

16 August 2017

Cr Margaret O'Rourke
Mayor
City of Greater Bendigo
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Cc City of Greater Bendigo Councillors
Bendigo Branch of the National Trust of Australia (Victoria)

Re: Planning Scheme Amendment C234 – 40 Harley Street, Strathdale (Nanga Gnulle), Consider Authorisation

Dear Mayor O'Rourke,

The National Trust of Australia (Victoria) strongly urges the City of Greater Bendigo to support the findings of the independent heritage assessment undertaken by *Built Heritage Pty Ltd* (March 2017), and the recommendations of Statutory Planning Officers as outlined in the August 16th Council meeting agenda, and resolve to do the following:

1. Request the Minister for Planning to authorise Council to prepare Amendment C234 to the Greater Bendigo Planning Scheme
2. When Authorised by the Minister, exhibit Amendment C234 to the Greater Bendigo Planning Scheme giving notification as required to the minimum statutory exhibition period of one month.

The National Trust have been concerned for the future preservation of 40 Harley Street, Strathdale ('Nanga Gnulle') since the end of 2016, when members of the local community alerted us to the lodgement of a planning permit application for the subdivision of the site. After conducting further investigations, the National Trust submitted an objection to the subdivision of the land, and the proposed demolition of the property, based on a *prima facie* case for heritage significance at a local level. We strongly encouraged Council to commission a heritage assessment of the entire site, including the gardens and trees, as well as the round pavilion building/reception centre on the site which was designed by architect Robert Marshall, who is a former associate of Alistair Knox. We commend Council for responding to concerns about the heritage significance of the place, and for seeking independent heritage advice to guide this process.

As outlined in the August 16th Council meeting agenda, the citation prepared by *Built Heritage Pty Ltd* (March 2017) determined that the main residence was of local heritage significance, a finding which we strongly support. We further understand that a further assessment has been undertaken by Context to determine the significance of the garden. We submit that the boundary of the

proposed Heritage Overlay should provide an appropriate landscape context for the dwelling, based on the assessed significance of the place. As the full reports by Built Heritage Pt Ltd and Context have not been made publicly available, we are unable to comment on this in further detail. It would be helpful for this documentation to be made available at amendment stage, to inform public submissions.

For the reasons outlined above, the National Trust strongly urges Council to uphold the recommendations of the statutory planners, and resolve to seek permission from the Minister for Planning to exhibit a permanent heritage control for the site so the place can be recognised and protected for future generations to enjoy.

Should you have any questions regarding the above, please contact our office on 9656 9837.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'F Watson', with a long horizontal flourish extending to the right.

Felicity Watson
Advocacy Manager
National Trust of Australia (Victoria)