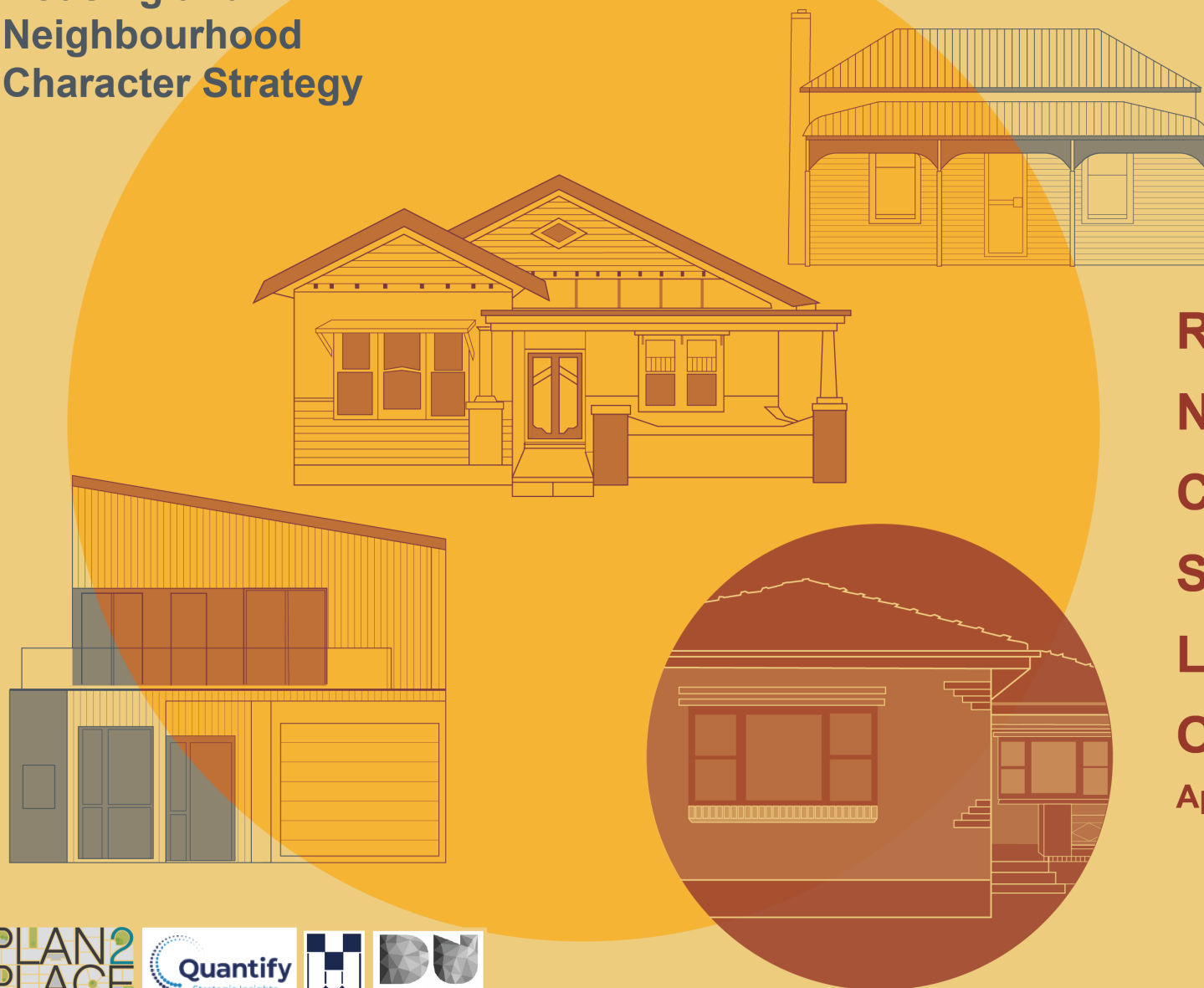


# Greater Bendigo Housing and Neighbourhood Character Strategy



## Review of Neighbourhood Character and Significant Landscape Overlays

April 2024



This report is the Greater Bendigo Housing and Neighbourhood Character Strategy, Review of Neighbourhood Character and Significant Landscape Overlays Version 5, for the City of Greater Bendigo. It has been prepared with expertise, advice and inputs from the consultant team of Plan2Place Consulting, Quantify Strategic Insights, Design Urban and Landmark Heritage using background reports and information provided by Council and from the Analysis Report, Housing and Neighbourhood Character Strategy and Housing Capacity and Supply Report for this project.

The report issue date is 26 April 2024.

Every reasonable effort has been made to validate information provided by the client, Council staff, stakeholders and other participants in the preparation of this report throughout the project during August to April 2024.

The report has been prepared in conjunction with the City of Greater Bendigo and is based upon up-to-date information provided at the time of report preparation and finalisation.

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| Version | Date of issue | Notes                                                                 |
|---------|---------------|-----------------------------------------------------------------------|
| V1      | 22/11/2022    | Draft prepared for internal Officer review                            |
| V2      | 8/12/2022     | Updated report in response to Council officer comments                |
| V3      | 23/2/2023     | Updated report in response to DB comments                             |
| V4      | 02/03/2023    | Updated report in response to Senior leadership                       |
| V5      | 26/4/24       | Updated recommendations following Ironbark Heritage Study and mapping |

## Acknowledgement of traditional land owners

*We respectfully acknowledge that every project enabled or assisted by Plan2Place Consulting in Victoria exists on traditional aboriginal lands which have been sustained for thousands of years.*

*We honour their ongoing connection to these lands and seek to respectfully acknowledge the traditional custodians in our work.*

## ABBREVIATIONS AND LEGISLATION

### Abbreviations

|                      |                                                              |
|----------------------|--------------------------------------------------------------|
| C1Z                  | Commercial 1 Zone                                            |
| DELWP                | Department of Environment, Land, Water and Planning          |
| DDO                  | Design and Development Overlay                               |
| DPO                  | Development Plan Overlay                                     |
| GRZ                  | General Residential Zone                                     |
| GBCC, Council        | Greater Bendigo City Council                                 |
| GBPS                 | Greater Bendigo Planning Scheme                              |
| GBHNCS, the Strategy | Greater Bendigo Housing and Neighbourhood Character Strategy |
| GRZ                  | General Residential Zone                                     |
| HO                   | Heritage Overlay                                             |
| LGA                  | Local Government Area                                        |
| LDRZ                 | Low Density Residential Zone                                 |
| NCO                  | Neighbourhood Character Overlay                              |
| NCO1                 | Neighbourhood Character Overlay – Schedule 1                 |
| NCO2                 | Neighbourhood Character Overlay – Schedule 2                 |
| NRZ                  | Neighbourhood Residential Zone                               |
| RGZ                  | Residential Growth Zone                                      |
| SLO                  | Significant Landscape Overlay                                |
| SLO1                 | Significant Landscape Overlay – Schedule 1                   |
| SLO2                 | Significant Landscape Overlay – Schedule 2                   |
| UGB                  | Urban Growth Boundary                                        |

### Numeric Abbreviations

|                |                |
|----------------|----------------|
| ha             | hectare        |
| m              | metre          |
| m <sup>2</sup> | metres squared |
| %              | percent        |
| sqm            | square metres  |

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## EXECUTIVE SUMMARY - RECOMMENDATIONS

The report recommendations from the review of the existing Neighbourhood Character Overlay – Schedules 1 and 2 (NCO1 and NCO2) and the Significant Landscape Overlay – Schedule 1 (SLO1) are detailed below.

Recommendations about the key aspects to be considered in the redrafting of the NCO1, NCO2 and SLO1 schedules are also included in the report.

| Precinct Address                                                          | Recommendation                                                                                                                                |
|---------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| <i>Somerville Street, Flora Hill</i>                                      | Remove the NCO1 on sites at 9-15 Carolin St, subject to the outcomes of the HO review.<br>Remove the NCO1 from the remainder of the precinct. |
| <i>Gladstone Street, Quarry Hill</i>                                      | Retain the NCO1 subject to the outcomes of the HO review.                                                                                     |
| <i>Houston Street, Quarry Hill</i>                                        | Retain the NCO1 subject to the outcomes of the HO review.                                                                                     |
| <i>Carpenter Street, Quarry Hill</i>                                      | Retain the NCO1 subject to the outcomes of the HO review.                                                                                     |
| <i>Rowcliffe Street and Havlin Street West, Quarry Hill</i>               | Retain the NCO1 subject to the outcomes of the HO review.                                                                                     |
| <i>Havlin Street West, Bendigo</i>                                        | Retain the NCO1 subject to the outcomes of the HO review.                                                                                     |
| <i>Mundy Street, Bendigo (between Myers and Mollison Streets)</i>         | Remove the NCO1 subject to the outcomes of the HO review.                                                                                     |
| <i>Queen and Violet Streets, Bendigo</i>                                  | Retain the NCO1 subject to the outcomes of the HO review.                                                                                     |
| <i>Lily and Honeysuckle Streets, Bendigo</i>                              | Retain the NCO1 subject to the implementation of the proposed heritage overlay controls.                                                      |
| <i>15-39 Anderson Street, Bendigo (adjacent to Hustlers Reef Reserve)</i> | Remove the NCO1.                                                                                                                              |

| Precinct Address                                                                  | Recommendation                                                                                                                                                                                                                                                                                                       |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>15-25 Niemann Street, Bendigo</i>                                              | Remove the NCO1.                                                                                                                                                                                                                                                                                                     |
| <i>Buckley, Bannerman, Forest, Acacia and Harrison Streets, Bendigo</i>           | Remove the NCO1 from HO listed properties.<br>Retain the NCO1 over remaining areas of precinct.<br>Potentially create a new DDO schedule with a focus on how development addresses the creek environment in the Forest, Acacia and View Street areas.                                                                |
| <i>Lucan, Uley, Bridge, Bailes, Joseph, Havelock and McCrae Streets, Bendigo.</i> | Remove the NCO1.                                                                                                                                                                                                                                                                                                     |
| <i>Sternberg Street, Strathdale</i>                                               | Retain the NCO1 subject to the outcomes of the HO review.<br>Apply the NCO1 to 17-25 Skene Street, Kennington, 1-3 and 4-10 Michael Street, Kennington.<br>Retain the NCO2.                                                                                                                                          |
| <i>North of Mclvor Highway, East Bendigo</i>                                      | Remove the NCO1.                                                                                                                                                                                                                                                                                                     |
| <i>Lucan Street, North Bendigo</i>                                                | Thunder Street – Remove the NCO1.<br>Lucan and Harney Streets – retain the NCO1.                                                                                                                                                                                                                                     |
| <i>Grace and Cahill Streets, White Hills</i>                                      | Retain the NCO2.                                                                                                                                                                                                                                                                                                     |
| <i>Eaglehawk</i>                                                                  | Retain the NCO1 subject to outcomes of the HO review.<br>Areas within 400m of the train station and along transit routes (not deemed suitable for the HO) should have incremental change category applied.<br>Apply the NCO1 on properties at 52-56 Napier Street (also subject to DDO23 Eaglehawk Activity Centre). |
| <i>Eaglehawk Road (Thorpe to</i>                                                  | Retain the NCO1 subject to outcomes of the HO                                                                                                                                                                                                                                                                        |

| Precinct Address                                                | Recommendation                                                                                                                                                              |
|-----------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>Sandhurst Roads), California Gully</i>                       | review.                                                                                                                                                                     |
| <i>Sandhurst Road, California Gully</i>                         | Remove the NCO1 subject to the outcomes of the HO review.                                                                                                                   |
| <i>Upper California Gully Road, California Gully</i>            | Remove the NCO1 subject to the outcomes of the HO review.                                                                                                                   |
| <i>Eaglehawk Road, California Gully</i>                         | Remove the NCO from HO properties.<br>Retain the NCO subject to the outcomes of the HO review.                                                                              |
| <i>Eaglehawk Road, Long Gully</i>                               | Remove the NCO.                                                                                                                                                             |
| <i>Bennett and Arms Streets, Long Gully</i>                     | Retain the NCO1.                                                                                                                                                            |
| <i>Buckley Street, Long Gully</i>                               | Remove the NCO1 from HO sites.<br>Extend the NCO to cover the full lots at 15-21 Moran Street.<br>Retain the remaining NCO1 areas subject to the outcomes of the HO review. |
| <i>Philpot and Cross Streets, Long Gully</i>                    | Retain the NCO1.                                                                                                                                                            |
| <i>Quick Street, Casley Street and Havilah Road, Long Gully</i> | Remove the NCO1 from this entire area.                                                                                                                                      |
| <i>Lily and Nettle Streets, Ironbark</i>                        | Remove the NCO1 from properties on Lily Street.<br>Remove the NCO.                                                                                                          |
| <i>Barnard Street, Ironbark</i>                                 | Remove the NCO1.                                                                                                                                                            |
| <i>Eaglehawk Road and Susan Street, Ironbark</i>                | Remove the NCO1 ensuring the implementation of the Ironbark Heritage Study and the NCO removal into the PS align.                                                           |
| <i>Rae Street, Ironbark</i>                                     | Remove the NCO1 from HO sites.<br>Remove the NCO1 from remaining sites at 10 and 12 Rae Street.                                                                             |
| <i>Bannerman Street, Ironbark</i>                               | Remove the NCO1 from HO sites.<br>Retain the NCO1.                                                                                                                          |

| Precinct Address                                                     | Recommendation                                                                                                                                                                                                                                      |
|----------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>Eaglehawk Road and Valentine Street, Ironbark</i>                 | Retain the NCO1 on Valentine Street properties.<br>Remove the NCO1 on Eaglehawk Road.                                                                                                                                                               |
| <i>342-354 High Street, Golden Square</i>                            | Retain the NCO1.                                                                                                                                                                                                                                    |
| <i>High and Panton Streets, Golden Square</i>                        | Remove the NCO on sites at 376-382 High Street.<br>Retain the NCO subject to the implementation of the proposed heritage overlay controls for the remainder of precinct.                                                                            |
| <i>Panton Street, Golden Square</i>                                  | Remove the NCO1 controls from 35-51 and 61A-63A Panton Street due to strategic location.<br>Remove the NCO1 should the HO be applied following the implementation of the Golden Square Heritage Study.<br>Retain the NCO1 on remainder of precinct. |
| <i>McDougall Road, Rowe Street , Golden Square</i>                   | Retain the NCO1.                                                                                                                                                                                                                                    |
| <i>Allingham Street, Golden Square</i>                               | Retain the NCO1 over 1-13 and 8-14 Allingham Street.<br>Remove the NCO1 from 16-22 Allingham Street.                                                                                                                                                |
| <i>Panton, Cedar and High Streets, Golden Square</i>                 | Retain the NCO1 on the site on High Street subject to HO review.<br>Remove the NCO1 controls from remainder of the precinct.                                                                                                                        |
| <i>High, Old High, Thistle and Hargreaves Streets, Golden Square</i> | Remove the NCO1 from sites on King Street.<br>Retain the NCO1 on the remainder of the precinct.                                                                                                                                                     |
| <i>Old High Street, Golden Square</i>                                | Retain the NCO1.<br>Remove the NCO1 should the HO be applied following the implementation of the Golden                                                                                                                                             |

| Precinct Address                                                       | Recommendation                                                                                                                                                                                                      |
|------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                        | Square Heritage Study                                                                                                                                                                                               |
| <i>Burn and Maple Streets, Golden Square</i>                           | Retain the NCO1.                                                                                                                                                                                                    |
| <i>Ophir and Rowan Streets, Golden Square</i>                          | Retain the NCO1 should the HO be applied following the implementation of the Golden Square Heritage Study.                                                                                                          |
| <i>Chum, Booth and Curnow Streets, Golden Square</i>                   | Retain the NCO1.<br>Remove from select properties should the HO be applied following the implementation of the Golden Square Heritage Study.                                                                        |
| <i>Adam Street, Golden Square</i>                                      | Retain the NCO subject to the HO review.<br>Remove if area transitions to C2Z, otherwise retain if a residential zone remains.                                                                                      |
| <i>Maple Street, between MacKenzie Street West and Old High Street</i> | Retain the NCO1.                                                                                                                                                                                                    |
| <i>Alamein Court and Bay Street, Golden Square</i>                     | Retain the NCO2 subject to outcomes of the HO review.                                                                                                                                                               |
| <i>Thistle Street, Golden Square</i>                                   | Remove the NCO1.                                                                                                                                                                                                    |
| <i>47 Marong Road, Golden Square</i>                                   | Remove the NCO1.                                                                                                                                                                                                    |
| <i>Hospital and High Streets, Heathcote</i>                            | Remove NCO1 from 72 High Street.<br>Retain the NCO1 over the rest of the precinct.<br>Potential to create a new DDO schedule covering township character types with strong direction around entrances to townships. |
| <i>Mitchell, Herriot and High Streets, Heathcote</i>                   | Remove the NCO1 from properties covered by the HO.<br>Retain the NCO1 over the remainder of the precinct.                                                                                                           |
| <i>Nunn, Sharon, Hillview and Race Streets, Flora Hill</i>             | Remove the SLO1 from 18-26 Sharon Street and 3 Nunn Street.                                                                                                                                                         |

| Precinct Address                                      | Recommendation                                                                                                                                                                                                                                     |
|-------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                       | Further investigate the application of the VPO or an ESO following the Significant Tree Study to large trees remaining on these sites.                                                                                                             |
| <i>Edwards Road, Flora Hill</i>                       | Retain the SLO1.                                                                                                                                                                                                                                   |
| <i>Ellis Street, Flora Hill</i>                       | Remove the SLO1.<br>Further investigate application of the VPO or an ESO following the Significant Tree Study to large trees remaining on these sites.                                                                                             |
| <i>Edwards Road to Hakea Street, Flora Hill</i>       | Retain the SLO1.                                                                                                                                                                                                                                   |
| <i>Lyndale Court and Osborne Street, Spring Gully</i> | Retain the SLO1.                                                                                                                                                                                                                                   |
| <i>Kendall and Burns Streets, Spring Gully</i>        | Retain the SLO1 on 25-27 Kendall and 32-34 Kendall Street, Spring Gully<br>Remove the SLO1 from remainder of the precinct and redesignate as Garden Court.                                                                                         |
| <i>Walker Drive, Spring Gully</i>                     | Remove the SLO1. Add the SLO1 to 47 and 57 Autumn Gully Road.                                                                                                                                                                                      |
| <i>Inglis Street, West Bendigo</i>                    | Remove the SLO1.                                                                                                                                                                                                                                   |
| <i>St Killian and Church Streets, White Hills</i>     | Remove the SLO1 from properties in Captain Court and Ironhill Close.<br>Retain the SLO1 on the remainder of the precinct.<br>Redesignate Captain Court and Ironhill Close to Suburban 2000+.<br>Redesignate 82-88 St Killian Street to Semi-rural. |
| <i>Prouses Road, White Hills</i>                      | Retain the SLO1.                                                                                                                                                                                                                                   |
| <i>Golden Gully Road, Kangaroo Flat</i>               | Remove the SLO1 from west side of Bunker Street, along Bath Lane and Ham Street.<br>Area should be redesignated to Semi-Bush except for properties along Bath Lane and Ham                                                                         |

| Precinct Address                                          | Recommendation                                                                                                                                                                                                                                      |
|-----------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                           | Street to remain as Semi-Rural.                                                                                                                                                                                                                     |
| <i>Furness Street and Stanley Crescent, Kangaroo Flat</i> | Retain the SLO1 on all LDRZ land.<br>Apply SLO1 to land at 70 Furness Street.<br>Remove the SLO1 from all GRZ land at 6, 8, 10, 12, 14 and 16 Cannon Lane; 1-13 Cobb Court; 15, 24, 26, 28, 30, 31, 32 and 34 Furness Street; and 5 Hammill Street. |
| <i>North Heathcote Region</i>                             | Retain the SLO1 on all LDRZ and GRZ land.<br>Remove the SLO1 on PUZ7 and PCRZ land.                                                                                                                                                                 |
| <i>GBPS</i>                                               | Redrafted NCO1 Schedule.                                                                                                                                                                                                                            |
| <i>GBPS</i>                                               | Redrafted NCO2 Schedule.                                                                                                                                                                                                                            |
| <i>GBPS</i>                                               | Redrafted SLO1 Schedule.                                                                                                                                                                                                                            |

## 1. REPORT BACKGROUND AND CONTEXT

A Housing and Neighbourhood Character Strategy (H&NCS) is being prepared for the City of Greater Bendigo (CoGB) by Plan2Place Consulting. As part of that strategy, neighbourhood character and significant landscape controls are being reviewed.

This report reviews and assesses the existing Neighbourhood Character Overlay – Schedules 1 and 2 (NCO1 and NCO2) and the Significant Landscape Overlay – Schedule 1 (SLO1) applied in the Greater Bendigo Planning Scheme (GBPS). The SLO2 in Axedale was not reviewed as part of this report as it is not applied to achieve a neighbourhood character outcome.

There are 17 maps that derive from the overall map of Greater Bendigo (see **Figure 1**) which spatially shows where the Heritage Overlay (HO), NCO1, and NCO2 are applied. One map includes HO areas only and no NCO areas. Analysis, assessment, and additional details are provided for each area shown by the precinct address that forms part of each map.

Underlying change areas identify what the housing change level would be if the NCO or SLO were not in place. This is provided to determine the strategic importance and competing policy objective(s) that may influence the review process.

Areas identified in Council's strategic work where definite and potential heritage gaps are located have been mapped and included on NCO maps. In these areas, the recommendations provide direction on maintaining the NCO following the HO review process to ensure all available information is available to make a decision. Note any current heritage amendments underway have not been considered.

A recommendation is provided about each area and whether the neighbourhood character or significant landscape controls should continue to be applied in the GBPS. In several instances the existing neighbourhood character or significant landscape controls should be removed. There are several examples of additional areas where it has been recommended that new NCO or SLO controls be further considered.

Schedule drafting in Amendment C247gben has been reviewed and some redrafting recommended to achieve clearer planning outcomes.

Photos are taken by Plan2Place Consulting in 2022 or sourced from Nearmap and Google streetview (various years). Maps are sourced from the GBPS.

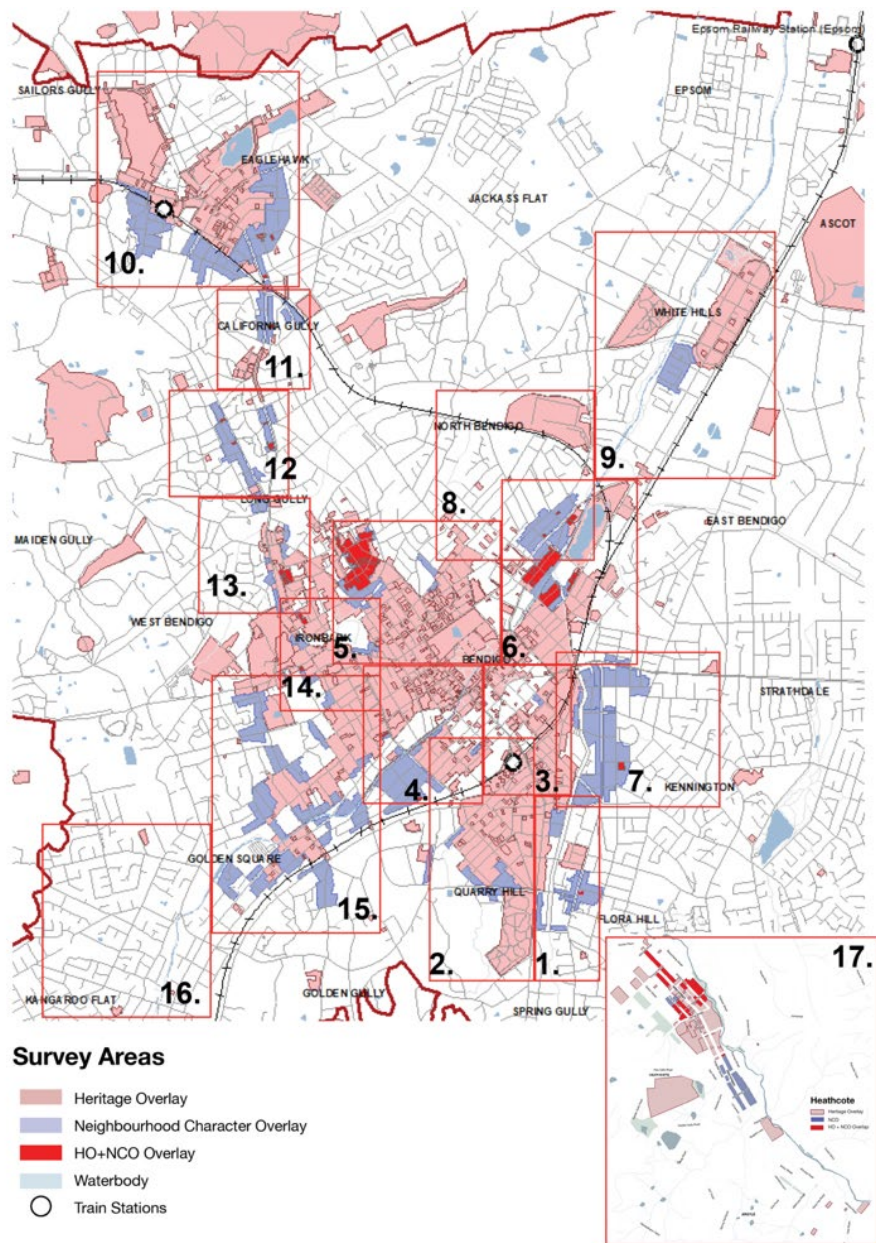
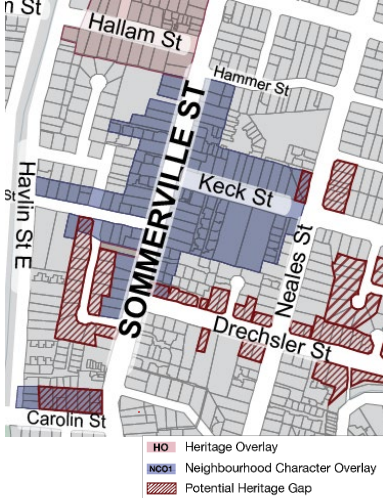
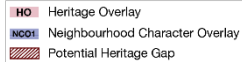


**Figure 1: HO, NCO1 and NCO2 Controls Applied in the GBPS**

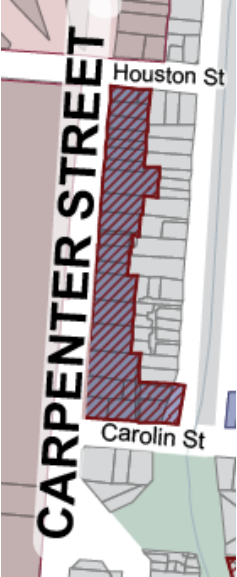
| Precinct Address                                                                                                                                                                                                                                                                                                                                                                                                                  | Map Area                                                                                                                                                                         | Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Map 1 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|
| <p><b>Somerville Street, Flora Hill</b><br/>(Between Hammer Street and Drechsler Street)</p> <p><b>Character type</b><br/>Gold Era</p> <p><b>Underlying Change Area</b><br/>Incremental 2 storeys</p> <p><b>Planning Controls</b><br/>Zone: GRZ<br/>Overlay: NCO1</p>                                                                                                                                                             |  <p>HO Heritage Overlay<br/>NCO1 Neighbourhood Character Overlay<br/>Potential Heritage Gap</p> | <ul style="list-style-type: none"> <li>Precinct with a variety of building styles and forms.</li> <li>Application of the NCO1 requires a permit for demolition and buildings and works.</li> <li>The existing and preferred neighbourhood character is based on the frequency of pre-World War I and Inter-war era buildings and the consistency of common building forms and elements in the streetscape.</li> <li>There has been a large amount of medium density development over the past 20 years, much of it not consistent with the preferred neighbourhood character of the area.</li> <li>Small number of properties in NCO precinct are recommended for heritage assessment by the Bendigo South East (Stage 1) Heritage Analysis' (2019) (9-15 Carolin St).</li> <li>Large sites contain church facilities and related activities.</li> <li>Further redevelopment opportunities are significantly limited due to the number of previously redeveloped sites.</li> <li>There will be minimal affect from NCO1 in managing future development in this precinct.</li> <li>Neighbourhood character objectives for the precinct can be achieved through the application of local planning policy and variations to clause 54 or 55 standards through residential zone schedules.</li> </ul> |       |
| Photographic Examples                                                                                                                                                                                                                                                                                                                                                                                                             | Recommendation                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |       |
|      | <p><b>Remove the NCO1 on sites at 9-15 Carolin St, subject to the outcomes of the HO review.</b></p> <p><b>Remove the NCO1 from the remainder of the precinct.</b></p>           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |       |

| Precinct Address                            | Map Area                                                                           | Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Map 2 |
|---------------------------------------------|------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|
| <b>Gladstone Street, Quarry Hill</b>        |  | <ul style="list-style-type: none"> <li>• Adjacent to HO30 Quarry Hills Precinct.</li> <li>• NCO precinct is recommended for heritage assessment by the 'Heritage Gap Analysis' (2019).</li> <li>• Application of the NCO1 requires a permit for demolition and buildings and works.</li> <li>• Demolition controls should be included for outbuildings due to their significance.</li> <li>• The existing and preferred neighbourhood character is based on the frequency of pre-World War I and Inter-war era buildings and the consistency of common building forms and elements in the streetscape.</li> <li>• Area has consistent building era, style, setback and fencing complementing adjacent HO areas.</li> <li>• Recent development is consistent with the preferred neighbourhood character of the area.</li> <li>• The NCO1 has an ongoing role to guide future development of the precinct.</li> </ul> |       |
| <b>Character type</b>                       |                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |       |
| Gold Era                                    |                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |       |
| <b>Underlying Change Area</b>               |                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |       |
| Incremental 2 Storeys,<br>Minimal 2 Storeys |                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |       |
| <b>Planning Contros</b>                     |                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |       |
| Zone: GRZ<br>Overlay: NCO1                  |                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |       |

| Photographic Examples                                                              | Recommendation                                                          |
|------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
|  | <p><b>Retain the NCO1 subject to the outcomes of the HO review.</b></p> |

| Precinct Address                            | Map Area                                                                           | Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Map 2 |  |  |
|---------------------------------------------|------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|--|--|
| <b><i>Houston Street, Quarry Hill</i></b>   |  | <ul style="list-style-type: none"><li>• Adjacent to HO30 Quarry Hills Precinct.</li><li>• NCO precinct is recommended for heritage assessment by the 'Heritage Gap Analysis' (2019).</li><li>• Application of the NCO1 requires a permit for demolition and buildings and works.</li><li>• Demolition controls should be included for outbuildings due to their significance.</li><li>• The existing and preferred neighbourhood character is based on the frequency of pre-World War I and Inter-war era buildings and the consistency of common building forms and elements in the streetscape.</li><li>• Area has consistent building era, style, setback and fencing complementing adjacent HO areas.</li><li>• Recent development is consistent with the preferred neighbourhood character of the area.</li><li>• The NCO1 has an ongoing role to guide future development of the precinct.</li></ul> |       |  |  |
| <b>Character type</b>                       |                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |       |  |  |
| Gold Era                                    |                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |       |  |  |
| <b>Underlying Change Area</b>               |                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |       |  |  |
| Incremental 2 Storeys,<br>Minimal 2 Storeys |                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |       |  |  |
| <b>Planning Controls</b>                    |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |       |  |  |
| Zone: GRZ                                   |                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |       |  |  |
| Overlay: NCO1                               |                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |       |  |  |
|                                             |                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |       |  |  |
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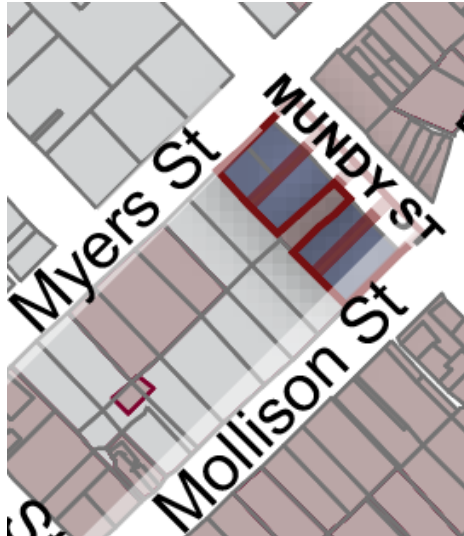
| Photographic Examples                                                                                                                                                  | Recommendation                                                          |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
|   | <p><b>Retain the NCO1 subject to the outcomes of the HO review.</b></p> |

| Precinct Address                                                                                                                                                                                                                                                                                                                                                                                                         | Map Area                                                                          | Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Map 2 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|
| <p><b>Carpenter Street, Quarry Hill</b><br/>(Opposite Bendigo Cemetery and Quarry Hill Cemetery)</p> <p><b>Character type</b><br/>Gold Era</p> <p><b>Underlying Change Area</b><br/>Incremental 2 Storeys</p> <p><b>Planning Controls</b><br/>Zone: GRZ<br/>Overlay: NCO1</p> <p> <span>HO</span> Heritage Overlay<br/> <span>NCO1</span> Neighbourhood Character Overlay<br/> <span></span> Potential Heritage Gap </p> |  | <ul style="list-style-type: none"> <li>• Adjacent to HO30 Quarry Hills Precinct and HO29 Quarry Hills Cemetery.</li> <li>• NCO precinct is recommended for heritage assessment by the 'Heritage Gap Analysis' (2019).</li> <li>• Application of the NCO1 requires a permit for demolition and buildings and works.</li> <li>• Demolition controls should be included for outbuildings due to their significance.</li> <li>• The existing and preferred neighbourhood character is based on the frequency of pre-World War I and Inter-war era buildings and the consistency of common building forms and elements in the streetscape.</li> <li>• Area has consistent building era, style, setback and fencing complementing adjacent HO areas.</li> <li>• Recent development is consistent with the preferred neighbourhood character of the area.</li> <li>• The NCO1 has an ongoing role to guide future development of the precinct.</li> </ul> |       |

| Photographic Examples                                                               | Recommendation                                                          |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
|  | <p><b>Retain the NCO1 subject to the outcomes of the HO review.</b></p> |

| Precinct Address                                                                                                                                | Map Area | Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Map 2                                                            |
|-------------------------------------------------------------------------------------------------------------------------------------------------|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|
| <b>Rowcliffe Street and Havlin Street West, Quarry Hill</b>                                                                                     |          | <ul style="list-style-type: none"><li>• Adjacent to h HO30 Quarry Hills Precinct.</li><li>• NCO precinct is recommended for heritage assessment by the ‘Heritage Gap Analysis’ (2019).</li><li>• Application of the NCO1 requires a permit for demolition and buildings and works.</li><li>• Demolition controls should be included for outbuildings due to their significance.</li><li>• The existing and preferred neighbourhood character is based on the frequency of pre-World War I and Inter-war era buildings and the consistency of common building forms and elements in the streetscape.</li><li>• Area has consistent building era, style, setback and fencing complementing adjacent HO areas.</li><li>• Recent development is consistent with the preferred neighbourhood character of the area.</li><li>• The NCO1 has an ongoing role to guide future development of the precinct.</li></ul> |                                                                  |
| <b>Character type</b><br>Gold Era                                                                                                               |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                  |
| <b>Underlying Change Area</b><br>Minimal 2 Storeys                                                                                              |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                  |
| <b>Planning Controls</b><br>Zone: GRZ<br>Overlay: NCO1                                                                                          |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                  |
| <div><div>HO</div>Heritage Overlay</div> <div><div>NCO1</div>Neighbourhood Character Overlay</div> <div><div></div>Potential Heritage Gap</div> |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                  |
| Photographic Examples                                                                                                                           |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Recommendation                                                   |
|                                                                                                                                                 |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>Retain the NCO1 subject to the outcomes of the HO review.</b> |

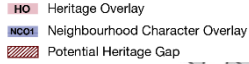
| Precinct Address                                                                                                                                                                                                                                                                                                                                                                                                                       | Map Area                                                  | Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Map 3 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|
| <b>Havlin Street West, Bendigo</b><br><br><b>Character type</b><br>Gold Era<br><br><b>Underlying Change Area</b><br>Minimal 2 Storeys<br><br><b>Planning Controls</b><br>Zone: GRZ<br>Overlay: NCO1<br><br><div> <div>HO</div> Heritage Overlay <div>NCO1</div> Neighbourhood Character Overlay <div></div> Potential Heritage Gap <div></div> Waterway <div></div> Water body <div></div> Train Line <div></div> Train Station </div> |                                                           | <ul style="list-style-type: none"> <li>• Adjacent to HO5 Hopper Street Precinct.</li> <li>• NCO precinct is recommended for heritage assessment by the 'Heritage Gap Analysis' (2019).</li> <li>• Application of the NCO1 requires a permit for demolition and buildings and works.</li> <li>• Demolition controls should be included for outbuildings due to their significance.</li> <li>• The existing and preferred neighbourhood character is based on the frequency of pre-World War I and Inter-war era buildings and the consistency of common building forms and elements in the streetscape.</li> <li>• Location adjacent to the Bendigo Creek provides a unique character (separated from the street).</li> <li>• Development outcomes should be managed through the NCO or a DDO to minimise impacts on adjacent HO areas and the interface issues with the creek.</li> </ul> |       |
| Photographic Examples                                                                                                                                                                                                                                                                                                                                                                                                                  | Recommendation                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |       |
|                                                                                                                                                                                                                                                                                                                                                                                                                                        | Retain the NCO1 subject to the outcomes of the HO review. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |       |

| Precinct Address                                                                                                                                                                                             |  | Map Area                                                                          | Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Map 3 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|
| <b>Mundy Street, Bendigo</b><br><b>(between Myers and Mollison Streets)</b>                                                                                                                                  |  |  | <ul style="list-style-type: none"><li>• Adjacent to HO9 Myers Street Precinct.</li><li>• NCO precinct is recommended for heritage assessment by the 'Heritage Gap Analysis' (2019).</li><li>• Application of the NCO1 requires a permit for demolition and buildings and works.</li><li>• The existing and preferred neighbourhood character is based on the frequency of pre-World War I and Inter-war era buildings and the consistency of common building forms and elements in the streetscape.</li><li>• Eclectic mix of buildings eras with some commercial in form and business activities including a 19<sup>th</sup> C cottage, 2 storey Interwar house and vacant lots.</li><li>• No evidence of recent development resulting and location within substantial change area suggests NCO should be removed.</li><li>• The neighbourhood character objectives for the precinct can be achieved through the application of local planning policy and variations to clause 55 or 54 objectives through residential zone schedules.</li></ul> |       |
| <b>Character type</b><br>Gold Era                                                                                                                                                                            |  |                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |       |
| <b>Underlying Change Area</b><br>Substantial 3 Storeys                                                                                                                                                       |  |                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |       |
| <b>Planning Controls</b><br>Zone: GRZ<br>Overlay: NCO1<br><div><div>HO</div> Heritage Overlay</div> <div><div>NCO1</div> Neighbourhood Character Overlay</div> <div><div></div> Potential Heritage Gap</div> |  |                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |       |
| <b>Photographic Examples</b>                                                                                                                                                                                 |  | <b>Recommendation</b>                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |       |
|                                                                                                                           |  | <b>Remove the NCO1 subject to the outcomes of the HO review.</b>                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |       |

| Precinct Address                                                                                                                                                                                                         | Map Area                                                                | Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Map 4 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|
| <p><b>Queen and Violet Streets, Bendigo</b></p> <p><b>Character type</b><br/>Gold Era</p> <p><b>Underlying Change Area</b><br/>Incremental 2 Storeys</p> <p><b>Planning Controls</b><br/>Zone: GRZ<br/>Overlay: NCO1</p> |                                                                         | <ul style="list-style-type: none"> <li>• Adjacent to HO6 King Street Precinct.</li> <li>• NCO precinct is recommended for heritage assessment by the 'Heritage Gap Analysis' (2019).</li> <li>• Application of the NCO1 requires a permit for demolition and buildings and works.</li> <li>• Demolition controls should be included for outbuildings due to their significance.</li> <li>• The existing and preferred neighbourhood character is based on the frequency of pre-World War I and Inter-war era buildings and the consistency of common building forms and elements in the streetscape.</li> <li>• Strong sense of spaciousness in precinct due to the large side and front setbacks and large verges. Frequent use of weatherboard provides a lightness to the streetscape.</li> <li>• Recent development is consistent with the preferred neighbourhood character of the area.</li> <li>• The NCO1 has an ongoing role to guide future development of the precinct.</li> </ul> |       |
| Photographic Examples                                                                                                                                                                                                    | Recommendation                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |       |
|                                                                                                                                                                                                                          | <p><b>Retain the NCO1 subject to the outcomes of the HO review.</b></p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |       |

| Precinct Address                                                                                                                                                                          | Map Area                                                                          | Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Map 4 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|
| <b><i>Lily and Honeysuckle Streets, Bendigo</i></b>                                                                                                                                       |  | <ul style="list-style-type: none"> <li>• Adjacent to HO11 Rowan Street Precinct.</li> <li>• NCO precinct has been assessed for its heritage values, and part (62-72 Lily Street and 7A-11 &amp; 12 Honeysuckle Street) is recommended for inclusion in the new Old Violet Street Precinct by the 'Golden Square Heritage Study, Stage 2' (2022).</li> <li>• Application of the NCO1 requires a permit for demolition and buildings and works.</li> <li>• Demolition controls should be included for outbuildings due to their significance.</li> <li>• The existing and preferred neighbourhood character is based on the frequency of pre-World War I and Inter-war era buildings and the consistency of common building forms and elements in the streetscape.</li> <li>• Area has consistent building era, style, setback and fencing complementing adjacent HO areas.</li> <li>• Limited development in precinct. Precinct is still consistent with the preferred neighbourhood character of the area.</li> <li>• The NCO1 has an ongoing role to guide future development of the precinct.</li> </ul> |       |
| <b>Character type</b><br>Gold Era                                                                                                                                                         |                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |       |
| <b>Underlying Change Area</b><br>Minimal 2 Storeys                                                                                                                                        |                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |       |
| <b>Planning Controls</b><br>Zone: GRZ<br>Overlay: NCO1                                                                                                                                    |                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |       |
| <div> <div>HO</div> <div>Heritage Overlay</div> </div> <div> <div>NCO1</div> <div>Neighbourhood Character Overlay</div> </div> <div> <div></div> <div>Potential Heritage Gap</div> </div> |                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |       |

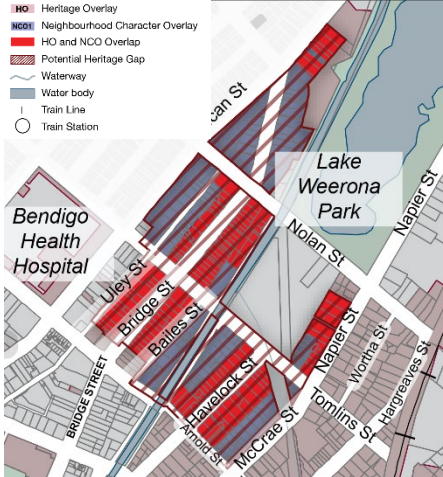
| Photographic Examples                                                               | Recommendation                                                                                         |
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|  | <p><b>Retain the NCO1 subject to the implementation of the proposed heritage overlay controls.</b></p> |

| Precinct Address                                                                  | Map Area                                                                            | Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Map 5 |
|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|
| <b>15-39 Anderson Street,<br/>Bendigo (adjacent to<br/>Hustlers Reef Reserve)</b> |    | <ul style="list-style-type: none"> <li>• Adjacent to HO1 Barnard Street Precinct and HO4 Drought Street Precinct.</li> <li>• NCO precinct is recommended for heritage assessment by the 'Heritage Gap Analysis' (2019).</li> <li>• Application of the NCO1 requires a permit for demolition and buildings and works.</li> <li>• Demolition controls should be included for outbuildings due to their significance.</li> <li>• The existing and preferred neighbourhood character is based on the frequency of pre-World War I and Inter-war era buildings and the consistency of common building forms and elements in the streetscape.</li> <li>• Eclectic mix of eras with large setbacks, low fences and wide verges which enable street trees.</li> <li>• Character more consistent with the NCO on properties closer to Niemann Street, where there are mostly late Inter-war houses.</li> <li>• Neighbourhood character objectives for the precinct can be achieved through the application of local planning policy and variations to clause 54 or 55 standards on properties not deemed suitable for the HO.</li> </ul> |       |
| <b>Character type</b><br>Gold Era                                                 |                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |       |
| <b>Underlying Change Area</b><br>Incremental 2 Storeys,<br>Substantial 3 Storeys  |                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |       |
| <b>Planning Controls</b><br>Zone: GRZ<br>Overlay: NCO1                            |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |       |
| <b>Photographic Examples</b>                                                      |  | <b>Recommendation</b><br><br>Remove the NCO1.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |       |

| Precinct Address                                                                                                                                                                          | Map Area                                                                           | Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Map 5 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|
| <b>15-39 Niemann Street, Bendigo</b><br><b>Character type</b><br>Gold Era<br><b>Underlying Change Area</b><br>Minimal 2 Storeys<br><b>Planning Controls</b><br>Zone: GRZ<br>Overlay: NCO1 |  | <ul style="list-style-type: none"> <li>• Adjacent to HO1 Barnard Street Precinct.</li> <li>• NCO precinct is recommended for heritage assessment by the 'Heritage Gap Analysis' (2019).</li> <li>• Application of the NCO1 requires a permit for demolition and buildings and works.</li> <li>• Demolition controls should be included for outbuildings due to their significance.</li> <li>• Recently developed 2 storey buildings.</li> <li>• Area subject to potential HO investigation although following site visit unclear as to why.</li> <li>• Number of sites where the HO/NCO overlap.</li> <li>• The neighbourhood character objectives for the precinct can be achieved through the application of local planning policy and variations to clause 55 or 54 objectives through residential zone schedules.</li> </ul> |       |
| Photographic Examples                                                                                                                                                                     | Recommendation                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |       |
|                      | <b>Remove the NCO1.</b>                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |       |

| Precinct Address                                                                                                                                                                                                                                       | Map Area | Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Map 5 |
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| <b>Buckley, Bannerman, Forest, Acacia and Harrison Streets, Bendigo</b><br><b>Character type</b><br>Gold Era<br><b>Underlying Change Area</b><br>Minimal 2 Storeys,<br>Substantial 3 Storeys<br><b>Planning Controls</b><br>Zone: GRZ<br>Overlay: NCO1 |          | <ul style="list-style-type: none"> <li>Significant areas of overlap between NCO and HO841 Bannerman Street Precinct.</li> <li>NCO precinct is recommended for heritage assessment by the 'Heritage Gap Analysis' (2019).</li> <li>Application of the NCO1 requires a permit for demolition and buildings and works.</li> <li>Demolition controls should be included for outbuildings due to their significance.</li> <li>The existing and preferred neighbourhood character is based on the frequency of pre-World War I and Inter-war era buildings and the consistency of common building forms and elements in the streetscape.</li> <li>Area has consistent building era, style, setback and fencing complementing adjacent HO areas.</li> <li>Recent development is consistent with the preferred neighbourhood character of the area.</li> <li>The NCO1 has an ongoing role to guide future development of the precinct.</li> <li>Opportunity for new development outcomes could be managed through a DDO to improve the interface with the creek through 2-3 storey development with improved passive surveillance of the creek environs.</li> </ul> |       |

| Photographic Examples | Recommendation                                                                                                                                                                                                                                                                            |
|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                       | <p><b>Remove the NCO1 from HO listed properties.</b></p> <p><b>Retain the NCO1 over remaining areas of precinct.</b></p> <p><b>Potentially create a new DDO schedule with a focus on how development addresses the creek environment in the Forest, Acacia and View Street areas.</b></p> |

| Precinct Address                                                                                                              | Map Area                                                                          | Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Map 6 |
|-------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|
| <p><b>Lucan, Uley, Bridge, Bailes, Joseph, Havelock and McCrae Streets, Bendigo.</b></p>                                      |  | <ul style="list-style-type: none"> <li>• Significant areas of overlap between NCO and HO2 Baxter Street Heritage Precinct Extension.</li> <li>• NCO precinct is recommended for heritage assessment by the 'Heritage Gap Analysis' (2019).</li> <li>• Areas adjacent to Arnold Street subject to DDO25 which limits height of development to ensure the helicopter flight path is not compromised.</li> <li>• Application of the NCO1 requires a permit for demolition and buildings and works.</li> <li>• Demolition controls should be included for outbuildings due to their significance.</li> <li>• The existing and preferred neighbourhood character is based on the frequency of pre-World War I and Inter-war era buildings and the consistency of common building forms and elements in the streetscape.</li> <li>• Areas around Bailes Street, Joseph Street and along McCrae Street have had a significant number of single and multi-unit developments which have eroded the neighbourhood character.</li> <li>• There will be minimal effect from NCO1 in managing future development in this precinct.</li> <li>• Neighbourhood character objectives for the precinct can be achieved through the application of local planning policy and variations to clause 54 or 55 standards.</li> <li>• Opportunity for new development outcomes could be managed through a DDO to improve the interface with the creek through 2-3 storey development with improved passive surveillance of the creek environs.</li> </ul> |       |
| <p><b>Character type</b></p> <p>Gold Era</p>                                                                                  |                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |       |
| <p><b>Underlying Change Area</b></p> <p>Incremental 2 Storeys,<br/>Substantial 3 Storeys,<br/>Substantial 4 Storeys (RGZ)</p> |                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |       |
| <p><b>Planning Controls</b></p> <p>Zone: GRZ<br/>Overlay: NCO1</p>                                                            |                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |       |

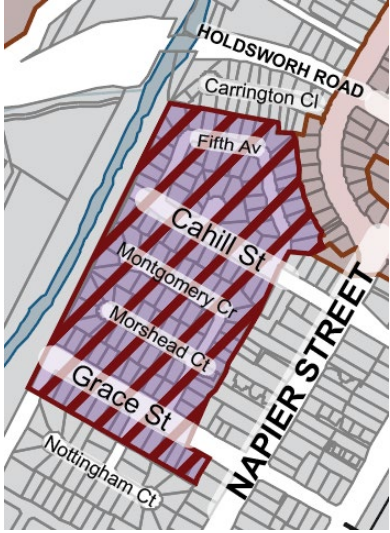
| Photographic Examples                                                               | Recommendation                 |
|-------------------------------------------------------------------------------------|--------------------------------|
|  | <p><b>Remove the NCO1.</b></p> |

| Precinct Address                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Map Area                                                                          | Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Map 7                                                                                                                                                                                                                                                                                                                                                  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Sternberg Street, Strathdale</b></p> <p><b>Character type</b><br/>Gold Era</p> <p><b>Underlying Change Area</b><br/>Substantial 3 Storeys (along McIvor Highway),<br/>Incremental 3 Storeys,<br/>Incremental 2 Storeys</p> <p><b>Planning Controls</b><br/>Zone: GRZ<br/>Overlays: NCO1, NCO2</p> <p> <span style="background-color: #f08080; border: 1px solid black; padding: 2px;">HO</span> Heritage Overlay<br/> <span style="background-color: #8080ff; border: 1px solid black; padding: 2px;">NCO1</span> Neighbourhood Character Overlay<br/> <span style="background-color: #8080ff; border: 1px solid black; padding: 2px;">NCO2</span> Neighbourhood Character Overlay<br/> <span style="background-color: #ff0000; border: 1px solid black; padding: 2px;">HO and NCO Overlap</span><br/> <span style="background-color: #ff8080; border: 1px solid black; padding: 2px;">Potential Heritage Gap</span> </p> |  | <ul style="list-style-type: none"> <li>• Bendigo Creek forms western border of the precinct.</li> <li>• Areas north of Hodgkinson Street and south of Skene Street are subject to potential HO investigation.</li> <li>• Area on south side of Hodgkinson Street between Sternberg and Michael Streets could also be included in NCO. Consistent character to remainder of precinct.</li> <li>• Application of the NCO1 and NCO2 requires a permit for demolition and buildings and works.</li> <li>• NCO1: The existing and preferred neighbourhood character is based on the frequency of pre-World War I and Inter-war era buildings and the consistency of common building forms and elements in the streetscape.</li> <li>• NCO1: Demolition controls should be included for outbuildings due to their significance.</li> <li>• NCO2: The existing and preferred neighbourhood character is based on the frequency of post war era buildings and the consistency of common building forms including low pitched roof forms, generous spaces around buildings, and lack of front fencing.</li> <li>• NCO2: Modified Standards A20 and B32 requires front fencing to be a maximum of 600mm.</li> <li>• NCO2: area not subject to HO review.</li> <li>• Location adjacent to Bendigo Creek provides the opportunity to create new preferred character (separated from the street). These development outcomes should be managed through a DDO to minimise impacts on adjacent HO areas and improve the interface with the creek through 2-3 storey development with improved passive surveillance of the creek environs.</li> </ul> | <p><b>Photographic Examples</b></p>  <p><b>Recommendation</b></p> <p><b>Retain the NCO1 subject to the outcomes of the HO review.</b></p> <p><b>Apply the NCO1 to 17-25 Skene Street, Kennington, 1-3 and 4-10 Michael Street, Kennington. Retain the NCO2.</b></p> |

| Precinct Address                                                                                                                                                                                                                                                                        | Map Area                                                                                                                       | Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Map 7 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|
| <p><b>North of Mclvor Highway, East Bendigo</b></p> <p><b>Character type</b><br/>Gold Era</p> <p><b>Underlying Change Area</b><br/>Substantial 3 Storeys (along Mclvor Highway), Minimal and Substantial 3 Storeys</p> <p><b>Planning Controls</b><br/>Zone: GRZ<br/>Overlays: NCO1</p> |  <p>NCO1 Neighbourhood Character Overlay</p> | <ul style="list-style-type: none"> <li>• Application of the NCO1 requires a permit for demolition and buildings and works.</li> <li>• The existing and preferred neighbourhood character is based on the frequency of pre-World War I and Inter-war era buildings and the consistency of common building forms and elements in the streetscape.</li> <li>• Includes moderate setbacks, low fences and wide verges which enable street trees.</li> <li>• Eclectic mix of buildings eras with some commercial in form and business activities including a medical centre, a vacant lot and housing from Victorian, Interwar and more recent eras.</li> <li>• Location within substantial change area suggests NCO should be removed from land at 1 Denovan Street; 4, 6 and 12 MacKay Street; and 45-47, 49, 51, 53, 55, 57, 59, 61, 63, 65 and 67 Mclvor Road.</li> <li>• The neighbourhood character objectives for the precinct can be achieved through the application of local planning policy and variations to clause 55 or 54 objectives through residential zone schedules.</li> </ul> |       |
| Photographic Examples                                                                                                                                                                                                                                                                   | Recommendation                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |       |
|  <p><i>Properties next to The Mclvor Motel, Mclvor Highway</i></p>                                                                                                                                   | <p><b>Remove the NCO1.</b></p>                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |       |
|  <p><i>The Corner of Denovan and Mackay Streets</i></p>                                                                                                                                             |                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |       |

| Precinct Address                                                                                                                                                                                                                                                                                                                                                                                                                                       | Map Area | Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Map 8 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|
| <p><b>Lucan Street, North Bendigo</b></p> <p><b>Character type</b><br/>Gold Era</p> <p><b>Underlying Change Area</b><br/>Substantial 3 Storeys, Incremental 2 Storeys</p> <p><b>Planning Controls</b><br/>Zone: GRZ<br/>Overlay: NCO1</p> <p> <span style="color: red;">■</span> HO Heritage Overlay<br/> <span style="color: blue;">■</span> NCO1 Neighbourhood Character Overlay<br/> <span style="color: red;">■</span> Potential Heritage Gap </p> |          | <ul style="list-style-type: none"> <li>Area subject to potential HO investigation.</li> <li>Within walking distance of the Bendigo Health Precinct.</li> <li>Application of the NCO1 requires a permit for demolition and buildings and works.</li> <li>Demolition controls should be included for outbuildings due to their significance.</li> <li>The existing and preferred neighbourhood character is based on the frequency of pre-World War I and Inter-war era buildings and the consistency of common building forms and elements in the streetscape.</li> <li>Thunder Street has a diversity of building forms and recent development has eroded the neighbourhood character. Wide verges and street trees provide cohesiveness to precinct that could limit the impacts of new development in this strategically important location.</li> <li>Areas on Lucan and Harney Streets have consistent building era, style, setback and fencing and recent development is consistent with the preferred neighbourhood character of the area.</li> <li>The NCO1 has an ongoing role to guide future development of these parts of the precinct.</li> </ul> |       |

| Photographic Examples | Recommendation                                                                                            |
|-----------------------|-----------------------------------------------------------------------------------------------------------|
|                       | <p><b>Thunder Street – Remove the NCO1.</b></p> <p><b>Lucan and Harney Streets – retain the NCO1.</b></p> |

| Precinct Address                                                                                                                                                                                                                                                                                                                                | Map Area                                                                          | Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Map 9 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|
| <p><b>Grace and Cahill Streets, White Hills</b></p> <p><b>Character type</b><br/>Suburban - Early</p> <p><b>Amend</b><br/>Substantial 3 Storeys,<br/>Incremental 3 Storeys,<br/>Incremental 2 Storeys</p> <p><b>Planning Controls</b><br/>Zone: GRZ<br/>Overlay: NCO2</p>                                                                       |  | <ul style="list-style-type: none"> <li>• Area subject to potential HO investigation.</li> <li>• Application of the NCO2 requires a permit for demolition and buildings and works.</li> <li>• The existing and preferred neighbourhood character is based on the frequency of post war era buildings and the consistency of common building forms including low pitched roof forms, generous spaces around buildings, and lack of front fencing.</li> <li>• Modified Standards A20 and B32 requires front fencing to be a maximum of 600mm.</li> <li>• Strong and uniquely Suburban – Early character in this precinct with minimal but sympathetic redevelopment of some sites beginning to occur consistent with the preferred character.</li> <li>• Demolition controls should be included for outbuildings due to their significance.</li> <li>• Location adjacent to the Bendigo Creek provides the opportunity to create new preferred character (separated from the street).</li> </ul> |       |
| Photographic Examples                                                                                                                                                                                                                                                                                                                           | Recommendation                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |       |
|     | <p><b>Retain the NCO2.</b></p>                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |       |

## Precinct Address

**Eaglehawk**

## Character type

Gold Era

## Underlying Change Area

Substantial 3 Storeys (around train station and train line),  
Incremental 2 Storeys,  
Minimal 2 Storeys (everywhere else)

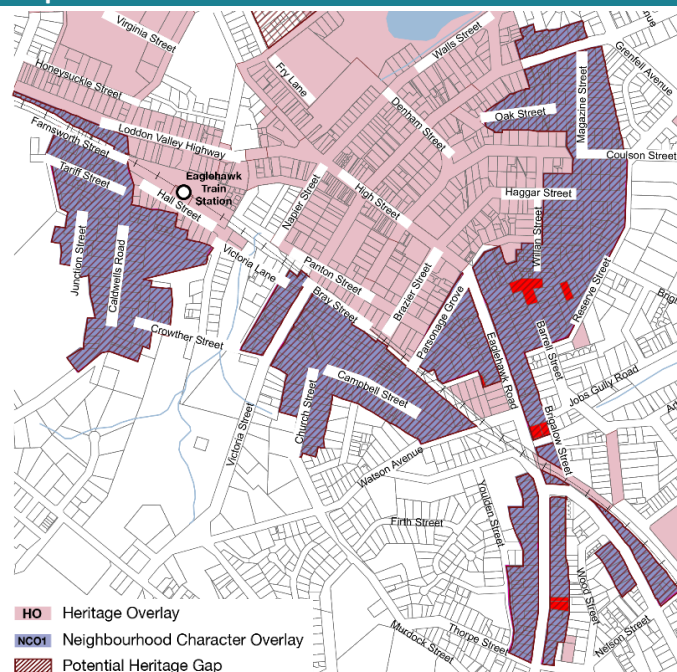
## Planning Controls

Zone: GRZ

Overlay: NCO1



## Map Area



## Analysis

- Areas subject to HO investigation.
- Application of the NCO1 requires a permit for demolition and buildings and works.
- Demolition controls should be included for outbuildings due to their significance.
- The existing and preferred neighbourhood character is based on the frequency of pre-World War I and Inter-war era buildings and the consistency of common building forms and elements in the streetscape.
- Area has a relatively consistent building era, style, setback and fencing complementing adjacent HO areas.
- Recent development is consistent with the preferred neighbourhood character of the area.
- The NCO1 has an ongoing role to guide future development of the precinct.

## Map 10

## Photographic Examples



## Recommendation

**Retain the NCO1 subject to outcomes of the HO review.**

**Areas within 400m of the train station and along transit routes (not deemed suitable for the HO) should have the incremental change category applied.**

**Apply the NCO1 on properties at 52-56 Napier Street (also subject to DDO23 Eaglehawk Activity Centre.)**

## Precinct Address

**Eaglehawk Road (Thorpe to Sandhurst Roads), California Gully**

## Character type

Gold Era

## Underlying Change Area

Substantial 3 Storeys (transit corridor)

## Planning Controls

Zone: GRZ

Overlay: NCO1

## Map Area



## Analysis

- Areas subject to potential HO investigation.
- Application of the NCO1 requires a permit for demolition and buildings and works.
- Demolition controls should be included for outbuildings due to their significance.
- The existing and preferred neighbourhood character is based on the frequency of pre-World War I and Inter-war era buildings and the consistency of common building forms and elements in the streetscape.
- Area has a consistent building era, style, setback and fencing along important town entries.
- Recent development is consistent with the preferred neighbourhood character of the area.
- The NCO1 has an ongoing role to guide future development of the precinct.



## Map 11

## Photographic Examples

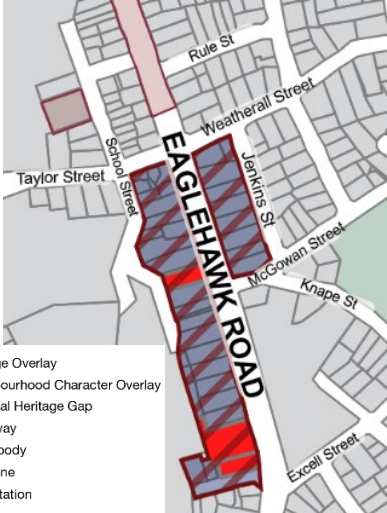


## Recommendation

**Retain the NCO1 subject to outcomes of the HO review.**

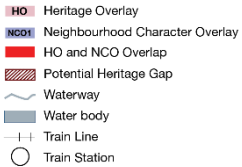
| Precinct Address                                                                                                                                                                                             | Map Area                                                                          | Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Map 11 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
| <b>Sandhurst Road, California Gully</b><br><br><b>Character type</b><br>Gold Era<br><br><b>Underlying Change Area</b><br>Incremental 3 Storeys<br><br><b>Planning Controls</b><br>Zone: GRZ<br>Overlay: NCO1 |  | <ul style="list-style-type: none"> <li>• Areas subject to potential HO investigation.</li> <li>• Application of the NCO1 requires a permit for demolition and buildings and works.</li> <li>• Demolition controls should be included for outbuildings due to their significance.</li> <li>• The existing and preferred neighbourhood character is based on the frequency of pre-World War I and Inter-war era buildings and the consistency of common building forms and elements in the streetscape.</li> <li>• Area has a mix of eras with consistent roof form, setback and fencing along important town entries.</li> <li>• The tree planting and wide verges hold precinct together and would assist with mitigating the impacts of greater density.</li> <li>• Remove the NCO1 following the HO review. Any sites not included with a HO to be considered for substantial change based on their strategic location along this key corridor.</li> </ul> |        |
| Photographic Examples                                                                                                                                                                                        | Recommendation                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |        |
|                                                                                                                           | Remove the NCO1 subject to the outcomes of the HO review.                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |        |

| Precinct Address                                                                                                                                                                                                                                                                           | Map Area                                                                          | Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Map 12 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
| <p><b>Upper California Gully Road, California Gully</b></p> <p><b>Character type</b><br/>Gold Era</p> <p><b>Underlying Change Area</b><br/>Incremental 3 Storeys,<br/>Incremental 2 Storeys,<br/>Substantial 3 Storeys</p> <p><b>Planning Controls</b><br/>Zone: GRZ<br/>Overlay: NCO1</p> |  | <ul style="list-style-type: none"> <li>• Areas subject to potential HO investigation.</li> <li>• Application of the NCO1 requires a permit for demolition and buildings and works.</li> <li>• Demolition controls should be included for outbuildings due to their significance.</li> <li>• The existing and preferred neighbourhood character is based on the frequency of pre-World War I and Inter-war era buildings and the consistency of common building forms and elements in the streetscape.</li> <li>• Area has a mix of eras with consistent roof form, setback and fencing along important town entries.</li> <li>• The tree planting and wide verges hold precinct together and would assist with mitigating the impacts of greater density.</li> <li>• Remove the NCO1 following the HO review. Any sites not included with a HO to be considered for substantial change based on their strategic location along this key corridor.</li> </ul> |        |
| Photographic Examples                                                                                                                                                                                                                                                                      |                                                                                   | Recommendation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |        |
|                                                                                                                                                                                                         |                                                                                   | <p><b>Remove the NCO1 subject to the outcomes of the HO review.</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |        |

| Precinct Address                                                                      | Map Area                                                                          | Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Map 12 |
|---------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
| <b>Eaglehawk Road, California Gully</b><br><i>(between Excell and Taylor Streets)</i> |  | <ul style="list-style-type: none"> <li>• Areas of HO/NCO overlap.</li> <li>• Areas subject to potential HO investigation.</li> <li>• Application of the NCO1 requires a permit for demolition and buildings and works.</li> <li>• Demolition controls should be included for outbuildings due to their significance.</li> <li>• The existing and preferred neighbourhood character is based on the frequency of pre-World War I and Inter-war era buildings and the consistency of common building forms and elements in the streetscape.</li> <li>• Area has a consistent building era, style, setback and fencing along important town entries.</li> <li>• Recent development is consistent with the preferred neighbourhood character of the area.</li> <li>• The NCO1 has an ongoing role to guide future development of the precinct.</li> <li>• Remove the NCO1 following the HO review. Any sites not included with a HO to be considered for substantial change based on their strategic location along this key corridor.</li> </ul> |        |
| <b>Character type</b><br>Gold Era                                                     |                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |        |
| <b>Underlying Change Area</b><br>Substantial 3 Storeys<br>(transit corridor)          |                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |        |
| <b>Planning Controls</b><br>Zone: GRZ<br>Overlay: NCO1                                |                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |        |



| Photographic Examples                                                                                                                                                                                                                                                                                                                           | Recommendation                                                                                                          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
|     | <p><b>Remove the NCO from HO properties.</b></p> <p><b>Retain the NCO subject to the outcomes of the HO review.</b></p> |

| Precinct Address                                                                    | Map Area                                                                           | Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Map 13 |
|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
| <b>Eaglehawk Road, Long Gully</b><br><i>(West Side – HO infill areas)</i>           |  | <ul style="list-style-type: none"> <li>Area subject to potential HO investigation except for 97-101 Eaglehawk Road, Ironbark.</li> <li>Application of the NCO1 requires a permit for demolition and buildings and works.</li> <li>Demolition controls should be included for outbuildings due to their significance.</li> <li>The existing and preferred neighbourhood character is based on the frequency of pre-World War I and Inter-war era buildings and the consistency of common building forms and elements in the streetscape.</li> <li>Area has had a significant amount of new development over the past 20 years, consistent with the preferred neighbourhood character of the area. Further redevelopment opportunities are significantly limited due to the number of previously redeveloped sites.</li> <li>Neighbourhood character objectives for the precinct can be achieved through the application of local planning policy and variations to clause 54 or 55 standards through residential zone schedules.</li> </ul> |        |
| <b>Character type</b><br>Gold Era                                                   |                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |        |
| <b>Underlying Change Area</b><br>Substantial 3 Storeys                              |                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |        |
| <b>Planning Controls</b><br>Zone: GRZ<br>Overlay: NCO1                              |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |        |
| Photographic Examples                                                               | Recommendation                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |        |
|  | Remove the NCO.                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |        |

| Precinct Address                                                                                                                                                                                                                | Map Area                                                                          | Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Map 13 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
| <p><b>Bennett and Arms Streets,<br/>Long Gully</b></p> <p><b>Character type</b><br/>Gold Era</p> <p><b>Underlying Change Area</b><br/>Incremental 3 Storeys</p> <p><b>Planning Controls</b><br/>Zone: GRZ<br/>Overlay: NCO1</p> |  | <ul style="list-style-type: none"> <li>• Adjacent to HO28 Long Gully Precinct.</li> <li>• NCO precinct is recommended for heritage assessment by the 'Heritage Gap Analysis' (2019).</li> <li>• Application of the NCO1 requires a permit for demolition and buildings and works.</li> <li>• Demolition controls should be included for outbuildings due to their significance.</li> <li>• The existing and preferred neighbourhood character is based on the frequency of pre-World War I and Inter-war era buildings and the consistency of common building forms and elements in the streetscape.</li> <li>• Area has consistent building era, style, setback and fencing complementing adjacent HO areas.</li> <li>• The NCO1 has an ongoing role to guide future development of the precinct.</li> </ul> |        |
| Photographic Examples                                                                                                                                                                                                           | Recommendation                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |        |
|                                                                                                                                               | <p><b>Retain the NCO1.</b></p>                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |        |

| Precinct Address                                                                                                                                                                                                                         | Map Area                                                                                                                                                                                                        | Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Map 13 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
| <p><b>Buckley Street, Long Gully</b></p> <p><b>Character type</b><br/>Gold Era</p> <p><b>Underlying Change Area</b><br/>Incremental 2 Storeys,<br/>Minimal 2 Storeys</p> <p><b>Planning Controls</b><br/>Zone: GRZ<br/>Overlay: NCO1</p> |                                                                                                                               | <ul style="list-style-type: none"> <li>Significant areas of overlap between NCO and HO841 Bannerman Street Precinct.</li> <li>Areas not covered by the NCO recommended for heritage assessment by the 'Heritage Gap Analysis' (2019).</li> <li>Application of the NCO1 requires a permit for demolition and buildings and works.</li> <li>Demolition controls should be included for outbuildings due to their significance.</li> <li>The existing and preferred neighbourhood character is based on the frequency of pre-World War I and Inter-war era buildings and the consistency of common building forms and elements in the streetscape.</li> <li>Area has consistent building era, style, setback and fencing complementing adjacent HO areas.</li> <li>Recent development is consistent with the preferred neighbourhood character of the area.</li> <li>The NCO1 has an ongoing role to guide future development of the precinct.</li> <li>Note the NCO is not consistent with property cadastre and should be realigned to ensure full lot is covered.</li> </ul> |        |
| Photographic Examples                                                                                                                                                                                                                    | Recommendation                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |        |
|                                                                     | <p><b>Remove the NCO1 from HO sites.</b></p> <p><b>Extend the NCO to cover the full lots at 15-21 Moran Street.</b></p> <p><b>Retain the remaining NCO1 areas subject to the outcomes of the HO review.</b></p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |        |

| Precinct Address | Map Area | Analysis | Map 13 |
|------------------|----------|----------|--------|
|------------------|----------|----------|--------|

***Philpot and Cross Streets,  
Long Gully***

**Character type**

Gold Era

**Underlying Change Area**

Minimal 2 Storeys

**Planning Controls**

Zone: GRZ

Overlay: NCO1

-  Heritage Overlay
-  Neighbourhood Character Overlay
-  Potential Heritage Gap
-  Waterway
-  Water body
-  Train Line
-  Train Station



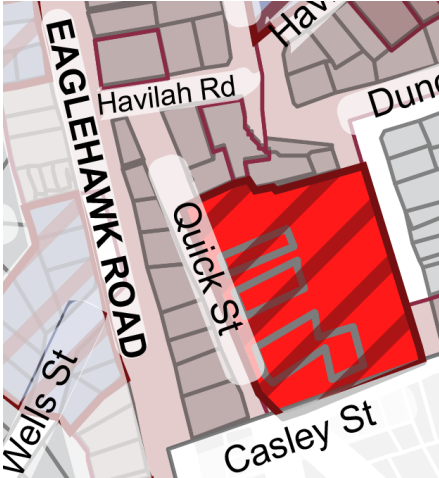
- NCO1 areas subject to potential HO investigation.
- Areas not covered by the NCO are subject to potential HO investigation.
- Application of the NCO1 requires a permit for demolition and buildings and works.
- Demolition controls should be included for outbuildings due to their significance.
- The existing and preferred neighbourhood character is based on the frequency of pre-World War I and Inter-war era buildings and the consistency of common building forms and elements in the streetscape.
- Area has consistent building era, style, setback and fencing complementing adjacent HO areas.
- Recent development is consistent with the preferred neighbourhood character of the area.
- The NCO1 has an ongoing role to guide future development of the precinct.

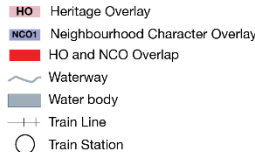
**Photographic Examples**



**Recommendation**

**Retain the NCO1.**

| Precinct Address                                                                                                                                                                                                                                                | Map Area                                                                                                                            | Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Map 14         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| <p><b>Quick Street, Casley Street and Havilah Road, Long Gully</b></p> <p><b>Character type</b><br/>Gold Era</p> <p><b>Underlying Change Area</b><br/>Incremental 3 Storeys, Minimal</p> <p><b>Planning Controls</b><br/>Zone: GRZ<br/>Overlay: NCO1 and HO</p> |  <p>HO Heritage Overlay<br/>HO and NCO Overlap</p> | <ul style="list-style-type: none"> <li>NCO overlaps entirely with HO844 Ironbark Hill/Roeder Street Precinct and individual heritage places.</li> <li>Application of the NCO1 requires a permit for demolition and buildings and works.</li> <li>The existing and preferred neighbourhood character is based on the frequency of pre-World War I and Inter-war era buildings and the consistency of common building forms and elements in the streetscape.</li> <li>Neighbourhood character objectives for the precinct can be achieved through the application of local planning policy and variations to clause 54 or 55 standards.</li> <li>.</li> </ul> |                |
| Photographic Examples                                                                                                                                                                                                                                           |                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Recommendation |
|                                                                                                                                                                              | <p><i>Quick Street</i></p>                                                                                                          | <p><b>Remove the NCO1 from this entire area.</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                |
|                                                                                                                                                                             | <p><i>Casley Street</i></p>                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                |

| Precinct Address                                | Map Area                                                                          | Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Map 14 |  |  |
|-------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|--|--|
| <b>Lily and Nettle Streets,<br/>Ironbark</b>    |  | <ul style="list-style-type: none"><li>• Precinct with a variety of building styles and forms.</li><li>• Adjacent to HO and opposite bushland reserve.</li><li>• One site includes NCO and HO overlap.</li><li>• Application of the NCO1 requires a permit for demolition and buildings and works.</li><li>• Demolition controls should be included for outbuildings due to their significance.</li><li>• The existing and preferred neighbourhood character is based on the frequency of pre-World War I and Inter-war era buildings and the consistency of common building forms and elements in the streetscape.</li><li>• Sites on Lily Street do not reflect the character type and appear ready for redevelopment.</li><li>• Neighbourhood character objectives for the precinct can be achieved through the application of local planning policy and variations to clause 54 or 55 standards through residential zone schedules.</li><li>• The NCO1 has an ongoing role to guide future development of the precinct on sites in Webster and Nettle Streets.</li></ul> |        |  |  |
| <b>Character type</b>                           |                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |        |  |  |
| Gold Era                                        |                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |        |  |  |
| <b>Underlying Change Area</b>                   |                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |        |  |  |
| Incremental 3 Storeys,<br>Substantial 3 Storeys |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |        |  |  |
| <b>Planning Controls</b>                        |                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |        |  |  |
| Zone: GRZ                                       |                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |        |  |  |
| Overlay: NCO1                                   |                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |        |  |  |

| Photographic Examples                                                                                             | Recommendation                                                                              |
|-------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|
|  <p><i>Lily Street</i></p>     | <p><b>Remove the NCO1 from properties on Lily Street.</b></p> <p><b>Remove the NCO.</b></p> |
|  <p><i>Webster Street</i></p> |                                                                                             |

| Precinct Address                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Map Area                                                                           | Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Map 14 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
| <b>Barnard Street, Ironbark</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  | <ul style="list-style-type: none"><li>• Precinct with a variety of building styles and forms.</li><li>• Application of the NCO1 requires a permit for demolition and buildings and works.</li><li>• Demolition controls should be included for outbuildings due to their significance.</li><li>• The existing and preferred neighbourhood character is based on the frequency of pre-World War I and Inter-war era buildings and the consistency of common building forms and elements in the streetscape.</li><li>• There have been several two storey developments in past decade, not consistent with the preferred neighbourhood character of the area. This in conjunction with the substantial change area suggests the NCO should be removed.</li><li>• Neighbourhood character objectives for the precinct can be achieved through the application of local planning policy and variations to clause 54 or 55 standards through residential zone schedules.</li></ul> |        |
| <b>Character type</b><br>Gold Era                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |        |
| <b>Underlying Change Area</b><br>Substantial 3 Storeys                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |        |
| <b>Planning Controls</b><br>Zone: GRZ<br>Overlay: NCO1<br><div><div>HO</div>Heritage Overlay<br/><div>NCO1</div>Neighbourhood Character Overlay<br/>Waterway<br/>Water body<br/>Train Line<br/>Train Station</div> |                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |        |
| Photographic Examples                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                    | Recommendation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |        |
|                                   |                                                                                    | <div>Remove the NCO1.</div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |        |

| Precinct Address                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Map Area                                                                                                                        | Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Map 14 |
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| <p><b>Eaglehawk Road and Susan Street, Ironbark</b></p> <p><b>Character type</b><br/>Gold Era</p> <p><b>Underlying Change Area</b><br/>Incremental 3 Storeys</p> <p><b>Planning Controls</b><br/>Zone: GRZ<br/>Overlay: NCO1</p> <p> <span style="color: #C00000;">■</span> HO Heritage Overlay<br/> <span style="color: #0000FF;">■</span> NCO1 Neighbourhood Character Overlay<br/> <span style="color: #FF0000;">■</span> HO and NCO Overlap<br/> <span style="color: #FFA500;">■</span> Potential Heritage Gap<br/>  Waterway<br/>  Water body<br/>  Train Line<br/>  Train Station </p> |                                               | <ul style="list-style-type: none"> <li>Precinct with a variety of building styles and forms.</li> <li>NCO1 areas subject to potential HO investigation.</li> <li>Application of the NCO1 requires a permit for demolition and buildings and works.</li> <li>Demolition controls should be included for outbuildings due to their significance.</li> <li>The existing and preferred neighbourhood character is based on the frequency of pre-World War I and Inter-war era buildings and the consistency of common building forms and elements in the streetscape.</li> <li>There has been some development over the past 20 years, on Susan Street sites. Sites on Eaglehawk Road are consistent with the preferred character of the NCO1.</li> <li>Subject to the HO review, the NCO should be removed.</li> <li>Neighbourhood character objectives for the precinct can be achieved through the application of local planning policy and variations to clause 54 or 55 standards through residential zone schedules.</li> </ul> |        |
| Photographic Examples                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Recommendation                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <p><b>Remove the NCO1 ensuring the implementation of the Ironbark Heritage Study and the NCO removal into the PS align.</b></p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |        |

| Precinct Address                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Map Area                                                                          | Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Map 14                                                                                                                   |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|--|
| <b>Rae Street, Ironbark</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  | <ul style="list-style-type: none"><li>Significant areas of HO/NCO1 overlap.</li><li>Sites at 10 and 12 Rae Street have no HO controls.</li><li>Application of the NCO1 requires a permit for demolition and buildings and works.</li><li>Demolition controls should be included for outbuildings due to their significance.</li><li>The existing and preferred neighbourhood character is based on the frequency of pre-World War I and Inter-war era buildings and the consistency of common building forms and elements in the streetscape.</li><li>10 and 12 Rae Street provide a transition to post war era dwellings.</li><li>The neighbourhood character objectives for the remainder of the precinct can be achieved through the application of local planning policy and variations to clause 55 or 54 objectives through residential zone schedules.</li></ul> |                                                                                                                          |  |
| <b>Character type</b><br>Gold Era                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                          |  |
| <b>Underlying Change Area</b><br>Incremental 3 Storeys                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                          |  |
| <b>Planning Controls</b><br>Zone: GRZ<br>Overlay: NCO1<br><div><div>HO</div>Heritage Overlay<br/><div>NCO1</div>Neighbourhood Character Overlay<br/><div></div>HO and NCO Overlap<br/><div></div>Waterway<br/><div></div>Water body<br/><div></div>Train Line<br/><div></div>Train Station</div>                                                                                                                                                                                                                           |                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                          |  |
| Photographic Examples                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Recommendation                                                                                                           |  |
|       |                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <p><b>Remove the NCO1 from HO sites.</b></p> <p><b>Remove the NCO1 from remaining sites at 10 and 12 Rae Street.</b></p> |  |

| Precinct Address                                                                                                                                                                                                      | Map Area                                                                           | Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Map 14 |
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| <p><b>Bannerman Street,<br/>Ironbark</b></p> <p><b>Character type</b><br/>Gold Era</p> <p><b>Underlying Change Area</b><br/>Incremental 3 Storeys</p> <p><b>Planning Controls</b><br/>Zone: GRZ<br/>Overlay: NCO1</p> |  | <ul style="list-style-type: none"> <li>• Adjacent to HO1 Barnard Street Precinct, HO13 Stevenson Street Precinct, and HO841 Bannerman Street Precinct.</li> <li>• Significant areas of HO841 and NCO overlap.</li> <li>• NCO1 areas recommended for heritage assessment by the 'Heritage Gap Analysis' (2019).</li> <li>• Application of the NCO1 requires a permit for demolition and buildings and works.</li> <li>• Demolition controls should be included for outbuildings due to their significance.</li> <li>• The existing and preferred neighbourhood character is based on the frequency of pre-World War I and Inter-war era buildings and the consistency of common building forms and elements in the streetscape.</li> <li>• Area has consistent building era, style, setback and fencing complementing adjacent HO areas.</li> <li>• Development is consistent with the preferred neighbourhood character of the area.</li> <li>• The NCO1 has an ongoing role to guide future development of the precinct.</li> </ul> |        |
| Photographic Examples                                                                                                                                                                                                 | Recommendation                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |        |
|                                                                                                                                     | <p><b>Remove the NCO1 from HO sites.</b></p> <p><b>Retain the NCO1.</b></p>        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |        |

| Precinct Address                                                                                                                                                                                                   | Map Area                                                                           | Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Map 14 |
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| <b><i>Eaglehawk Road and Valentine Street, Ironbark</i></b>                                                                                                                                                        |  | <ul style="list-style-type: none"> <li>• Adjacent to HO1 Barnard Street Precinct.</li> <li>• NCO areas recommended for heritage assessment by the 'Heritage Gap Analysis' (2019).</li> <li>• Adjacent to Garden Gully Recreation Reserve.</li> <li>• Small area of HO and NCO overlap.</li> <li>• Application of the NCO1 requires a permit for demolition and buildings and works.</li> <li>• Demolition controls should be included for outbuildings due to their significance.</li> <li>• The existing and preferred neighbourhood character is based on the frequency of pre-World War I and Inter-war era buildings and the consistency of common building forms and elements in the streetscape.</li> <li>• Area has consistent building era, style, setback and fencing complementing adjacent HO areas.</li> <li>• Larger fences and building forms developing on Eaglehawk Road.</li> <li>• This in conjunction with the substantial change area designation suggests the NCO should be removed.</li> <li>• The neighbourhood character objectives for the remainder of the precinct can be achieved through the application of local planning policy and variations to clause 55 or 54 objectives through residential zone schedules.</li> </ul> |        |
| <b>Character type</b>                                                                                                                                                                                              |                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |        |
| Gold Era                                                                                                                                                                                                           |                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |        |
| <b>Underlying Change Area</b>                                                                                                                                                                                      |                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |        |
| Incremental 3 Storeys,<br>Substantial 3 Storeys (on Eaglehawk Road)                                                                                                                                                |                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |        |
| <b>Planning Controls</b>                                                                                                                                                                                           |                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |        |
| Zone: GRZ<br>Overlay: NCO1                                                                                                                                                                                         |                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |        |
| <div>HO</div> Heritage Overlay <div>NCO1</div> Neighbourhood Character Overlay <div></div> Potential Heritage Gap <div></div> Waterway <div></div> Water body <div>—+—</div> Train Line <div>○</div> Train Station |                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |        |

| Photographic Examples                                                                                                                                                  | Recommendation                                                                                                 |
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|   | <p><b>Retain the NCO1 on Valentine Street properties.</b></p> <p><b>Remove the NCO1 on Eaglehawk Road.</b></p> |

| Precinct Address                                                                                                                                                                                | Map Area                                                                           | Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Map 15 |
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| <b>342-354 High Street,<br/>Golden Square</b>                                                                                                                                                   |  | <ul style="list-style-type: none"> <li>• Adjacent to HO25 Laurel Street Precinct.</li> <li>• The NCO area outside of HO25 was reviewed as part of the 'Golden Square Heritage Study, Stage 2' (2022), but was <u>not</u> recommended for inclusion.</li> <li>• This precinct is identified as Precinct 16 - Incremental Residential in the Golden Square Structure Plan where it notes the limited areas of heritage significance provide greater scope for consideration of redevelopment.</li> <li>• Application of the NCO1 requires a permit for demolition and buildings and works.</li> <li>• Demolition controls should be included for outbuildings due to their significance.</li> <li>• The existing and preferred neighbourhood character is based on the frequency of pre-World War I and Inter-war era buildings and the consistency of common building forms and elements in the streetscape.</li> <li>• Area has consistent building era, style, setback and fencing complementing adjacent HO and NCO1 areas across road.</li> <li>• The NCO1 has an ongoing role to guide future development of the precinct.</li> </ul> |        |
| <b>Character type</b><br>Gold Era                                                                                                                                                               |                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |        |
| <b>Underlying Change Area</b><br>Substantial 3 Storeys                                                                                                                                          |                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |        |
| <b>Zone/Overlay</b><br>Zone: GRZ<br>Overlay: NCO1<br>HO Heritage Overlay<br>NCO1 Neighbourhood Character Overlay<br>HO and NCO Overlap<br>Waterway<br>Water body<br>Train Line<br>Train Station |                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |        |
| Photographic Examples                                                                                                                                                                           | Recommendation                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |        |
|                                                                                                               | <b>Retain the NCO1.</b>                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |        |
|                                                                                                              |                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |        |

| Precinct Address                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Map Area                                                                           | Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Map 15 |
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| <p><b>High and Panton Streets, Golden Square</b></p> <p><b>Character type</b><br/>Gold Era</p> <p><b>Underlying Change Area</b><br/>Incremental 3 Storeys</p> <p><b>Zone/Overlay</b><br/>Zone: GRZ<br/>Overlay: NCO1</p> <p> <span style="color: red;">HO</span> Heritage Overlay<br/> <span style="color: blue;">NCO1</span> Neighbourhood Character Overlay<br/> <span style="color: purple;">NCO2</span> Neighbourhood Character Overlay<br/>  Waterway<br/>  Water body<br/>  Train Line<br/>  Train Station </p> |  | <ul style="list-style-type: none"> <li>• This precinct is identified as Precinct 16 - Incremental Residential in the Golden Square Structure Plan where the limited areas of heritage significance provide greater scope for consideration of redevelopment.</li> <li>• Adjacent to HO24 Beech Street Precinct.</li> <li>• NCO precinct has been assessed for its heritage values, and part (26-30 &amp; 23-29 Fir Street, 60-64 Panton Street, 383 High Street) is recommended as an extension to HO24 Beech Street Precinct by the 'Golden Square Heritage Study, Stage 2' (2022).</li> <li>• Application of the NCO1 requires a permit for demolition and buildings and works.</li> <li>• Demolition controls should be included for outbuildings due to their significance.</li> <li>• The existing and preferred neighbourhood character is based on the frequency of pre-World War I and Inter-war era buildings and the consistency of common building forms and elements in the streetscape.</li> <li>• 376-382 High Street (High Street North) adjacent to Backhaus Oval Reserve contains a range of building eras, however setback and fencing are consistent. Number of sites appear ready for redevelopment and along with large sites such as the church and location adjacent to reserve provide good opportunities for increased housing. This, in conjunction with the substantial change area designation, suggests the NCO should be removed.</li> <li>• The neighbourhood character objectives for the precinct can be achieved through the application of local planning policy and variations to clause 55 or 54 objectives.</li> <li>• For the remainder of the precinct: <ul style="list-style-type: none"> <li>- Area has consistent building era, style, setback and fencing with some new multi-unit development in the rear of sites.</li> <li>- Recent development is consistent with the preferred neighbourhood character of the area.</li> <li>- The NCO1 has an ongoing role to guide future development of the precinct.</li> </ul> </li> </ul> |        |

## Photographic Examples



*High St South*



*High St North*



## Recommendation

**Remove the NCO on sites at 376-382 High Street.**

**Retain the NCO subject to the implementation of the proposed heritage overlay controls for the remainder of precinct.**

| Precinct Address                                       | Map Area | Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Map 15 |
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| <b>Panton Street, Golden Square</b>                    |          | <ul style="list-style-type: none"> <li>• This precinct is identified as Precinct 16 - Incremental Residential in the Golden Square Structure Plan where the limited areas of heritage significance provide greater scope for consideration of redevelopment.</li> <li>• This particular precinct however is surrounded by HO24 Beech Street Precinct and HO25 Laurel Street Precinct except on the southern side.</li> <li>• NCO precinct has been assessed for its heritage values, and part (6 Laurel Street, 5-9 Maple Street, 31-33 &amp; 38-42 Panton Street) is recommended as an extension to HO25 Laurel Street Precinct by the 'Golden Square Heritage Study, Stage 2' (2022).</li> <li>• Application of the NCO1 requires a permit for demolition and buildings and works.</li> <li>• Demolition controls should be included for outbuildings due to their significance.</li> <li>• The existing and preferred neighbourhood character is based on the frequency of pre-World War I and Inter-war era buildings and the consistency of common building forms and elements in the streetscape.</li> <li>• Areas on south side of Panton Street (35-51 and 61A-63A Panton Street) are eclectic mix of building eras within spacious settings and includes vacant land. In the strategic locations adjacent to the rail line and potential Golden Square Train Station, several sites appear ready for redevelopment and large sites provide good opportunities for increased housing. This suggests the NCO should be removed and the change area designated as substantial change.</li> <li>• The neighbourhood character objectives for the precinct can be achieved through the application of local planning policy variations to clause 55 or 54 objectives.</li> <li>• Remainder of the precinct has a strong cohesive character with consistent building era, style, setback, fencing and large formal street trees complementing adjacent HO areas.</li> <li>• The NCO1 has an ongoing role to guide future development of the precinct.</li> </ul> |        |
| <b>Character type</b><br>Gold Era                      |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |        |
| <b>Underlying Change Area</b><br>Incremental 3 Storeys |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |        |
| <b>Zone/Overlay</b><br>Zone: GRZ<br>Overlay: NCO1      |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |        |

## Photographic Examples



*Panton Street*



*High Street*



*61A-63A Panton Street*

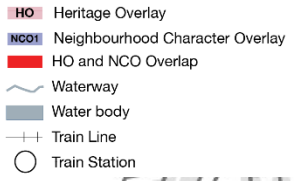


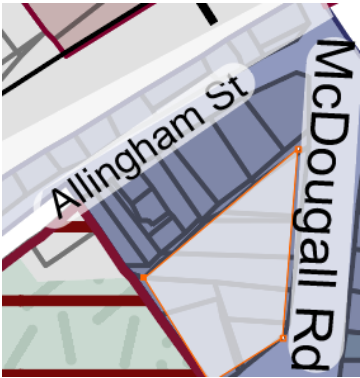
## Recommendation

**Remove the NCO1 controls from 35-51 and 61A-63A Panton Street due to strategic location.**

**Remove the NCO1 should the HO be applied following the implementation of the Golden Square Heritage Study.**

**Retain the NCO1 on remainder of precinct.**

| Precinct Address                                                                 | Map Area                                                                            | Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Map 15 |
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| <b>McDougall Road, Rowe Street, Golden Square</b>                                |    | <ul style="list-style-type: none"> <li>This precinct is identified as Precinct 17 – Mixed Residential in the Golden Square Structure Plan. Incremental change is anticipated on sites other than on large redevelopment sites.</li> </ul> <p><b>McDougall Street:</b></p> <ul style="list-style-type: none"> <li>Representative of Gold Era containing a number of architectural styles.</li> <li>Application of the NCO1 requires a permit for demolition and buildings and works.</li> <li>Demolition controls should be included for outbuildings due to their significance.</li> <li>The existing and preferred neighbourhood character is based on the frequency of pre-World War I and Inter-war era buildings and the consistency of common building forms and elements in the streetscape.</li> <li>Area has consistent building era, style, setback and fencing complementing adjacent HO areas.</li> <li>NCO1 has guided new development in the area with a number of new multi-unit developments in the street.</li> <li>Recent development is consistent with the preferred neighbourhood character of the area.</li> <li>The NCO1 has an ongoing role to guide future development of the precinct.</li> </ul> |        |
| <b>Character type</b><br>Gold Era                                                |                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |        |
| <b>Underlying Change Area</b><br>Incremental 3 Storeys,<br>incremental 2 Storeys |                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |        |
| <b>Zone/Overlay</b><br>Zone: GRZ<br>Overlay: NCO1                                |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |        |
| <b>Photographic Examples</b>                                                     |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |        |
|                                                                                  | <b>Recommendation</b><br><br><b>Retain the NCO1.</b>                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |        |

| Precinct Address                                                                                                                                                                                                                 | Map Area                                                                                                                                                                                                                                                                                                 | Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Map 15 |
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| <b>Allingham Street, Golden Square</b><br><br><b>Character type</b><br>Gold Era<br><br><b>Underlying Change Area</b><br>Incremental 3 Storeys,<br>incremental 2 Storeys<br><br><b>Zone/Overlay</b><br>Zone: GRZ<br>Overlay: NCO1 | <p>1-13 Allingham St</p>  <p>8-14 Allingham St</p>   | <ul style="list-style-type: none"> <li>This precinct is identified as Precinct 17 – Mixed Residential in the Golden Square Structure Plan. Incremental change is anticipated on sites other than on large redevelopment sites.</li> </ul> <p><b>1-13 and 8-14 Allingham Street</b></p> <ul style="list-style-type: none"> <li>NCO1 has guided new development in the area with a number of new multi-unit developments in the street.</li> <li>Unique and intimate feel to the streetscape with consistent front setbacks, front fences and roof forms between McDougall and Coach Streets.</li> </ul> <p><b>16-22 Allingham Street, Golden Square</b></p> <ul style="list-style-type: none"> <li>Road widens adjacent to Golden Square Station and the open space, opposite creating a different character to remainder of Allingham Street. The precinct is also surrounded by C2Z. The Golden Square train station (proposed reopening) is behind this precinct. There have been several sites redeveloped for single dwellings.</li> <li>Neighbourhood character objectives for the precinct can be achieved through the application of local planning policy and variations to clause 54 or 55 standards on properties.</li> <li>The NCO1 should be removed from this precinct and a substantial change area applied to encourage higher density development to support Council’s case for the reopening of the train station.</li> <li>16B Allingham Street is an interesting cottage with a gabled roof, of a size and form typical of the miner’s cottage typology. It faces away from the road suggesting it predates the railway and other development in this area. It was not identified by the ‘Golden Square Heritage Study, Stage 2’ (2022) nor by ‘The Evolution of Housing on the Bendigo Goldfields’ (2020) assessment, though both assessed building on this street. While it is unclear if this particular building has been assessed, the fact it hasn’t been identified in two heritage studies suggests it won’t be and should be removed from the NCO.</li> </ul> |        |

- HO Heritage Overlay
- NCO1 Neighbourhood Character Overlay
- Potential Heritage Gap
- ~ Waterway
- Water body
- ++ Train Line
- Train Station

## Photographic Examples



16-22 Allingham St



16-22 Allingham St

## Recommendation

**Retain the NCO1 over 1-13 and 8-14 Allingham Street.**

**Remove the NCO1 from 16-22 Allingham Street.**

| Precinct Address                                            | Map Area                                                                          | Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Map 15 |
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| <b><i>Panton, Cedar and High Streets, Golden Square</i></b> |  | <ul style="list-style-type: none"> <li>This precinct is identified as Precinct 16 - Incremental Residential in the Golden Square Structure Plan, where the limited areas of heritage significance provide greater scope for consideration of redevelopment.</li> <li>NCO precinct has been assessed for its heritage values, and a single property (11 Panton Street) is recommended as an extension to HO25 Laurel Street Precinct by the 'Golden Square Heritage Study, Stage 2' (2022).</li> <li>Application of the NCO1 requires a permit for demolition and buildings and works.</li> <li>Demolition controls should be included for outbuildings due to their significance.</li> <li>The existing and preferred neighbourhood character is based on the frequency of pre-World War I and Inter-war era buildings and the consistency of common building forms and elements in the streetscape.</li> <li>Areas on the south side of Panton Street are an eclectic mix of building eras and vacant land. These range from new builds within spacious settings, Cedar Street - containing community facilities (St Johns First Aid Headquarters - a strategic location adjacent to rail line, and potential Golden Square train station), and several sites appear ready for redevelopment. Large sites provide good opportunities for increased housing.</li> <li>Sites on High Street are recommended for inclusion in Golden Square Heritage Study.</li> <li>This suggests the NCO should be removed and the change area designated as substantial change.</li> </ul> |        |
| <b>Character type</b><br>Gold Era                           |                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |        |
| <b>Underlying Change Area</b><br>Incremental 3 Storeys      |                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |        |
| <b>Zone/Overlay</b><br>Zone: GRZ<br>Overlay: NCO1           |                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |        |

| Photographic Examples                                                               | Recommendation                                                                                                                                        |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p><b>Retain the NCO1 on the site on High Street subject to HO review.</b></p> <p><b>Remove the NCO1 controls from remainder of the precinct.</b></p> |

| Precinct Address                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Map Area                                                                            | Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Map 15 |
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| <p><b><i>High, Old High, Thistle and Hargreaves Streets, Golden Square</i></b></p> <p><b>Character type</b><br/>Gold Era</p> <p><b>Underlying Change Area</b><br/>Incremental 3 Storeys,<br/>Substantial 3 Storeys</p> <p><b>Zone/Overlay</b><br/>Zone: GRZ<br/>Overlay: NCO1</p> <p> <span style="color: red;">HO</span> Heritage Overlay<br/> <span style="color: blue;">NCO1</span> Neighbourhood Character Overlay<br/>  Waterway<br/>  Water body<br/>  Train Line<br/>  Train Station </p> |  | <ul style="list-style-type: none"> <li>• This precinct is identified as Precinct 9 – Character Residential in the Golden Square Structure Plan. Anticipates incremental residential change in a manner that preserves the existing character and identified heritage values.</li> <li>• This NCO precinct was reviewed as part of the ‘Golden Square Heritage Study, Stage 2’ (2022), and no properties within it were recommended for inclusion in the Heritage Overlay.</li> <li>• Application of the NCO1 requires a permit for demolition and buildings and works.</li> <li>• Demolition controls should be included for outbuildings due to their significance.</li> <li>• The existing and preferred neighbourhood character is based on the frequency of pre-World War I and Inter-war era buildings and the consistency of common building forms and elements in the streetscape.</li> <li>• NCO1 has guided new development in the area with several new multi-unit developments particularly along the Bendigo Creek accessed from Shamrock Street.</li> <li>• The precinct has a strong cohesive character with consistent building era, style, setback, and fencing.</li> <li>• King Street has a less cohesive character with greater variation in era, fencing and several newer developments. However as there has been no review of the heritage in this precinct, the area should remain.</li> <li>• A very wide verge on one side and large canopy trees contribute to the character.</li> </ul> |        |

## Photographic Examples

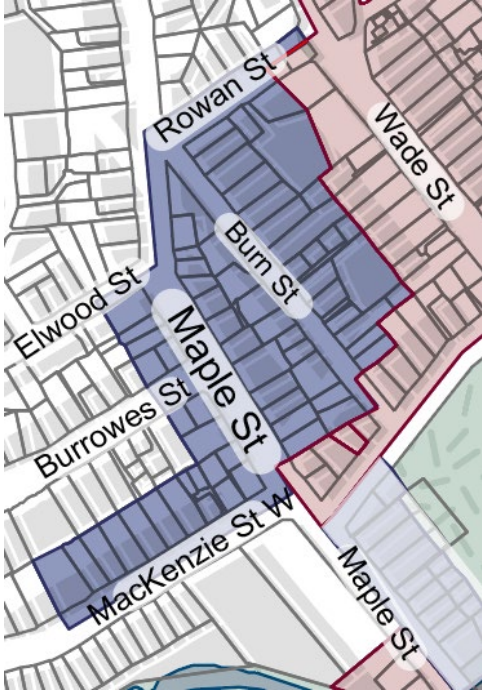


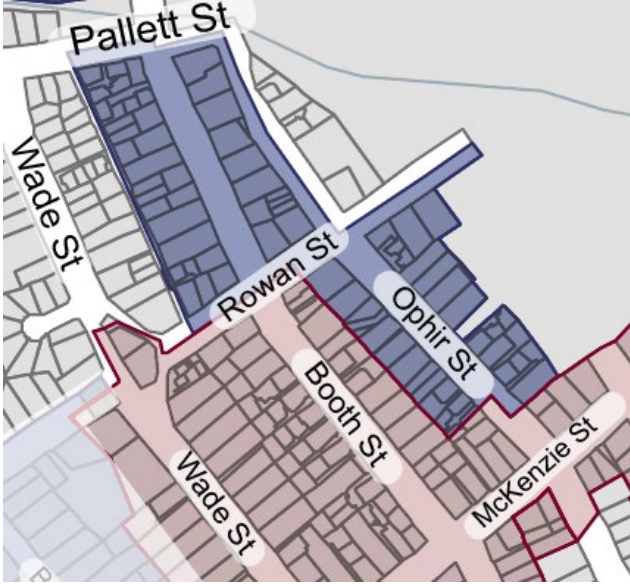
## Recommendation

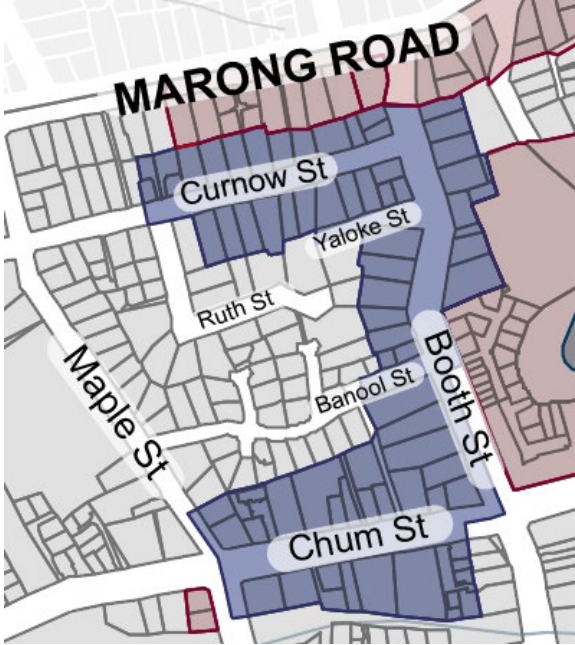
**Remove the NCO1 from sites on King Street.**

**Retain the NCO1 on the remainder of the precinct.**

| Precinct Address                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Map Area                                                                                                                                            | Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Map 15 |
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| <p><b>Old High Street, Golden Square</b></p> <p><b>Character type</b><br/>Gold Era</p> <p><b>Underlying Change Area</b><br/>Incremental 3 Storeys</p> <p><b>Zone/Overlay</b><br/>Zone: GRZ<br/>Overlay: NCO1</p> <p> <span style="color: red;">HO</span> Heritage Overlay<br/> <span style="color: blue;">NCO1</span> Neighbourhood Character Overlay<br/>  Waterway<br/>  Water body<br/>  Train Line<br/>  Train Station </p> |                                                                   | <ul style="list-style-type: none"> <li>This precinct is identified as Precinct 9 – Character Residential in the Golden Square Structure Plan. Anticipates incremental residential change in a manner that preserves the existing character and identified heritage values.</li> <li>Adjacent to HO11 Rowan Street Precinct.</li> <li>NCO precinct has been assessed for its heritage values, and three properties are recommended for inclusion in the heritage overlay by the ‘Golden Square Heritage Study, Stage 2’ (2022): 42 Old High Street (individual place), and 56-66 Old High Street (extension to the new Mackenzie Street Precinct).</li> <li>Wade Street properties are opposite the Wade Street Recreation Reserve which has a strong character around the entire reserve.</li> <li>Properties on Old High Street are adjacent to the Bendigo Creek.</li> <li>Application of the NCO1 requires a permit for demolition and buildings and works.</li> <li>Demolition controls should be included for outbuildings due to their significance.</li> <li>The existing and preferred neighbourhood character is based on the frequency of pre-World War I and Inter-war era buildings and the consistency of common building forms and elements in the streetscape.</li> <li>The precinct has a strong cohesive character with consistent building era, style, setback, and fencing complementing adjacent HO and recreation areas.</li> <li>NCO1 has guided new development in the area with a new multi-unit development in the street.</li> <li>The NCO has an ongoing role to guide development in the precinct.</li> </ul> |        |
| Photographic Examples                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Recommendation                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <p><b>Retain the NCO1.</b></p> <p><b>Remove NCO1 should the HO be applied following the implementation of the Golden Square Heritage Study.</b></p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |        |

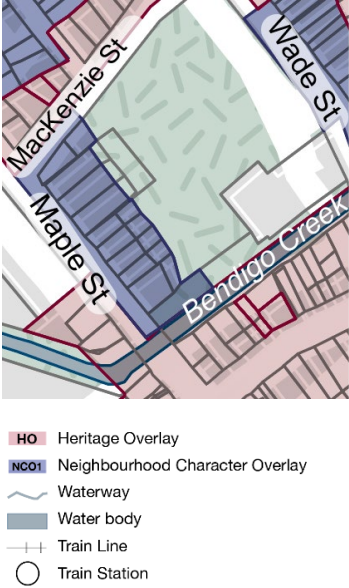
| Precinct Address                                                                                                                                                                                                                             | Map Area                                                                          | Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Map 15 |
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| <b><i>Burn and Maple Streets, Golden Square</i></b><br><br><b>Character type</b><br>Gold Era<br><br><b>Underlying Change Area</b><br>Incremental 3 Storeys<br>Incremental 2 Storeys<br><br><b>Zone/Overlay</b><br>Zone: GRZ<br>Overlay: NCO1 |  | <ul style="list-style-type: none"> <li>• This precinct is identified as Precinct 9 – Character Residential in the Golden Square Structure Plan. Anticipates incremental residential change in a manner that preserves the existing character and identified heritage values.</li> <li>• Adjacent to HO11 Rowan Street Precinct.</li> <li>• NCO precinct has been assessed for its heritage values by the ‘Golden Square Heritage Study, Stage 2’ (2022), but no properties in it were recommended for the heritage overlay.</li> <li>• Application of the NCO1 requires a permit for demolition and buildings and works.</li> <li>• Demolition controls should be included for outbuildings due to their significance.</li> <li>• The existing and preferred neighbourhood character is based on the frequency of pre-World War I and Inter-war era buildings and the consistency of common building forms and elements in the streetscape.</li> <li>• The precinct has a strong cohesive character with consistent building era, style, setback, and fencing complementing adjacent HO and recreation areas.</li> <li>• There has been very limited development within the area since the application of the NCO.</li> <li>• The NCO has an ongoing role to guide development in the precinct</li> </ul> |        |
| Photographic Examples                                                                                                                                                                                                                        | Recommendation                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |        |
|                                                                                                                                                           | <b>Retain the NCO1.</b>                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |        |

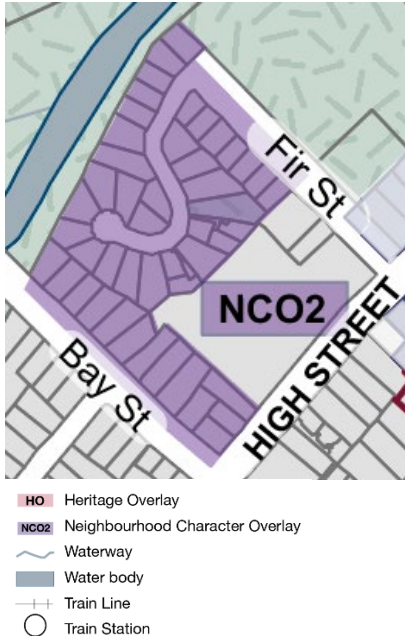
| Precinct Address                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Map Area                                                                                                                 | Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Map 15 |
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| <p><b><i>Ophir and Rowan Streets, Golden Square</i></b></p> <p><b>Character type</b><br/>Gold Era</p> <p><b>Underlying Change Area</b><br/>Incremental 3 Storeys, Substantial development site</p> <p><b>Zone/Overlay</b><br/>Zone: GRZ<br/>Overlay: NCO1</p> <p> <span style="color: red;">HO</span> Heritage Overlay<br/> <span style="color: blue;">NCO1</span> Neighbourhood Character Overlay<br/>  Waterway<br/>  Water body<br/>  Train Line<br/>  Train Station </p> |                                        | <ul style="list-style-type: none"> <li>This precinct is identified as Precinct 9 – Character Residential in the Golden Square Structure Plan. Anticipates incremental residential change in a manner that preserves the existing character and identified heritage values.</li> <li>Adjacent to HO11 Rowan Street Precinct.</li> <li>NCO precinct has been assessed for its heritage values, and an area (48-58 &amp; 47-61 Booth Street and 278-296 Rowan Street) is recommended as part of the new McKenzie Street Precinct by the ‘Golden Square Heritage Study, Stage 2’ (2022).</li> <li>Ophir Street properties are adjacent to the Chum St site identified for future redevelopment.</li> <li>Application of the NCO1 requires a permit for demolition and buildings and works.</li> <li>Demolition controls should be included for outbuildings due to their significance.</li> <li>The existing and preferred neighbourhood character is based on the frequency of pre-World War I and Inter-war era buildings and the consistency of common building forms and elements in the streetscape.</li> <li>The precinct has a strong cohesive character with consistent building era, style, setback, and fencing complementing adjacent HO areas.</li> <li>There has been redevelopment within the area since the application of the NCO consistent with the preferred character of NCO1.</li> <li>The NCO has an ongoing role to guide development in the precinct</li> </ul> |        |
| Photographic Examples                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Recommendation                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p><b>Retain the NCO1 should the HO be applied following the implementation of the Golden Square Heritage Study.</b></p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |        |

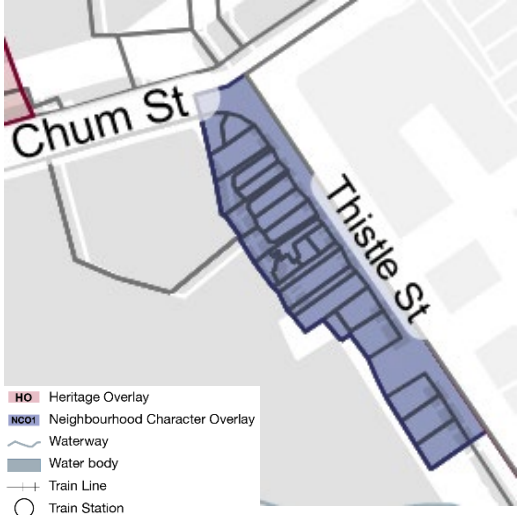
| Precinct Address                                            | Map Area                                                                           | Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Map 15 |
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| <b><i>Chum, Booth and Curnow Streets, Golden Square</i></b> |  | <ul style="list-style-type: none"> <li>• This precinct is identified as Precinct 9 – Character Residential in the Golden Square Structure Plan.</li> <li>• Adjacent to HO26 Calder Highway Precinct.</li> <li>• NCO precinct has been assessed for its heritage values, and several properties are recommended for inclusion in the heritage overlay by the 'Golden Square Heritage Study, Stage 2' (2022): 17 Curnow Street (individual place), and 99-105 &amp; 94-102 Booth Street (extension to HO26 Calder Highway Precinct)</li> <li>• Anticipates incremental residential change in a manner that preserves the existing character and identified heritage values.</li> <li>• Application of the NCO1 requires a permit for demolition and buildings and works.</li> <li>• Demolition controls should be included for outbuildings due to their significance.</li> <li>• The existing and preferred neighbourhood character is based on the frequency of pre-World War I and Inter-war era buildings and the consistency of common building forms and elements in the streetscape.</li> <li>• The precinct has a strong cohesive character with consistent building era, style, setback, and fencing complementing adjacent HO areas.</li> <li>• There has been very limited development within the area since the application of the NCO.</li> <li>• The NCO has an ongoing role to guide development in the precinct.</li> </ul> |        |
| <b>Character type</b>                                       |                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |        |
| Gold Era                                                    |                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |        |
| <b>Underlying Change Area</b>                               |                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |        |
| Incremental 2 Storeys                                       |                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |        |
| <b>Planning Controls</b>                                    |                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |        |
| Zone: GRZ<br>Overlay: NCO1                                  |                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |        |

| Photographic Examples                                                               | Recommendation                                                                                                                                                        |
|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p><b>Retain the NCO1.</b></p> <p><b>Remove from select properties should the HO be applied following the implementation of the Golden Square Heritage Study.</b></p> |

| Precinct Address                                                                                                                                                                                                                                                                                                                                                                | Map Area                                                                                                                                                | Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Map 15 |
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| <b>Adam Street, Golden Square</b><br><br><b>Character type</b><br>Suburban - Early<br><br><b>Underlying Change Area</b><br>Incremental 2 Storeys<br><br><b>Planning Controls</b><br>Zone: GRZ<br>Overlay: NCO1<br><br><div> <div>HO</div> Heritage Overlay           <div>NCO1</div> Neighbourhood Character Overlay           <div></div> Definite Heritage Gap         </div> |                                                                       | <ul style="list-style-type: none"> <li>This precinct is identified as Precinct 18 – Light Industrial/Commercial in the Golden Square Structure Plan. Commercial enterprises and light industrial uses are anticipated for the precinct. Adam Street is identified to transition to Commercial 2 in the future to manage the interface issues.</li> <li>Areas subject to potential HO investigation (26-44 Adam Street).</li> <li>Application of the NCO1 requires a permit for demolition and buildings and works.</li> <li>Demolition controls should be included for outbuildings due to their significance.</li> <li>The existing and preferred neighbourhood character is based on the frequency of pre-World War I and Inter-war era buildings and the consistency of common building forms and elements in the streetscape.</li> <li>The precinct has a strong cohesive character with consistent building era, style, setback, and fencing complementing adjacent HO areas.</li> <li>There has been very limited development within the area since the application of the NCO.</li> <li>The NCO has an ongoing role to guide development in the precinct but question its applicability if the area is being rezoned to C2Z.</li> </ul> |        |
| Photographic Examples                                                                                                                                                                                                                                                                                                                                                           | Recommendation                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |        |
|                                                                                                                                                                                                                                                                                              | <p><b>Retain the NCO subject to the HO review.</b></p> <p><b>Remove if area transitions to C2Z, otherwise retain if a residential zone remains.</b></p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |        |

| Precinct Address                                                                                                                                                                                                                                       | Map Area                                                                          | Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Map 15 |
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| <p><b>Maple Street, between MacKenzie Street West and Old High Street</b></p> <p><b>Character type</b><br/>Gold Era</p> <p><b>Underlying Change Area</b><br/>Incremental 3 Storeys</p> <p><b>Planning Controls</b><br/>Zone: GRZ<br/>Overlay: NCO1</p> |  | <ul style="list-style-type: none"> <li>• This precinct is identified as Precinct 9 – Character Residential in the Golden Square Structure Plan. Anticipates incremental residential change in a manner that preserves the existing character and identified heritage values.</li> <li>• Adjacent to HO11 Rowan Street Precinct and HO25 Laurel Street Precinct.</li> <li>• NCO precinct has been assessed for its heritage values by the ‘Golden Square Heritage Study, Stage 2’ (2022), and no properties were recommended for inclusion in the heritage overlay.</li> <li>• Application of the NCO1 requires a permit for demolition and buildings and works.</li> <li>• Demolition controls should be included for outbuildings due to their significance.</li> <li>• The existing and preferred neighbourhood character is based on the frequency of pre-World War I and Inter-war era buildings and the consistency of common building forms and elements in the streetscape.</li> <li>• The precinct has a strong cohesive character with consistent building era, style, setback, and fencing complementing adjacent HO areas.</li> <li>• There has been very limited development within the area since the application of the NCO.</li> <li>• The NCO has an ongoing role to guide development in the precinct.</li> </ul> |        |
| Photographic Examples                                                                                                                                                                                                                                  | Recommendation                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |        |
|                                                                                                                                                                     | <p><b>Retain the NCO1.</b></p>                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |        |

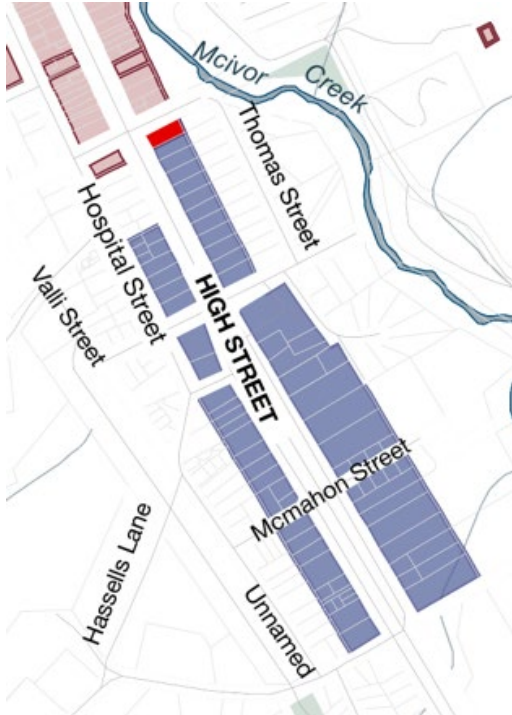
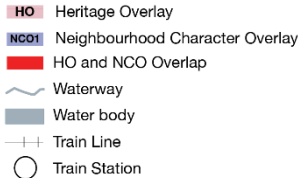
| Precinct Address                                                                    | Map Area                                                                          | Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Map 15 |
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| <b>Alamein Court and Bay Street, Golden Square</b>                                  |  | <ul style="list-style-type: none"><li>• This precinct is identified as Precinct 16 - Incremental Residential in the Golden Square Structure Plan where the limited areas of heritage significance provide greater scope for consideration of redevelopment.</li><li>• Precinct is located adjacent to Backhaus Reserve and the Bendigo Creek.</li><li>• Area recommended to be assessed as part of the upcoming post-war heritage study.</li><li>• Application of the NCO2 requires a permit for demolition and buildings and works.</li><li>• Demolition controls should not be included for outbuildings.</li><li>• The existing and preferred neighbourhood character is based on the frequency of post war era buildings and the consistency of common building forms including low pitched roof forms, generous spaces around buildings, and lack of front fencing.</li><li>• Modified Standards A20 and B32 requires front fencing to be a maximum of 600mm.</li><li>• Rare example of consistent Suburban - Early character in this precinct with minimal but sympathetic redevelopment of some sites occurring consistent with the preferred character.</li><li>• Location adjacent to the Bendigo Creek may provide an opportunity to improve the interface with the creek. These development outcomes could be managed through a DDO to improve the interface with the creek through 2-3 storey development with improved passive surveillance of the creek environs.</li><li>• The NCO2 has an ongoing role to manage development in the precinct.</li></ul> |        |
| <b>Character type</b><br>Suburban - Early                                           |                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |        |
| <b>Underlying Change Area</b><br>Incremental 3 Storeys                              |                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |        |
| <b>Planning Controls</b><br>Zone: GRZ<br>Overlay: NCO2                              |                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |        |
| <b>Photographic Examples</b>                                                        |                                                                                   | <b>Recommendation</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |        |
|  |                                                                                   | <b>Retain the NCO2 subject to outcomes of the HO review.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |        |

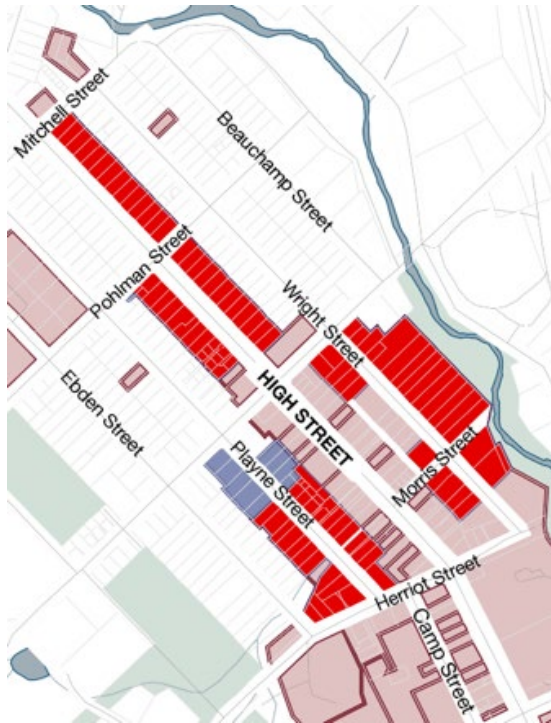
| Precinct Address                     | Map Area                                                                           | Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Map 15 |
|--------------------------------------|------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
| <b>Thistle Street, Golden Square</b> |  | <ul style="list-style-type: none"> <li>• This precinct is located within Precinct 6 – Chum Street redevelopment precinct in the Golden Square Structure Plan.</li> <li>• Adjacent to HO11 Rowan Street Precinct and HO25 Laurel Street Precinct.</li> <li>• NCO precinct has been assessed for its heritage values by the ‘Golden Square Heritage Study, Stage 2’ (2022), and no properties were recommended for inclusion in the heritage overlay.</li> <li>• The Plan identifies little change other than incremental redevelopment along Thistle Street.</li> <li>• The precinct is bounded by the Bendigo Day Surgery Hospital and the Chum Street redevelopment site and opposite St John of God Bendigo Hospital.</li> <li>• Application of the NCO1 requires a permit for demolition and buildings and works.</li> <li>• The existing and preferred neighbourhood character is based on the frequency of pre-World War I and Inter-war era buildings and the consistency of common building forms and elements in the streetscape.</li> <li>• The precinct has a mix of dwelling types and eras with new multi-unit development beginning to occur.</li> <li>• Neighbourhood character objectives for the precinct can be achieved through the application of local planning policy and variations to clause 54 or 55 standards through residential zone schedules.</li> </ul> |        |
| <b>Character type</b>                |                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |        |
| Gold Era                             |                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |        |
| <b>Underlying Change Area</b>        |                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |        |
| Minimal 2 Storeys                    |                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |        |
| <b>Planning Controls</b>             |                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |        |
| Zone: GRZ                            |                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |        |
| Overlay: NCO1                        |                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |        |

| Photographic Examples                                                              | Recommendation                 |
|------------------------------------------------------------------------------------|--------------------------------|
|  | <p><b>Remove the NCO1.</b></p> |

| Precinct Address                                       | Map Area | Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Map 15 |
|--------------------------------------------------------|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
| <b>47 Marong Road,<br/>Golden Square</b>               |          | <ul style="list-style-type: none"> <li>This precinct affects one timber dwelling of the late Interwar period adjacent to the Mickey Mouse Hill Bushland Reserve.</li> <li>Application of the NCO1 requires a permit for demolition and buildings and works.</li> <li>The existing and preferred neighbourhood character is based on the frequency of pre-World War I and Inter-war era buildings and the consistency of common building forms and elements in the streetscape.</li> <li>The site adjoins HO149 State Bank and HO26 Calder Highway Precinct and is an isolated NCO site.</li> <li>NCO has been assessed for its heritage values by the 'Golden Square Heritage Study, Stage 2' (2022), and it was not recommended for inclusion in the heritage overlay.</li> <li>Neighbourhood character objectives for the precinct can be achieved through the application of local planning policy and variations to clause 54 or 55 standards through residential zone schedules.</li> </ul> |        |
| <b>Character type</b><br>Gold Era                      |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |        |
| <b>Underlying Change Area</b><br>Minimal 2 Storeys     |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |        |
| <b>Planning Controls</b><br>Zone: GRZ<br>Overlay: NCO1 |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |        |

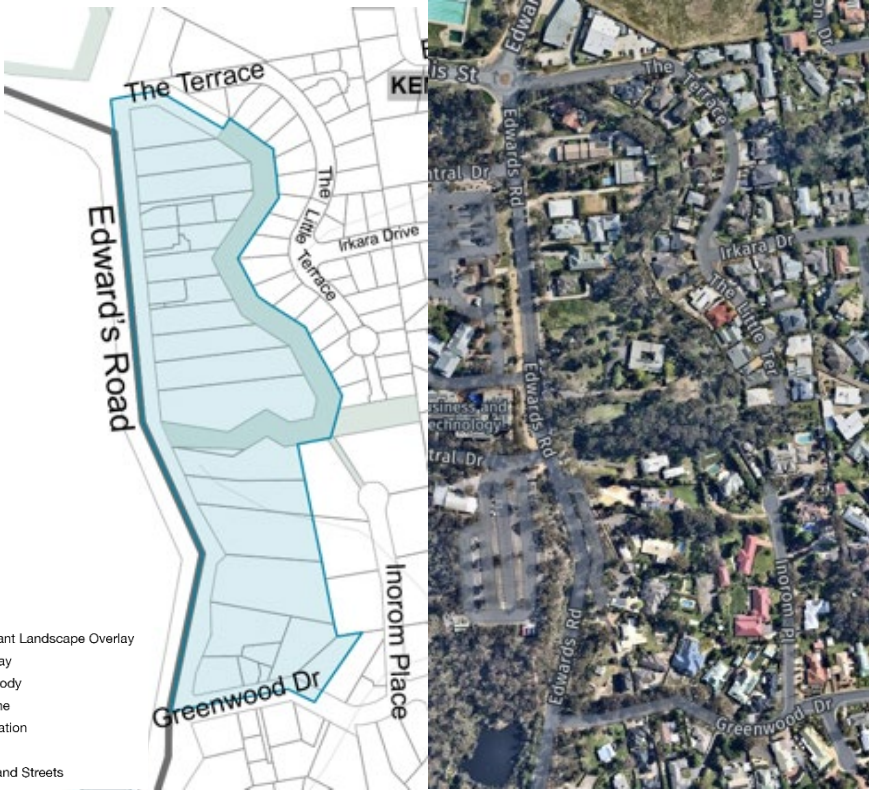
| Photographic Examples                 | Recommendation                 |
|---------------------------------------|--------------------------------|
| <p>47 Marong Road, Golden Square.</p> | <p><b>Remove the NCO1.</b></p> |

| Precinct Address                                                                   | Map Area                                                                          | Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Map 17 |
|------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
| <b>Hospital and High Streets, Heathcote</b>                                        |  | <ul style="list-style-type: none"><li>• Adjacent to HO723 Heathcote Precinct and overlaps with HO759 Bank of Australasia, 72 High Street.</li><li>• Precinct forms the southern entrance to the Heathcote township extending to the commercial area of town, much of which has heritage controls applied.</li><li>• Entrances and approaches are important particularly for townships like Heathcote with a lifestyle and tourism focus that could be promoted through a new DDO.</li><li>• Application of the NCO1 requires a permit for demolition and buildings and works.</li><li>• Demolition controls should be included for outbuildings due to their significance.</li><li>• The existing and preferred neighbourhood character is based on the frequency of pre-World War I and Inter-war era buildings and the consistency of common building forms and elements in the streetscape.</li><li>• The NCO1 has guided new development in the precinct and there is merit in retaining the overlay.</li></ul> |        |
| <b>Character type</b><br>Township                                                  |                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |        |
| <b>Underlying Change Area</b><br>Incremental 2 Storeys                             |                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |        |
| <b>Planning Controls</b><br>Zone: GRZ<br>Overlay: NCO1                             |                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |        |
|   |                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |        |
| Photographic Examples                                                              |                                                                                   | Recommendation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |        |
|  |                                                                                   | <p><b>Remove NCO1 from 72 High Street.</b></p> <p><b>Retain the NCO1 over the rest of the precinct.</b></p> <p><b>Potential to create a new DDO schedule covering township character types with strong direction around entrances to townships.</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |        |

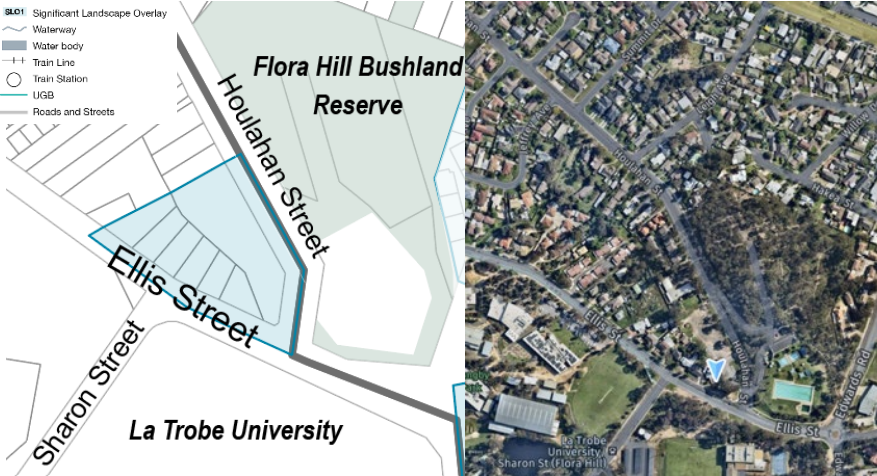
| Precinct Address                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Map Area                                                                           | Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Map 17                                                                                                                             |
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| <p><b><i>Mitchell, Herriot and High Streets, Heathcote</i></b></p> <p><b>Character type</b><br/>Township</p> <p><b>Underlying Change Area</b><br/>Incremental 2 Storeys</p> <p><b>Planning Controls</b><br/>Zone: GRZ<br/>Overlay: NCO10</p> <p> <span style="color: #C00000;">■</span> HO Heritage Overlay<br/> <span style="color: #0000FF;">■</span> NCO1 Neighbourhood Character Overlay<br/> <span style="color: #FF0000;">■</span> HO and NCO Overlap<br/>  Waterway<br/>  Water body<br/>  Train Line<br/>  Train Station </p> |  | <ul style="list-style-type: none"> <li>Significant areas of HO and NCO1 overlap.</li> <li>Application of the NCO1 requires a permit for demolition and buildings and works.</li> <li>Demolition controls should be included for outbuildings due to their significance.</li> <li>The existing and preferred neighbourhood character is based on the frequency of pre-World War I and Inter-war era buildings and the consistency of common building forms and elements in the streetscape.</li> <li>The precinct has a strong cohesive character with consistent building era, style, setback, and fencing complementing adjacent HO areas.</li> <li>Large canopy street trees assist in tying the precinct together.</li> <li>There has been very limited development within the area since the application of the NCO.</li> <li>The NCO has an ongoing role to guide development in the areas of the precinct not covered by HO controls.</li> </ul> |                                                                                                                                    |
| Photographic Examples                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Recommendation                                                                                                                     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <p><b>Remove the NCO1 from properties covered by the HO.</b></p> <p><b>Retain the NCO1 over the remainder of the precinct.</b></p> |

| Precinct Address                                           | Map Area                                                                          | Analysis                                                                                                                  | SLO – Flora Hill                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
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| <b>Nunn, Sharon, Hillview and Race Streets, Flora Hill</b> |  |  <p><i>Aerial view from Nearmap</i></p> | <ul style="list-style-type: none"> <li>SLO1 requires a permit for buildings and works when buildings and hard surfaces are greater than 40% and under a canopy tree greater than 5m, for a fence and to remove native vegetation.</li> <li>A visual onsite and aerial photo review highlights that the area in the south-west corner has had intensive development with little remaining native vegetation.</li> <li>Remove SLO1 from 18-26 Sharon Street and 3A to 3 Nunn Street and applying the VPO to large trees on these properties.</li> <li>Additional areas surrounding (on other side of Race Street) could be considered for addition to SLO1 and adding to the Bush Garden character type.</li> <li>Consider applying the VPO or an ESO following the Significant Tree Study to large trees remaining on these sites.</li> </ul> |
| <b>Character type</b><br>Bush Garden                       |                                                                                   |                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Underlying Change Area</b><br>Substantial 3 Storeys     |                                                                                   |                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Planning Controls</b><br>Zone: GRZ<br>Overlay: SLO1     |                                                                                   |                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

| Photographic Examples                                                                                                                                                                                                                                                                                                                         | Recommendation                                                                                                                                                                                                                 |
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|     | <p><b>Remove the SLO1 from 18-26 Sharon Street and 3 Nunn Street.</b></p> <p><b>Further investigate the application of the VPO or an ESO following the Significant Tree Study to large trees remaining on these sites.</b></p> |

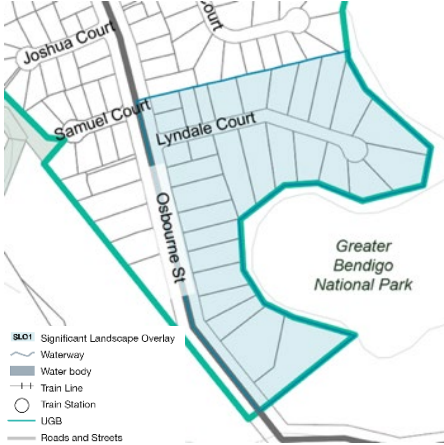
| Precinct Address                | Map Area                                                                                                                                                                                                                                                                                                                                                       | Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | SLO – Flora Hill |
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| <b>Edwards Road, Flora Hill</b> |  <p><b>Legend:</b></p> <ul style="list-style-type: none"> <li>SLO1: Significant Landscape Overlay</li> <li>Waterway</li> <li>Water body</li> <li>Train Line</li> <li>Train Station</li> <li>UGB</li> <li>Roads and Streets</li> </ul> <p><i>Aerial View from Nearmap</i></p> | <ul style="list-style-type: none"> <li>SLO1 requires a permit for buildings and works when buildings and hard surfaces are greater than 40% and under a canopy tree greater than 5m, for a fence and to remove native vegetation.</li> <li>A visual onsite and aerial photo review highlights that the area has had several developments that have resulted in the virtual moon-scaping of sites and little retention of vegetation in these developments, setting an undesirable precedent.</li> <li>The un-made road (Crown land) at the rear of the properties is making a substantial contribution to the bush garden quality through a tree canopy background.</li> <li>Clearer and more prescriptive requirements in the SLO schedule could better ensure the bush garden characteristics are retained.</li> <li>There appear to be two competing policy objectives in this area due to its location adjacent to Latrobe University. Council needs to determine a clear policy position through the draft Strategy.</li> </ul> |                  |
|                                 |                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                  |
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| Photographic Examples                                                               | Recommendation                 |
|-------------------------------------------------------------------------------------|--------------------------------|
|  | <p><b>Retain the SLO1.</b></p> |

| Precinct Address                | Map Area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | SLO – Flora Hill |
|---------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| <b>Ellis Street, Flora Hill</b> |  <p><b>Map Area</b></p> <p>Legend:</p> <ul style="list-style-type: none"> <li>SLO1: Significant Landscape Overlay</li> <li>Waterway</li> <li>Water body</li> <li>Train Line</li> <li>Train Station</li> <li>UGB</li> <li>Roads and Streets</li> </ul> <p><b>Map Labels:</b> Flora Hill Bushland Reserve, Houlihan Street, Ellis Street, Sharon Street, La Trobe University</p> <p><b>Aerial View from Nearmap</b></p> | <ul style="list-style-type: none"> <li>• Adjacent to Flora Hill Bushland Reserve and opposite Latrobe University.</li> <li>• SLO1 requires a permit for buildings and works when buildings and hard surfaces are greater than 40% and under a canopy tree greater than 5m, for a fence and to remove native vegetation.</li> <li>• A visual onsite and aerial photo review highlights that the area has had little redevelopment since the application of the SLO1.</li> <li>• The Bush Garden character is incorrect and should be Suburban - Early.</li> <li>• There appear to be two competing policy objectives in this area due to its location adjacent to Latrobe University. Council needs to determine a clear policy position through the draft Strategy.</li> <li>• Consider applying the VPO or an ESO following the Significant Tree Study to large trees remaining on these sites.</li> </ul> |                  |
| Character type                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                  |
| Bush Garden                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                  |
| Underlying Change Area          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                  |
| Substantial 3 Storeys           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                  |
| Planning Controls               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                  |
| Zone: GRZ                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                  |
| Overlay: SLO1                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                  |

| Photographic Examples                                                                                                                                                  | Recommendation                                                                                                                                                                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|   | <p><b>Remove the SLO1.</b></p> <p><b>Further investigate the application of the VPO or an ESO following the Significant Tree Study to large trees remaining on these sites.</b></p> |

| Precinct Address                                                                                                                                                        | Map Area                                                                                                                                                                                                    | Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | SLO – Flora Hill |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| <b>Edwards Road to Hakea Street, Flora Hill</b>                                                                                                                         |   <p><i>Aerial View from Nearmap</i></p> | <ul style="list-style-type: none"> <li>• Adjacent to Flora Hill Bushland Reserve and opposite Latrobe University.</li> <li>• SLO1 requires a permit for buildings and works when buildings and hard surfaces are greater than 40% and under a canopy tree greater than 5m, for a fence and to remove native vegetation.</li> <li>• A visual onsite and aerial photo review highlights that the area has several medium density dwellings with limited likelihood of redevelopment due to historical development and the subdivision pattern.</li> <li>• There are significant stands of Ironbark trees at the front and rear of properties and the reserve around the Brennan Park Swimming Pool provides a bush canopy background.</li> <li>• There is benefit in retaining the SLO1 over this precinct.</li> </ul> |                  |
| <b>Character type</b><br>Bush Garden                                                                                                                                    |                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                  |
| <b>Underlying Change Area</b><br>Substantial 3 Storeys                                                                                                                  |                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                  |
| <b>Planning Controls</b><br>Zone: GRZ<br>Overlay: SLO1                                                                                                                  |                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                  |
| Photographic Examples                                                                                                                                                   | Recommendation                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                  |
|   | <b>Retain the SLO1.</b>                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                  |
|                                                                                                                                                                         |                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                  |

| Precinct Address                                      | Map Area                                                                          | Analysis                                                                           | SLO – Spring Gully                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Lyndale Court and Osborne Street, Spring Gully</b> |  |  | <ul style="list-style-type: none"> <li>• Adjacent to the Greater Bendigo National Park and forms the boundary of urban Greater Bendigo through the Urban Growth Boundary (UGB).</li> <li>• SLO1 requires a permit for buildings and works when buildings and hard surfaces are greater than 40% and under a canopy tree greater than 5m, for a fence and to remove native vegetation.</li> <li>• A visual onsite and aerial photo review highlights that the area on Lyndale Court has recently been developed for housing in the past ten years with significant vegetation particularly in rear of properties adjacent to the National Park.</li> <li>• Area on west side of Osborne St should also be included in the SLO1 and Bush Garden.</li> </ul> |

*Aerial View of Nearmap*

| Photographic Examples                                                                                                                                                   | Recommendation                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|
|   | <p><b>Retain the SLO1.</b></p> |

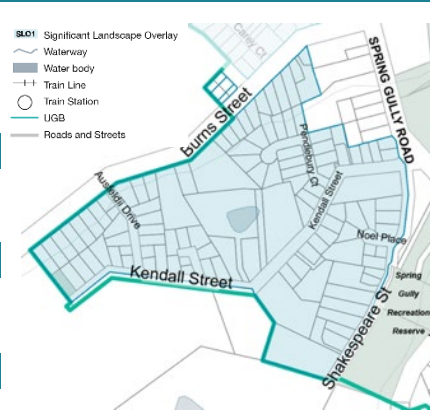
| Precinct Address | Map Area | Analysis | SLO – Spring Gully |
|------------------|----------|----------|--------------------|
|------------------|----------|----------|--------------------|

**Kendall and Burns Streets,  
Spring Gully**

**Character type**  
Bush Garden

**Underlying Change Area**  
Incremental 2 Storeys

**Planning Controls**  
Zone: GRZ  
Overlay: SLO1



Aerial View from Nearmap

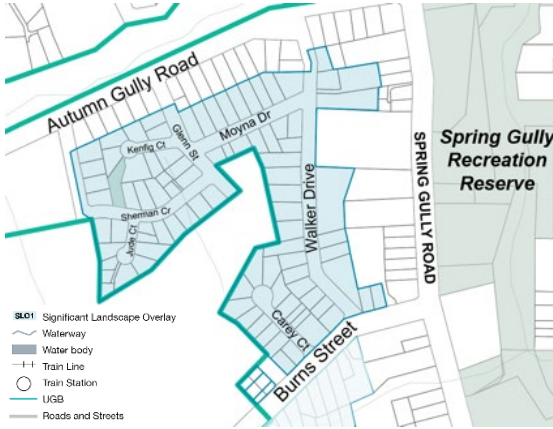
- Adjacent to the Greater Bendigo National Park and forms the boundary of urban Greater Bendigo through the Urban Growth Boundary (UGB).
- SLO1 requires a permit for buildings and works when buildings and hard surfaces are greater than 40% and under a canopy tree greater than 5m, for a fence and to remove native vegetation.
- A visual onsite and aerial photo review highlights that much of the area has been redeveloped in Garden Court style with vegetation removed.
- Areas in the centre of the precinct still retain bush garden qualities and should remain.

| Photographic Examples | Recommendation |
|-----------------------|----------------|
|-----------------------|----------------|



**Retain the SLO1 on 25-27 Kendall and 32-34 Kendall Street, Spring Gully**

**Remove the SLO1 from remainder of the precinct and redesignate as Garden Court.**

| Precinct Address                                                             | Map Area                                                                           | Analysis                                                                                                                   | SLO – Spring Gully                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|------------------------------------------------------------------------------|------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Walker Drive, Spring Gully</b>                                            |  |  <p><i>Aerial View from Nearmap</i></p> | <ul style="list-style-type: none"> <li>• Adjacent to the Greater Bendigo National Park and forms the boundary of urban Greater Bendigo through the Urban Growth Boundary (UGB).</li> <li>• SLO1 requires a permit for buildings and works when buildings and hard surfaces are greater than 40% and under a canopy tree greater than 5m, for a fence and to remove native vegetation.</li> <li>• A visual onsite and aerial photo review highlights that the bush garden qualities have been eroded by new subdivision while adjacent properties at 47 and 57 Autumn Gully Road contain significant vegetation.</li> </ul> |
| <b>Character type</b><br>Bush Garden                                         |                                                                                    |                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Underlying Change Area</b><br>Incremental 2 Storeys,<br>Minimal 2 Storeys |                                                                                    |                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Planning Controls</b><br>Zone: GRZ<br>Overlay: SLO1                       |                                                                                    |                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

| Photographic Examples                                                                                                  | Recommendation                                                                            |
|------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|
|  <p><i>Carey Court</i></p>           | <p><b>Remove the SLO1.</b></p> <p><b>Add the SLO1 to 47 and 57 Autumn Gully Road.</b></p> |
|  <p><i>47 Autumn Gully Road</i></p> |                                                                                           |
|  <p><i>Moyuna Court</i></p>         |                                                                                           |

## Precinct Address

**Inglis Street, West Bendigo**

## Character type

Semi Rural

## Underlying Change Area

Incremental 2 Storeys,  
Minimal 2 Storeys

## Planning Controls

Zone: LDRZ

Overlays: SLO1, VPO2, DPO4  
(min lot size)

## Map Area



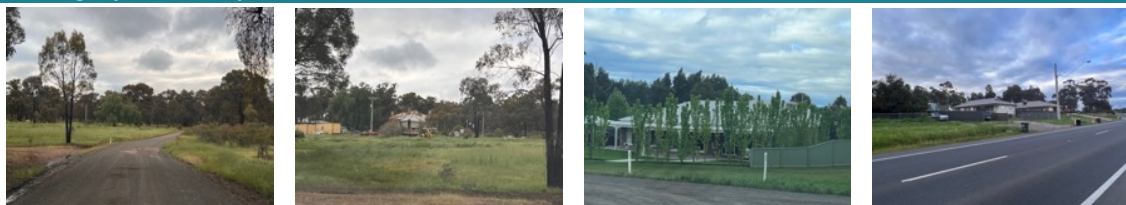
*Aerial View from Nearmap*

## Analysis

- Adjacent to the Royal George Company Historic Area.
- SLO1 requires a permit for buildings and works when buildings and hard surfaces are greater than 40% and under a canopy tree greater than 5m, for a fence and to remove native vegetation.
- VPO covers much of the precinct including Crown land area.
- A visual onsite and aerial photo review highlights that the area currently contains limited qualities of the bush garden character type particularly large canopy trees noting it is designated Semi Rural.
- Canopy trees are largely found on the Reserve behind.
- The SLO should be removed from the precinct. Its application on the Crown land reserve contradicts Governor in Council orders.
- The VPO2 is applied to land at 14 and 20 Inglis Street and requires a permit for the removal, destruction or lopping of native vegetation, making the SLO1 superfluous.

## SLO – West Bendigo

## Photographic Examples



## Recommendation

**Remove the SLO1.**

## Precinct Address

### St Killian and Church Streets, White Hills

(LDRZ and GRZ on St Killian Street between Plumridge and James Streets)

## Character type

Semi Bush

## Underlying Change Area

Incremental 2 Storeys,  
Minimal 2 Storeys

## Planning Controls

Zone: GRZ, LDRZ  
Overlay: SLO1

## Map Area



Aerial View from Nearmap

## Analysis

## SLO – White Hills

- SLO1 requires a permit for buildings and works when buildings and hard surfaces are greater than 40% and under a canopy tree greater than 5m, for a fence and to remove native vegetation.
- A visual onsite and aerial photo review highlights that the area is of a Semi Bush character with significant vegetation on many sites.
- The only exceptions are in new subdivisions in Captain Court and Ironhill Close, where properties are zoned GRZ, smaller in size and have largely cleared the vegetation from the site. They now have a garden suburban character.
- The SLO1 will have no impact on these sites now and should be removed.
- Other areas should retain the SLO with increased strength.

## Photographic Examples



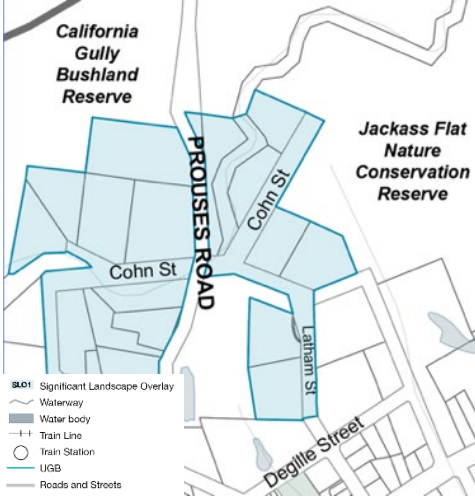
## Recommendation

**Remove the SLO1 from properties in Captain Court and Ironhill Close.**

**Retain the SLO1 on the remainder of the precinct.**

**Redesignate Captain Court and Ironhill Close to Suburban 2000+.**

**Redesignate 82-88 St Killian Street to Semi-rural.**

| Precinct Address                  | Map Area                                                                          | Analysis                                                                           | SLO – White Hills                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-----------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Prouses Road, White Hills</b>  |  |  | <ul style="list-style-type: none"> <li>Precinct located adjacent to the California Gully Bushland Reserve and the Jackass Flat Nature Conservation Reserve.</li> <li>SLO1 requires a permit for buildings and works when buildings and hard surfaces are greater than 40% and under a canopy tree greater than 5m, for a fence and to remove native vegetation.</li> <li>A visual onsite and aerial photo review highlights that the area has a semi-bush character with significant vegetation including large canopy trees on lots. A couple of sites have redeveloped as institutional uses and there has been an increase in hard surfaces.</li> <li>The SLO1 should remain and be strengthened to address this issue.</li> </ul> |
| <b>Character type</b>             |                                                                                   |                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Semi Bush                         |                                                                                   |                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Underlying Change Area</b>     |                                                                                   |                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Minimal, 2 Storeys                |                                                                                   |                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Planning Controls</b>          |                                                                                   |                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Zone: LDRZ<br>Overlay: SLO1, VPO2 |                                                                                   |                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

| Photographic Examples                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Recommendation                 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|
|       | <p><b>Retain the SLO1.</b></p> |

| Precinct Address                                          | Map Area                                                                                                                  | Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | SLO –Kangaroo Flat |
|-----------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| <b>Golden Gully Road,<br/>Kangaroo Flat</b>               |  <p><i>Aerial View from Nearmap</i></p> | <ul style="list-style-type: none"> <li>SLO1 requires a permit for buildings and works when buildings and hard surfaces are greater than 40% and under a canopy tree greater than 5m, for a fence and to remove native vegetation.</li> <li>A visual onsite and aerial photo review highlights that the area has a semi bush character with significant canopy trees and vegetation. Along Bath Lane and Ham Streets the character is semi-rural in nature with minimal vegetation.</li> <li>The SLO1 should be removed from these sites and the sites redesignated to semi-rural.</li> <li>Properties on the west side of Bunker Street have been rezoned to GRZ and the SLO1 should be removed.</li> </ul> |                    |
| <b>Character type</b>                                     |                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                    |
| Semi-rural                                                |                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                    |
| <b>Underlying Change Area</b>                             |                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                    |
| Minimal 2 Storey                                          |                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                    |
| <b>Planning Controls</b>                                  |                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                    |
| Zone: LDRZ, GRZ on west side of Burke St<br>Overlay: SLO1 |                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                    |

| Photographic Examples                                                               | Recommendation                                                                                                                                                                                                                      |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p><b>Remove the SLO1 from west side of Bunker Street, along Bath Lane and Ham Street.</b></p> <p><b>Area should be redesignated to Semi-Bush except for properties along Bath Lane and Ham Street to remain as Semi-Rural.</b></p> |

## Precinct Address

**Furness Street and Stanley Crescent, Kangaroo Flat**

## Character type

Semi-rural

## Underlying Change Area

Minimal 2 Storey

## Planning Controls

Zone: LDRZ (west side of Hammill Street and Cannon Lane);  
GRZ (east side of Hammill Street and Cannon Lane).  
PUZ adjacent to the UGB.  
Overlay: SLO1

## Map Area



*Aerial View from Nearmap*

## Analysis

## SLO –Kangaroo Flat

- SLO1 requires a permit for buildings and works when buildings and hard surfaces are greater than 40% and under a canopy tree greater than 5m, for a fence and to remove native vegetation.
- A visual onsite and aerial photo review highlights that the area has a semi-rural character with significant canopy trees and vegetation in LDRZ areas.
- Land at 70 Furness Street is not affected by the SLO1 which could be considered for the land given its existing vegetation.
- There is minimal or no vegetation on land zoned GRZ and where there is vegetation, the existing subdivision pattern negates the retention of this vegetation.
- The SLO1 should be removed from GRZ land along Cannon Lane, Cobb Court, Furness Street and Hammill Street.

## Photographic Examples



*Furness St – West of Hammill Street*



*Furness St – East of Hammill Street*

## Recommendation

**Retain the SLO1 on all LDRZ land.**

**Apply SLO1 to land at 70 Furness Street.**

**Remove the SLO1 from all GRZ land at 6, 8, 10, 12, 14 and 16 Cannon Lane; 1-13 Cobb Court; 15, 24, 26, 28, 30, 31, 32 and 34 Furness Street; and 5 Hammill Street.**

## Precinct Address

**North Heathcote Region**

## Character type

Semi-rural and Semi Bush

## Underlying Change Area

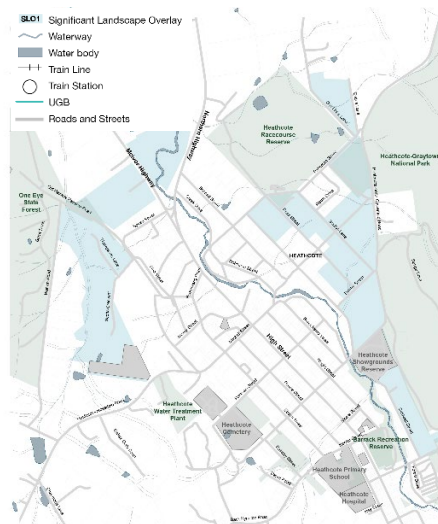
Minimal 2 Storey and  
Incremental 2 storey

## Planning Controls

Zones: LDRZ, GRZ, PCRZ and  
PUZ7

Overlays: SLO1, BMO (in  
part)

## Map Area



*Aerial View from Nearmap*

## Analysis

## SLO –Kangaroo Flat

- SLO1 requires a permit for buildings and works when buildings and hard surfaces are greater than 40% and under a canopy tree greater than 5m, for a fence and to remove native vegetation.
- A visual onsite and aerial photo review highlights that the area has a semi-rural and semi-bush character with significant canopy trees and vegetation in LDRZ, GRZ and public land areas.
- Canopy trees are found on the public reserves such as PCRZ and PUZ7 land.
- The SLO's application to Crown land contradicts Governor in Council orders gazetted on the 10 February 1988 and the SLO1 could be removed.
- The SLO1 should be retained on all LDRZ and GRZ land given the existing vegetation that is located on the land in amongst existing buildings.

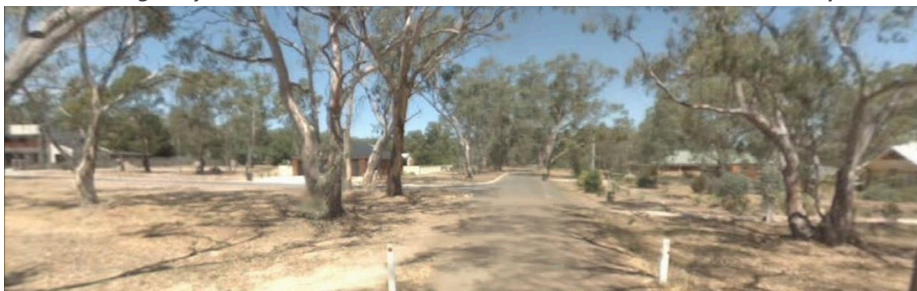
## Photographic Examples



*McIvor Highway*



*Thompsons Lane*



*Ross Street*

## Recommendation

**Retain the SLO1 on all LDRZ and GRZ land.**

**Remove the SLO1 on PUZ7 and PCRZ land.**

## 2. ELEMENTS FOR REDRAFTED SCHEDULES

As part of the review of the NCO1, NCO2 and SLO1 schedules, several key elements related to improving neighbourhood character and their application in these schedules have emerged.

The three schedules have been redrafted through Amendment C247gben and used as the basis of new schedule elements proposed in this report. The schedules are generally well drafted, concise and targeted to the planning outcomes that are sought in the application of the controls. The key elements of these schedules are as follows:

### NCO

- Requires a permit for buildings and works.

### NCO1

- Includes a statement of neighbourhood character and two objectives.
- The existing and preferred neighbourhood character is based on the frequency of pre-World War I and Inter-war era buildings and the consistency of common building forms and elements in the streetscape.
- Requires a permit for demolition of a building.
- Requires a permit to construct or extend an outbuilding.
- Modifies Standards A3 and B6 (front setbacks for garages and carports) and A20 and B32 (front fence height).
- Includes two decision guidelines.

### NCO2

- Includes a statement of neighbourhood character and two objectives.
- The existing and preferred neighbourhood character is based on the frequency of post war era buildings and the consistency of common building forms including low pitched roof forms, generous spaces around buildings, and lack of front fencing.
- Requires a permit for demolition of a building.
- Requires a permit to construct or extend an outbuilding.

- Modifies Standards A3 and B6 (front setbacks for garages and carports) and A20 and B32 (front fence height).
- Includes two decision guidelines.

### SLO1

- Includes a statement of nature and key elements of the landscape and four objectives.
- Relates to retention of landscape and vegetation that forms an intrinsic part of bush garden and semi bush residential areas.
- Requires a permit for buildings and works when buildings and hard surfaces are greater than 40% and under a canopy tree greater than 5m, for a fence and to remove, destroy or lop native vegetation.
- Includes an application requirement for a report to be provided about proposed vegetation removal.
- Includes eight decision guidelines.

### Elements to be Included in Revised Schedules

From the review and analysis included in this report, the following elements should be considered in redrafted schedules:

- In NCO1, demolition controls for outbuildings should be included due to the significance of these structures to the preferred neighbourhood character of the Bendigo early settlement residential areas.
- In NCO1 and NCO2, the existing modified requirements should be redrafted to:
  - Include reference to Table A1 from Standard A3 and B6 in the modified requirement consistent with Planning Practice Note 91.
  - Revise the wording of the front fencing modified requirement consistent with Planning Practice Note 91.
- In NCO1 and NCO2 modified requirements for standards on site coverage (A5/B8), permeability (A6/B9) and private open space (A17/B28) should be included or in the schedules to the underlying residential zone based on content included in the Greater Bendigo Neighbourhood Character Design Guidelines.

- In NCO2 include a new modified requirement for standards A10 and B17 for a side setback of 1 metre minimum from the boundary plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres with encroachments allowed.
- In many areas affected by the SLO1, recent residential developments have resulted in the virtual moon-scaping of sites and little retention of vegetation. This development has usually negated the objective of vegetation protection, setting an undesirable precedent. More sensitive consideration and requirements about the location building envelopes, private open space areas, lot boundaries, vehicle crossovers and new roads and their vegetation impacts should be included in the SLO1 and possibly the underlying Neighbourhood Residential Zone (NRZ) or General Residential Zone (GRZ) schedule.
- Clearer and more specific requirements in the SLO1 could better ensure that bush garden characteristics are retained by including additional application requirements and decision guidelines on matters such as site coverage and the location and size of private open space areas.

#### *Appropriateness of the SLO*

The SLO is the appropriate planning tool to help retain neighbourhood character attributes related to vegetation and landscape values in bush garden and semi bush areas.

The Vegetation Protection Overlay (VPO) is a potential planning tool that could also be considered but is inferior to the SLO. The VPO requires a permit for vegetation destruction, removal and lopping but does not include permit requirements for buildings and works and the consideration of these aspects on vegetation.

Changes have been mooted to the NCO that it should be revised to include the option for all vegetation to be subject its permit requirements. If that does not occur, the SLO will continue to be the appropriate planning tool to achieve outcomes that seek the retention of vegetation and minimising areas of excavation based on the preferred neighbourhood character of the area.

#### *Use of Residential Zone Schedules and Local Planning Policy*

There are a variety of planning tools that can be used in addition to NCO and SLO controls to achieve improved neighbourhood character outcomes in residential areas. These include:

- Local planning policy to complement state planning policy at Clause 16.02-1S of the GBPS.
- Schedules to the residential zones applied within the GBPS that enable modifications to certain standards of Clauses 54 and 55 such as for siting, permeability, site coverage, landscaping, private open space and fencing.

In most cases there will be a mix of each, particularly when NCO or SLO controls are not applied to land. Different circumstances will require tailored approaches to achieve the appropriate housing and neighbourhood character outcome as anticipated from the H&NCS.

In instances of where NCO or SLO controls are recommended for removal, neighbourhood character objectives for a site or precinct will still be able to be achieved. This will be through the application of local planning policy and variations to clause 55 or 54 objectives through the underlying residential zone schedule.

### *Neighbourhood Character Examples*

Examples of neighbourhood character in Greater Bendigo, both good and poor are provided below.

#### Photographic Examples: Neighbourhood character examples



## Photographic Examples: Neighbourhood character examples

