

Government Land Standing Advisory Committee

Tranche 32 Report

6 Laurel Street, Golden Square

6 January 2022

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List of Abbreviations

DPO	Development Plan Overlay
DELWP	Department of Environment, Land, Water and Planning
EAO	Environmental Audit Overlay
EPA	Environment Protection Authority
GLSAC	Government Land Standing Advisory Committee
GRZ2	General Residential Zone - Schedule 2
HO	Heritage Overlay
NRZ1	Neighbourhood Residential Zone – Schedule 1
UDF	Urban Design Framework

About this report

On 30 July 2021, the Minister for Planning referred 6 Laurel Street, Golden Square to the Government Land Standing Advisory Committee as Tranche 32.

This is the report under Section 151 of the *Planning and Environment Act 1987* of the Government Land Standing Advisory Committee for 6 Laurel Street, Golden Square 6 Laurel Street, Golden Square.



Elissa Bell, Deputy Chair



Lynn Sweeney, Member

6 January 2022

1 Summary and recommendation

1.1 The site

Figure 1: Site location



The site is the former Golden Square Primary School, at 6 Laurel Street, Golden Square. It comprises 9 lots and has an area of approximately 1.268 hectares. The lots are a mix of freehold and crown land. The site has street frontage to Laurel and Panton Streets, and is also accessed from Maple Street adjacent to a pedestrian rail underpass. The south-eastern boundary is adjacent to the Melbourne to Bendigo rail line. The site is well located being within 100 metres of the Golden Square Neighbourhood Activity Centre. Council is advocating for the former railway station to be reopened closer to Laurel Street.

There are two churches in the same block as the site, the former Uniting Church on the corner of Laurel and Panton Streets and St Mark's Anglican Church to the west of the site boundary on Panton Street. The opposite side of Panton Street is residential with mainly historic homes. The opposite side of Laurel Street has some homes and industry including a mechanics.

1.2 Issues raised in submissions

The Committee considered all written submissions as well as submissions presented to it during the Hearing. In addressing the issues raised in those submissions, the Committee has been assisted by the information provided to it as well as its observations from inspections of the site.

Issues raised in submissions related to:

- suitability of zoning
- interface issues with Bendigo-Melbourne rail line
- interface issues with St Mark’s historic church
- heritage values of main school building, drill ground and key view lines into the site from Laurel Street
- light pollution from potential residential uses
- concerns about safety of potential access at Maple Street adjacent to existing pedestrian rail underpass
- potential site contamination
- social and affordable housing
- opportunity for complementary uses of main school building
- extension of the curtilage of the heritage controls at rear of main school building from 5 to 8 metres
- Development Plan Overlay issues:
 - lack of preferred or indicative Development Plan
 - removal of notice and review rights
 - appropriateness of allowing a permit prior to the preparation of a Development Plan.

1.3 Committee conclusion

The site owner proposes to rezone the subject land from Public Use Zone to General Residential Zone – Schedule 2. The Committee agrees that this is an appropriate zone if the land is to be sold:

- the site’s existing and emerging physical and policy context confirms support for the General Residential Zone (GRZ) and increase in infill housing supply in Golden Square
- the ability to provide medium density housing on this site will provide funding to support the conservation of the heritage features
- the provision of medium density housing will diversify housing choices in Bendigo.

The site owner proposes to apply a Development Plan Overlay (DPO) to the entire site. The Committee supports this, noting that:

- the DPO is appropriately drafted – subject to the recommendations
- because the site owner is not the end developer, further detailed planning is not appropriate at this time
- future approvals of a Development Plan and subdivision application provide sufficient control of issues such as amenity, access and conservation of the main school building and heritage features on the site.

The site owner proposes to apply an Environment Audit Overlay to the entire site. The Committee supports this, noting that:

- there is evidence of previous contamination on site
- the overlay has the support of the Environment Protection Authority.

The site owner proposes to apply a new Heritage Overlay (HO916) to part of the site, the Committee agrees this overlay and its boundary are appropriate:

- the main school building and front former playground and military parade ground are historically significant in their own right
- it is appropriate to recognise their significance in a separate overlay from the Laurel Street precinct HO25
- the proposed boundary of the HO916 is appropriate.

The proposed planning provisions make proper use of the Victoria Planning Provisions and are prepared and presented in accordance with the *Ministerial Direction on The Form and Content of Planning Schemes*.

Table 1: Existing and proposed controls

Current planning scheme controls	Exhibited planning scheme	Advisory Committee recommendation
Public Use Zone and part General Residential Zone	General Residential Zone – Schedule 2	General Residential Zone – Schedule 2
Heritage Overlay Schedule 25	Remove	Remove
	Heritage Overlay Schedule 916	Heritage Overlay Schedule 916
Neighbourhood Character Overlay	Remove	Remove
	Development Plan Overlay – Schedule 30	Development Plan Overlay – Schedule 30
	Environment Audit Overlay	Environment Audit Overlay

1.4 Recommendations

The Committee recommends that a planning scheme amendment be prepared and approved for 6 Laurel Street, Golden Square to:

- 1. Rezone the site to apply the General Residential Zone – Schedule 2.**
- 2. Remove Heritage Overlay 25.**
- 3. Apply the Heritage Overlay 916 to the site and update the Statement of Significance, as proposed by Ms Jean (Document 11).**
- 4. Remove the Neighbourhood Character Overlay.**
- 5. Apply the Development Plan Overlay to the site with Committee’s preferred version of the schedule incorporating revisions as discussed in this report and shown in Appendix D.**
- 6. Apply an Environmental Audit Overlay to the site.**

2 Process issues for this site

2.1 Process summary

The following tables set out the details of the process for this matter.

Table 2: Proposal summary

Proposal summary	
Tranche	32
Site address	6 Laurel Street, Golden Square
Previous use	Golden Square Primary School
Site owner	Department of Education and Training, represented by the Department of Treasury and Finance
Council	City of Greater Bendigo
Exhibition	Monday 13 September to Sunday 24 October 2021
Submissions	12

Table 3: Exhibited planning scheme changes

Existing controls	Exhibited changes
Public Use Zone (Schedule 2) – part	Remove
General Residential Zone -part	General Residential Zone - Schedule 2
Neighbourhood Character Overlay (Schedule 1) – one lot only	Remove
Heritage Overlay Schedule 25 – part	Remove
	Apply Development Plan Overlay Schedule 30
	Apply Environmental Audit Overlay
	Apply Heritage Overlay Schedule 916 to the former main school building, the original school reserve and the large Peppercorn tree

Table 4: Committee process

Committee process	
Members	Elissa Bell (Chair), Lynn Sweeney
Information session	Tuesday 28 September, 2021 – online via MS Teams
Hearing	Monday 6 December, 2021 – online via MS Teams
Site inspection	Monday 29 November, 2021, unaccompanied

Committee process

Appearances

Department of Treasury and Finance represented by Mr Raph Krelle of Centrum Town Planning, supported by Ms Amanda Jean Architect advocating on heritage matters

City of Greater Bendigo represented by Ms Wonona Fuzzard

Mr Mark Pirie

Mr Norman Cameron

Date of this Report

6 January 2022

2.2 Process issues

2.2.1 Committee constitution

The Terms of Reference provide the Committee may meet when there is a quorum of at least one Chair, or Deputy Chair or two of the Committee members. Members Elissa Bell and Lynn Sweeney made up the quorum for this Tranche, with Elissa Bell chairing the proceeding. A report written by two members must be endorsed by the Chair or a Deputy Chair of the Committee. The Committee was reconstituted on 21 December 2021 and Ms Bell was made a Deputy Chair, and so the requirement for endorsement no longer applies.

3 Site constraints and opportunities

3.1 Planning context

The existing freehold lots are zoned GRZ, the crown lots are Public Use Zone and need to be rezoned for sale. Figures 2 and 3 show the current and proposed zonings.

Figure 2: Current zoning



Source: Planning report Figure 3

Figure 3: Proposed zoning



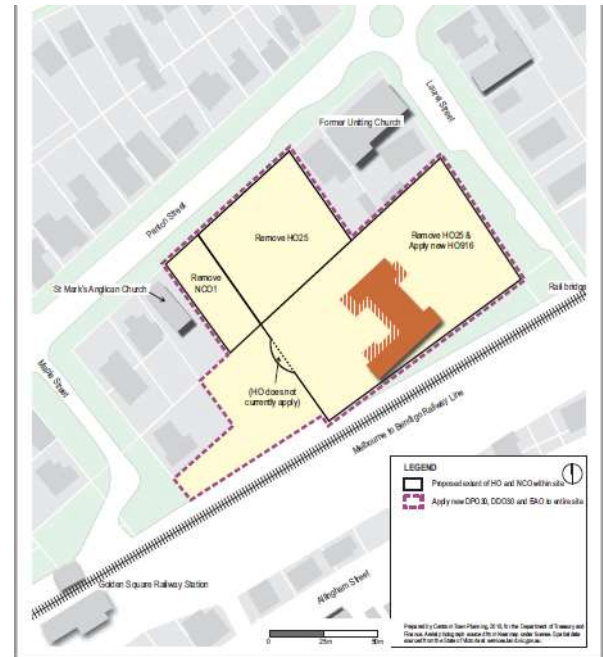
Source: Planning report Figure 11

Figure 4: Current overlays



Source: Planning Report Figure 4

Figure 5: Proposed overlays



Source: Planning report, Figure 12

A DPO and EAO is also proposed to apply to the entire site.

The subject site has been identified by Council as a key opportunity to increase infill housing supply in Golden Square. This is consistent with the aims of the *Greater Bendigo Residential Strategy* (2014) and the *Greater Bendigo Housing Strategy* (2016, amended 2018) and the draft Golden Square Structure Plan and Urban Design Framework (UDF). The Structure Plan addresses the redevelopment of this site as an important opportunity to revitalise and transform the suburb over time while respecting and celebrating its heritage significance.

Council supported the development of this land for higher density housing and supported the proposal to rezone the land from the Public Use Zone to enable its sale and redevelopment.

While Council noted that the proposal is generally one storey higher than those recommended in the draft Structure Plan it submitted:

In view of the additional information available in the Development Plan Overlay, the Council supported the increase in heights and resolved to reflect this when the final Structure Plan is reported to the Council Meeting of the 13 December 2021.

3.2 Site constraints and opportunities

A range of background studies have been completed and were exhibited with the Amendment:

- Town Planning Report, Centrum Town Planning (November 2018)
- Addendum to Town Planning Report, Centrum Town Planning (January 2021)
- Analysis of residential zone options, Centrum Town Planning
- Heritage Assessment Report and Statement of Significance, Amanda Jean, Architect and Heritage Consultant (October, 2018)
- Traffic and Transport Analysis, Trafficworks (1 September 2016)
- Arborist Report, Arboricultural Consultants Australia Pty Ltd (July 2017)

In addition, the Committee understands a Targeted Contamination Assessment was prepared by Landserv Environment dated 19 October 2016 and a follow up detailed assessment. Further Environmental Assessment, was prepared by BlueSphere Environmental on 8 February 2017. Neither of these reports were exhibited with the Amendment, however they were provided to, and informed the advice of, the Environment Protection Authority (EPA) on the proposed application of the Environmental Audit Overlay (EAO).

3.2.1 History of the site

The site has been a school since 1872 when the former Commons School No. 279 was transferred to the site. The front yard of the main school building was used as the school playground and military parade ground until 1959 when land was purchased facing Panton Street for a school oval.

The school relocated in 2015 when it merged with Maple Street Primary School, adopting the Maple Street campus as its home. The site was deemed surplus on 30 October 2015.

3.2.2 Cultural heritage

Part of the site is in an area of cultural heritage sensitivity being within 200 metres of a watercourse. The rezoning of the land is not considered a high impact activity and will not trigger the preparation of a Cultural Heritage Management Plan. Any future development which is a high impact activity will trigger the requirements of the *Aboriginal Heritage Act 2005* for the relevant area.

3.2.3 Drainage

The south western corner of the site near Maple Street is its highest point (237 metres Australian Height Datum), from which it falls approximately 5 metres to the north-west and north-east to Panton and Laurel Streets, respectively.

3.2.4 Current site conditions

The site has the remains of the former school including the original Victorian school building that dates from 1874 (the main school building). The main school building is set back approximately 40 metres from Laurel Street and is of historic value. In addition there are portable classrooms, a hall and shelters. Some of the portable classrooms had been removed by the time of the Hearing though others remain. The site includes an oval that faces Panton Street and an asphalt drill/playground (developed into playing courts) in front of the main school building.

3.2.5 Interface with surrounds

The site has residential and railway interfaces. Mr Pirie raised concerns with the potential for light pollution to disturb neighbouring residential properties. The Department of Transport (DoT) submitted the interface with existing railway line required consideration of the risk of harm to human health from exhaust, noise and odour emissions from diesel trains.

3.2.6 Landscaping and vegetation

(i) What is the issue?

The extent to which the existing vegetation constrains development.

(ii) Relevant policy

Clause 22.10 Environmentally Sustainable Development of the planning scheme includes relevant objectives to protect biodiversity, encourage the retention of significant trees, encourage the planting of indigenous vegetation and to minimise the heat island effect.

The *Greening Greater Bendigo Strategy 2020-70* was adopted by Council on 16 June 2020.¹ It is not yet part of the planning scheme. It includes actions relevant to the protection of existing vegetation and trees on private property including:

- Developing a local planning policy to provide a local response for subdivision to increase tree canopy and vegetation cover in urban areas and minimise the effects of urban heat²
- Explore incentives to encourage protection and enhancement of significant trees and native vegetation on private property³
- Undertake strategic work to define and identify significant vegetation on private land and recommend and implement the best mechanism to protect it.⁴

¹ Media release on Council's website <https://www.bendigo.vic.gov.au/About/Media-Releases/council-adopts-greening-greater-bendigo-strategy>

² Action 1.6

³ Action 2.1(vi)

⁴ Action 4.2

(iii) Background information

The site includes two peppercorn trees, a bush garden on Laurel Street which includes trees and shrubs planted in the 1970s, and trees on the southern and northern boundaries, adjacent to the rail line and Panton Street frontage, respectively.

The Arborist Report found the trees on site to largely consist of recently planted Australian natives species (circa 1990s). A total of 86 trees were identified including two dead trees. Fourteen trees were identified as exotic species and 18 of Victorian origin, though still likely to be planted.

The most significant trees identified were the two peppercorn trees considered to likely have heritage significance and to be planted during the late 19th century. It was recommended one of these peppercorns, at the rear of the main school building, be retained and protected as an *“exceptional specimen with a healthy and sound canopy”*. Unfortunately, the peppercorn adjacent to the main school building and corner boundary fence had been heavily lopped, diminishing its aesthetics but also resulting in a significant wound that would likely lead to internal decay over the longer term.

The Arborist Report recommended 31 trees be removed due to their poor health, structure, planting location or a combination of these factors.

Of the remaining trees, some in good health were planted under powerlines and would require frequent pruning, others were considered average or below average examples of their species. Only eight trees (including the heritage-significant peppercorn tree) were considered to be *“good”* specimens, three of these were located under powerlines.

With the exception of the heritage peppercorn, the Amendment did not propose specific controls to protect any of the remaining trees however the DPO included a requirement for the development plan to include:

- An arboricultural assessment of the effects of the development on any significant vegetation on the land including tree protection zones around trees of significance on the site and in adjoining road reserves.

Considering the large number of substantial trees on site, the Committee queried if vegetation would be protected or considered for retention for providing values other than heritage and indigenous vegetation.

(iv) Submissions

The site owner submitted there was limited applicable policy to retain existing vegetation, other than significant trees. The site owner cited Clause 22.15 Golden Square Residential Character Policy and Clause 22.10 Environmentally Sustainable Design, as the relevant policies which supported this position.

Council submitted the adopted *Greening Greater Bendigo* policy was also relevant. Council advised this policy included a commitment to develop a significant tree register to protect such trees on private land. Specific attributes for that register were still being developed.

The site owner responded, that it was open to Council to investigate the trees on site at a later stage. Nevertheless, in the site owner’s view, with the exception of the peppercorn tree, there was no other vegetation on site worthy of preservation.

(v) Discussion and conclusion

The Committee accepts the findings of the Arborist Report that many of the trees on site are of poor health, structure or inappropriate locations for retention and ought to be removed.

More than half the trees did not fall into this category, and although they may have been of average quality, may still provide benefits as urban trees in the future if suitable maintenance regimes are implemented. The Committee notes the Arborist Report is over 4 years old and conditions on site may have changed, perhaps for the worse without adequate maintenance action.

The Committee notes the emerging local policy is yet to define parameters or protections for “significant” trees on private land, however the proposed requirements of the DPO provide adequate opportunity for remaining trees to be reconsidered in due course, and in the context of a proposed development plan. The Committee considers the DPO provides adequate scope for future consideration of the trees on site in the context of emerging policy.

3.2.7 Site contamination

Previous studies have found concentrations of metals including arsenic and lead across the site and isolated concentrations of other pollutants above the relevant Health investigation Level/Health screening Level.

The exhibition package included correspondence from the EPA advising of their understanding of the site, its conditions and supporting the use of the Environment Audit Overlay as the “most appropriate tool for the circumstances”. The Committee accepts this advice.

3.2.8 Access

The site is bounded by Maple, Panton and Laurel Streets and the Melbourne to Bendigo Rail line. Potential access points are available to all street frontages as shown in the following figure provided in the exhibited Planning report.

Figure 6: Potential access points



Current access arrangements are as follows:

- Laurel Street, main pedestrian (only) entry

- Panton Street, allows both vehicle and pedestrian access via a driveway on the eastern boundary
- Maple Street, essentially the back gate allowing informal access for both vehicles and pedestrians adjacent to the pedestrian rail underpass.

The original Golden Square rail station is west of the site on Maple Street. This station has been closed and it is proposed a new train station be built to the east, adjacent to the site. The Amendment seeks to support this by providing public open space in this area for the new train station forecourt.

The Traffic and Transport Analysis found:

There are no demonstrable road safety matters that require urgent attention on street frontages to the subject site.

Though noting the limitations of vehicle access at Maple St, the Traffic and Transport Analysis considered it best for access arrangements to be determined in the future and in context of a specific proposal.

The Committee notes that the Maple Street “access” consists of double gates at the boundary. The boundary is adjacent to the footpath and there is currently no crossover from the school to the road, only the footpath and a nature strip. Further, at the southern boundary of the site, the footpath descends and ascends steeply to pass under the rail line. The Committee considers it appropriate that the planning controls signal the need to carefully consider and prioritise pedestrian safety in providing any access at Maple Street.

3.2.9 Heritage attributes

(i) What is the issue?

Whether planning controls should be imposed to protect heritage features of the site?

(ii) Background information

The current main school building was built in 1873-4. It is a red brick building in the Gothic Revival architectural style following an architectural competition. Architect, W H Ellerker’s design won first prize in its category and became the basis for at least sixteen schools around the state. Golden Square is one of the more intact examples remaining today.

The Heritage Assessment Report found the main school building “*has individual cultural heritage significance to the City of Bendigo at a local level as well as contributory significance to the Laurel Street Heritage Precinct, Golden Square.*”

Two mature peppercorn trees dating to the 19th Century are planted to the west (back) and north of the main school building. The tree at the rear of the main school building is considered an exceptionally fine example of a school yard shade tree and is considered to have local historical significance. As discussed above, the remaining peppercorn is in poor condition and no recommendations have been made for its protection on heritage grounds.

Additional gum trees were planted in the 1970s in a bush garden facing Laurel Street. Although a recognised historic theme of Bendigo’s history, this bush garden is not a particularly good example.⁵

⁵ Heritage assessment, pages 24-5

The Statement of Significance identified the following attributes as significant:

- main school building
- front former school playground
- military parade ground
- single mature peppercorn tree at the rear of the building.

It also considered the rear cloakroom additions of 1904-11 to be of contributory significance.

Aspects that are not significant include:

- recent additions to the verandah at the rear of the main school building
- 1960s prefabricated classroom
- former 1960s church hall
- garden structures, fences and vegetation.

The front yard of the main school building which consisted of asphalt, had been used as a school playground and military parade ground until 1959 it was considered “*historically important as the site for school drill, military training and other cadet training practices*”.⁶

A Heritage submission (Document 12) and revised Statement of Significance (Document 11) were provided for the Hearing.

(iii) Submissions

All parties agreed there were significant historic features on site worthy of conservation.

A key risk identified by Ms Jean, on behalf of the site owner, was the lack of use or development on the site leading to further neglect and lack of available resources to conserve its cultural significance into the future. This risk could be mitigated, in her view, by “*allowing medium and higher density development mainly to the rear of the building*” that would provide resources to enable conservation of the main school building.

Council submitted that physical and heritage values of the site were very important in its overall assessment of the heights and setbacks proposed in DPO30.

(iv) Discussion and conclusion

The former Golden Square School sits in a neighbourhood rich with heritage features. The Committee agrees that the school, adjoining churches, railway underpass, former railway station and neighbourhood character are all features to be preserved and celebrated. All parties agree that the planning for the redevelopment of the site needs adequate heritage protection.

⁶ Heritage assessment, page 37

4 Issues with the proposed changes

4.1 What zone is suitable

Background

The site owner proposed that the site be rezoned to GRZ acknowledging that part of the site is already in GRZ and that it is a suitable zone for the main school building and heritage features.

Planning Practice Note 91 provides guidance on how to use the reformed residential zones, local policies and overlays to implement strategic work. Table 1 of the Planning Practice Note outlines the role and application of the residential zones. Relevant sections of Table 1 are extracted below.

Table 5: The role and application of the residential zones

Residential zone	Role and application
Clause 32.08 GRZ	Applied to areas where housing development of three storeys exists or is planned for in locations offering good access to services and transport.
Clause 32.09 Neighbourhood residential zone (NRZ)	Applied to areas where there is no anticipated change to the predominantly single and double storey character. Also to areas that have been identified as having specific neighbourhood, heritage, environmental, landscape character values that distinguish the land from other parts of the municipality or surrounding area.

Evidence and submissions

Dr Orr submitted the Neighbourhood Residential Zone was most suitable for the site due to its special heritage attributes.

The site owner submitted only part of the site had special heritage attributes. In order to apply multiple zones to the site as desired, and to ensure zones followed title boundaries, a new subdivision would be required. The site owner had been advised by the Department of Environment, Land, Water and Planning (DELWP) that there was no scope for such subdivision to occur prior to sale and so they had proceeded with one zone being the GRZ.

Council did not object to the zone and submitted the *“higher residential density development is generally consistent”* with the Structure Plan.

Discussion

The Committee notes that it is not legally necessary for zone boundaries to follow lot boundaries though it is generally considered to be good practice. The Committee agrees that only part of the site has special heritage attributes. On the balance, the Committee considers the GRZ the most appropriate zone to achieve the desired level of development for this well located infill site.

Recommendation

The Committee recommends that a planning scheme amendment be prepared and approved to:

- 1. Rezone the site to apply the General Residential Zone – Schedule 2.**

4.2 What overlays are appropriate

It is proposed to remove the Neighbourhood Character Overlay (NCO) from one vacant lot on Panton Street and apply three overlays:

- the Heritage Overlay (HO)
- the DPO
- EAO.

4.2.1 Heritage Overlay 916

(i) Evidence and submissions

The site owner submitted the site should be removed from the existing Laurel Street Heritage Precinct Overlay 25. It submitted a new, tailored Heritage Overlay (HO916) should be applied to over the original State School Reserve and extended to include the rear mature Peppercorn tree (*Schinus molle*), with tree controls to protect this Peppercorn tree.

Council and Dr Orr supported the application of HO916.

It is proposed that the Statement of Significance for the Former Golden Square Primary School be incorporated in the scheme. Submissions addressed the appropriate content of this document.

Dr Orr considered it appropriate the arts shed not be considered significant and submitted if this were to be removed, the streetscape would be returned to its former state which had existed for around a century. Dr Orr therefore saw an opportunity for the planning controls to support such an outcome.

In response, Ms Jean revised the Statement of Significance to include further description of the front former playground as including the military drill parade ground and Junior Cadet Barracks Room and specify the 1980s art shed in the front school playground as not being of significance.

(ii) Discussion and conclusion

The Committee agrees it is appropriate to apply the individual Heritage Overlay.

The Committee considers the proposed changes to the Statement of Significance appropriate.

The Committee recommends that a planning scheme amendment be prepared and approved to:

- 2. Remove Heritage Overlay 25.**
- 3. Apply the Heritage Overlay 916 to the site and update the Statement of Significance, as proposed by Ms Jean (Document 11).**

4.2.2 Neighbourhood Character Overlay

The NCO which covers one lot on Panton Street is proposed to be removed. This was supported by Council.

The Committee recommends that a planning scheme amendment be prepared and approved to:

- 4. Remove the Neighbourhood Character Overlay.**

4.2.3 Development Plan Overlay

(i) Evidence and submissions

The site owner submitted the DPO addresses the greatest threat to the site being the separation of the main school building and other heritage attributes from the land with development potential through subdivision.

Mr Cameron submitted the application of a DPO is premature due to the lack of a preferred/indicative development plan and objected to third party rights being removed:

The lack of a preferred or indicative Development Plan for the site makes the amendment incomplete. The proposed Schedule to the amendment is an inadequate response and has excessive standards. It is not the basis for the optimum urban development outcome nor does it protect the outlook amenity and character of the existing neighbourhood. Further adjoining residence rights to normal statutory planning notice and appeal (VCAT) rights are proposed to be removed.

...

This proposal is premature and inappropriate given the large number of uncertain redevelopment outcomes such as building bulk, building location, building massing and form, design and appearance etc. Without details of these, the Panton Street residents are flying blind and need to have their normal planning rights preserved.

Council supported the application of DPO30 as it supported the protection and re-use of the heritage features as well as higher density residential development on the balance of the site.

(ii) Discussion and conclusion

The Committee agrees that it is appropriate to apply the DPO. To ensure the appropriate conservation of the site's historically significant features a master planning approach is appropriate. The Committee considers the objectives and requirements for the site are comprehensively covered by the DPO.

The Committee believes that the benefits of a master planned approach to the whole site outweigh the disbenefit of excluding third parties from formal input. The Committee notes there is nothing preventing Council from informally engaging with surrounding residents and was informed that this is Council's practise.

A number of changes were suggested to the DPO in the course of the Hearing. These are discussed in the next Chapter and where agreed, shown in Appendix D.

The Committee recommends that the exhibited schedule be changed to:

- 5. Apply the Development Plan Overlay to the site with Committee's preferred version of Schedule 30 incorporating revisions as discussed in this report and shown in Appendix D.**

4.2.4 Environmental Audit Overlay

(i) Evidence and submissions

An EAO is proposed over the entire site. This was supported by the EPA.

The Committee recommends that a planning scheme amendment be prepared and approved to:

- 6. Apply an Environmental Audit Overlay to the site.**

5 Issues in Development Plan Overlay

The site owner presented a revised and updated DPO30 at the Hearing – this schedule addressed a number of the issues raised in submissions from residents and referral authorities.

The site owner made two key changes to the Indicative Framework Plan that were the subject of discussions:

- Removed the hatching on the former playground/former military playground intended to “*preserve and incorporate views to the old school building*”.
- Reduced the height control at the back of the main school building from H3 to H2.

In addition, the extent of the heritage registration (red dotted line) was extended to account for an increased curtilage from 5 to 8 metres in response to Council’s submission.

Figure 7: Exhibited Indicative Framework Plan



Figure 8: Revised Indicative Framework Plan



The site owner proposed changes (Document 10) to issues raised in submissions in relation to interface issues.

There remain a number of unresolved issues:

- proposed heights
- whether the Indicative Framework Plan should:
 - include hatching to demonstrate the view lines
 - restrict development on the former playground/military parade ground
 - require affordable housing
 - restrict access from/to Maple Street.

5.1 Interface issues

(i) What is the issue?

Whether the Amendment appropriately responds to its the residential and railway interfaces.

(ii) Submissions

Residential interface

Mr Pirie raised concerns with the potential for light pollution to disturb neighbouring residential properties. His submission demonstrated existing high levels of light pollution from nearby uses and provided an illustration of potential further pollution from possible development on the site.

The site owner acknowledged light pollution as a genuine issue for planning which is often overlooked. Noting that lighting is generally a matter for detailed design, the site owner considered it appropriate in this case for a conceptual plan to be provided at the development plan stage. This would enable relevant requirements to carry through to a planning permit. The site owner provided draft controls in the revised DPO (Document 10) to this effect.

Mr Pirie submitted he was satisfied with the intention of the proposed wording, but unclear if they would achieve the desired effect considering issues with neighbouring developments.

Railway interface

The DoT submitted the interface with existing railway line required consideration of the risk of harm to human health from exhaust, noise and odour emissions from diesel trains. DoT made recommendations for an acoustic report to be required and measures implemented to ensure relevant noise objectives and limits can be achieved.

DoT provided tracked changes to the proposed DPO (Document 16) to implement its recommendations. The site owner accepted these changes.⁷

(iii) Discussion and conclusion

Residential interface

The Committee considers the proposed controls appropriately highlight lighting as an issue to be considered at the development plan stage prior to the permit application stage.

Railway interface

The Committee considers it appropriate for the planning controls to ensure any future development manages potential amenity issues to its residents/users from the adjacent diesel rail line. The Committee accepts the changes proposed by DoT, and agreed to by the site owner, will enable suitable measures to be developed at a time when the future development of the site is known.

5.2 Heights

(i) What is the issue?

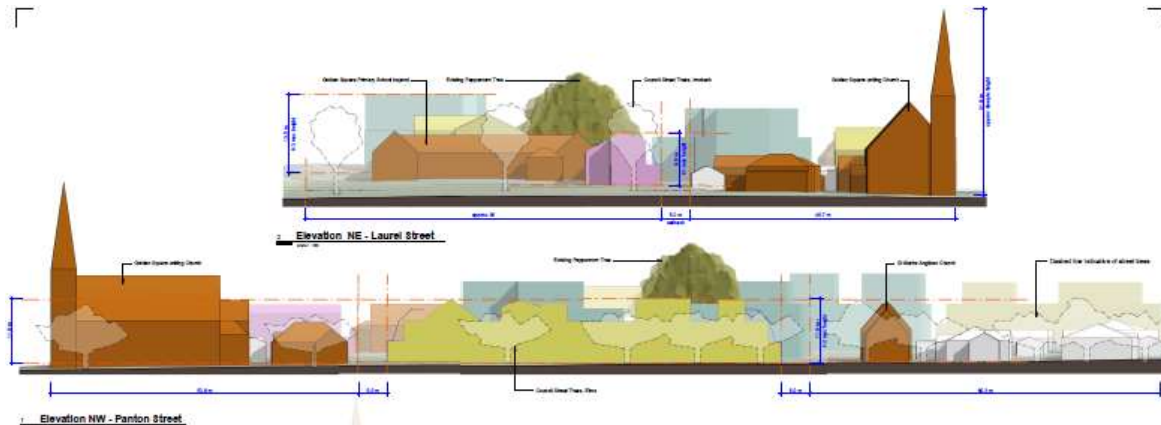
Whether the heights proposed are appropriate.

⁷ Document 17, para 128

(ii) Background information

As per the Committee’s Directions, the site owner provided 3D building envelope plans prepared by E+ Architecture (Document 7) to illustrate the proposed heights and a design outcome that could be achieved which would generally meet the proposed controls. An extract of Laurel and Pantan Streets is provided below.

Figure 9: Elevation indicative of proposed heights



(iii) Submissions

The site owner submitted the proposed heights had been arrived at after careful consideration of the need to respectfully manage the heritage significance of the site. It submitted:

These sensitivities have been responded to in DPO30 by:

- on Pantan Street, allowing building heights of up to 11 metres that are no higher than St Mark’s Anglican Church and the lowest section of the former Uniting Church (refer to elevation plans);
- on Laurel Street, allowing building heights of up to 9 metres in the sensitive front setback of the main school building, which reflects the height of the main school building and is less than the default 11 metre maximum building height in the GRZ;
- at the rear of the main school building, allowing building heights of up to 11 metres, ensuring that buildings of this height will not be seen when viewed from ground level in Laurel Street due to the viewlines;
- in the central part of the site, allowing building heights of up to 13.5 metres(3-4 storeys), reflecting the lack of immediately adjacent heritage buildings;
- a general requirement to incorporate upper level side and front setbacks for all buildings taller than two storeys.

Council supported the heights shown in DPO 30 and has advised that the Golden Square UDF will be amended to reflect these heights when Council adopts the UDF.

Mr Pirrie and Ms Pierce were concerned with overlooking and visibility of new buildings above the heritage rooflines.

Mr Cameron objected to the heights and submitted:

The preferred maximum building height proposal of 11 metres for the H2 area are excessive and further, the let out clause that enables even higher development is totally inappropriate. The proper height level for the Pantan Street interface should be 1 to 2 storey (ie six metres) as proposed in the Golden Square UDF.

(iv) Discussion and conclusion

The Committee and parties were assisted by the E+ Architecture building form and elevations provided by the site owner. They provided a level of confidence that the building heights, and controls will achieve the right balance between respecting the heritage attributes and enabling appropriate infill development.

The Committee considers the heights proposed are appropriate and agrees to the reduction of height at the rear of the main school building. The Committee considers the 'let out' clause should be restricted for architectural features only and has recommended changes to this effect.

5.3 Building typologies

(i) What is the issue?

Whether the form of buildings fronting Panton Street is appropriate.

(ii) Submissions

Mr Cameron submitted that the preferred building typologies should be included in DPO30:

Further, the type of residential development should be detached or terrace type single dwellings with gable style roofs and vertical style windows and fenestration echoing (not mimicking) the traditional building forms but in a modern architectural solution - sympathetic infill.

The site owner responded:

In relation to character and building typologies, it is not considered necessary to define the future preferred style and appearance of dwellings in the new provisions. It will be sufficient to rely on the extensive policies and provisions that will apply to the proposal by default under the Planning Scheme, which require developments to identify and respond to the existing neighbourhood character.

(iii) Discussion and conclusions

The Committee is satisfied that the form of buildings fronting Panton Street is adequately controlled by existing planning controls and no additional DPO wording on this issue is supported.

5.4 Development on the former playground/military parade ground

(i) What is the issue?

Whether the controls for the former playground/military parade ground are appropriate.

(ii) Submissions

The site owner submitted that the extent and location of significant views were not definitively determined and that the existing heritage controls (for example Clause 22.06) would adequately manage this issue. The site owner proposed to remove the prescriptive requirement for new development in front of the main school building on Laurel Street to a maximum of 30 percent of the developable area. Again, it submitted the Heritage Overlay and existing controls including Council's Heritage Design Guidelines would appropriately manage any new development on this forecourt. The site owner reiterated the art shed had been specifically identified as not being significant.

Dr Orr did not support:

... the proposal to locate future development on any part of the Laurel Street side of the school (two areas marked H1 on the Indicative Framework Plan) given... the existing high level of intactness and integrity of the west side of the Laurel Street streetscape, and the possibility of restoring it in the future to the views and streetscape that existed from the 1870s to the 1970s.

...

The result of such an approach will substantially compromise this significant heritage site in its own right and within the streetscape, and I do not believe it will deliver a good residential outcome either.

In particular, Dr Orr noted that from the Laurel Street road underpass to the state heritage listed former Wesleyan Church, the view demonstrated a *“highly intact 19th century heritage streetscape”* including the main school building and the military playground.

Ms Jean submitted the proposed controls had achieved an appropriate balance between preservation of heritage and encouragement of compatible development of the site. Ms Jean submitted issues for consideration for proposed development would include its relationship with the main school building in terms of *“scale, height, setting, bulk, form appearance and material”* and that this would be achieved by the proposed Heritage Overlay for the main school building. In her submission, Ms Jean considered secondary matters related to the impact of development on the streetscape would be considered under existing heritage policies.

Council objected to the proposal to remove the view lines hatching and legend notation from the Indicative Framework Plan in DPO30.

In response to the Committee’s questions Ms Jean noted that she had assumed that there would be no development within the playground and military parade ground in front of the main school building unless it was completely integrated as part of the required Conservation Management Plan.

(iii) Discussion and conclusions

The Committee considers it appropriate that any new development on the former playground preserves or incorporates these vistas and this is included in the design requirements.

The exhibited Heritage Assessment recommended a view corridor be created extending from Laurel Street to the front facade of the main school building *“to ensure the continued contribution of the heritage place to the Laurel Street Heritage Precinct”*. It further recommended that *“on either side of the view corridor ... a Height Control (H1) of 9 metres be introduced for all new development”*.

The Committee understands this submission, together with the changes to the Statement of Significance, signal that an appropriate balance would be a building where the former arts shed now stands but not in front of the school. The Committee notes, the south area has been identified as public open space for the potential new rail station.

The Committee considers this an appropriate outcome and considers it appropriate for the controls to signal this while enabling other development which may be considered appropriate.

The Committee therefore does not agree with the removal of the hatching from the Indicative Framework Plan showing where views to the school building should be preserved or incorporated. As submitted by Ms Jean, the views to the heritage features are very important to the Bendigo community. The Committee considers that the views will be an important driver of the form of the ultimate development and it most useful to have these transparently represented on the

Indicative Framework Plan as opposed to relying upon the combination of a number of general planning controls elsewhere in the scheme.

The Committee agrees the DPO requirement limiting new development in the Laurel Street front setback to 30 per cent should be removed. The importance of the vistas to the main school building and former playground/military parade ground is clear from the hatching and the appropriateness of any development in this area will need to be carefully assessed against his requirement.

5.5 Affordable housing

(i) What is the issue?

Whether planning controls should be imposed to require development of the site to include affordable housing?

(ii) Background information

Amendments to the *Planning and Environment Act 1987* that came into effect from 1 June 2018 have the following effect:

- Affordable housing includes housing for very low, low and moderate incomes and includes social housing (section 3AA)
- An objective of planning in Victoria is “to facilitate the provision of affordable housing in Victoria” [section 4(fa)]
- One mechanism available to facilitate affordable housing supply is a voluntary agreement between a responsible authority and landowner to provide affordable housing as part of new developments [section 173(1A)].

Council’s Affordable Housing Action Plan was adopted on 20 September 2021. It identifies housing as a universal human right and essential infrastructure. The Action Plan acknowledges that the “*lack of a housing supply pipeline can have an impact on community members being priced out of the housing market*”.⁸

Specific actions for Council related to government land include:

- Identify well located surplus Government land and work with Registered Housing Agencies, governments and developers to deliver a mix of affordable housing on these sites⁹
- Advocate to State Government to mandate inclusionary zoning in the planning scheme, to ensure that proportion of housing in a development is set aside for affordable housing.¹⁰

The State Government’s Big Housing Build program has allocated a minimum investment of \$85 million to providing affordable housing in Greater Bendigo.

(iii) Submissions

The Council submitted that DPO30 should include a requirement that a minimum of 10 percent of the total number of dwellings be provided for the purpose of social and affordable housing in

⁸ Affordable Housing Action Plan, Page 5

⁹ Action 2.1.4

¹⁰ Action 2.1.5

association with an accredited housing association. Council submitted 10 per cent was consistent with its Affordable Housing Action Plan which seeks to increase the overall ratio of social and affordable housing in the municipality to 10 per cent.

The site owner did not agree the site should be subject to any affordable housing requirements and submitted the site had not been identified as a site to deliver an affordable housing initiative.

(iv) Discussion and conclusion

The Committee notes the desire of both the Victorian Government and Council to support the supply of affordable housing. The Committee accepts the submission that the site has not been identified to deliver any specific affordable housing initiative and that as part of the first right of refusal process, no government department or agency purchased the site for delivery of affordable housing. It also notes that Council's Action Plan outlines a role in facilitating affordable housing with a specific housing provider or encouraging inclusionary zoning for a specified development.

The opportunity for affordable housing options to be delivered as part of any development on site is not precluded by the proposed rezoning and overlays. The medium density encouraged for the site will contribute to the pipeline of housing diversity and stock. Alternate outcomes for the site, consistent with the proposed controls, are also possible depending on the ultimate developer of the site.

Without any clear policy direction or specifics relating to this site, the Committee does not consider it appropriate that planning controls require social housing to be provided. The opportunity remains for an agreement to be reached between Council and a landowner at a future stage.

5.6 Access to and from Maple Street

(i) What is the issue?

Whether the Amendment provides for appropriate access to the site.

(ii) Submissions

Mr Gillingham (Submitter 2) objected to access from Maple Street raising safety concerns for existing residents and pedestrians using the adjacent rail underpass.

The site owner acknowledged the Traffic and Transport Analysis identified access at this location as an issue, mainly relating to the underpass and narrow frontage. Nevertheless, the site owner submitted the Traffic and Transport Analysis confirmed there may be ways such as one-way movements to manage the issue. The site owner submitted it was not necessary and undesirable for the planning controls to manage access issues and that this should be managed at the planning permit stage.

The Department of Transport did not raise any issues with potential access.

(iii) Discussion and conclusion

The Committee notes the proposed DPO does not include any access locations, leaving it to the development plan to identify and provide a transport network to connect and integrate with the surrounding street system.

The Committee considers it appropriate that access and transport networks be considered at the development stage. The Committee considers it appropriate for the planning controls to highlight the need to prioritise pedestrian safety at the Maple Street boundary.

The Committee has recommended changes to the DPO to achieve this.

5.7 Diagrams

Mr Cameron submitted that the 3D diagrams presented by the site owner to illustrate the impact of the controls on the heritage buildings should be included in the DPO.

The site owner responded to Mr Cameron's submission rejecting the need for a preferred development plan in the DPO. It submitted the DPO provides ample requirements to guide the form of the development and it would be premature to nominate a preferred development plan in the absence of a site proponent.

The Committee agrees with the site owner that the 3D images provided to the Committee are not appropriate for inclusion in the DPO.

Appendix A: About the Government Land Standing Advisory Committee

The Government Land Planning Service is a 2015 initiative to deliver changes to planning provisions or correct planning scheme anomalies for land owned by the Victorian Government. The Government Land Standing Advisory Committee (the Committee) was initially appointed under Part 7, section 151 of the *Planning and Environment Act 1987* in July 2015.

A revised Terms of Reference for the Committee was approved in April 2018.

The Committee, as of 21 December 2021 consists of:

- Lead Chair: Lester Townsend
- Deputy Chairs: Tim Hellsten and Lisa Kendal
- Deputy Chairs: Michael Ballock, Elissa Bell, Mandy Elliott, Trevor McCullough and Annabel Paul
- Members: Brodie Blades, Debra Butcher, Geoffrey Carruthers, Sally Conway, Shannon Davies, Noelene Duff, Meredith Gibbs, Jonathan Halaliku, Jonathon Halaliku, John Hartigan, Elizabeth McIntosh, Gabby McMillan, Rachael O’Neill, Cazz Redding, John Roney, Lynn Sweeney, Adam Terrill and Jessica Tulloch.

The Committee is assisted by Chris Brennan and Tom Milverton, Project Officers in Planning Panels Victoria.

The Committee’s Terms of Reference state that the purpose of the Advisory Committee is to:

- a. advise the Minister for Planning on the suitability of new changes to planning provisions for land owned, proposed to be acquired or to land required to facilitate the delivery of priority projects by the Victorian Government, and
- b. provide a timely, transparent and consultative process to facilitate proposed changes to land owned or proposed to be acquired; or to support delivery of priority projects by the Victorian Government.

The Advisory Committee must produce a written report for the Minister for Planning providing:

- a. an assessment of the appropriateness of any changes of planning provisions in the context of the relevant planning scheme and State and Local Planning Policy Frameworks,
- b. consideration of whether the proposed planning provisions make proper use of the Victoria Planning Provisions and are prepared and presented in accordance with the Ministerial Direction on The Form and Content of Planning Schemes,
- c. an assessment of whether planning scheme amendments could be prepared and adopted for each proposal, including the recommended planning provisions,
- d. an assessment of submissions to the Advisory Committee,
- e. any other relevant matters raised during the hearing(s),
- f. a list of persons who made submissions considered by the Advisory Committee,
- g. a list of persons consulted or heard,
- h. endorsement by the Chair or the Deputy Chair.

Appendix B: List of Submitters

No.	Submitter
1	Mark Laurens Scott Pirie
2	Ian Gillingham
3	Environment Protection Authority Victoria
4	Department of Environment, Land, Water and Planning
5	Department of Transport, Loddon Mallee Regional Office
6	City of Greater Bendigo
7	Therese Pearce
8	Norman Bruce Cameron
9	Dr Dannielle Orr
10	Bendigo Uniting Churches Social Justice Group
11	Bendigo Anglican Diocese and St. Mark's Anglican Church, Golden Square
12	CFA

Appendix C: Document list

No.	Date	Description	Provided by
1	29 Oct 21	Directions Hearing Notification Letter	PPV
2	8 Nov 21	Email from Mr Gillingham – Suggested location for site visit	Mr Gillingham
3	12 Nov 21	Directions and Timetable	PPV
4	29 Nov 21	Covering letter from Proponent to Advisory Committee including documents 5 - 11	Mr Krelle for the Proponent
5	“	Master Plan drawing prepared by Eplus Architecture	“
6	“	3D views prepared by Eplus Architecture	“
7	“	Elevation Section prepared by Eplus Architecture	“
8	“	Methodology statement prepared by Eplus Architecture	“
9	“	Response to submissions	“
10	“	Amended version of Development Plan Overlay Schedule 30 with track changes	“
11	“	Incorporated Document – Statement of Significance with track changes	“
12	30 Nov 21	Heritage submission prepared by Amanda Jean	”
13	3 Dec 21	Hearing presentation	Mr Pirie
14	”	Hearing presentation	Mr Petherbridge, Council
15	”	Letter from DoT to DELWP – Conditional withdrawal of submission	Mr Bismire, DoT
16	“	Marked up version of DoT required changes	“
17	5 Dec 21	Hearing submission and Attachment B	Mr Krelle for the Proponent
18	“	Hearing submission Attachment A – Advice from City of Greater Bendigo	“
19	“	Hearing submission Attachment C – DTF response to submissions.	“
20	”	Hearing submission	Mr Cameron

Appendix D: Committee preferred version of the Development Plan Overlay

Committee insertions: blue

~~Committee deletions: red~~

Cxx

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Proposed C241

SCHEDULE 30 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

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

FORMER GOLDEN SQUARE PRIMARY SCHOOL

6 Laurel Street, Golden Square

1.0 Objectives

~~---/---/---~~
Proposed C241

In preparing a development plan or an amendment to a development plan, the following objectives must be achieved:

- To preserve and maintain the heritage features of the main school building and its associated features and encourage adaptive re-use while allowing for significant redevelopment on the remainder of the site.
- To encourage contemporary new development of high quality and higher density on the land fronting ~~Laurel Street and~~ Panton Street and at the rear of the main school building while protecting the amenity of adjacent dwellings.
- To protect new development from the risk of harm to human health from exhaust emissions and odour from diesel trains, as well as the noise due to train pass bys and their horns from the nearby Melbourne-Bendigo Railway line through the layout of new development and building and architectural treatments.
- To ensure that subdivision does not compromise the long-term integrity of the main school building and other features of heritage significance.
- To establish a vehicle, cycle and pedestrian network within the site that safely connects to and integrates with the local street system.

2.0 Requirements before a permit is granted

A permit may be granted before a development plan has been prepared provided the responsible authority is satisfied that it will not prejudice the future use and development of the land and is consistent with the development plan objectives in Section 1.0 of this Schedule.

3.0 Conditions and requirements for permits

~~---/---/---~~
Proposed C241

None specified

4.0 Requirements for development plan

~~---/---/---~~
Proposed C241

The development plan must be prepared for the whole site to the satisfaction of the responsible authority and generally in accordance with ~~Plan-Figure~~ 1 below and the following requirements.

Development plan components

A development plan must include the following components, as appropriate:

- Existing conditions and site analysis plans, which show:
 - Surrounding land uses and development.

- Access points.
- Adjoining roads.
- Pedestrian and cycling links.
- Public transport routes.
- Noise sources.
- [Air pollution sources.](#)
- Topography.
- Existing canopy trees.
- Soil conditions.
- Vegetation.
- Concept plans for the layout of the site, *which may include non-residential uses*, **must be generally in accordance with Figure 1 and must** show:
 - The location of proposed uses.
 - The location of existing and proposed buildings.
 - Three dimensional building envelopes for new buildings including indicative building heights, the separation distances between buildings, the relationship to surrounding sites and the setback from the street frontages.
 - Garden areas and locations of private and public open space.
 - Proposed lot and road layouts.
 - Areas set aside for car parking and bicycle parking.
 - Vehicle, bicycle and pedestrian access locations.
 - Waste storage and collection points, including any areas set aside for loading / unloading.
 - Stormwater and drainage management treatments including any water sensitive design, or integrated water management elements.
 - [Conceptual lighting plan for accessways, car parks and common areas.](#)
 - Indicative staging / sequence of development.
- [A Conservation Management Plan for the main school building.](#)
- A traffic management report outlining:
 - The existing capacity within the surrounding road network.
 - Likely car and bicycle parking demand and traffic generation.
 - Indicative access arrangements for vehicles, cyclists and pedestrians.
 - Recommendations for any traffic management measures.
 - [How pedestrian safety is prioritised, particularly in the vicinity of the Maple St underpass.](#)
- An arboricultural assessment of the effects of the development on any significant vegetation on the land including tree protection zones around trees of significance [on the site and in adjoining road reserves.](#)
- An indicative landscape concept plan for the site.
- [An air pollution and odour report prepared by a suitably qualified consultant that assesses the risk of harm from exhaust emissions and odour associated with the Melbourne-Bendigo Railway Line and provides recommendations for the layout of the site and appropriate building and architectural treatments.](#)
- [An acoustic report prepared by a suitably qualified acoustic engineer that assesses the risk of harm to human health and the environment from noise and vibrations associated with the Melbourne-Bendigo Railway Line taking into account existing and future railway operational requirements and in accordance with the Passenger Rail Infrastructure Noise Policy \(PRINP\) and AS2107:2016, or as updated, and provides recommendations for the layout of the site and appropriate building and architectural treatments.](#)

- A report demonstrating how the development plan will achieve the development plan objectives and development plan requirements in this clause.

Development plan requirements

A development plan must include and address the following requirements to the satisfaction of the Responsible Authority:

Design requirements (all areas)

- Building forms must be well-proportioned and feature high quality details.
- Reproduction of heritage building forms and detailing must be avoided.
- Plant and services must be integrated with the building and must be located and screened so as to not be substantially visible from streets, public open spaces and secluded private open space areas.
- ~~Residential development immediately adjoining the Bendigo Melbourne Railway Line must be designed and located to limit noise levels in habitable rooms.~~
- [Development must be designed, located and constructed to limit noise and in accordance with the requirements of the acoustic and air pollution and odour reports, as appropriate, to the satisfaction of the Head, Transport of Victoria.](#)
- Uses that include noise sources, such as mechanical plant, must include appropriate noise attenuation measures to minimise amenity impacts on residential uses.
- [Lighting for accessways, car parks and common areas must be sited and designed to avoid light spillage on adjoining private land and roads.](#)

Car parking and movement

- Vehicle access points to new development fronting Panton and Laurel Streets must be minimised to protect street trees and maintain the character of the frontage.
- Car parking associated with new buildings should not be visually prominent and should be located at the rear of new buildings or dwellings, or in a basement or undercroft section of a development.
- New development should create public pedestrian connections through the site to link Laurel Street, Panton Street and Maple Street and include the opportunity to provide access to a future railway station for Golden Square.
- Loading and service vehicle access must be located and designed to avoid conflict with pedestrians and other vehicles, and to minimise visibility from the street.

Building height

The development plan must show the applicable preferred building height specified in Table 1 below and shown in Figure 1.

Table 1 Building height

Area	Preferred maximum height	Purpose
H1	9 metres	To facilitate development that is lower in height and less visually dominant than the main school building.
H2	11 metres	To facilitate 2-3 storey residential development.
H3	13.5 metres	To facilitate 3-4 storey residential development.

The development plan may vary the preferred maximum building height in Areas H1 and H2, [if required for architectural features](#). Proposals to exceed the preferred maximum building height must be accompanied by a site analysis plan and a written urban context report documenting how the development plan will achieve the development plan objectives in this clause.

Setbacks

- Front setbacks to Panton Street must be determined by the setbacks of the nearby church buildings, as shown in Figure 1.
- Buildings must be setback a minimum of five metres to side boundaries, as shown in Figure 1.
- Buildings taller than two storeys must incorporate upper level side and front setbacks in order to reduce bulk and reduce amenity impacts.

Building frontages

- Buildings with long continuous side and front facades exceeding 10 metres must be divided into smaller vertical sections using variation in wall articulation, openings and windows, blank wall areas, materials and colours, or other techniques.
- On corner sites, buildings must address both street frontages with either openings and/or windows at street level.

Design requirements (in areas affected by Heritage Overlay - Schedule 916 only)

- ~~▪ A Conservation Management Plan must be prepared prior to the commencement of any works.~~
- The historic features of the site, as described in the Statement of Significance for the site must be preserved, including but not limited to the main school building and large peppercorn tree.
- Disruption to the original 1873 fabric of the main school building must be avoided unless for essential services or as an essential part of the adaptive re-use of the building.
- Extensions to the main school building must provide a clear separation between the old and new structure.
- New development in the front setback of the building to Laurel Street (former playground / drill ground) must preserve or incorporate ~~a~~ significant vista of the main school building from Laurel Street. as shown indicatively in Figure 1 and must include landscaped space.
- New development in the front setback of the building to Laurel Street (former playground / drill ground) ~~must not cover more than 30% of the front setback area and~~ must include a landscaped space.
- The materials and colours of any buildings and structures must be compatible with the surrounding cultural heritage landscape.

Public open space contribution

- Public open space to allow for future access to the Golden Square Station, as shown in Figure 1, which will represent the total public open space contribution for the site.

Figure 1 of Schedule 30 to Clause 43.04 - Indicative Framework Plan

