table above under Clause 45.09, in addition to those specified in Clause 45.09 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- Whether historic contributions have been made towards the provision of car parking facilities.

- Whether the constraints of the site would severely limit opportunities to provide on-site car parking facilities.
- Whether the overall benefits of the development would outweigh the need to provide the full number of on-site parking spaces and make a more efficient use of the land.
- Whether a range of sustainable transport initiatives have been adopted including, but not limited to:
  - Full provision of bicycle and 'end of trip' facilities as set out under Clause 52.34; and
  - Preparation of a green travel plan which includes a variety of transport demand management measures that reduce peoples' dependency on private vehicle trips.
- Whether a better urban design or heritage outcome would be achieved through the provision of parking in an off-street public parking facility or via a financial contribution.
- In relation to residential development, the responsible authority may reduce the requirements of Table above upon consideration of the following:
  - Whether or not the proposal is a new construction or if it is the reuse of an existing building (generally new buildings will be required to provide parking on-site); and
  - If a range of sustainable transport initiatives can be incorporated into the development.

5.0 Financial contribution requirement

18/12/2020
C245gben

The responsible authority may consider accepting a financial contribution-in-lieu of one or more car parking spaces being provided on-site.

When car parking spaces are to be provided off-site the cash-in-lieu contribution per car space is $10,561.67 per space (no GST) for each car space. The amount of contribution for each car space specified above will be adjusted by the responsible authority on 1 July each year in accordance with the relevant Building Price Index (Melbourne) in Rawlinsons Australian Construction Handbook. If that index is unavailable, an equivalent index will be applied by the responsible authority.

The cash contribution must be made before the use or development commences unless a permit condition allows payments by installments under the Section 173 agreement provisions of the *Planning and Environment Act 1987*.

6.0 Requirements for a car parking plan

18/12/2020
C245gben

None specified.

7.0 Design standards for car parking

18/12/2020
C245gben

None specified.

8.0 Decision guidelines for car parking plans

18/12/2020
C245gben

None specified.

9.0 Background document

18/12/2020
C245gben

Bendigo CBD Parking Precinct Plan, 2009

Bendigo CBD Parking Strategy, October 2008

GREATER BENDIGO PLANNING SCHEME

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Proposed C279gben

SCHEDULE 3 TO CLAUSE 45.09 PARKING OVERLAY

Shown on the planning scheme map as **PO3**.

BENDIGO CITY CENTRE

1.0 Parking objectives to be achieved

--/--/----
Proposed C279gben

Manage car parking at a precinct scale to support the continued growth and vitality of the Bendigo City Centre as a people-oriented urban environment.

Ensure car parking requirements for property development support a vibrant, growing city.

Support car parking being provided according to market determinations.

2.0 Permit requirement

--/--/----
Proposed C279gben

A permit is not required to reduce (including reduce to zero) the number of car parking spaces required under Clause 52.06-5.

3.0 Number of car parking spaces required

--/--/----
Proposed C279gben

None specified.

4.0 Application requirements and decision guidelines for permit applications

--/--/----
Proposed C279gben

None specified.

5.0 Financial contribution requirement

--/--/----
Proposed C279gben

None specified.

6.0 Requirements for a car parking plan

--/--/----
Proposed C279gben

None specified.

7.0 Design standards for car parking

--/--/----
Proposed C279gben

None specified.

8.0 Decision guidelines for car parking plans

--/--/----
Proposed C279gben

None specified.

9.0 Background document

--/--/----
Proposed C279gben

Bendigo City Centre Parking Futures Action Plan (City of Greater Bendigo, May 2020)

Bendigo City Centre Plan (City of Greater Bendigo, May 2020)

GREATER BENDIGO PLANNING SCHEME

11.03 PLANNING FOR PLACES

31/07/2018
VC148

11.03-1S Activity centres

03/02/2022
VC199

Objective

To encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres that are highly accessible to the community.

Strategies

Build up activity centres as a focus for high-quality development, activity and living by developing a network of activity centres that:

- Comprises a range of centres that differ in size and function.
- Is a focus for business, shopping, working, leisure and community facilities.
- Provides different types of housing, including forms of higher density housing.
- Is connected by transport.
- Maximises choices in services, employment and social interaction.

Support the role and function of each centre in the context of its classification, the policies for housing intensification, and development of the public transport network.

Undertake strategic planning for the use and development of land in and around activity centres.

Give clear direction on preferred locations for investment.

Encourage a diversity of housing types at higher densities in and around activity centres.

Reduce the number of private motorised trips by concentrating activities that generate high numbers of (non-freight) trips in highly accessible activity centres.

Improve access by walking, cycling and public transport to services and facilities.

Support the continued growth and diversification of activity centres to give communities access to a wide range of goods and services, provide local employment and support local economies.

Encourage economic activity and business synergies.

Improve the social, economic and environmental performance and amenity of activity centres.

Policy documents

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)
- *Apartment Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2021)
- *Precinct Structure Planning Guidelines* (Victorian Planning Authority, 2021)

11.03-1L Activity centres - Greater Bendigo

11/03/2022
C256gben

Policy application

This policy applies to the activity centres identified in the Greater Bendigo activity centre hierarchy table that forms part of this clause.

General strategies

Support use and development that reinforces the role and function of each centre in the context of the activity centre hierarchy table below:

Hierarchy	Activity centre name	Strategies
Central city	Bendigo City Centre	Promote the importance of the Bendigo City Centre as the principal retail and commercial centre for northern and central Victoria.
Large activity centre	Eaglehawk Epsom Heathcote (within Heathcote rural township) Kangaroo Flat Kangaroo Flat South Strathdale Strathfieldsaye Maiden Gully (Future) Huntly (Future)	Encourage a range of economic, social and some civic activities, together with goods and services to meet the daily and weekly needs of their suburban catchments.
Rural township	Axedale Elmore Goornong Marong Raywood Redesdale – Mia Mia	Encourage rural townships to service a larger rural community and potentially travellers passing through.
Neighbourhood activity centre	California Gully Maiden Gully South West (Future) Golden Square Ironbark Jackass Flat Long Gully McIvor Road White Hills	Encourage a mix of activities that meet common daily needs that primarily service the surrounding neighbourhood within walking distance.

Hierarchy	Activity centre name	Strategies
Local centre	Butcher Street Condon Street Lowndes Street Flora Hill Woodbury Court Spring Gully	Enable local centres to evolve but not expand.
Specialised activity centre	St John of God Hospital Precinct Bendigo Airport Bendigo Hospital Precinct La Trobe University	Encourage specialised activity centres to provide complementary businesses and uses required to support them.

Greater Bendigo activity centre hierarchy

Create activity centres that provide the community with access to a variety of services and products.

Locate community, health and education facilities in the activity centres to act as non-supermarket anchors to stimulate related commercial development.

Manage supermarket development in Greater Bendigo by:

- Supporting equitable supermarket expansion and development in the Bendigo City Centre, large activity centres and rural townships.
- Supporting small scale supermarkets in neighbourhood activity centres where there is a sufficient catchment to support them.
- Avoiding supermarkets in other areas.

Facilitate development of mixed use centres by encouraging the co-location of specialty shops, food and drink premises and small offices with supermarkets.

Support convenience restaurants to locate adjacent to or within existing activity centres.

Facilitate a structure, design, character and quality of the public realm for each activity centre that supports its social and economic success.

Prioritise the movement, safety and enjoyment of people walking or cycling over vehicles and motorists in activity centres.

Support the development of a legible, connected and safe street network in each activity centre by:

- Optimising the public space function and presence of major street corners with appropriate building and public space design.
- Integrating car parking in space-efficient ways that do not dominate the activity centre environment or restrict public realm walkability and amenity.

Create mid-block links where possible in new developments to improve pedestrian access and create additional development frontages.

Centre specific strategies

Facilitate higher order commercial, retail, cultural, tourist, health, education and entertainment facilities in Bendigo City Centre.

Support office development by accommodating growth in the health, education and professional service sectors in the Bendigo City Centre.

Support expansion of the supermarket offer, specialty retail and food and drink premises in the Epsom Large Activity Centre.

Support expansion of the supermarket and speciality retail in the Eaglehawk Large Activity Centre.

Support speciality retail shops including at the front of the existing supermarket in the Golden Square Neighbourhood Activity Centre.

Support development of speciality shops and food and drink premises to provide a key point of difference to the Kangaroo Flat South Large Activity Centre.

Support expansion of speciality retail and supermarket, and development of discount department stores to capitalise on the wide catchment of the Kangaroo Flat South Large Activity Centre.

Facilitate a new active retail frontage at the Kangaroo Flat South Large Activity Centre that addresses the Calder Highway.

Support expansion of the existing supermarket and development of speciality shops to improve the retail offering in the Strathfieldsaye Large Activity Centre.

Facilitate development of a supermarket in Huntly Large Activity Centre as the Huntly growth area is developed.

Facilitate development of an expanded supermarket offer in Maiden Gully Large Activity Centre as the Maiden Gully North East growth area is developed.

Facilitate development of a supermarket early in the transition of Marong from a rural township to a large activity centre within a residential growth area.

Policy guidelines

Consider as relevant:

- Locating development to support the achievement of the 10 minute neighbourhood principles set out in Clause 02.03-1.
- Providing for floor space projections for activity centres shown in the table below.

Activity centre name	Office	Specialty retail and hospitality	Department store	Supermarket
Bendigo Activity Centre	44,000 sqm	96,800 sqm	10,500 sqm	2,900 sqm
Eaglehawk	700 sqm	8,100 sqm		3,200 sqm
Epsom		5,300 sqm retail 900 sqm hospitality		3,300 sqm
Golden Square		1,400 sqm		1,700 sqm
Kangaroo Flat		6,500 sqm retail 1,800 sqm hospitality		1,500 sqm
Kangaroo Flat South	300 sqm	15,700 sqm	5,900 sqm	4,000 sqm
Strathdale	300 sqm	3,800 sqm retail 900 sqm hospitality		4,100 sqm
Strathfieldsaye		5,100 sqm		2,500 sqm

Activity centre name	Office	Specialty retail and hospitality	Department store	Supermarket
Maiden Gully		1,000 sqm		5,100 sqm
Huntly		800 sqm		3,800 sqm
Marong		800 sqm		4,100 sqm

- Minimising development that exceeds the floor space projections, by only allowing development that:
  - Does not negatively impact on surrounding economic activities.
  - Achieves net community benefit.
  - Will not cause any detrimental effect on nearby activity centres, in terms of trade levels, viability and shopper amenity.
  - Protects the amenity of the local area, including traffic generation, noise and visual impact.
  - Accommodates infrastructure to cater for the additional demand from the development.

Policy document

Consider as relevant:

- *Commercial Land and Activity Centre Strategy* (City of Greater Bendigo, November 2015) (updated January 2017)

11.03-2S Growth areas

04/05/2022
VC210

Objective

To locate urban growth close to transport corridors and services and provide efficient and effective infrastructure to create sustainability benefits while protecting primary production, major sources of raw materials and valued environmental areas.

Strategies

Concentrate urban expansion into growth areas that are served by high-capacity public transport.

Implement the strategic directions in the Growth Area Framework Plans.

Encourage average overall residential densities in the growth areas of a minimum of 15 dwellings per net developable hectare, and over time, seek an overall increase in residential densities to more than 20 dwellings per net developable hectare.

Deliver timely and adequate provision of public transport and local and regional infrastructure and services, in line with a preferred sequence of land release.

Provide for significant amounts of local employment opportunities and in some areas, provide large scale industrial or other more regional employment generators.

Create a network of mixed-use activity centres that are high quality, well designed and create a sense of place.

Provide a diversity of housing type and distribution.

Retain unique characteristics of established areas impacted by growth.

Protect and manage natural resources and areas of heritage, cultural and environmental significance.

Create well planned, easy to maintain and safe streets and neighbourhoods that reduce opportunities for crime, improve perceptions of safety and increase levels of community participation.

Develop Growth Area Framework Plans that will:

- Include objectives for each growth area.
- Identify the long term pattern of urban growth.
- Identify the location of broad urban development types, for example activity centre, residential, employment, freight centres and mixed use employment.
- Identify the boundaries of individual communities, landscape values and, as appropriate, the need for discrete urban breaks and how land uses in these breaks will be managed.
- Identify transport networks and options for investigation, such as future railway lines and stations, freight activity centres, freeways and arterial roads.
- Identify the location of open space to be retained for recreation, and/or biodiversity protection and/or flood risk reduction purposes guided and directed by regional biodiversity conservation strategies.
- Show significant waterways as opportunities for creating linear trails, along with areas required to be retained for biodiversity protection and/or flood risk reduction purposes.
- Identify appropriate uses for constrained areas, including quarry buffers.

Develop precinct structure plans consistent with the *Precinct Structure Planning Guidelines* (Victorian Planning Authority, 2021) approved by the Minister for Planning to:

- Establish a sense of place and community.
- Create greater housing choice, diversity and affordable places to live.
- Create highly accessible and vibrant activity centres.

- Provide for local employment and business activity.
- Provide better transport choices.
- Respond to climate change and increase environmental sustainability.
- Deliver accessible, integrated and adaptable community infrastructure.

Policy documents

Consider as relevant:

- Any applicable Growth Area Framework Plans (Department of Sustainability and Environment, 2006)
- *Precinct Structure Planning Guidelines* (Victorian Planning Authority, 2021)
- *Ministerial Direction No. 12 – Urban Growth Areas*

11.03-3S Peri-urban areas

31/07/2018
VC148

Objective

To manage growth in peri-urban areas to protect and enhance their identified valued attributes.

Strategies

Identify and protect areas that are strategically important for the environment, biodiversity, landscape, open space, water, agriculture, energy, recreation, tourism, environment, cultural heritage, infrastructure, extractive and other natural resources.

Provide for development in established settlements that have capacity for growth having regard to complex ecosystems, landscapes, agricultural and recreational activities including in Warragul-Drouin, Bacchus Marsh, Torquay-Jan Juc, Gisborne, Kyneton, Wonthaggi, Kilmore, Broadford, Seymour and Ballan and other towns identified by Regional Growth Plans as having potential for growth.

Establish growth boundaries for peri-urban towns to avoid urban sprawl and protect agricultural land and environmental assets.

Enhance the character, identity, attractiveness and amenity of peri-urban towns.

Prevent dispersed settlement and provide for non-urban breaks between urban areas.

Ensure development is linked to the timely and viable provision of physical and social infrastructure.

Improve connections to regional and metropolitan transport services.

11.03-4S Coastal settlement

06/09/2021
VC171

Objective

To plan for sustainable coastal development.

Strategies

Plan and manage coastal population growth and increased visitation so that impacts do not cause unsustainable use of coastal resources.

Support a network of diverse coastal settlements that provide for a broad range of housing types, economic opportunities and services.

Identify a clear settlement boundary around coastal settlements to ensure that growth in coastal areas is planned and coastal values are protected. Where no settlement boundary is identified, the extent of a settlement is defined by the extent of existing urban zoned land and any land identified on a plan in the planning scheme for future urban settlement.

Minimise linear urban sprawl along the coastal edge and ribbon development in rural landscapes.

Protect areas between settlements for non-urban use.

Limit development in identified coastal hazard areas, on ridgelines, primary coastal dune systems, shorelines of estuaries, wetlands and low-lying coastal areas, or where coastal processes may be detrimentally impacted.

Encourage the restructure of old and inappropriate subdivisions to reduce development impacts on the environment.

Ensure a sustainable water supply, stormwater management and sewerage treatment for all development.

Minimise the quantity and enhance the quality of stormwater discharge from new development into the ocean, bays and estuaries.

Prevent the development of new residential canal estates.

Policy documents

Consider as relevant:

- *G21 Regional Growth Plan* (Geelong Region Alliance, 2013)
- *Gippsland Regional Growth Plan* (Victorian Government, 2014)
- *Great South Coast Regional Growth Plan* (Victorian Government, 2014)
- *Marine and Coastal Policy* (Department of Environment, Land, Water and Planning, 2020)
- *Siting and Design Guidelines for Structures on the Victorian Coast* (Department of Environment, Land, Water and Planning, 2020)
- *Victorian Coastal Strategy* (Victorian Coastal Council, 2014)

11.03-5S Distinctive areas and landscapes

30/04/2021
VC185

Objective

To recognise the importance of distinctive areas and landscapes to the people of Victoria and protect and enhance the valued attributes of identified or declared distinctive areas and landscapes.

Strategies

Recognise the unique features and special characteristics of these areas and landscapes.

Implement the strategic directions of approved Localised Planning Statements and Statements of Planning Policy.

Integrate policy development, implementation and decision-making for declared areas under Statements of Planning policy.

Recognise the important role these areas play in the state as tourist destinations.

Protect the identified key values and activities of these areas.

Enhance conservation of the environment, including the unique habitats, ecosystems and biodiversity of these areas.

Support use and development where it enhances the valued characteristics of these areas.

Avoid use and development that could undermine the long-term natural or non-urban use of land in these areas.

Protect areas that are important for food production.

Policy documents

Consider as relevant:

- *Bellarine Peninsula Localised Planning Statement* (Victorian Government, 2015)
- *Macedon Ranges Statement of Planning Policy* (Victorian Government, 2019)
- *Mornington Peninsula Localised Planning Statement* (Victorian Government, 2014)
- *Yarra Ranges Localised Planning Statement* (Victorian Government, 2017)

11.03-6S Regional and local places

31/07/2018
VC148

Objective

To facilitate integrated place-based planning.

Strategies

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.

11.03-6L-01 Bendigo City Centre

--/--/----
Proposed C279gben

Policy application

This policy applies to the Bendigo City Centre shown on the Bendigo City Centre map that forms part of this clause.

Strategies

Facilitate development that enhances the role of the Bendigo City Centre as the principal activity centre for northern and central Victoria, with a focus on higher order commercial, retail, visitor, social, civic, cultural and tourist activities.

Strengthen the links between the anchor elements of the Bendigo City Centre (railway station, hospital precinct, arts precinct, civic precinct and retail core) with:

- Mixed use development.
- Higher density housing infill and increased housing diversity.
- Public domain improvements.
- Encouragement of urban manufacturing.
- Retailing that complements the creative and tourism functions in View Street.
- Strategic investment in community facilities.

Support development that provides intensive, high quality and complementary forms of mixed use retail, commercial and residential development.

Facilitate the adaption and re-use of existing buildings particularly under-utilised upper levels.

Integrate development in response to the urban form and prominent heritage character of the Bendigo City Centre.

Support the development of active frontages at street level.

Facilitate the head offices of private companies, government departments and statutory authorities to locate in the Bendigo City Centre to reinforce its role as a regional centre.

Consolidate appropriate sites within the Bendigo City Centre to facilitate larger-scale, mixed use developments.

Direct knowledge-intensive business service employment to the Bendigo City Centre to maximise co-location opportunities.

Policy document

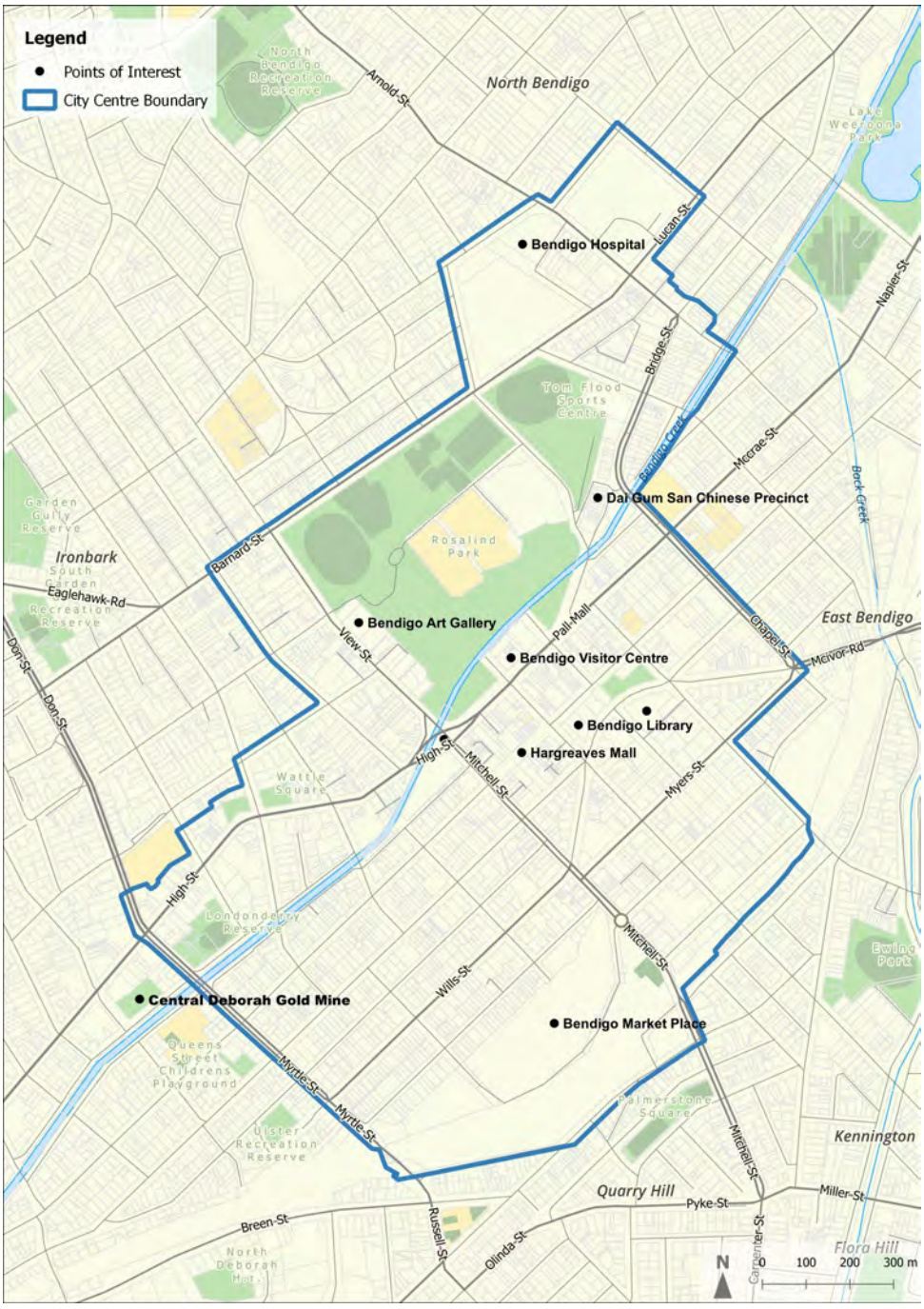
Consider as relevant:

Bendigo City Centre Plan (City of Greater Bendigo, May 2020)

Bendigo City Centre Urban Design Framework (City of Greater Bendigo, 2022)

GREATER BENDIGO PLANNING SCHEME

Bendigo City Centre map



11.03-6L-02 Bendigo Hospital Precinct

11/03/2022
C256gben

Policy application

This policy applies to the Bendigo Hospital Precinct as shown on the Bendigo Hospital Precinct map that forms part of this clause.

Objective

To support community health and wellbeing through ongoing development of medical and complementary uses in the Bendigo Hospital Precinct to develop a hub of medical services.

General strategies

Support the development of the Bendigo Hospital and associated institutions, including the Monash University and La Trobe University health schools.

Direct medical centres including large scale medical centres (with three or more practitioners), and high frequency medical centres (that have thirty minute or less intervals between appointments) to the Health Precinct and Bridge Street Activity Area.

Avoid locating medical centres in the residential areas outside the Health Precinct and Bridge Street Activity Area unless:

- The presence and operation of the medical centre will not be detrimental to residential character and amenity, the function of the road network, local area parking availability and to community safety.
- The medical centre is a small scale practice (with one or two practitioners) with limited potential for future expansion.
- The medical centre will utilise a converted existing building.
- The medical centre will occupy only the ground floor of the building.
- The car parking provision requirements under Clause 52.06 are met.
- Car parking areas are located at the rear of the site.
- Hours of operation are restricted to normal business hours.
- Existing visually prominent or otherwise significant trees on the site are to be protected.

Create small scale local open spaces and improve connections between public spaces and design for safety and amenity of these including lighting, rest points, urban art and tree planting.

Establish a park like setting throughout the Bendigo Hospital Precinct by greening public spaces, including streets, to support wellness and complement the hospital function.

Health Precinct strategies

Support redevelopment of sites addressing Drought Street due to the high profile and high activity location opposite the main hospital building and the emergency department.

Support medical centres that reuse buildings of heritage significance and structural integrity.

Require existing buildings affected by the Heritage Overlay to be retained for adaptive re-use.

Support purpose built medical centres that are designed to integrate sympathetically with adjacent and nearby building types in sites that do not have heritage significance.

Support the redevelopment of surface car parks for healthcare uses including medical centres.

Bridge Street Activity Area strategies

Faciliate an intensive, diverse and complementary mix of retail, commercial and residential development.

Facilitate mixed use development that includes health care uses and medical centres.

Support purpose built medical centres.

Medical centres strategies

Protect front setbacks and landscaping by locating car parking and providing vehicle access at the rear or side of the site.

Encourage the scale and appearance of medical centres to integrate with the site characteristics and the character of surrounding land uses, buildings and the streetscape.

Provide a dedicated, safe and direct pedestrian access from the street that is separate from vehicle access.

Accommodate lighting and landscape design within the front setback.

Residential development strategies

Facilitate higher density housing in the Bridge Street Activity Area.

Support sympathetic residential infill in other locations.

Maintain Arnold Street north of Drought Street as a predominantly low rise residential corridor with a small local commercial centre.

Maintain residential uses along Barnard Street between View and Water Streets.

Support residential development above ground level as part of mixed use developments, especially on sites addressing Bridge Street.

Support residential development as part of mixed use development or dedicated medium to high density housing along Water Street between Bridge Street and Uley Street except on 51 Bridge Street and 2/124 Water Street.

Support mixed use development on 51 Bridge Street and 2/124 Water Street.

Support residential uses and medical centres in converted residential buildings along Lucan Street between Water and Bayne Streets.

Maintain low rise development along Barnard and Lucan Streets, except at the intersection with Arnold Street, and shallow setbacks with front fencing and landscaping.

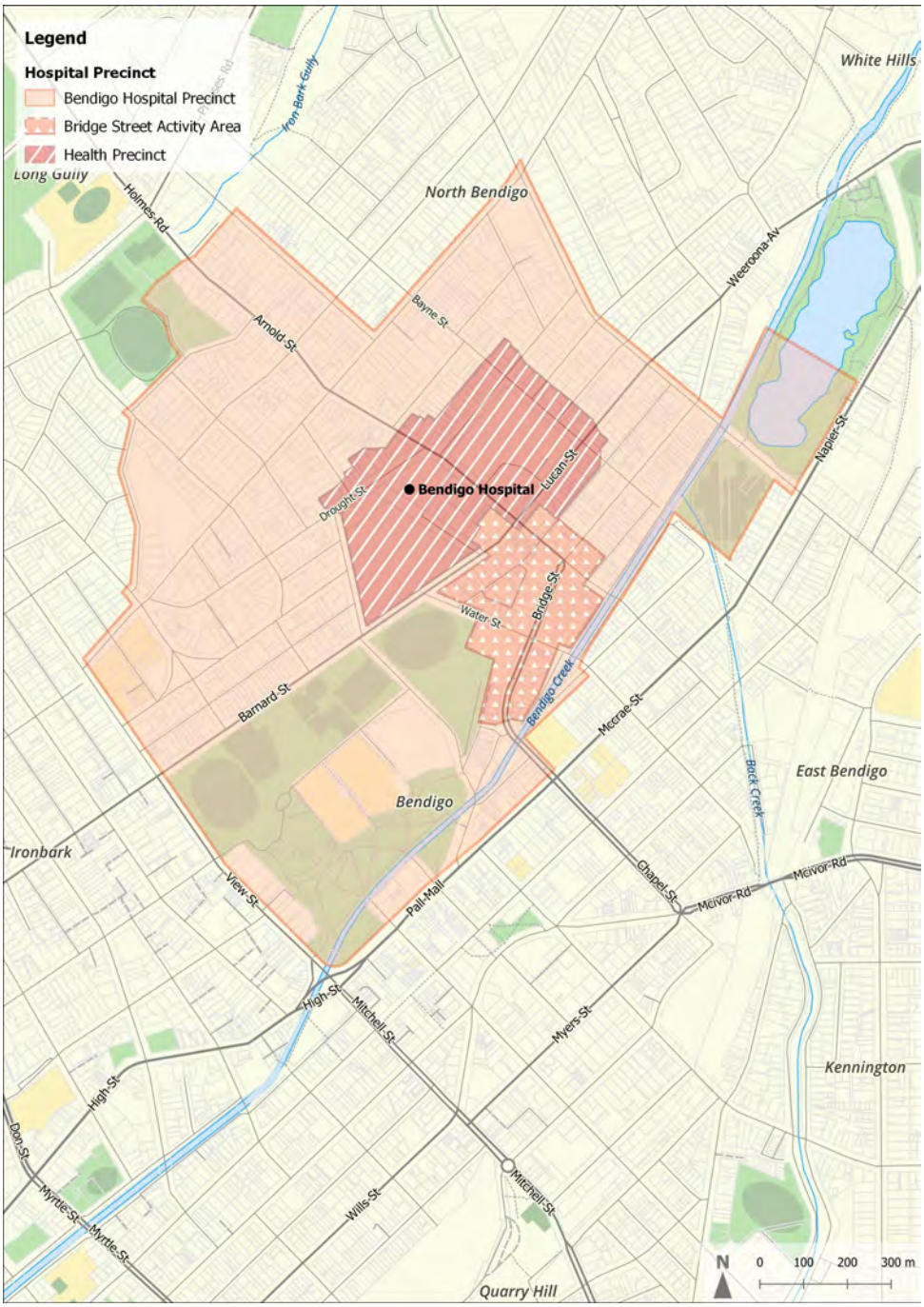
Policy document

Consider as relevant:

- *Hospital Precinct Structure Plan* (City of Greater Bendigo, September 2014)

GREATER BENDIGO PLANNING SCHEME

Bendigo Hospital Precinct map



11.03-6L-03 Strathfieldsaye

11/03/2022
C256gben

Policy application

This policy applies to land within the Strathfieldsaye local area map that forms part of this clause.

Objective

To support the development of Strathfieldsaye to become a sustainable town with a strong sense of place for a community of approximately 14,000 people.

Development strategies

Create a lively and compact town centre in Precinct 1 that provides a wide range of commercial, employment and residential options to serve the local community.

Create a town square for gathering in Precinct 1.

Locate combined medium density housing and retail/office developments in Precinct 1 with retail and office uses at street level and residential on upper floors particularly where adjoining a residential neighbourhood.

Encourage a mix of 'shop top' housing in the Mixed Use Zone of Precinct 2.

Encourage medium density residential in Precinct 2 in areas adjoining Precinct 3.

Encourage a transition between medium density residential and mixed use development of Precinct 2 and traditional residential development in Precincts 5 and 6 in Precinct 3.

Support medical centres and some medium density residential in Precinct 3.

Design strategies

Create active interfaces by fronting development to open space, waterways, walking and cycling links and roads.

Create high quality, well connected and safe public spaces including a safe and attractive network of shared paths and along waterways, as shown on the Strathfieldsaye local area plan.

Minimise vehicle access from Wellington Street and Strathfieldsaye Road to assist traffic flow and provide space for native vegetation.

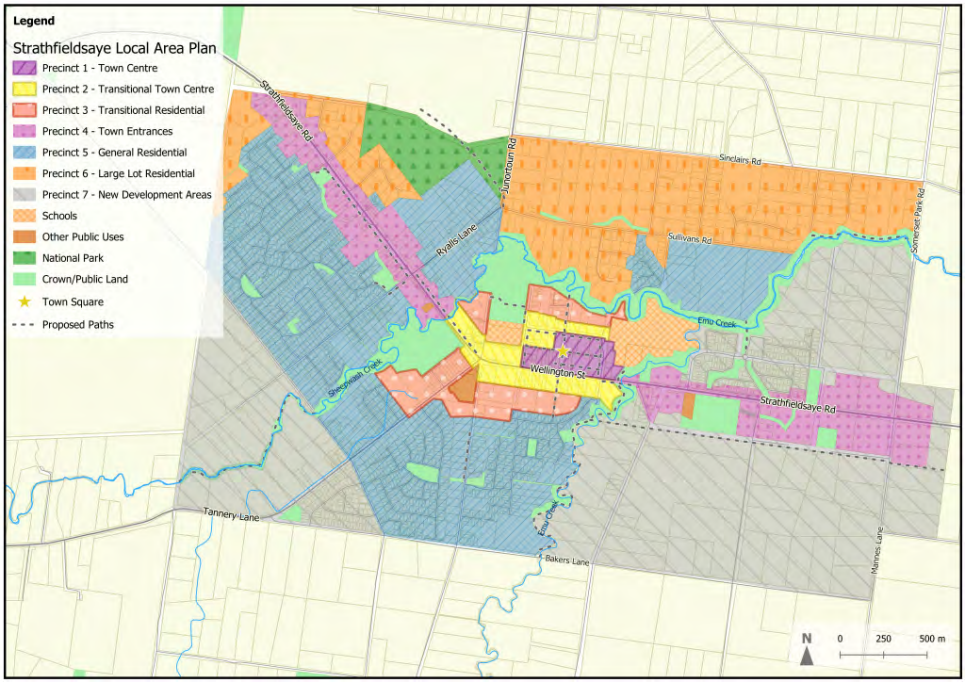
Create a new road between Taylors Lane and Tannery Lane to provide a safer connection.

Policy guidelines

Consider as relevant:

- Providing for lots in Precinct 5 of between 300-1500 square metres with larger lots fronting Sullivans Road and Ryalls Lane, and in the area north east of Strathfieldsaye Road, north west of Ryalls Lane and south of the Greater Bendigo National Park.
- Providing for lots in Precinct 6 of between 4000 square metres and 2 hectares to accommodate flooding, vegetation and effluent disposal requirements, unless reticulated sewerage can be provided then smaller lots can be considered.

Strathfieldsaye local area plan



Policy document

Consider as relevant:

- *Strathfieldsaye Urban Design Framework* (City of Greater Bendigo 2017)
- *Strathfieldsaye Township Plan* (City of Greater Bendigo 2012)

21. A SAFE, WELCOMING AND FAIR COMMUNITY

Nil

22. URGENT BUSINESS

Nil

23. NOTICES OF MOTION

23.1. Second-Generation Anticoagulant Rodenticides

Cr Julie Sloan

Purpose

The purpose of this item is for Council to recognise the harmful impacts of Second-Generation Anticoagulant Rodenticides (SGARs) and move to prohibit their use from all Council operations, as soon as reasonably practicable.

This Report provides Notice of the following Motion that will be moved at this Council Meeting December 12, 2022.

Proposed Motion

That Council, regarding Second-Generation Anticoagulant Rodenticides (SGARs):

1. **Acknowledge** its support of the Municipal Association of Victoria (MAV) Resolution on behalf of member Councils calling on the State Government "…to recognise the harmful impacts of SGARs and prohibits their use in Victoria and establish a taskforce to investigate and promote alternative methods of rodent management" (**Attachment 1**).
2. **Direct** that the City:
    a. Immediately discontinue City use of SGARs
    b. Phase out and prohibit use of SGARs within the City's Invasive Plants and Animals Policy and Procedures and Pest Management Contracts as soon as practicable.
3. **Direct** that the City prepare for Council a post-implementation report by June 30, 2023 that includes:
    a. The status of the phase-out of SGARS across all operations

Rationale

Dja Dja Wurrung People have lived on and cared for traditional lands for many thousands of years. Country is more than landscape, more than what we can see. Country is a living entity where significance is given to animals, plants and environment enabling connection to culture and tradition. Each place on Country has its own songs and spirits imprinted on birds, animals and plants. Stories and songs show how the world was, how it should be, how moral responsibility is to look after Country for future generations. Wellbeing and inner peace comes from connecting to Country (**Attachment 2**).

Declining numbers of animals and birds, suggests our environment is suffering and reflects the need for immediate action to help protect and enhance biodiversity and nature while also facilitating the health of our community. Australia has lost more mammal species than any other continent and continues to have one of the highest rates of species decline among countries in the Organisation for Economic Co-operation & Development. Many native animal species are declining with a decrease of 38%. Many of Australia's birds are suffering population declines and risk extinction, with 52% now threatened. Reptiles are declining with increasing levels of critically endangered species. 18.5% of our frogs are extinct or threatened. For some animals it is already too late with more than 100 species Extinct or Extinct in the Wild; extinction numbers are likely to be significantly higher due to reporting errors and systems unable to keep up with the actual rate of biodiversity loss (**Attachment 3**).

City of Greater Bendigo's Climate Change and Environment Strategy 2021-2026 reported the difficulty of assessing biodiversity due to limited data and monitoring. Greater Bendigo is home to many threatened species including 7 threatened mammals, 65 threatened birds and 7 threatened reptiles, and the importance of maintaining and enhancing biodiversity is acknowledged (**Attachment 4**). The City of Greater Bendigo is well placed to lead the way by discontinuing its use of Second Generation Anticoagulant Rodenticides and implementing alternate wildlife-friendly options in its pest management policy, procedures and contracts.

Anticoagulant Rodenticide baits are poisons that cause death to the animal by internal bleeding. Second Generation Anticoagulant Rodenticides can be lethal even after a single bait; because of the time lapse between ingestion and death, sometimes many months, rodents can consume a more than lethal dose. Anticoagulant Rodenticides harm and kill mice and rodents but can also harm and kill predators, including Wedge Tailed Eagles, Powerful Owls, Mammals and Reptiles, who consume multiple poisoned rodents, become poisoned themselves, and can die. Birdlife Australia report growing evidence showing these baits can be eaten by animals and birds including brush-tailed possums, phascogales, quolls, goannas, lizards, dogs and cats (**Attachment 5**).

If we are to work towards achieving safer, sustainable outcomes for wildlife and nature it is critical to recognise the importance of removing Second Generation Anticoagulant Rodenticides from our environment. This supports current Council priorities including:

- Council's commitment to sustainability with a focus on our environment, both built and natural, as outlined in *Mir wimbul* 2021-2025
- Council's function to create an environment supporting the health of the local community and strengthens community capacity to achieve better health to align with *Healthy Greater Bendigo* 2021-2025
- Wildlife protection that will align with the City's upcoming Biodiversity Strategy.

Officer Comment

The City's contracted Pest Eradication program services approximately 1400 Assets across the municipality and involves preventative inspections of all facilities for both rodents and termites.

We advise that the implementation of baiting was only undertaken when and where required to ensure the ongoing protection of City assets and confirm that the City recently, in response to community and Councillor concern, has prohibited the use of SGARs from the current contract. This change will be maintained in the contract refresh, planned for December 2022.

Conflict of Interest

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

Attachments

1. State Council Resolutions - 24 June 2022 (MAV), Bayside City Council resolution page 25
2. Dhelkunya Dja Dja Dja Wurrung Country Plan 2014-2034 (Djaara Balaki Wuka)
3. 2021 State of the Environment Report (DCCEEW)
4. Climate Change & Environment Strategy 2021-2026 (City of Greater Bendigo)
5. Action Kit for Councils (Birdlife Australia)

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 relating to:

(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.