



Town Planning Report

Cathedral Square

(46-50 High Street, Bendigo)

Use of land as a hall, construction of a building and carrying out of works (including demolition), construct and put up for display signage, consumption of liquor, reduction in the required car parking rate and alteration of access to a road in a Transport Zone 2.

Glossop Quality System			
Author	HG	Checked By	-
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1. Introduction

This planning report has been prepared on behalf of the Roman Catholic Trusts Corporation for the Diocese of Sandhurst (the ‘Diocese’), in respect of a proposed use and development of the land at 46-50 High Street, Bendigo (‘the Application Site’).

It is proposed to redevelop the Application Site with a building of up to four storeys in height which will contain a retail tenancy, a shop (being a new Bendigo Chocolaterie and Ice-Creamery, created by the founders of the experienced and successful tourist destinations already operating across three sites in the Yarra Valley, on the surf coast and on the Mornington Peninsula), an office tenancy, and a parish hall and office space associated with the operations of the Diocese. This redevelopment will see the existing parish hall demolished and replaced.

As part of this new development a public terrace and belvedere will be provided along the western side of the development to allow views to Sacred Heart Cathedral and across the Cathedral Square crown land.

Various works within the abutting road reserves are also proposed to support this redevelopment including the removal of existing crossovers to High Street and realignment of the footpath along Short Street to facilitate a vehicle and pedestrian crossing. These works sit outside the confines of the Application Site and will additionally require separate permits and approvals from the relevant authorities.

The proposed development will be predominantly orientated towards High Street with active interfaces at all levels. The proposed development has, however, been designed ‘in the round’ to also enhance the Short Street and Cathedral Square interfaces, as well as provide a sympathetic and appropriately subdued interface to Sacred Heart Cathedral.

In respect of the latter, this is partly achieved through an appropriate response to the topography of the Application Site. As the built form shifts away from High Street and the land rises, the height of the proposed development recedes, with the height at the northern end closest towards the Sacred Heart Cathedral being one-and-a-half storeys in height.

When the proposal is assessed against the myriad of planning controls and policies in place, together with the findings of the Victorian Civil and Administrative Tribunal (the ‘Tribunal’) in relation to an earlier proposed development of the Application Site with a similar proposal, it can be comfortably concluded that not only does the proposal represent an acceptable planning outcome (as required by Clause 65) but also that it represents a high-quality outcome for this important location. A net community benefit is generated by the proposal.

It is noted that a separate permit has been granted for the demolition of the Parish Hall and vacant shop, however this separate permit is not relied upon for the purposes of this report.





Artists impression of proposed development

1.1 Plans and Supporting Documentation

This planning report should be read in conjunction with the following:

- Feature and Level Survey prepared by Spiire dated 16 March 2017;
- Development Plans prepared by Bickerton Masters Architecture dated 3 September 2024;
- Landscape Concept prepared by T.C.L Landscape Architects dated June 2024;
- Design Report prepared by Bickerton Masters Architecture dated 3 September 2024;
- Traffic Engineering Assessment prepared by Traffix Group dated August 2024;
- Waste Management Plan prepared by Traffix Group dated March 2024;
- Aboriginal Cultural Heritage Assessment prepared by Tech Duinn dated 10 January 2017, together with accompanying Letter of Advice as to validity dated 15 May 2023;
- Heritage Impact Statement prepared by Bryce Raworth dated 4 August 2023;
- Sustainability Management Plan prepared by JBA Consulting Engineers dated 13 June 2024;
- Green Travel Plan prepared by the Catholic Diocese of Sandhurst dated March 2024;
- Geotechnical & Preliminary Environmental Investigation prepared by GTS dated September 2015; and
- Floodplain Management Advice provided by North Central CMA dated 14 November 2022.



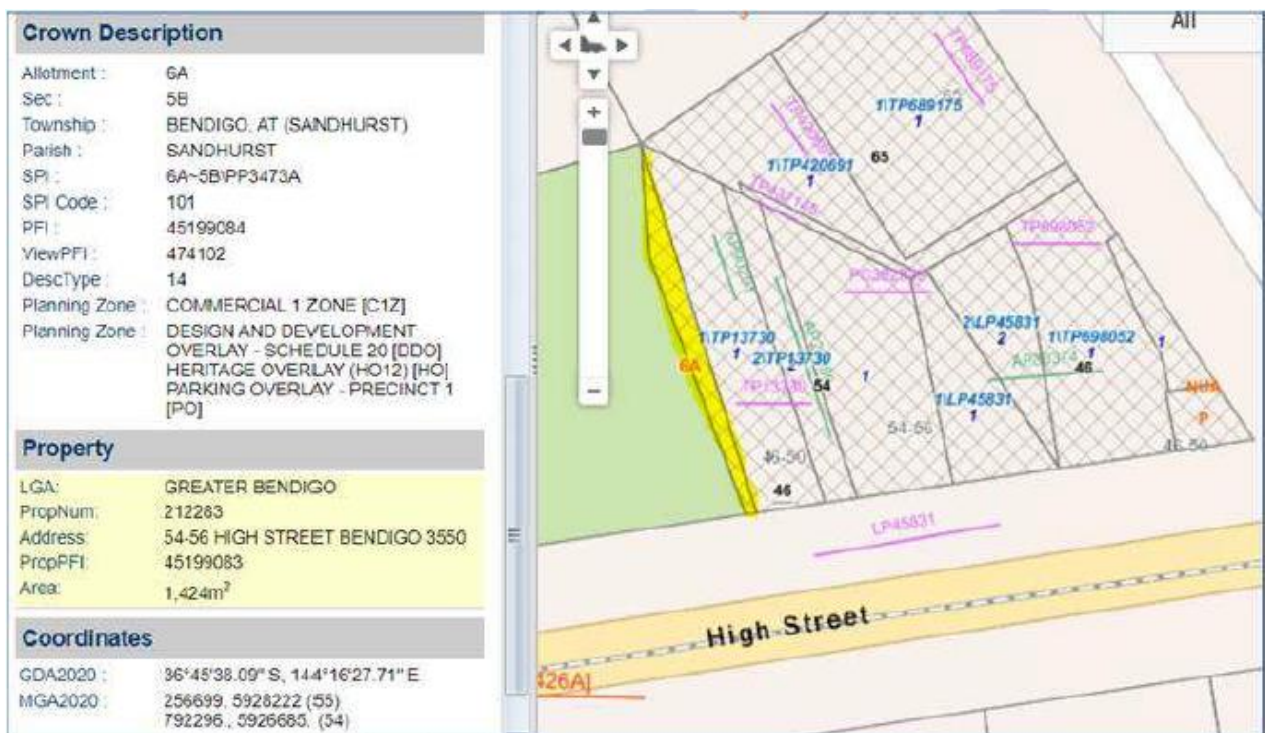
2. The Application Site and Surrounds

2.1 The Application Site

The Application Site is commonly known as 46-50 High Street, Bendigo.

The Certificate of Title for the Application Site describes it as Land in Plan of Consolidation 382939M.

The Certificate of Title indicates a Notice pursuant to Section 47(2) of the *Heritage Act 1995* applies. The extent of this registration applies to a small portion of the Application Site being Certificate of Title Volume 7818 Folio 182 (effectively a thin strip of land along the western boundary). The proposed development does not occur on this portion of the Application Site and separate consent from Heritage Victoria for landscaping works will be sought as required. The relevant area is highlighted in the below.



Extent of heritage registration shown in yellow (source: LASSI)

The Plan of Subdivision indicates no easements or the like burden the Application Site.

3.1.1 Physical Context

The Application Site is irregularly shaped occupying an area of 3,540 square metres. The Application Site has a frontage to High Street of 67.93 metres and a side frontage to Short Street of 77.39 metres.



The Application Site has a notable slope down from north to south in the order of 8 metres. This slope is most significant along the eastern/ Short Street boundary.

The Application Site currently contains a parish hall (constructed circa. 1960) utilised in association with Sacred Heart Cathedral and a more recently constructed single storey commercial building which is currently vacant.

The remainder of the Application Site is undeveloped with only a few small shrubs/trees found towards the northern boundary.



Aerial overview of the Application Site (source: Nearmap 30 July 2024)





Views of Application Site – from Short Street looking south-east (top), from Short Street looking north-west (centre), from High Street looking east (bottom) (date: 4 December 2022)



2.2 Surrounding Area

Immediately to the north of the Application Site is Sacred Heart Cathedral. Sacred Heart Cathedral is listed on the Victorian Heritage Register (H1340) and the Victorian Heritage Database Report indicates that it is of architectural, historic, and aesthetic importance to the State of Victoria.



Views of Sacred Heart Cathedral from Short Street (top) and High Street (bottom) (date: 27 March 2024)



To the east on the opposite side of Short Street are residential properties save for the High Street corner where single and double storey commercial properties are present. The residential properties contain a mixture of single and double storey built form.



Views of residential properties opposite on Short Street (date: 4 December 2022)



To the south is High Street which provides for two lanes of vehicular travel in each direction plus parallel car parking on each side. The directional lanes of traffic are separated by single tram track with a vehicle right-turn lane.

On the opposite side of High Street are commercial properties of single/ double storey height.



Land opposite the Application Site on High Street looking east (top) and west (bottom) (date: 4 December 2022)



To the west is unembellished open space known as Cathedral Square with Wattle Square located on the west side of Wattle Street.



Cathedral Square viewed from the Application Site from Short Street (top) and High Street (bottom) (date: 4 December 2022)



More broadly within the immediate area land on the northern side of High Street is generally residential in nature while land on the southern side of High Street is generally commercial in nature.



Aerial overview of the Application Site and surrounds (source: Nearmap 30 July 2024)





3. The Proposal

The Development Plans prepared by Bickerton Masters Architecture outline the proposed development. The following summary of these plans is provided:

Level 1

A single retail tenancy is provided facing the intersection of High Street and Short Street. This tenancy will have an area of 194 square metres.

The lower level of the Bendigo Chocolaterie & Ice Creamery is provided further to the west along High Street and will contain a 'front of house' interfacing directly with the public realm. Back of house facilities associated with the Chocolaterie are also proposed along with various storage and other back of house facilities for the broader offices. In so far as practicable active frontages have been provided to both streetscapes.

Within the landscaped public forecourt to the west of the building, external stair and lift access is provide to the upper levels along with 8 visitor bicycle spaces. An accessible entrance is also separately provided off Short Street.

Level 2

A single office tenancy is provided facing the intersection of High Street and Short Street. This tenancy will have an area of 186 square metres.

The upper level of the Chocolaterie is provided which with again 'front of house' aspects directly interfacing with the public realm. This 'front of house' area will predominantly be a café style area for visitors accommodating up to 180 persons.

A total of 35 car spaces are provided at this level (at grade to Short Street) together with 28 bicycle spaces (14 within the car park, and 16 to the north-west of the building) and end of trip facilities.

Level 3

Much of level 3 is occupied by the public terrace provided to the west of the building affording views out across Cathedral Square as well as towards Sacred Heart Cathedral.

The built form at this level is occupied by offices which will be used by the Diocese or associated entities.

Level 4

The new parish hall is located at this level occupying approximately 149 square metres plus lobby and amenities and facilities. This parish hall will be set essentially as a standalone building surrounded by garden areas. This parish hall will have a maximum occupancy of 130 persons and operate between 8am to 12am daily.

Additional office space to be used by the Diocese or associated entities is also provided at this level.



Roof Level

A series of solar panels are proposed with a panel capacity of minimum 15kWp.

Elevations

The elevations indicate glazing utilised at each level broken up with more solid elements to the Short Street and High Street facades. Gold trimmed aluminium fins are provided across each street frontage to provide a visually appealing and high standard of architecture. These fins extend across the western façade for shading to assist in regulating internal amenity.

A maximum building height of 16.41 metres is nominated being for a small portion of the building at the High Street and Short Street corner.

Signage is limited to two modest signs on each of the west and south elevations being:

West

- Floodlit business identification signage associated with the diocese; and
- A floodlit illuminated business identification 12 square metre sign for the Chocolaterie.

South

- Floodlit business identification signage associated with the diocese; and
- A floodlit illuminated business identification 12 square metre sign for the Chocolaterie.

A Christian cross symbol is incorporated within the architectural fins on the south east-corner of the building, however this does not constitute a sign.



Architectural perspective of proposed development from Cathedral looking south-east

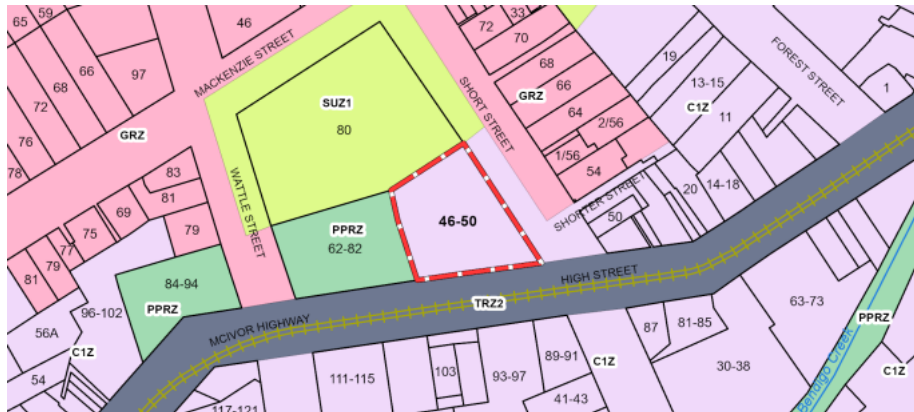


4. Greater Bendigo Planning Scheme

4.1 Planning Controls

The Application Site is zoned:

- Commercial 1 Zone ('C1Z').



Zone overview of the Application Site (source: Planning Property Reports)

The Application Site is subject to the:

- Design and Development Overlay – Schedule 20 ('DDO20')
- Heritage Overlay – Schedule 12 ('HO12')
- Parking Overlay – Precinct 1 Schedule ('PO1')



Design and Development Overlay overview of the Application Site (source: Planning Property Reports)





Heritage Overlay overview of the Application Site (source: Planning Property Reports)



Parking Overlay overview of the Application Site (source: Planning Property Reports)

The Application Site is also partly subject to the:

- Land Subject to Inundation Overlay – Schedule 1 ('LSIO1')



Land Subject to Inundation Overlay overview of the Application Site (source: Planning Property Reports)



The Application Site is located within an Area of Aboriginal Cultural Heritage Sensitivity.



Area of Aboriginal Cultural Heritage Sensitivity (source: Planning Property Reports)

4.2 Planning Permit Triggers

A planning permit is required under the zones and overlays applicable to the Application Site pursuant to:

- Clause 34.01-1 (C1Z), to use land for the purpose of a hall.
- Clause 34.01-4 (C1Z), to construct a building or construct or carry out works.
- Clause 43.02-2 (DDO20), to construct a building or construct or carry out works.
- Clause 43.01-1 (HO12), to demolish or remove a building, and construct a building or construct or carry out works including in relation to signage.
- Clause 44.04-2 (LSIO1), to construct a building or construct or carry out works.

A planning permit is also required under the following particular provisions:

- Clause 52.05-11 (Signs), for the display of business identification signage exceeding 8 square metres and floodlit signage.
- Clause 52.06-3 (Car parking), to reduce the number of car parking spaces required under Clause 52.06-5 in relation to the land uses of office, place of assembly (hall) and shop (Chocolaterie).
- Clause 52.27 (Licensed premises), to allow for the consumption of alcohol in the parish hall.
- Clause 52.29-2 (Land adjacent to the principal road network), to alter access to a road in a Transport Zone 2.

In respect of the proposed Chocolaterie, Glossop Town Planning have been involved in other proposals for the Great Ocean Road/ Yarra Valley Chocolaterie where the Chocolaterie has been considered to fall under the land use term 'industry' or defined as an innominate use.





While chocolate manufacture forms a component of this proposed Chocolaterie, it differs in size from these other Chocolateries.

The Chocolaterie proposed in this application is more akin to a shop similar to that of a bakery where produce is prepared on site for sale on-site. In that respect the definition of a shop is noted in that it allows for:

Land used to sell goods or services, or to hire goods. It includes:

- *the selling of bread, pastries, cakes or other products baked on the premises;*

In support of this land use classification we understand that the Mornington Peninsula Chocolaterie operates under a 'shop' permit. The Mornington Peninsula Chocolaterie is of a similar size to this proposed Chocolaterie.

Therefore while the Chocolaterie proposed involves the manufacture of chocolate, it is appropriate to class it as a 'shop'.

For the avoidance of doubt, we note that if Council were to class the Chocolaterie as also involving the land use 'restaurant (café)' that this land use is also a Section 1, no permit required land use.

4.3 Application Requirements

Clause 34.01-6 of the C1Z sets out use application requirements to be provided as appropriate.

- Please refer to Section 6.1 of this report for discussion of the proposed hall use and any impacts on adjoining land.

Clause 34.01-6 also sets out buildings and works application requirements to be provided as appropriate.

- Please refer to the Development Plans prepared by Bickerton Masters Architecture and the Landscape Plan prepared by T.C.L Landscape Architects with respect to satisfaction of these requirements.

Clause 5.0 of DDO20 sets out buildings and works requirements to be provided as appropriate for proposals which exceed the preferred building height and separately where ground level parking is proposed as part of a multistorey development.

- Please refer to the Development Plans prepared by Bickerton Masters Architecture and Section 6.2.1 of this report for discussion of the acceptability of the height proposed.

No ground level parking is provided.

Pursuant to Clause 43.01-7 and Clause 1.0 of HO12 general application requirements apply as relevant.

- Please refer to the Heritage Impact Statement prepared by Bryce Raworth, the Development Plans prepared by Bickerton Masters Architecture, the Landscape Plan prepared by T.C.L Landscape Architects, the Cultural Heritage Advice prepared by Tech Duinn and Section





6.4.5 of this report for discussion of the acceptability of the proposal from an Aboriginal and European heritage perspective.

Clause 4.0 of LSI01 sets out a general application requirement to be provided as appropriate.

- Please refer to the Development Plans prepared by Bickerton Masters Architecture for details of the existing building footprint in conjunction with the Floodplain Management Advice provided by the North Central CMA.

Clause 4.0 of PO1 sets out application requirements to be provided as appropriate for applications involving a reduction in the required car parking rate.

- Please refer to the Traffic Impact Assessment prepared by Traffix Group for details as to the appropriateness of the car parking supply.

Clause 52.05-6 sets out site context and sign detail requirements to be provided as appropriate.

- Please refer to the Development Plans prepared by Bickerton Masters Architecture.

Clause 52.06-7 sets out that a Car Parking Demand Assessment must be provided for applications involving a reduction in the required car parking rate.

- Please refer to the Traffic Impact Assessment prepared by Traffix Group for the required Car Parking Demand Assessment.

In addition to the above, the provisions of Clause 53.18 (Stormwater management in urban development) apply (Clauses 53.18-5 and 53.18-6).

- Please refer to the Sustainability Management Plan prepared by JBA Engineering Consultants for the required stormwater management details.

Clause 15.01-2L (Environmentally sustainable development – Greater Bendigo) similarly sets out that a Sustainable Design Assessment is required for this scale of development. Please refer to the Sustainability Management Plan prepared by JBA Engineering Consultants.

4.4 Exemptions from Third Party Notice and Review Rights

Those permit triggers which are exempt from third party notice and review rights are:

- Construct a building or construct or carry out works within the C1Z (Clause 34.01-4), pursuant to Clause 34.01-7 as the width of Short Street is greater than 30 metres.
- Construct a building or construct or carry out works within DDO20 (Clause 43.02-2), pursuant to Clause 2.0 as the width of Short Street is greater than 30 metres.
- Construction or display of a sign within HO12 (Clause 43.01-1), pursuant to Clause 43.01-4.
- To construct a building or construct or carry out works within the LSI01 (Clause 44.04-2), pursuant to Clause 44.04-6.



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- To alter access to a road in a Transport Zone 2 (Clause 52.29-2) pursuant to Clause 52.29-5.

Alternatively put, those permit triggers which are not exempt from third party notice and review rights are:

- To use land for the purpose of a hall within the C1Z (Clause 34.01-1).
- To construct a building or construct or carry out works within the HO12 (including demolition) (Clause 43.01-1).
- To construct or put up for display signage (Clause 52.05)
- The consumption of liquor (Clause 52.27).
- To reduce the number of car parking spaces required under Clause 52.06-5 (Clause 52.06-3).

4.5 Referrals

Pursuant to Clause 66.03 (Referral of permit applications under other state standard provisions):

- The relevant floodplain management authority is a recommending referral authority.
- The Head, Transport for Victoria is a determining referral authority.



5. Planning History

Planning Permit No. DU/250/2017 was issued on 1 August 2018 for:

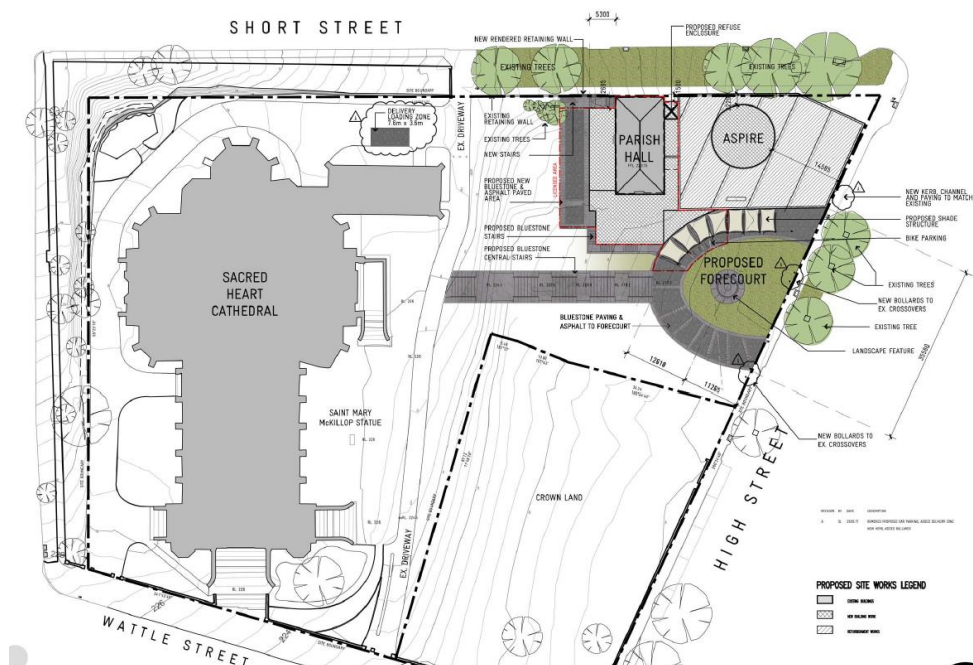
Use of land for a place of assembly (theatre, library learning centre, exhibition space, meeting space and hall) in C1Z, construct buildings and works for a place of assembly (section 2 use) in C1Z, SUZ and DDO12, partial demolition of existing building and brick retaining wall, demolition of fences and construct new buildings and works in Heritage Overlay HO12, erect signage in a Category 1 – Commercial Area (clause 52.05), reduce to zero the provision of car parking in Parking Overlay Schedule 1 and clause 52.06, allow the sale and consumption of liquor (clause 52.27), alter access to a Road Zone Category 1 (clause 52.29).

This Permit applies to the Application Site plus 80 Wattle Street (Sacred Heart Cathedral).

This Permit remains valid with development required to commence by 1 August 2024.

This Permit was granted by Council with this approval subsequently upheld on appeal by the Tribunal (*Turner v Greater Bendigo CC [2018] VCAT 1198*) ('Turner').

As can be seen from the permit preamble and development plans associated with this permit there is a degree of similarity between the development allowed by this existing permit and the development contemplated in this proposal.



Extract of Development Plans associated with Planning Permit No. DU/250/2017





6. Planning Assessment

Based on the planning permit triggers applicable in this matter, the planning considerations are:

- Is the use of part of the Application Site for the purpose of a hall acceptable for its context?
- Do the proposed buildings and works represent an acceptable development outcome, including with respect to the demolition of the existing parish hall and vacant shop?
- Are matters associated with traffic engineering considerations of car and bicycle parking, vehicle access and local road network impact, and loading and unloading of vehicles, including waste collection, appropriately addressed?
- Have all other relevant considerations been appropriately addressed?

Each of these considerations are addressed in turn.

Prior to undertaking a detailed assessment of each of these considerations it is worth acknowledging the broader strategic planning support that the proposed redevelopment of the Application Site benefits from.

With respect to the Municipal Planning Strategy, Clause 02.01 (Context) outlines that Bendigo is Victoria's third largest urban centre outside of Melbourne and is the major centre for north central Victoria. Bendigo therefore performs a broader regional role with the construction, manufacturing, health care, education and financial services being identified as the major contributors to economic output along with mining, retail and tourism.

The vision for Bendigo at Clause 02.02 (Vision) includes that Bendigo will:

- *Be increasingly self-sufficient in energy generation, food and water production, and generally have a lighter impact on the environment.*
- *Have a strong economy that supports job growth, attracts visitors, and is diversified.*
- *Plan and facilitate development and infrastructure projects that increase liveability and pride of place.*

From a settlement perspective, the strategic directions of Clause 02.03 (Strategic directions) seek to encourage the facilitation of 10-minute neighbourhoods with the Bendigo city centre promoted as the:

highest order retail and commercial centre servicing northern and central Victoria recognising it is Greater Bendigo's primary employment area, providing a full range of higher order commercial, retail, visitor, social, civic, cultural, tourist and entertainment activities.

Economically, the strategic directions identify that significant demand for commercial floor space is expected until 2035 and that Bendigo represents an important visitor destination.

Within the urban strategic framework plan at Clause 02.04 (Strategic framework plans) the Application Site is nominated within the Bendigo City Centre.





From a planning policy perspective, the proposed development benefits from a vast array of planning policy support within Clause 11 (Settlement). Planning policy support for the proposed development can be derived from:

- Clause 11.01-1S (Settlement) includes strategies to:
 - *Focus investment and growth in places of state significance in Metropolitan Melbourne and the major regional cities of Ballarat, Bendigo...*
 - *Promote and capitalise on opportunities for urban renewal and infill redevelopment.*
 - *Develop compact urban areas that are based around existing or planned activity centres to maximise accessibility to facilities and services.*
 - *Ensure retail, office-based employment, community facilities and services are concentrated in central locations.*
- Clause 11.01-1R (Settlement – Loddon Mallee South) includes strategies to:
 - *Support Bendigo as the regional city and the major population and economic growth hub for the region, offering a range of employment and services.*
 - *Facilitate increased commercial and residential densities, mixed use development and revitalisation projects for underutilised sites and land in Bendigo.*
- Clause 11.01-1L-01 (Settlement – Greater Bendigo) includes strategies to:
 - *Direct growth to areas within the Bendigo Urban Growth Boundary, the Bendigo City Centre and other major activity centres, and along main transit corridors.*
- Clause 11.03-1S (Activity centres) includes strategies to:
 - *Build up activity centres as a focus for high-quality development, activity and living*
 - *Reduce the number of private motorised trips by concentrating activities that generate high numbers of (non-freight) trips in highly accessible activity centres.*
 - *Support the continued growth and diversification of activity centres to give communities access to a wide range of goods and services, provide local employment and support local economies.*
- Clause 11.03-1L (Activity centres – Greater Bendigo) includes strategies to:
 - *Facilitate higher order commercial, retail, cultural, tourist, health, education and entertainment facilities in Bendigo City Centre.*
 - *Support office development by accommodating growth in the health, education and professional service sectors in the Bendigo City Centre.*



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- Clause 11.03-6L-01 (Bendigo City Centre) includes strategies to:
 - *Facilitate development that enhances the role of the Bendigo City Centre as the focus for higher order commercial, retail, visitor, social, civic, cultural and tourist activities.*
 - *Ensure new development is physically and visually integrated with surrounding development.*
 - *Support the development of active frontages at street level.*
 - *Support developments that provide intensive, high quality and complementary forms of mixed use retail, commercial and residential development along the High Street Boulevard and Short Street, Bendigo.*
 - *Facilitate the head offices of private companies, government departments and statutory authorities to locate in the Bendigo City Centre to reinforce its role as the regional centre.*

Support for the proposed development is also clearly found through Clause 17 (Economic development) including Clause 17.02-1L (Business – Greater Bendigo) which seeks to *direct higher-order commercial and retail developments to the Bendigo City Centre*. However, it is Clause 17.01-4 (Tourism – Greater Bendigo) which is of key importance with a strategy being specifically directed at the Application Site being:

Support the development of the Aspire Precinct, located in the grounds of the Sacred Heart Cathedral, including a new interpretive centre, community function space, cafe and retail space, a new piazza, to provide a new cultural tourism attraction and landmark gateway to the Bendigo City Centre.

The proposed development effectively ‘ticks all the boxes’ when it comes to this strategy. A ‘interpretive centre’ per se is not provided, however the intention of the Diocese is that the new Parish Hall will include an internal information display regarding the former parish hall and its links to the Cathedral and its broader significant cultural heritage. An increase in the already significant number of tourists currently visiting the Cathedral is expected because of this proposal.

More broadly, the Application Site clearly represents an underutilised parcel of land within the Bendigo City Centre. The redevelopment of the Application Site for what can primarily be classed as office and tourism purposes is one that undeniably benefits from significant strategic support and is entirely consistent with the overarching settlement directions expressed through the Municipal Planning Strategy and the Planning Policy Framework. It is unsurprising that the Application Site has previously and recently had a planning permit granted for its redevelopment which was upheld on appeal by the Tribunal.

This strong strategic support which exists within the Greater Bendigo Planning Scheme must be taken into consideration when assessing the various elements of the proposal which require planning permission consistent with integrated decision making principles.





6.1 Is the use of part of the Application Site for the purpose of a hall acceptable for its context?

As a starting point in assessing the suitability of the parish hall use, it must be recognised that the existing parish hall has been in existence on the Application Site for many years and benefits from existing use rights which allow it to operate in an unconstrained manner with regard to patron numbers and hours of operation.

There is therefore a 'like-for-like' scenario in that one parish hall is simply being replaced with another parish hall. While the proposed parish hall will be slightly larger in total area, it will be the subject of a limitation on patron numbers (130 persons) and hours of use (8am to 12am) something which the existing parish hall is not.

In this context the decision guidelines of Clause 34.01-8 can be considered. Firstly, from a general planning policy perspective, Clause 19.02-3S (Cultural facilities) has as its objective:

To develop a strong cultural environment and increase access to arts, recreation and other cultural facilities.

Likewise Clause 19.02-4S (Social and cultural infrastructure) has as its objective:

To provide fairer distribution of and access to, social and cultural infrastructure.

At the local level, Clause 19.02-4L (Social and cultural infrastructure – Greater Bendigo) includes as one of two strategies:

Promote social and cultural infrastructure that allow people to come together for social and learning purposes, allow for community connection and build community resilience.

It is clear that the proposed continuation of a parish hall use on the Application Site fits comfortably with these overarching objectives and local strategy. The proposed parish hall use is supported by planning policy.

In so far as the specific 'use' decision guidelines of Clause 34.01-8, only the consideration of traffic generated is materially relevant. This consideration is addressed through Section 6.3 of this report.

The other general decision guideline relevant is the interface across Short Street to land within the General Residential Zone. In the context of:

- a) a parish hall already existing on the Application Site,
- b) the parish hall forming part of a larger integrated development,
- c) restrictions being imposed on patron numbers and hours of operation which do not exist already,

the proposed use is one which will have no material off-site amenity impacts.

Under the decision guidelines of the C1Z (and Clause 65.01) this is a use which is clearly appropriate. This statement is supported by the findings of the Tribunal in *Turner* with the Tribunal finding that that the previously proposed hall was consistent with the planning policy framework.





6.2 Do the proposed buildings and works represent an acceptable development outcome, including with respect to the demolition of the existing hall and vacant shop and proposed signage?

The acceptability of the proposed buildings and works can be viewed principally through two prisms being a) the achievement of heritage policy, and b) the achievement of the Purpose of the C1Z and design objectives of DDO20. Each of these considerations are addressed in turn as is the applicable LSIO.

However, in considering the appropriateness of the built form it is again relevant to consider the findings of the Tribunal in *Turner* noting of course that this was for a different, albeit similar, proposal. In *Turner* the Tribunal found that that proposal represented a net community benefit and contributed to sustainable development for the benefit of present and future generations with relevant comments including:

43. *Having regard to the decision guidelines of DDO20, the development would protect the adjoining cathedral from inappropriate development. It is peripheral in the primary views of the cathedral and it will replace existing poor-quality buildings with contemporary buildings of visual interest and quality. It is consistent with the High Street boulevard plan and that indicates it is acceptable and consistent with the long-term aspirations for that street.*
60. *I am satisfied that the new works are acceptable in this heritage overlay. The additions would add considerable interest to High Street and Short Street. The additions are clearly contemporary design and materials that makes no effort to replicate or mimic the cathedral or other heritage buildings.*

Clause 02.03-5 sets out the municipality's strategic directions with respect to heritage and built form seeking to:

- *Balance the protection of neighbourhood character with the development of a more environmentally sustainable urban area based upon the principles of 10 minute neighbourhoods.*
- *Facilitate a built environment that allows for active transport and healthy lifestyle choices.*
- *Facilitate environmentally sustainable development to create a compact and sustainable urban form at the planning stage.*
- *Facilitate a safe, pleasant, comfortable and visually appealing urban environment.*
- *Protect the city's valuable sites, places and features of natural, archaeological, and cultural heritage significance.*
- *Support high quality sympathetic contemporary design when undertaking new development in heritage precincts and places.*





From a heritage perspective overarching State heritage policy at Clause 15.03-1S (Heritage conservation) is to *ensure the conservation of places of heritage significance*. Local policy at Clause 15.03-1L (Post contact heritage conservation – Greater Bendigo) provides several relevant strategies and guidelines.

The decision guidelines of the Heritage Overlay require consideration to be given to matters including:

The significance of the heritage place and whether the proposal will adversely affect the natural or cultural significance of the place.

- *Any applicable statement of significance (whether or not specified in the schedule to this overlay), heritage study and any applicable conservation policy.*
- *Whether the location, bulk, form or appearance of the proposed building will adversely affect the significance of the heritage place.*
- *Whether the location, bulk, form and appearance of the proposed building is in keeping with the character and appearance of adjacent buildings and the heritage place.*
- *Whether the demolition, removal or external alteration will adversely affect the significance of the heritage place.*
- *Whether the proposed works will adversely affect the significance, character or appearance of the heritage place.*

In response, we rely on the findings of the Heritage Impact Statement prepared by Bryce Raworth that the proposed development is acceptable both in terms of the demolition of the existing Parish Hall and the proposed development to be constructed.

We do not repeat these findings verbatim but highlight the following extracts:

It [the existing Parish Hall] is not specifically mentioned as an element of significance within the Short Street Precinct, within which it is located. It is also not mentioned in the registration documentation for the Cathedral – similarly, it is not within the registered curtilage of the land associated within the Cathedral.

Its demolition will not have an unacceptable adverse impact upon the identified significance of the broader precinct, which is broadly considered to be associated with the late 19th and early 20th century buildings located within the precinct

....

The development tapers in apparent height to either side of the tall corner envelope, providing a relatively polite context for the interface with the Cathedral, allowing for views to the Cathedral from the south and southwest to be maintained, which could be considered the ‘key’ views given this space is located within the registered curtilage. The north side of the development containing the new parish hall is located at sufficient separation from the sacristy and Cathedral for their existing three-dimensional form to remain clearly visible and legible.



...

The tapering in scale northward due to the rising elevation also assists the development to transition into the residential environs of Short Street, where the new built form will be located opposite single and double storey dwellings. The articulation to the street facades provides smaller forms that references the finer scale of heritage building stock to the east and south-east.

On the basis of this expert advice it can be comfortably concluded that both the demolition of the existing parish hall and vacant shop, and the construction of the new development align with heritage planning policy. This position is also consistent with that of the Tribunal in *Turner* which found that the works proposed to the parish hall in that matter and the construction of the proposed built form were acceptable.

The Greater Bendigo Planning Scheme does not contain specific heritage guidance with respect to new signage, however the Heritage Design Guidelines do contain specific guidance. As an Incorporated Document these Guidelines are required to be given weight in decision making. The objectives for signs within the Guidelines are threefold being:

To encourage advertising that complements the character of the heritage place by considering placement, style and scale.

To encourage the rationalisation of advertising to reduce the cumulative amenity impacts in the public realm.

To maintain and enhance the appearance of streetscapes and heritage areas by encouraging well designed and located signage and advertising.

It is clear from the Guidelines that these objectives (and the associated design advice) is directed towards signage on existing heritage buildings as opposed to new builds. The extent of signage is appropriate for its heritage setting being limited to two signs on each of the south and west elevations with no signage proposed on the east elevation towards Short Street. The impact of this signage on the heritage precinct will therefore be minimal.

The signage generally is acceptable for a C1Z setting such as this with the larger 'commercial' signage provided immediately above ground level as would readily be expected. The smaller diocese signage at the upper level is likewise with typically larger buildings containing a sign/s at their upper level e.g. the nearby Bendigo Bank building.

From a broader built form perspective, the twin objectives of urban design and building design within Clause 15 (Built environment and heritage) are respectively:

- *To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.*
- *To achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.*



We are comfortable that both these objectives are achieved along with the strategic directions of Clause 02.03-5 previously identified. The proposed development has been derived with a clear intent to provide a very high quality built form outcome. This high quality built form outcome will provide for an improved streetscape to both Short Street and High Street to the benefit of the wider area. Mechanical plant is provided to Short Street, however this plant is integrated into the overall architecture of the building and will be acoustically treated so as to avoid any potential noise impacts to residences across Short Street.



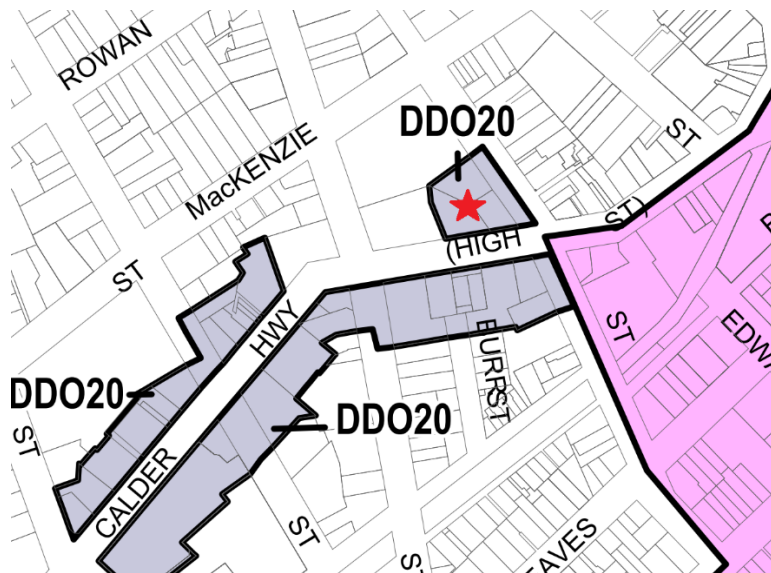
Architectural perspective of proposed development from High Street/Short Street

DDO20 provides the primary basis for assessing the proposed built form and has as design objectives:

- *To promote High Street as a key boulevard entrance into central Bendigo that is characterised by an established avenue of street trees, the tramway and views to the Central Deborah Poppet Head and the Sacred Heart Cathedral, and is flanked by high quality mixed use development.*
- *To encourage higher scale, well-designed development that promotes diversity in land uses fronting High Street, to reinforce and build on the boulevard character of the corridor.*
- *To encourage lower scale (or transitional) development where a commercial site interfaces with a residential property or residential area, abuts a building with heritage significance, or provides protected views to the Central Deborah Poppet Head and Sacred Heart Cathedral.*
- *To encourage active ground level street frontages along High Street and Short Street.*
- *To provide car parking that has minimal visual impact on the streetscape.*
- *To protect and enhance the avenue of street trees.*



In considering DDO20 it is worth bearing in mind that the Application Site effectively represents an 'island site' at the eastern edge of DDO20. DDO20 primarily occurs on the southern side of High Street and where it does exist on the northern side of High Street this is approximately 150 metres to the west of the Application Site.



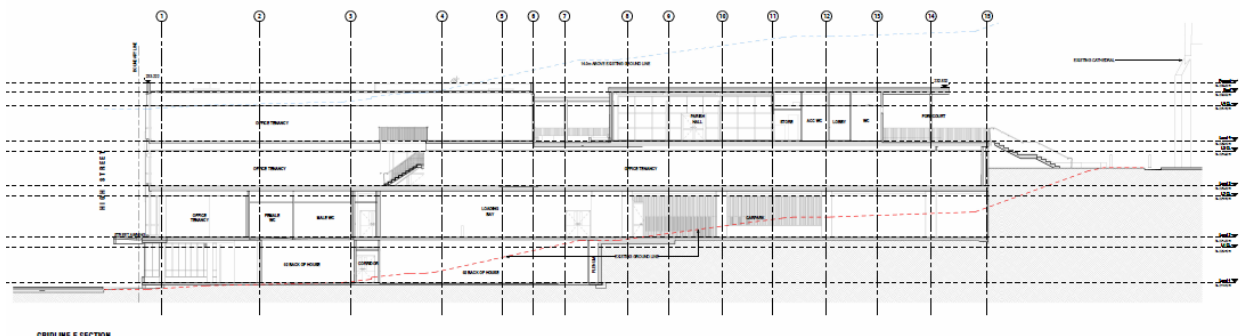
Location of Application Site in respect of DDO20 (source: Planning Schemes Online)

Nevertheless, we provide the following comments in respect of the building and works requirements:

6.2.1 Building height

A 14 metre discretionary height limit applies to the Application Site with the purpose of this height limit being to reinforce the boulevard character of High Street. As stated and shown in the above, the ability of the Application Site to contribute towards a boulevard character is somewhat more difficult given its isolated, in a DDO20 sense, location.

The proposed development provides for a 16.41 metre maximum building height along approximately 40% of the High Street frontage with this height rapidly decreasing as the building progresses up Short Street. As demonstrated on the elevations approximately two-thirds of the proposed development would have a building height of 14 metres or less.



14m height line in blue dash





This is particularly relevant as it is evidence that the additional height is not seeking to ‘push the envelope’ by proposing development consistently above 14 metres in height but rather is a considered response to the slope of the Application Site and its context.

From a context perspective, one of the design objectives as outlined relates to ‘protected views’ to Sacred Heart Cathedral. In this matter, this is considered of primary importance when assessing the suitability of the proposed development height noting that DDO20 contemplates development of 14 metres across the entirety of the Application Site.

The Heritage Impact Statement states the development allows for views to the Cathedral from the south and southwest to be maintained, which could be considered the ‘key’ views given this space is located within the registered curtilage. It further states that the height of the new building envelope will not exceed the height of the roofline of the sacristy, ensuring architectural emphasis remains on that building in the overall composition.

In particular relation to along High Street, the development will instead act as an appropriate gateway entry point to this section of High Street consistent with the first design objective seeking to promote High Street as a key boulevard entrance and planning policy at Clause 17.01-4.

Given the overall architectural excellence exhibited by the proposed development proposal is acceptable and generally in accordance with the High Street Boulevard Framework Plan given the slope of the Application Site and the continued retention of key views to Sacred Heart Cathedral.

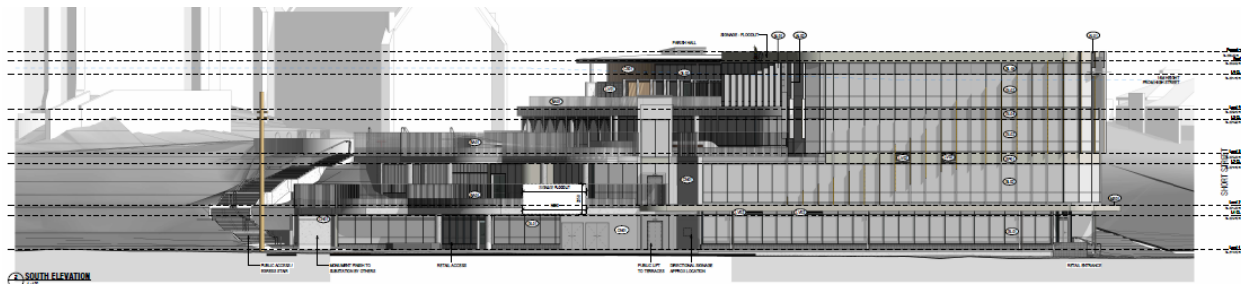
6.2.2 Building frontages and setbacks

The development provides for a 0 metre setback to High Street and maximum 600mm setback to Short Street. This is except at the western end along High Street where a ground floor setback is proposed to effectively ‘wrap’ the corner between the more robust High Street frontage and the softer public terrace and interface with Cathedral Square. This raises no safety implications.

Likewise active frontages are provided to both High Street and Short Street. Along High Street a retail tenancy anchors the corner with Short Street followed by an office admin area and the Chocolaterie front of house. A small proportion between the office admin area and the Chocolaterie showroom is provided for the provision of two lifts and services which is an appropriate urban design outcome as it allows such necessary services to be grouped together as opposed to interrupting the façade at multiple points. Further, Lift 3 is a public access lift facing High Street allowing access between High Street and the Level 2 and 3 terraces for those persons with limited mobility, prams or the like.

This active interface to High Street is continued at upper levels with notably the lift cores including a glazed element and integrated into the overall building design.

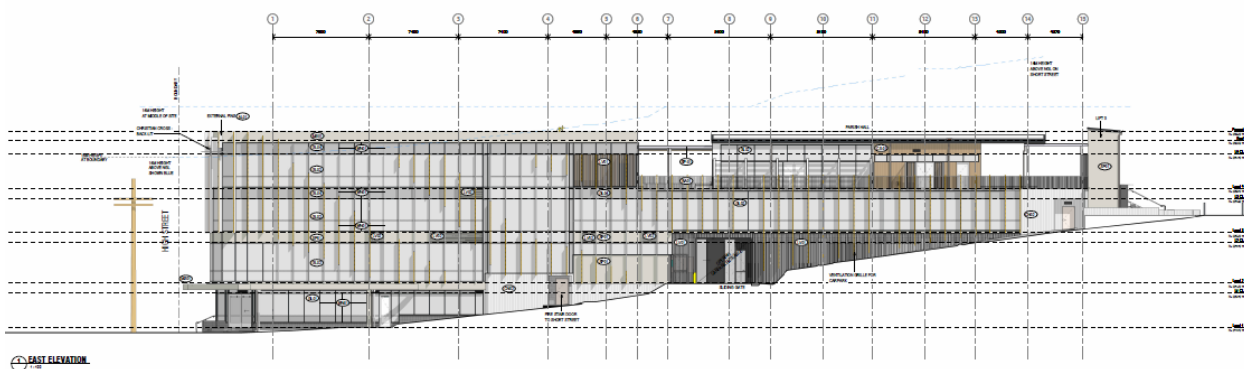




South (High Street) elevation

To Short Street, active frontages are again provided when the slope of the land is considered. At Level 1 the retail tenancy anchors the corner with a staff entrance lobby and open-sided fire staircase provided further north along Short Street. While these elements per se are not 'active', as demonstrated on the Short Street elevation they are to a large degree located below ground level. Further north at Level 2, another staff pedestrian and car park entry provide a degree of activity with the pedestrian treatment modified for safety and a reduction in the footpath gradient. Additionally, as the land rises to the north the 'active' offices at Level 3 become closer to ground level along Short Street.

Like with High Street, active interfaces are provided at upper levels to Short Street.



East (Short Street) elevation

More generally, the proposal is also consistent with the built form guidance contained with the recently adopted *Bendigo City Centre Urban Design Framework 2022*. Whilst this Urban Design Framework has very little statutory weight, the proposed development is nevertheless consistent with the specific direction given for development of the Application Site being:

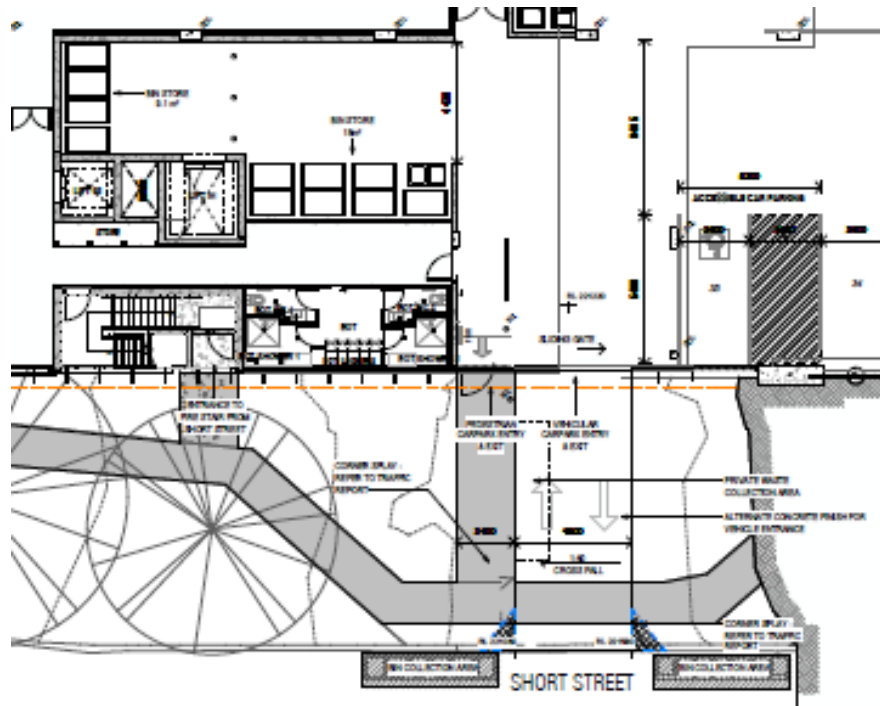
Create a low-rise, architecturally-expressive building with public forecourt and entranceway to the Sacred Heart Cathedral that is integrated with sloping landscape of the Cathedral's open space.

The architectural design above street level is one which demonstrates a sympathetic and considered response as sought by DDO20 and as described through the Design Report. The overarching design objectives to achieve high quality well-designed development are comfortably achieved.



6.2.3 Vehicular movement, access and car parking.

As sought by DDO20, vehicular access is proposed off Short Street with the existing vehicle crossovers onto High Street to be removed. The Development Plans make provision for the loading and unloading of vehicles within the car park provided which is a single level of car parking primarily provided below ground level (although located on Level 2).



Extract of Level 2 floor plan indicating vehicle access off Short Street and internal loading/ unloading zone

From the above assessment, and in conjunction with the supporting reports provided, it can be comfortably concluded that the proposed development is consistent with the buildings and works provisions of DDO20 and achieves the overarching design objectives having regard to the relevant decision guidelines.

In demonstrating consistency with the expectations of DDO20 it can further be comfortably concluded that the proposal is consistent with the Purpose to the C1Z and relevant decision guidelines as well as planning policy pertaining to the built environment.





6.3 Are matters associated with traffic engineering considerations of car and bicycle parking, vehicle access and local road network impact, and loading and unloading of vehicles, including waste collection, appropriately addressed?

The strategic directions for Greater Bendigo at Clause 02.03 are abundantly clear that 10 minute neighbourhoods are sought with clear direction to seek mode shift towards more sustainable modes of transport. This is clearest through the strategic direction of Clause 02.03-8 (Transport) which seeks to:

Move away from private motor vehicles as the dominant form of transport and prioritising active transport.

This is likewise evident through planning policy at Clause 18 (Transport) with Clause 18.02-4L-03 (Car parking – Greater Bendigo) highlighted which seeks to

Reduce car parking requirements where it is appropriate to facilitate the transition to sustainable methods of travelling.

The Application Site is covered by the PO1 which has as its parking objectives to:

- *To provide car parking in the Bendigo City Centre that promotes a vibrant and efficient use of urban space, encourages sustainable transport options and reflects the conditions, opportunities and needs of the area.*
- *To provide future parking through a combination of on-site and off-site parking, with preference for the provision of off-site public parking facilities in strategic locations.*
- *To provide for the collection of financial contributions to contribute to the construction of public car parking facilities.*
- *To implement sustainable transport initiatives which reduce demand for parking within the precinct.*

The Traffic Engineering Assessment prepared adopts the land use terms of 'office', 'shop', 'food and drink premises', and 'place of assembly' in determining the statutory car parking requirements. The following table is reproduced from this Assessment which indicates that a statutory shortfall of 103 car spaces exists.



Table 4: Statutory Car Parking Assessment – Schedule 1 to Clause 45.09

Use	Size / No.	Statutory Parking Rate	Parking Requirement ⁽¹⁾	Parking Provision	Shortfall / Surplus
Office	1,777m ²	2.5 car spaces per 100m ² NFA	44	33	-11
Shop	1,050m ²	3.5 car spaces per 100m ² LFA	36	2	-34
Food and Drink Premises	566m ²	3.5 car spaces per 100m ² LFA	19	0	-19
Place of Assembly	130	0.3 spaces per patron permitted	39 ⁽²⁾	0	-39 ⁽²⁾
TOTAL			138	35	-103
Notes:					
1. Clause 52.06-5 specifies that where a car parking calculation results in a requirement that is not a whole number, then number of spaces should be rounded down to the nearest whole number.					
2. Parking requirement and shortfall does not factor in the existing 80 patron parish hall. If accounted for the place of assembly requirement would be 15 spaces and shortfall -15					

Table 4: Statutory Car Parking Assessment

The findings of the Traffic Engineering Assessment are relied upon in support of this sought after reduction in car parking with it highlighted that:

- Within an approximate 200 metre radius of the Application Site a minimum of 136 vacant spaces were recorded at a peak time on a Friday.
- Along the frontages of the Application Site, 72 car spaces are present of which 40 are unrestricted and will cater for long-term parking demands.
- Several off-street multi-storey car parks exist in proximity to the Application Site.

The Traffic Engineering Assessment is therefore comfortable that the proposed reduction in the required car parking rate is one which is acceptable and accords with planning policy seeking to encourage a modal shift away from motor vehicle dependence to more sustainable forms of transport.

In relation to this last point, it is further noted that under Clause 52.34 (Bicycle facilities) a total of 19 bicycle spaces are required with the development proposing 39 bicycle facilities, plus a further ten bicycle spaces adjacent the cathedral, to further encourage a mode shift and reduced reliance on motor vehicles.





In terms of the proposed vehicle access per se, given the strong direction within DDO20 it is intended to provide vehicle access of Short Street. In order to achieve the necessary grades it is proposed to redesign the existing footpath to the satisfaction of Council. This is an unavoidable requirement given the gradient of Short Street but will not inconvenience pedestrians and if anything will provide some relief for pedestrians heading north along Short Street.

To High Street, two existing redundant vehicle crossovers will be removed, the removal of which is consistent with the Purpose to Clause 52.29 (Land adjacent to the principal road network).

From a traffic generation perspective the Traffic Engineering Assessment states:

Based on the provision of 35 car spaces, we expect that the site will generate in the order of 18 vehicle trips during each peak hour period.

This level of traffic is low and represents 1 vehicle trip every 3-4 minutes.

We are satisfied that this level of traffic can be accommodate by the surrounding road network without any adverse impact to its operation.

...

We are satisfied that the customer traffic impacts will be spready through the nearby area, and can be readily accommodated by the surrounding road network.

As previously outlined loading/unloading of delivery vehicles is proposed to occur within the predominantly below-ground car park, while waste collection is intended to occur along Short Street. In that respect a Waste Management Plan has been prepared which from a collection perspective indicates that waste produced by the Chocolaterie will be collected by a private waste contractor with the waste collection vehicle to prop within the accessway to collect bins. Office waste will continue to be collected kerbside along Short Street utilising Council's services.

With respect to the broader acceptability of the proposed car parking arrangements and potential impacts on the local road network we rely on the Traffic Engineering Assessment that the proposal accords with the relevant requirements of Clause 52.06 (Car parking) and AS2890.

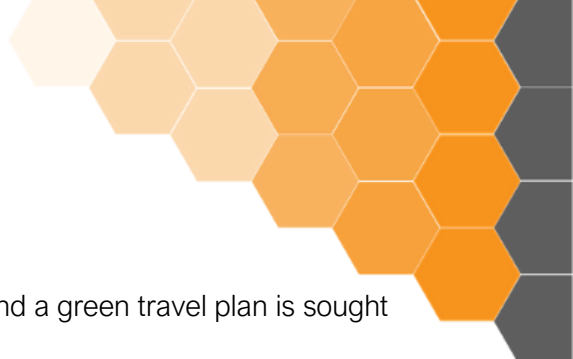
Based on the Traffic Engineering Assessment we conclude that the proposal provides for a satisfactory car and bicycle parking outcome and that vehicle access is appropriately provided.

6.4 Have all other relevant considerations been appropriately addressed?

6.4.1 Environmentally sustainable design

Clause 15.01-2L (Environmentally sustainable development – Greater Bendigo) sets out the municipality's expectations to achieve best practice in environmentally sustainable development. Broader planning policy and municipal strategic directions highlight the importance of sustainability within the built environment.





For a development of this scale, a sustainable design assessment and a green travel plan is sought pursuant to Clause 15.01-2L.

A Sustainability Management Plan is included as part of the application and is relied upon to demonstrate that the objective of this clause is achieved. The Built Environment Sustainability Scorecard (BESS) has been used to benchmark the ESD initiatives forming part of the proposal with a BESS score of 61 per cent realised. With 50 per cent equating to best practice, the proposed development through the Sustainability Management Plan demonstrates that not only is best practice achieved but comfortably so.

Clause 53.18 (Stormwater management in urban development) is also applicable with Standards W2 and W3 applicable to this development. The MUSIC model has been incorporated within the Sustainability Management Plan to satisfy Standard W2 with two 25,000L water tanks and one 30,000L water tank proposed to be utilised. To satisfy Standard W3 the Melbourne Water prepared *Keeping Our Stormwater Clean: A Builder's Guide* is proposed to be adopted.

With respect to 'green travel', a Green Travel Plan has been prepared which documents nine specific strategies to encourage 'green travel' with additional monitoring and evaluation

Based on the Sustainability Management Plan prepared, the proposal is one which accords with the policy objectives of Clause 15.01-2L, the Purpose of Clause 53.18 and broader environmentally sustainable design policy.

6.4.2 Land Subject to Inundation Overlay

An LSIO affects a portion of the Application Site along its southern High Street boundary. The Purpose of the LSIO includes:

- *To identify flood prone land in a riverine or coastal area affected by the 1 in 100 (1 per cent Annual Exceedance Probability) year flood or any other area determined by the floodplain management authority.*
- *To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, responds to the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.*
- *To minimise the potential flood risk to life, health and safety associated with development.*

Pursuant to Clause 44.04-7 the application must be referred to the relevant floodplain management authority. The project team have previously sought advice from North Central CMA in this regard whose response is included as part of this application and identifies that the applicable 1% AEP flood level is 217.5 metres AHD.

The proposed development is intended to be constructed 300mm above this identified flood level in accordance with standard practice. It is this flood prevention practicality that necessitates the steps up to the retail tenancy located at the corner of High Street and Short Street.



6.4.3 Consumption of liquor

The consumption (but not the sale) of liquor from the parish hall alone is proposed. The consumption of liquor from the parish hall was a matter which was also addressed in *Turner* with the Tribunal finding that the conditions intended to be imposed at that time provided *extensive safeguards of the amenity of the area while allowing the centre to add to the cultural and social life of the city* (paragraph 29).

The conditions imposed by the Tribunal relating directly to the service of liquor were:

The serving of liquor permitted by this permit may only occur between the following times:

- (a) Monday – Thursday and Sunday between 10 am and 10:30pm;*
- (b) Friday and Saturday between 10 am and 11:30pm;*
- (c) Good Friday and Anzac Day between 12 noon and 11:30 pm; and*
- (d) In the outdoor asphalt area abutting the Parish Hall between 10am to 10pm.*

Before the commencement of the sale and consumption of liquor the applicant must to the satisfaction of the responsible authority affix displays at the exit of the licensed premises advising patrons to respect the amenity of adjacent and opposite dwellings and depart in a quiet and orderly manner.

The times outlined are the same as those proposed to be adopted in this matter and the same conditions are sought to be imposed. This is with one minor amendment to delete the word ‘asphalt’ from (d) as both asphalt and landscaped areas are now proposed immediately abutting the parish hall.

Consistent with the findings of *Turner* when the proposed consumption of liquor is assessed against the decision guidelines of Clause 52.27 it can be comfortably concluded that the amenity of the area will not be impacted and that a positive policy outcome is created.

6.4.4 Landscaping

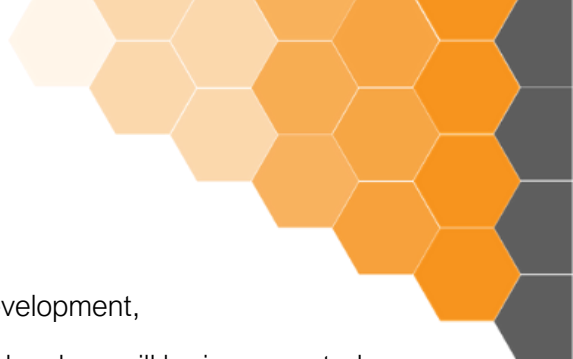
Clause 15.01-1L-01 (Landscaping – Greater Bendigo) sets out the policy strategies for landscaping.

The Landscape Concept prepared demonstrates that the Application Site is capable of achieving a high quality landscaping outcome consistent with Clause 15.01-1L01 and provides the basis for a future detailed landscape plan/s. The Landscape Concept is driven by five opportunities being:

- 1. Showcase the region’s unique landscape and geology*
- 2. Create a memorable botanic experience and sense of place*
- 3. Link seamlessly with the topography*
- 4. Preserve cultural heritage*
- 5. Provision of community and church spaces in an integrated landscape*

It is noted that the Landscape Concept sets out the landscape expectation that:



- 
- Landscaping will be provided at all levels of the proposed development,
 - A variety of native and indigenous trees, shrubs, grasses and sedges will be incorporated, and
 - That separate landscaping works are intended around Sacred Heart Cathedral (and are governed by a separate permits issued by Heritage Victoria and Council).

In the circumstances where the Application Site is devoid of any notable vegetation, what is set out within the Landscape Concept is entirely consistent with Clause 15.01-1L-01 and sets the framework for the establishment of a far superior landscaping outcome than what currently exists.

6.4.5 Aboriginal cultural heritage

Clause 15.03-2S (Aboriginal cultural heritage) is relevant in so far as the Application Site is located within an Area of Aboriginal Cultural Heritage Sensitivity. An *Investigation into Significant Ground Disturbance* was previously undertaken as part of the previous proposal for the Application Site. This continues to be relied upon noting the accompanying letter from the authors of that report that it remains valid.

As such no Cultural Heritage Management Plan is required for the proposed development, a position that was accepted by the Tribunal in *Turner*.





7. Conclusion

The proposed development is reflective of the high-quality mixed use development outcome sought for the Application Site.

Policy support for the proposed development is unambiguous with the development of the Application Site as proposed specifically supported.

The proposed parish hall is largely a replication of the existing situation and will have no material off-site amenity impacts.

The proposed built form is accords with the buildings and works requirements of the DDO20 and will achieve the design objectives through the provision of a high quality architectural outcome for this gateway location without unreasonably obscuring key views to Sacred Heart Cathedral. By ensuring key views to Sacred Heart Cathedral are retained and by utilising the slope of the land to reduce the scale of built form closer to Sacred Heart Cathedral this is also a development which is entirely acceptable on heritage grounds.

The proposed development provides for an appropriate level of car parking and more broadly is well considered in terms of matters of traffic engineering. With a superior landscape concept designed and comfortable representation of best practice environmentally sustainable design this development will be a positive addition to the built form fabric of the Bendigo City Centre.

With there being no matters that would suggest a planning permit should not be granted, for the reasons outlined, Glossop Town Planning strongly supports the grant of a planning permit.

Glossop Town Planning

September 2024

