

4 June 2025

Heritage Victoria
GPO BOX 2392
MELBOURNE VIC 3001

Attention of Jessica Antolino – Senior Heritage Officer

Dear Jessica,

Location: 87 Charleston Road, Bendigo
Application No.: P40205

I refer to your letter dated 8 May 2025.

Information Requirements

I refer to your request for *updated plans which reflect the removal of car parking from the front of proposed Lot 3, in order to align with the recommendations from the HIS.*

We now provide an amended version of the master plan, which shows the following changes:

- No demolition is proposed within lot 2, which contains the flour mill building.

Please note that this change is undertaken at the request of the owner of lot 2 (Melissa Frost Thomas) who has recently contacted me to explain that she does not want the application to include the demolition of any buildings or works within her title.

- The slip road at the Charleston Road frontage has been removed. This has been undertaken at the request of Councils Traffic Engineers.

- The removal of the slip road has increased the extent of landscaping in the frontage of lots 2 and 3.
- A pedestrian path is now provided along the Charleston Road frontage.
- The nature strip along the Charleston Road frontage has been increased in size.
- A traffic engineering assessment has been provided, which focuses on the overall access arrangements of the master plan and the traffic engineering considerations of lot 3.
- A loading bay and turning bay which can accommodate an 8.8m rigid truck are provided at the rear of lot 3 (at the end of the accessway).

In considering the above, it is important to note that these changes have been undertaken in consultation with our consultant heritage advisor – Peter Barrett, who has provided the following comments on the amended layout:

Seems fine. It arguably exceeds my recommendation for substituting a car space with landscaping.

Section 96 permit application scope amendment

I refer to your request to formally include the proposed boundary re alignment and broader consolidation of the site in the current application. It is noted that the original P40205 application drawings did not include subdivision, and it was only later, in a letter from Aureous dated 15 October 2024, that subdivision was confirmed to be part of the application.

As such, we now formally amend the application to include the three lot subdivision as shown on the master plan.

Please find attached the following information:

- Amended master plan documentation as described above;
- Traffic engineering assessment; and
- Amended application form (submitted online).

We request that the plans submitted formally supercede the previous revision of the plans.

Please don't hesitate to contact me via the details below, should you have any queries.

Yours faithfully,



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