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URBAN CONTEXT REPORT

253 BARNARD STREET,
144, 152-156
WATTLE STREET
BENDIGO

24066 | REVISION D | MARCH

INDEX

01	PROJECT OVERVIEW
02	SITE CONTEXT
03	DESIGN APPROACH
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PROJECT OVERVIEW

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PROJECT SUMMARY

Site Area	Ground Floor Level 1 and above
Development Location	Residential Development 253 Barnard Street, 144 Wattle Street Bendigo

PROJECT TEAM

Client	Proplay
Architect	LIFE Architecture & Urban Design
Town Planner	Planning & Property Partners Pty Ltd
Traffic Consultant	Ratio
ESD Consultant	MS Consultants
Waste Management	TBC
Landscape Architect	Ground Landscape Studio



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PLANNING CONTROLS

- C1Z - Commercial Zone 1
- GRZ - General Residential Zone

PLANNING
OVERLAY



C1Z - COMMERCIAL ZONE 1



GRZ | GENERAL RESIDENTIAL ZONE

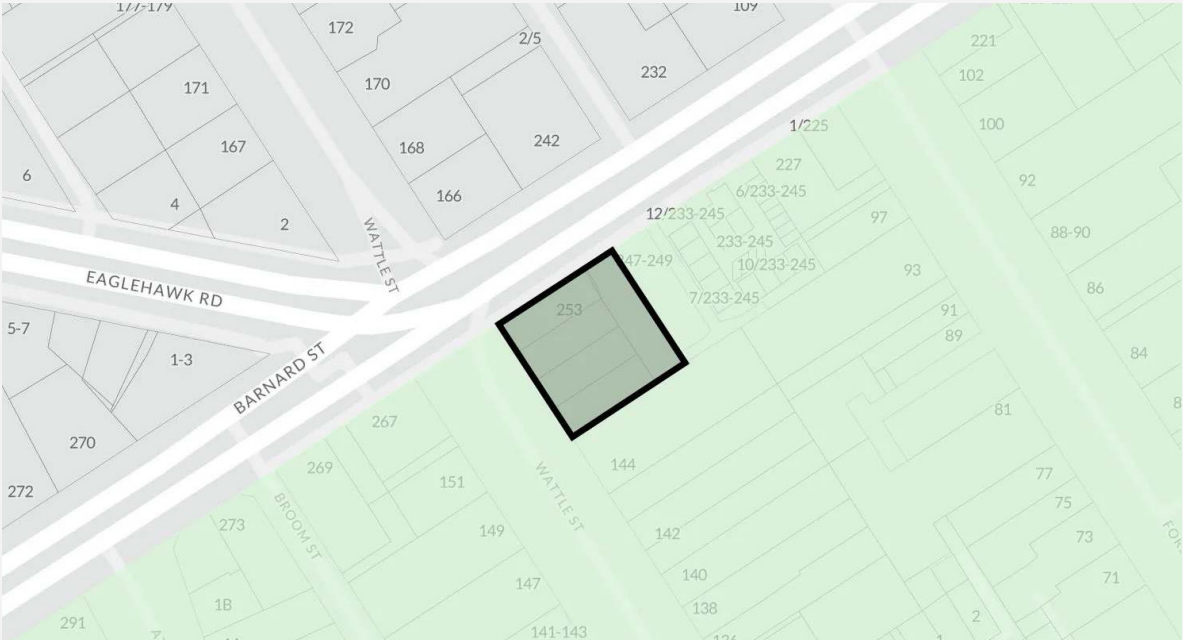
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PLANNING CONTROLS

P01 - Parking Overlay - Precinct 1

PLANNING
OVERLAY



P01 | PARKING OVERLAY PRECINCT 1



P01 | PARKING OVERLAY PRECINCT 1

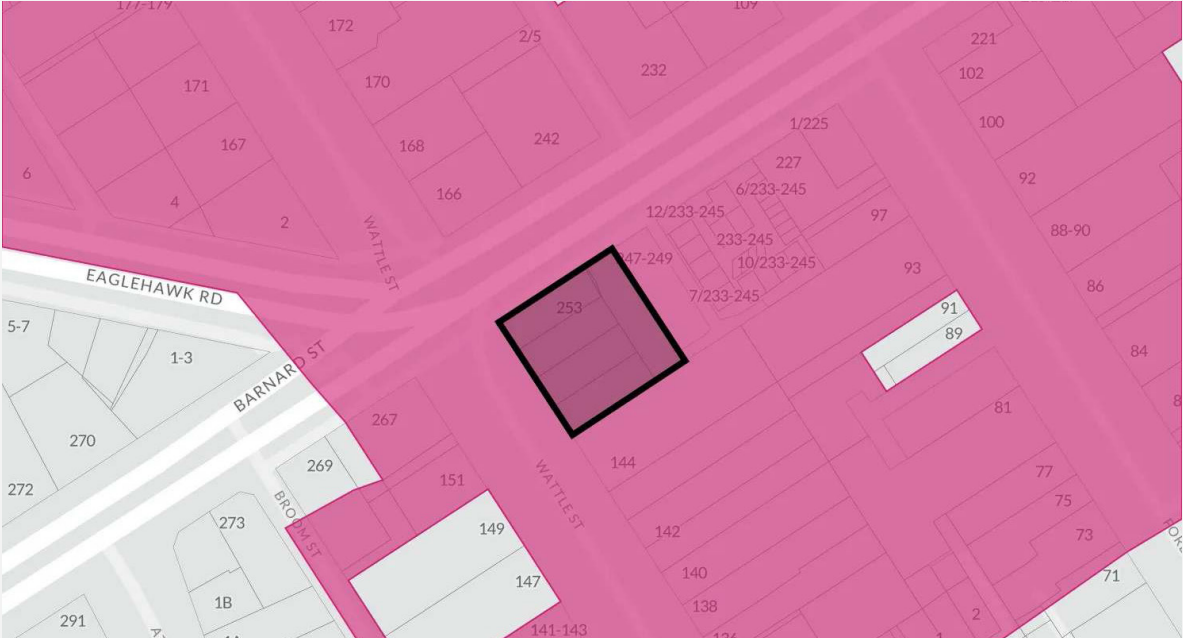
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PLANNING CONTROLS

HO - Heritage Overlay

PLANNING
OVERLAY



H0 - HERITAGE OVERLAY

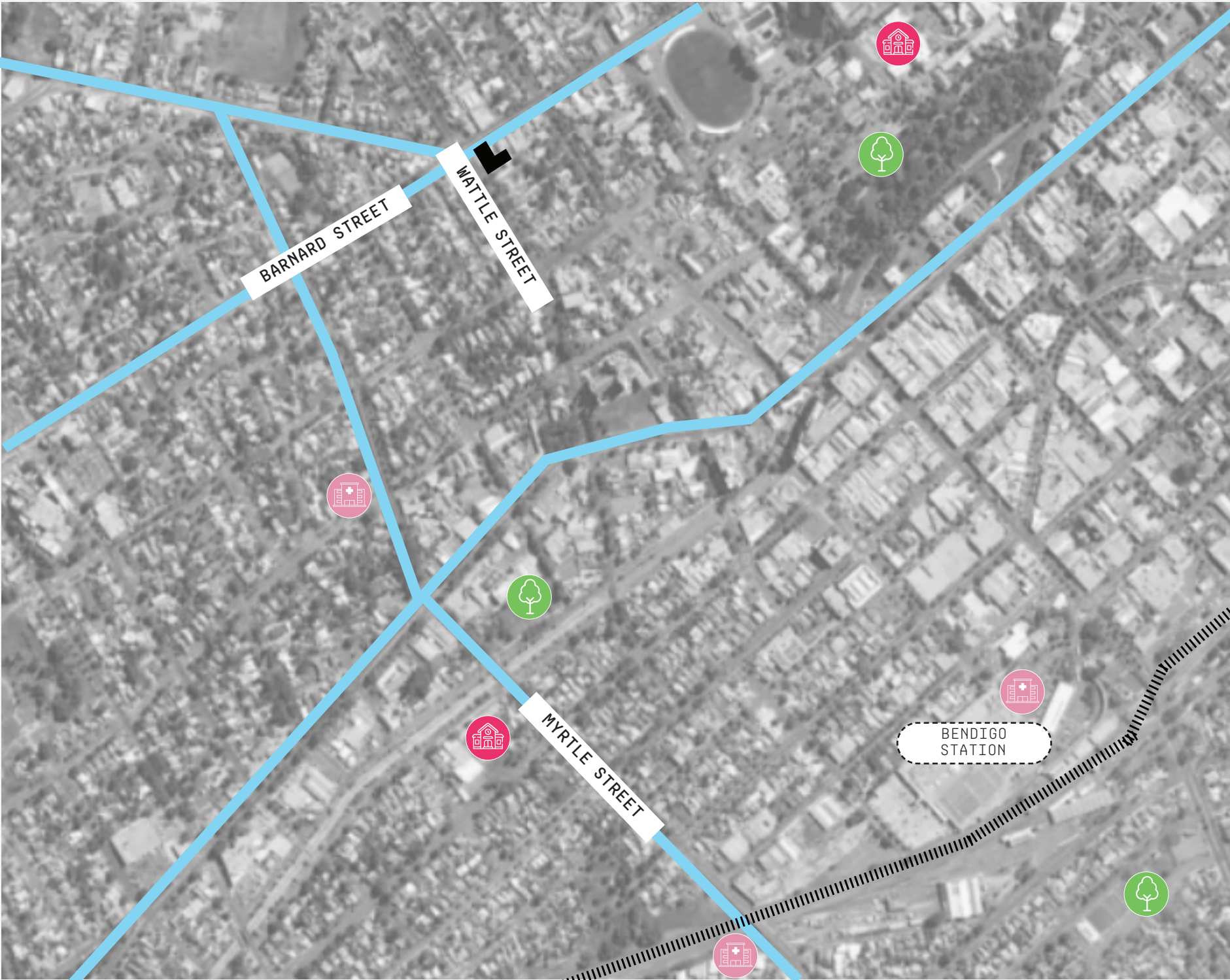


H0 - HERITAGE OVERLAY

LEGEND

- Main Route (C2)
- Train Route
- Bus Route
- Tram Route
- Bicycle Network
- Subject Site
- Medical Centres
- Parks
- Schools

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TRANSPORT
& AMENITIES

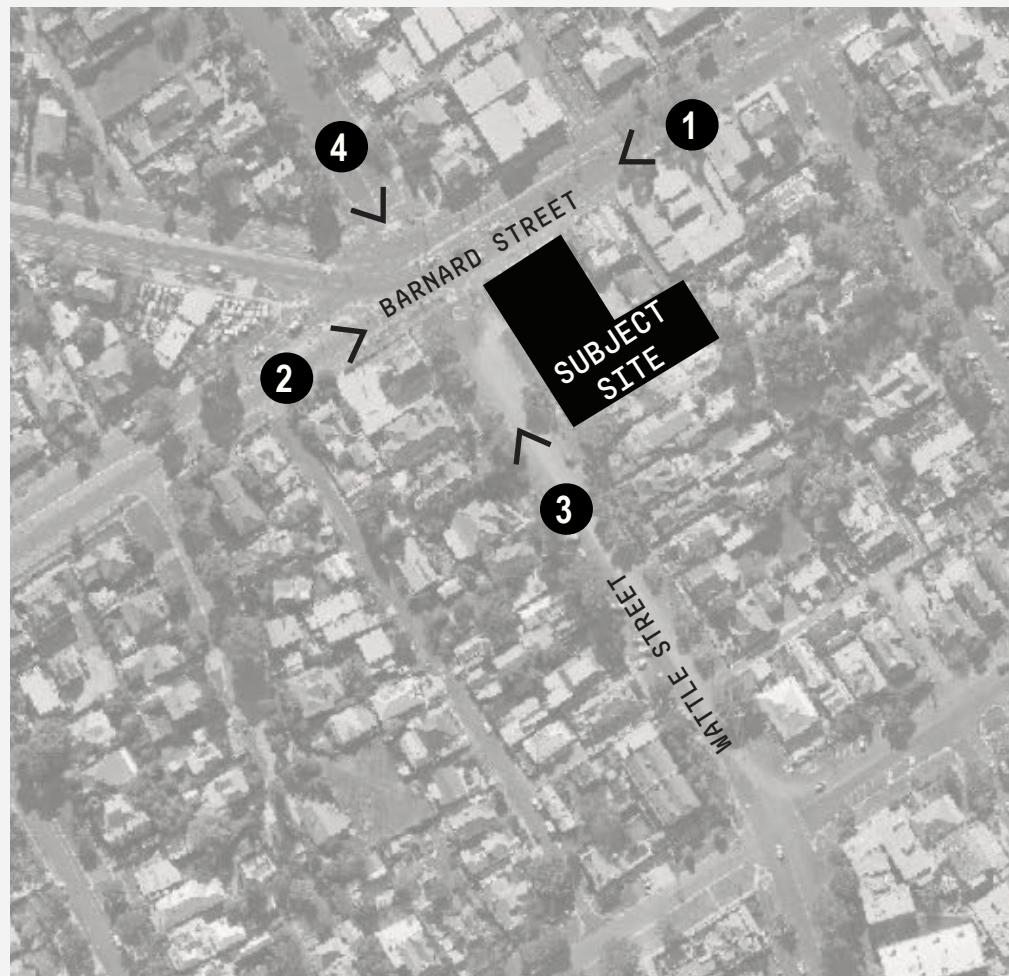
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SITE
CONTEXT

ADVERTISED PLAN



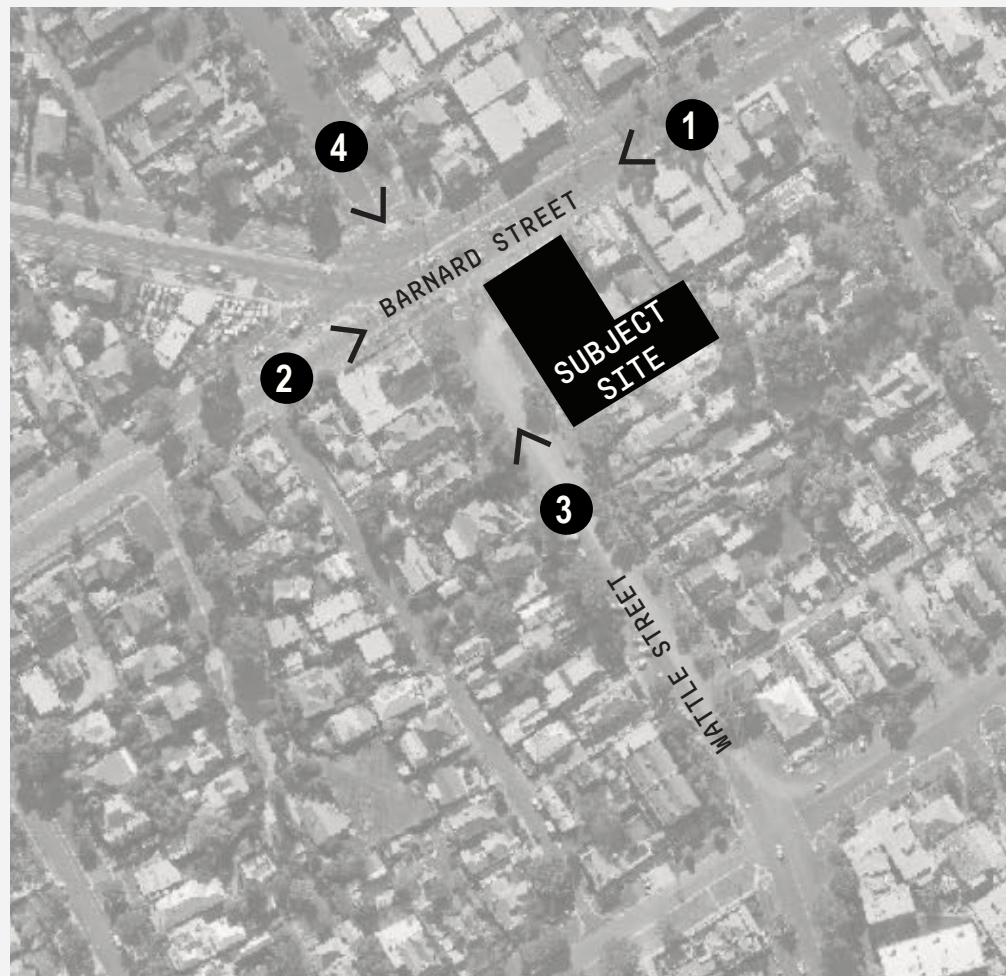
1 VIEW FROM BARNARD STREET



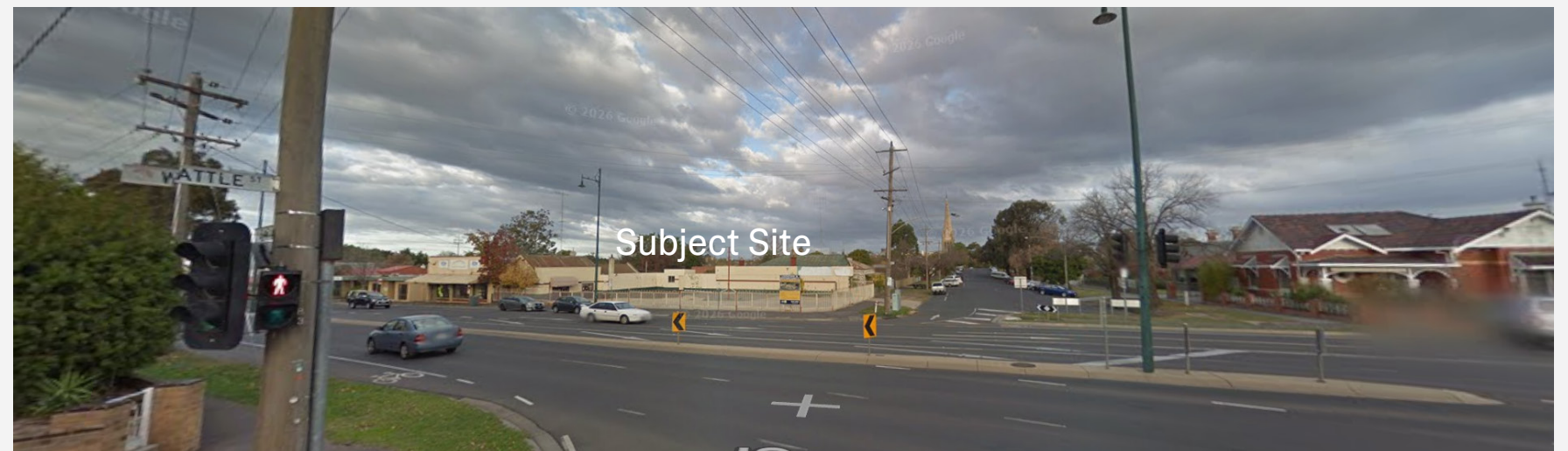
2 VIEW FROM BARNARD STREET

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ADVERTISED PLAN

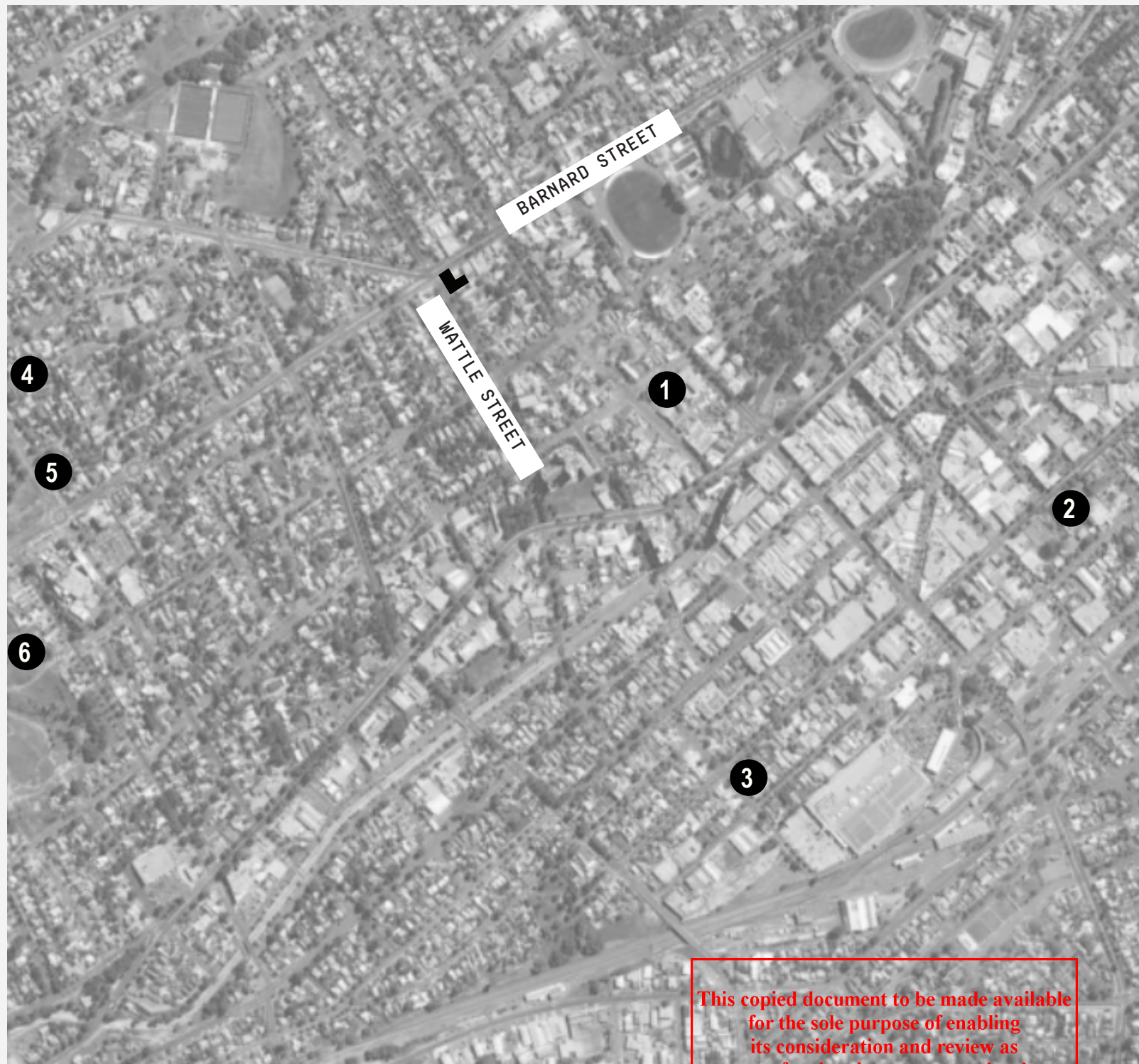


3 VIEW FROM WATTLE STREET



4 VIEW FROM WATTLE STREET

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EMERGING CONTEXT

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1



32 FOREST STREET, BENDIGO-
MIXED DEVELOPMENT
MID-RISE - PENDING

2



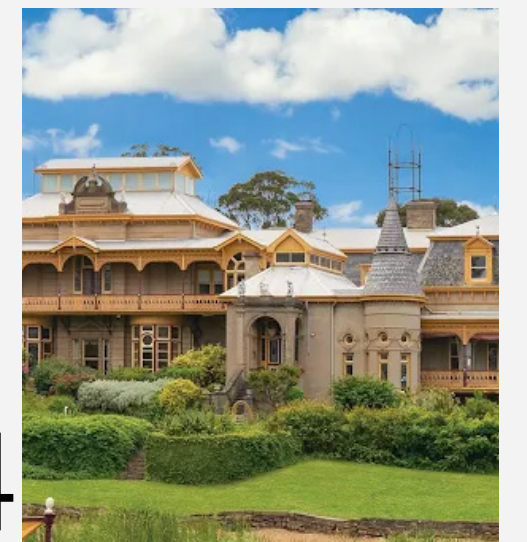
32 MYERS STREET, BENDIGO
MIXED DEVELOPMENT
3 STOREY - PENDING

3



119 QUEEN STREET & 86 KING STREET,
BENDIGO - MIXED DEVELOPMENT
MID-RISE - PENDING

4



FORTUNA VILLA
LOW RISE - PENDING

5



22 CHUM STREET, GOLDEN SQUARE
TOWNHOUSES - PENDING

6



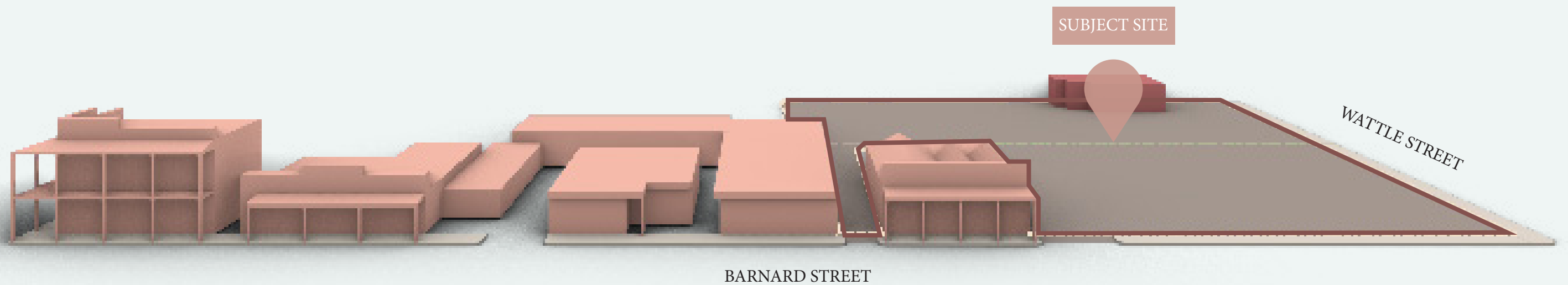
70-88 BOOTH STREET, GOLDEN
SQUARE VIC 3555 -
TOWNHOUSES PENDING
253 BARNARD ST BENDIGO

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DESIGN
APPROACH

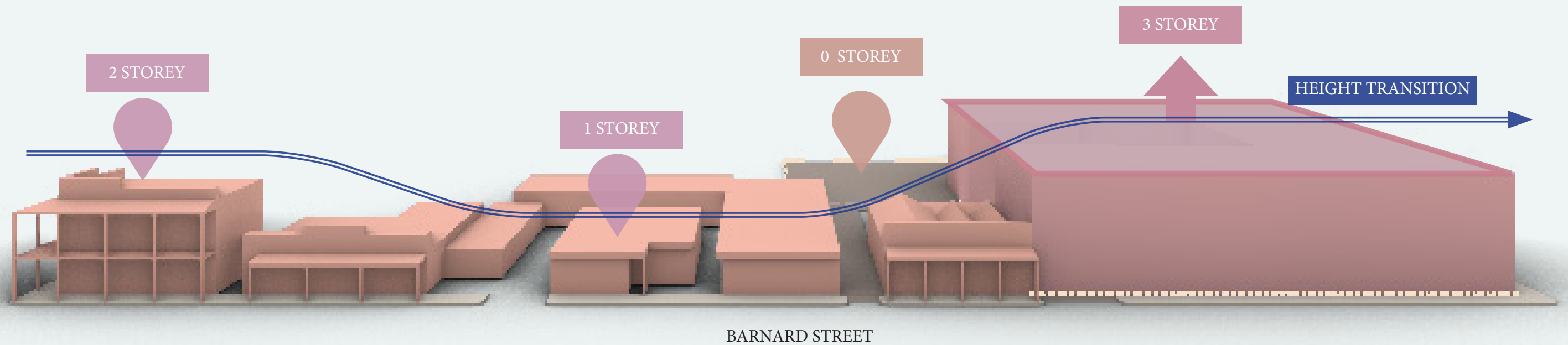
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HEIGHT TRANSITION

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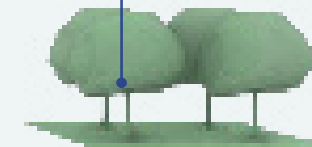
HEIGHT TRANSITION

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ADVERTISED PLAN

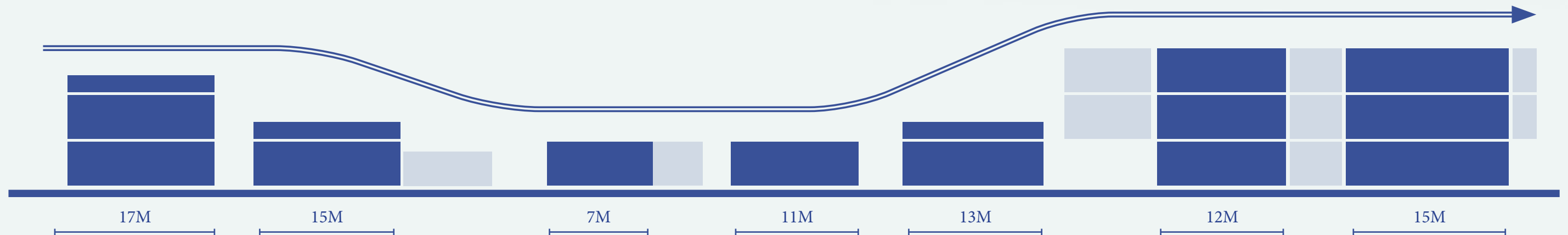
LANDSCAPING TO STREET & INTERNAL COURTYARD

BALCONY TO ALIGN WITH STREET CANOPY/BALCONYV

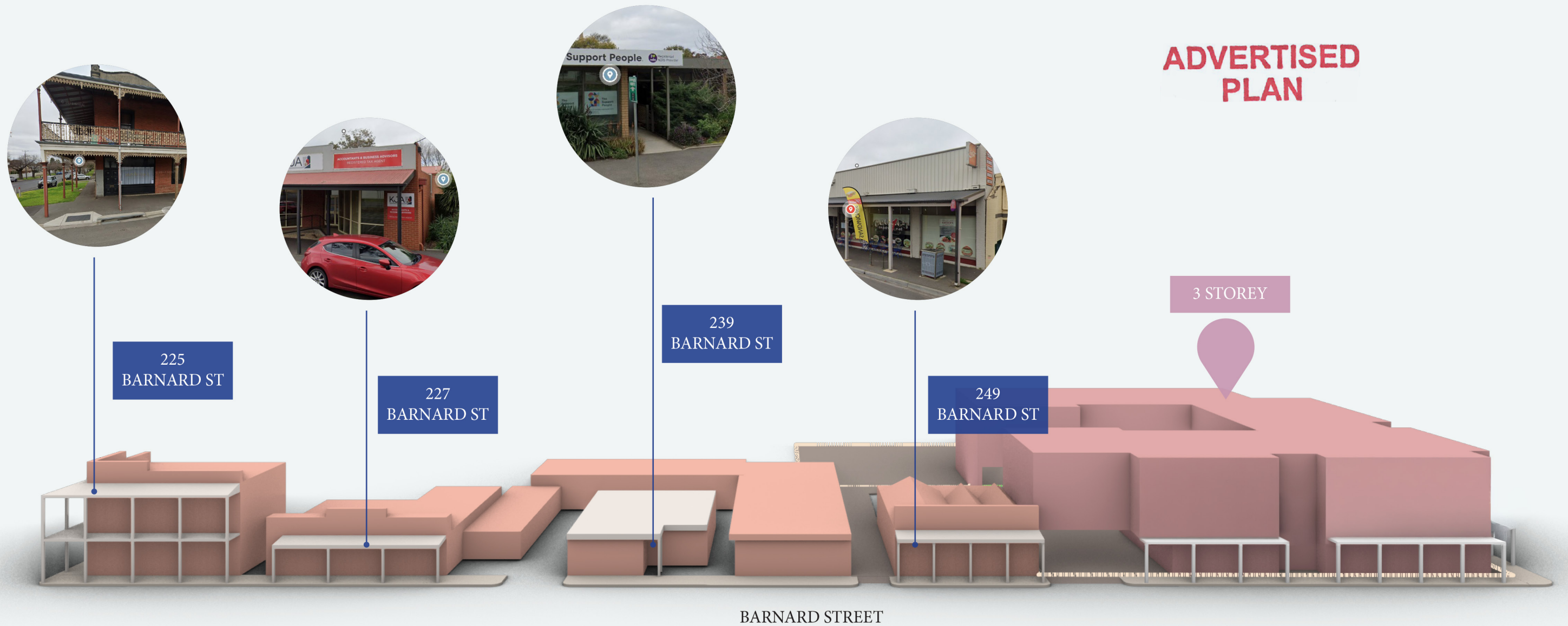


BARNARD STREET

HEIGHT TRANSITION



STREETSCAPE



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PROTRUDE CANOPY
& BALCONY

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MATERIALITY / FORM REFERENCE



VERANDAH / NARROW WINDOWS



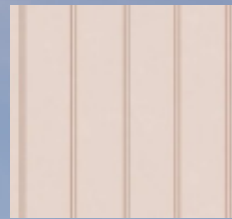
PANEL LOOK



BENDIGO WAX FLOWER COLOUR
PALETTE



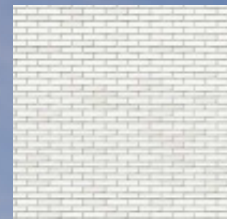
1 | Metal Oxide Colour



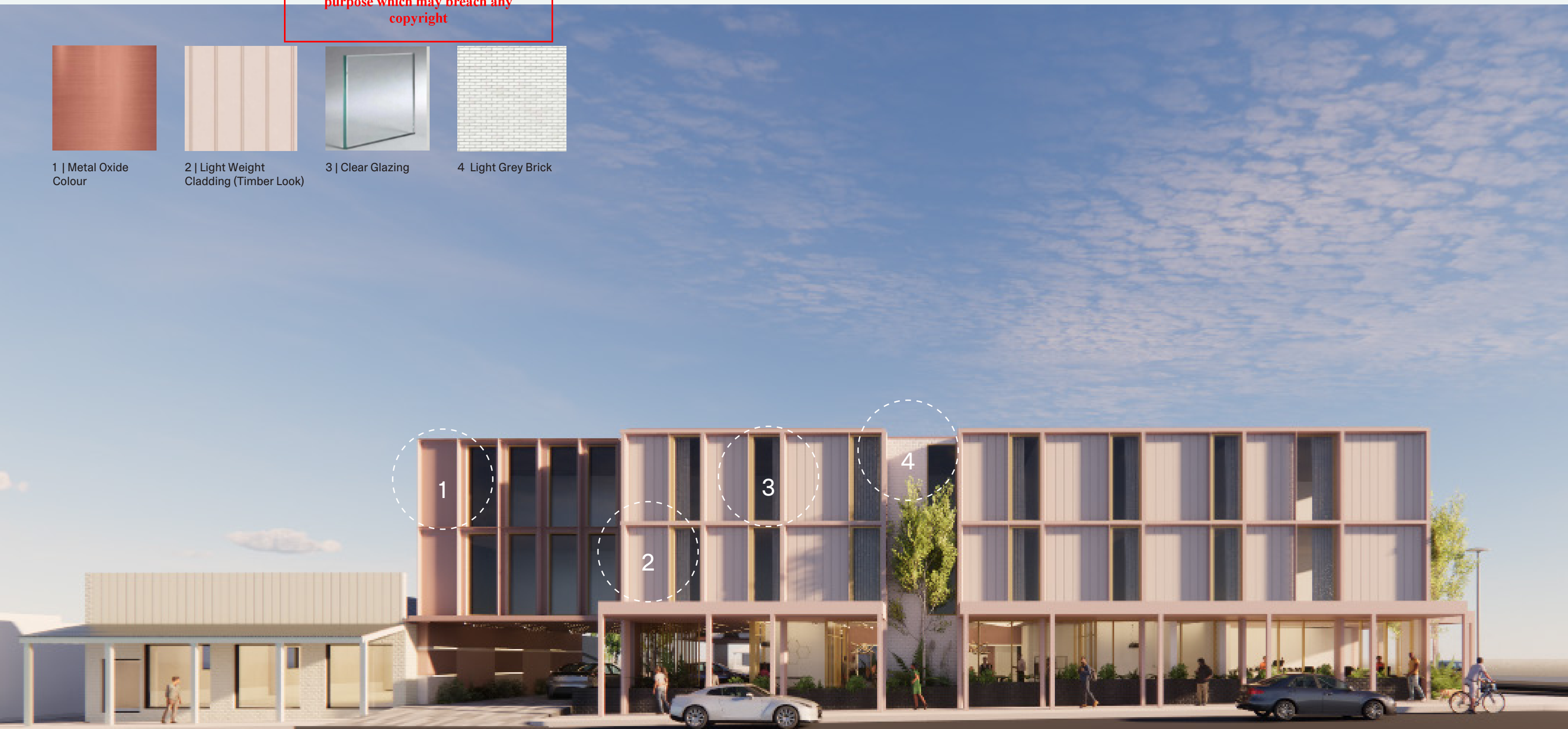
2 | Light Weight Cladding (Timber Look)



3 | Clear Glazing



4 | Light Grey Brick



MATERIALITY

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RENDER (WATTLE ST)

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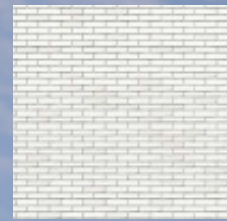
1 | Light Weight
Cladding (Timber Look)



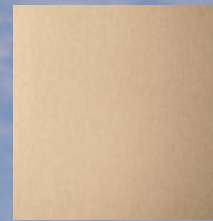
2 | Light Weight
Cladding (Timber Look)



3 | Clear Glazing



4 | Light Grey Brick



5 | Metal Dark
Bronze Colour



MATERIALITY



RENDER

(BARNARD ST)

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253 BARNARD ST BENDIGO



RENDER (WATTLE ST)

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200 BARNARD ST BENDIGO

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ARCHITECTURAL
DRAWINGS

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LiFE ARCHITECTURE URBAN DESIGN

CHT
FORMERLY
CHT ARCHITECTS

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NO.
STOREY:

3

PARKING
SPACES:

38

HOTEL
ROOMS:

88

GFA:

4100m²

SITE AREA

3498m²

TP - Development Summary House				
LEVEL	House	Totals	Areas	
	House		GFA (Excluding Terrace)	NSA Total
GROUND FLOOR	1	0	80.52 m²	80.52 m²
	1	0	80.52 m²	80.52 m²

TP - Development Summary Hotel						
LEVEL	Hotel			Totals	Areas	
	Hotel Studio	Hotel 1 Bed	Hotel 2 Bed		GFA (Excluding Terrace)	NSA Total
GROUND FLOOR	11	6	0	17	990.86 m²	557.41 m²
LEVEL 01	19	15	2	36	1579.75 m²	1302.19 m²
LEVEL 02	18	16	1	35	1529.94 m²	1252.35 m²
	48	37	3	88	4100.55 m²	3111.95 m²

TP - Development Percentage		
Area Category	NUMBER	MIX %
Hotel - 1 Bed	37	42%
Hotel - 2 Bed	3	3%
House - 4 Bed	1	1%
STUDIO	48	54%
TOTAL UNITS	89	100%

TP - Parking Car Allocation	
USE	SPACES
GROUND FLOOR	
DDA	1
HOTEL	37
TOTAL PARKING	38

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FEATURE AND LEVEL PLAN
LOT 1 ON TP891957T,
LOTS 1 & 2 ON TP703155N,
LOT 1 ON TP891933J,
LOT 1 ON TP891926F,
LOT 1 ON TP841848G AND
LOT 1 ON TP892419T
PARISH OF SANDHURST
AT BENDIGO

SCALE 1:500

LEVELS SHOWN ARE IN METRES TO AHD
CONTOUR INTERVAL 0.10 METRES



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REF: 7619/25
SHAW LAND SURVEYS
CONSULTING LAND SURVEYORS
8 HOPELOUN STREET BENDIGO 3550
PH 03 54430320

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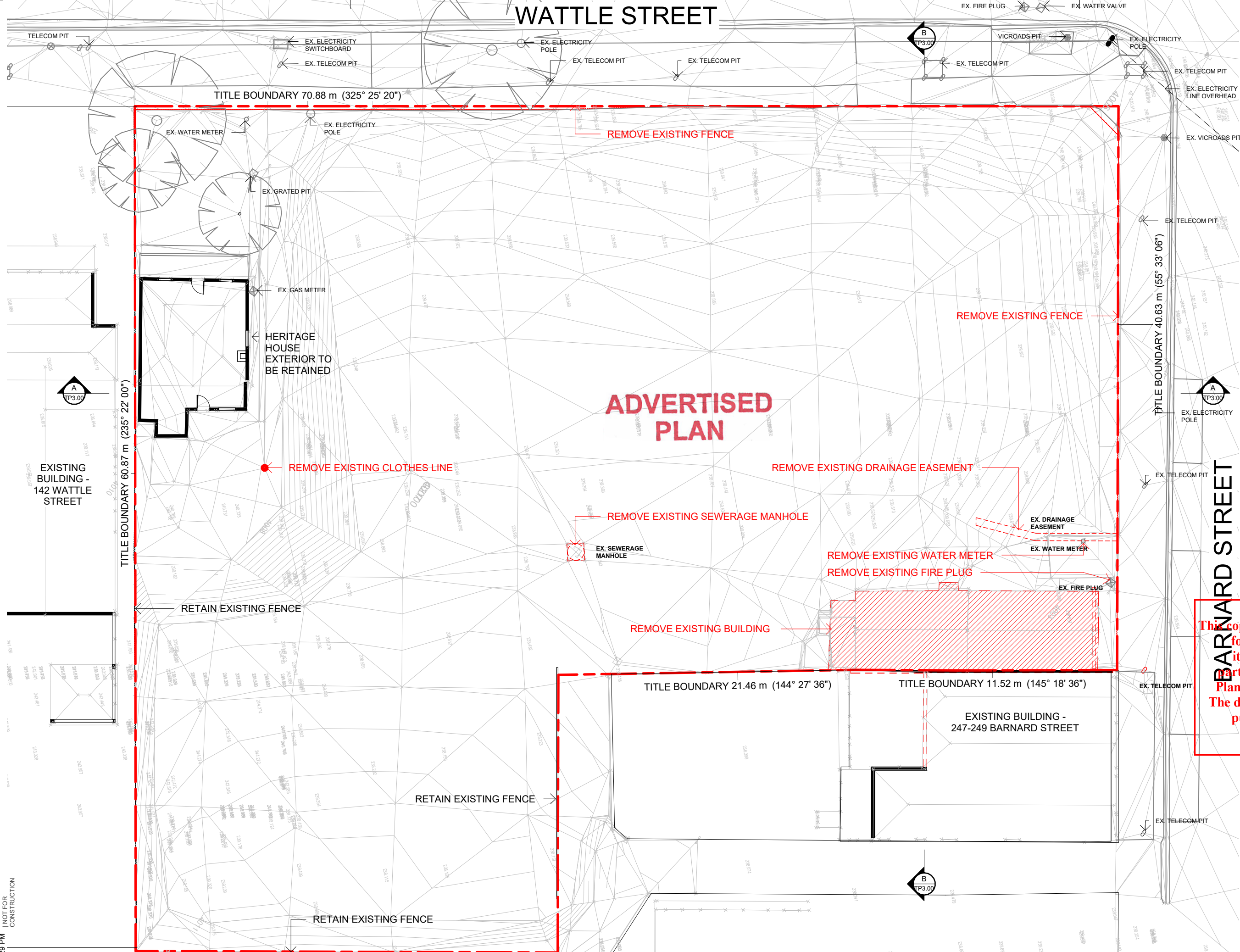
SITE PLAN

253 BARNARD STREET, 144 WATTLE STREET
BENDIGO

NOT FOR CONSTRUCTION
24066 TP00.003
16/06/2026 TP01



WATTLE STREET



BARNI

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URBAN DESIGN

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P03	21/07/2025	PRELIMINARY
P04	28/07/2025	PRELIMINARY
P05	30/01/2026	PRELIMINARY
P06	11/03/2026	PRELIMINARY
TP01	16/06/2026	SUBMISSION

DEMOLITION PLAN

253 BARNARD STREET, 144 WATTLE STREET
BENDIGO

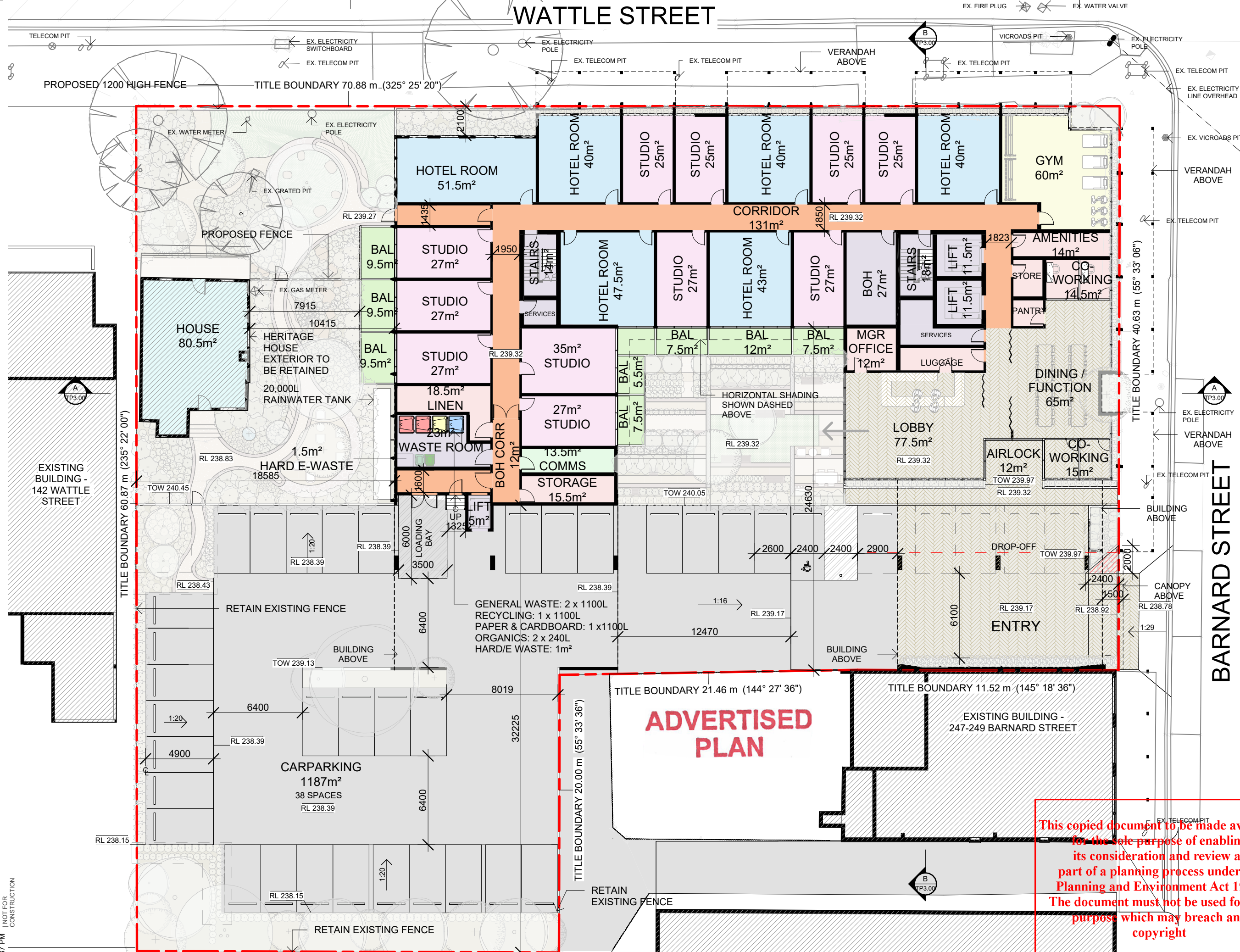
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24066 TP00.004

16/06/2026 TP01



WATTLE STREET



MANAGEMENT

- MINIMUM 80% OF CONSTRUCTION AND DEMOLITION WASTE TO BE DIVERTED FROM LANDFILL. (WASTE MANAGEMENT PLAN COMMITMENT)

WATER EFFICIENCY

- 20,000L RAINWATER TANK CONNECTED TO WC FLUSHING.
- ALL SANITARY FIXTURES TO ACHIEVE MINIMUM WELS RATINGS:
• 4 STAR TOILETS
• 5 STAR TAPS
• 4 STAR SHOWERHEADS (6.0-7.5L/MIN)

ENERGY EFFICIENCY

- 10KW ROOFTOP SOLAR PV SYSTEM.
- BUILDING FABRIC TO EXCEED NCC 2022 SECTION J MINIMUM INSULATION BY 10%.
- MOTION/DAYLIGHT SENSORS PROVIDED TO EXTERNAL AND COMMON AREA LIGHTING.
- HVAC AND ELECTRICAL SYSTEMS TO BE SELECTED WITHIN ONE STAR OF BEST AVAILABLE PRODUCT AT TIME OF INSTALLATION (OR 15% MOST EFFICIENT WHERE NO RATING APPLIES).

STORMWATER

- DRIVEWAY RUNOFF DIVERTED TO OCEAN PROTECT OCEANGUARD SYSTEM.
- ALL SITE RUNOFF DIRECTED TO OCEAN PROTECT JELLYFISH® TREATMENT SYSTEM.

INDOOR ENVIRONMENT QUALITY (IEQ)

- HORIZONTAL SHADING PROVIDED TO WINDOW AS SHOWN ON PLANS. PROJECTION DEPTH ≥25% OF WINDOW HEIGHT.
- ALL PAINTS, ADHESIVES, SEALANTS AND FLOORING TO BE LOW VOC.
- ENGINEERED WOOD PRODUCTS TO BE E0 FORMALDEHYDE OR BETTER CERTIFIED.

TRANSPORT

- EV CHARGING INFRASTRUCTURE PROVISION (LEVEL 2 – 32A / 7KW).
- BICYCLE SPACES NOT REQUIRED UNDER STATUTORY PROVISIONS.

WASTE

- 3-BIN WASTE SYSTEM (RUBBISH, RECYCLING, FOGO) WITH PROVISION FOR FUTURE GLASS WASTE STREAM. (REFER TO TP00.100 PLAN)

MATERIALS

- TIMBER TO BE FSC, PEFC OR AFS CERTIFIED. NO RAINFOREST TIMBER TO BE USED.NS
- STEEL TO BE SOURCED FROM ISO 14001 CERTIFIED SUPPLIER PARTICIPATING IN WSA CLIMATE ACTION PROGRAM.
- CARPET AND UNDERLAY TO HAVE THIRD-PARTY SUSTAINABLE CERTIFICATION.

URBAN ECOLOGY

- MINIMUM 10% OF SITE AREA PROVIDED AS VEGETATED LANDSCAPE.

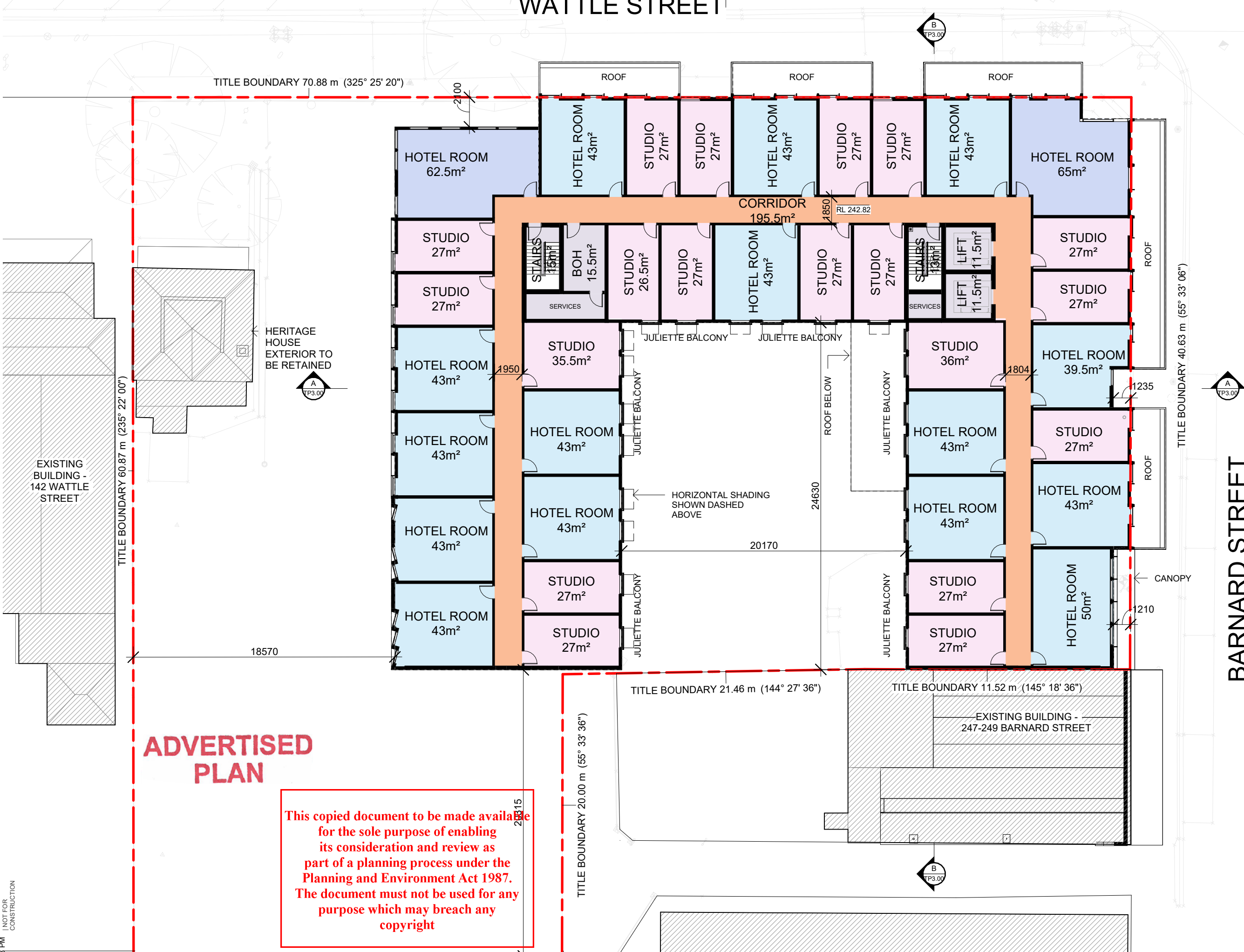
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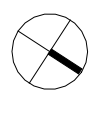


WATTLE STREET



- MANAGEMENT**
- MINIMUM 80% OF CONSTRUCTION AND DEMOLITION WASTE TO BE DIVERTED FROM LANDFILL. (WASTE MANAGEMENT PLAN COMMITMENT)
- WATER EFFICIENCY**
- 20,000L RAINWATER TANK CONNECTED TO WC FLUSHING.
 - ALL SANITARY FIXTURES TO ACHIEVE MINIMUM WELS RATINGS:
 - 4 STAR TOILETS
 - 5 STAR TAPS
 - 4 STAR SHOWERHEADS (6.0-7.5L/MIN)
- ENERGY EFFICIENCY**
- 10KW ROOFTOP SOLAR PV SYSTEM.
 - BUILDING FABRIC TO EXCEED NCC 2022 SECTION J MINIMUM INSULATION BY 10%.
 - MOTION/DAYLIGHT SENSORS PROVIDED TO EXTERNAL AND COMMON AREA LIGHTING.
 - HVAC AND ELECTRICAL SYSTEMS TO BE SELECTED WITHIN ONE STAR OF BEST AVAILABLE PRODUCT AT TIME OF INSTALLATION (OR 15% MOST EFFICIENT WHERE NO RATING APPLIES).
- STORMWATER**
- DRIVEWAY RUNOFF DIVERTED TO OCEAN PROTECT OCEANGUARD SYSTEM.
 - ALL SITE RUNOFF DIRECTED TO OCEAN PROTECT JELLYFISH® TREATMENT SYSTEM.
- INDOOR ENVIRONMENT QUALITY (IEQ)**
- HORIZONTAL SHADING PROVIDED TO WINDOW AS SHOWN ON PLANS. PROJECTION DEPTH ≥25% OF WINDOW HEIGHT.
 - ALL PAINTS, ADHESIVES, SEALANTS AND FLOORING TO BE LOW VOC.
 - ENGINEERED WOOD PRODUCTS TO BE E0 FORMALDEHYDE OR BETTER CERTIFIED.
- TRANSPORT**
- EV CHARGING INFRASTRUCTURE PROVISION (LEVEL 2 – 32A / 7KW).
 - BICYCLE SPACES NOT REQUIRED UNDER STATUTORY PROVISIONS.
- WASTE**
- 3-BIN WASTE SYSTEM (RUBBISH, RECYCLING, FOGO) WITH PROVISION FOR FUTURE GLASS WASTE STREAM. (REFER TO TP00.100 PLAN)
- MATERIALS**
- TIMBER TO BE FSC, PEFC OR AFS CERTIFIED. NO RAINFOREST TIMBER TO BE USED.NS
 - STEEL TO BE SOURCED FROM ISO 14001 CERTIFIED SUPPLIER PARTICIPATING IN WSA CLIMATE ACTION PROGRAM.
 - CARPET AND UNDERLAY TO HAVE THIRD-PARTY SUSTAINABLE CERTIFICATION.
- URBAN ECOLOGY**
- MINIMUM 10% OF SITE AREA PROVIDED AS VEGETATED LANDSCAPE.

16/06/2026 2:11:38 PM [NOT FOR CONSTRUCTION]



WATTLE STREET

TITLE BOUNDARY 70.88 m (325° 25' 20")

TITLE BOUNDARY 40.63 m (55° 33' 06")

BARNARD STREET

TITLE BOUNDARY 21.46 m (144° 27' 36")

TITLE BOUNDARY 7.29 m (145° 43' 36")

TITLE BOUNDARY 20.00 m (55° 33' 36")

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MANAGEMENT

- MINIMUM 80% OF CONSTRUCTION
AND DEMOLITION WASTE TO BE
DIVERTED FROM LANDFILL. (WASTE
MANAGEMENT PLAN COMMITMENT)

WATER EFFICIENCY

- 20,000L RAINWATER TANK
CONNECTED TO WC FLUSHING.
- ALL SANITARY FIXTURES TO
ACHIEVE MINIMUM WELS RATINGS:
• 4 STAR TOILETS
• 5 STAR TAPS
• 4 STAR SHOWERHEADS
(6.0-7.5L/MIN)

ENERGY EFFICIENCY

- 10KW ROOFTOP SOLAR PV
SYSTEM.
- BUILDING FABRIC TO EXCEED NCC
2022 SECTION J MINIMUM
INSULATION BY 10%.
- MOTION/DAYLIGHT SENSORS
PROVIDED TO EXTERNAL AND
COMMON AREA LIGHTING.
- HVAC AND ELECTRICAL SYSTEMS
TO BE SELECTED WITHIN ONE STAR
OF BEST AVAILABLE PRODUCT AT
TIME OF INSTALLATION (OR 15%
MOST EFFICIENT WHERE NO
RATING APPLIES).

STORMWATER

- DRIVEWAY RUNOFF DIVERTED TO
OCEAN PROTECT OCEANGUARD
SYSTEM.
- ALL SITE RUNOFF DIRECTED TO
OCEAN PROTECT JELLYFISH®
TREATMENT SYSTEM.

INDOOR ENVIRONMENT QUALITY
(IEQ)

- HORIZONTAL SHADING PROVIDED
TO WINDOW AS SHOWN ON PLANS.
PROJECTION DEPTH ≥25% OF
WINDOW HEIGHT.
- ALL PAINTS, ADHESIVES,
SEALANTS AND FLOORING TO BE
LOW VOC.
- ENGINEERED WOOD PRODUCTS
TO BE E0 FORMALDEHYDE OR
BETTER CERTIFIED.

TRANSPORT

- EV CHARGING INFRASTRUCTURE
PROVISION (LEVEL 2 – 32A / 7KW).
- BICYCLE SPACES NOT REQUIRED
UNDER STATUTORY PROVISIONS.

WASTE

- 3-BIN WASTE SYSTEM (RUBBISH,
RECYCLING, FOGO) WITH
PROVISION FOR FUTURE GLASS
WASTE STREAM.
(REFER TO TP00.100 PLAN)

MATERIALS

- TIMBER TO BE FSC, PEFC OR AFS
CERTIFIED. NO RAINFOREST
TIMBER TO BE USED.NS
- STEEL TO BE SOURCED FROM ISO
14001 CERTIFIED SUPPLIER
PARTICIPATING IN WSA CLIMATE
ACTION PROGRAM.
- CARPET AND UNDERLAY TO HAVE
THIRD-PARTY SUSTAINABLE
CERTIFICATION.

URBAN ECOLOGY

- MINIMUM 10% OF SITE AREA
PROVIDED AS VEGETATED
LANDSCAPE.

NOT FOR CONSTRUCTION

24066 TP00.102

16/06/2026

TP01



SECOND FLOOR

SCALE: As indicated at A3

253 BARNARD STREET, 144 WATTLE STREET
BENDIGO

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URBAN DESIGN

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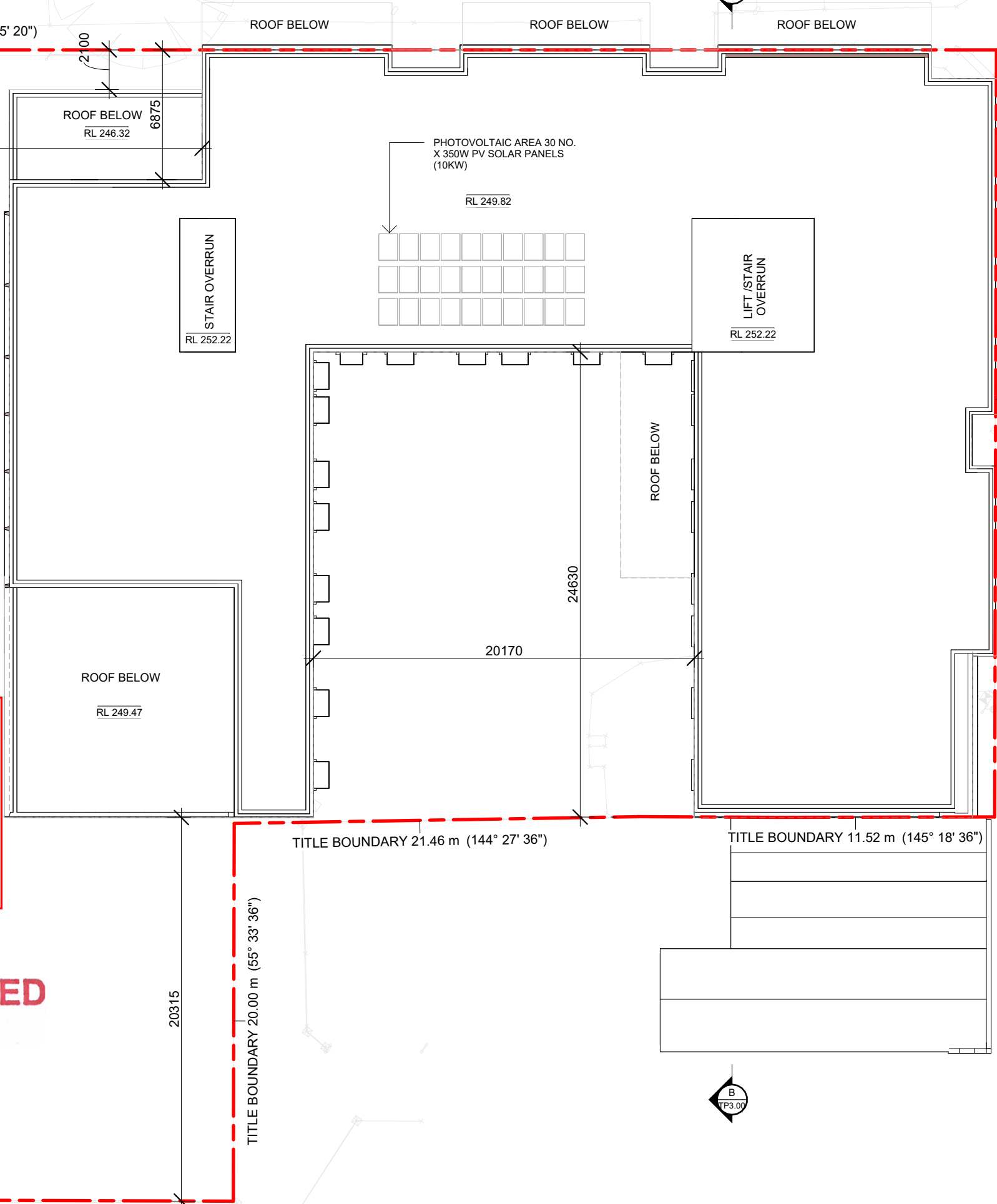
P03	21/07/2025	PRELIMINARY
P04	28/07/2025	PRELIMINARY
P05	30/01/2026	PRELIMINARY
P06	11/03/2026	PRELIMINARY
TP01	16/06/2026	SUBMISSION

WATTLE STREET

BARNARD STREET

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ADVERTISED PLAN



MANAGEMENT

- MINIMUM 80% OF CONSTRUCTION AND DEMOLITION WASTE TO BE DIVERTED FROM LANDFILL. (WASTE MANAGEMENT PLAN COMMITMENT)

WATER EFFICIENCY

- 20,000L RAINWATER TANK CONNECTED TO WC FLUSHING.
- ALL SANITARY FIXTURES TO ACHIEVE MINIMUM WELS RATINGS:
• 4 STAR TOILETS
• 5 STAR TAPS
• 4 STAR SHOWERHEADS (6.0-7.5L/MIN)

ENERGY EFFICIENCY

- 10KW ROOFTOP SOLAR PV SYSTEM.
- BUILDING FABRIC TO EXCEED NCC 2022 SECTION J MINIMUM INSULATION BY 10%.
- MOTION/DAYLIGHT SENSORS PROVIDED TO EXTERNAL AND COMMON AREA LIGHTING.
- HVAC AND ELECTRICAL SYSTEMS TO BE SELECTED WITHIN ONE STAR OF BEST AVAILABLE PRODUCT AT TIME OF INSTALLATION (OR 15% MOST EFFICIENT WHERE NO RATING APPLIES).

STORMWATER

- DRIVEWAY RUNOFF DIVERTED TO OCEAN PROTECT OCEANGUARD SYSTEM.
- ALL SITE RUNOFF DIRECTED TO OCEAN PROTECT JELLYFISH® TREATMENT SYSTEM.

INDOOR ENVIRONMENT QUALITY (IEQ)

- HORIZONTAL SHADING PROVIDED TO WINDOW AS SHOWN ON PLANS. PROJECTION DEPTH ≥25% OF WINDOW HEIGHT.
- ALL PAINTS, ADHESIVES, SEALANTS AND FLOORING TO BE LOW VOC.
- ENGINEERED WOOD PRODUCTS TO BE E0 FORMALDEHYDE OR BETTER CERTIFIED.

TRANSPORT

- EV CHARGING INFRASTRUCTURE PROVISION (LEVEL 2 – 32A / 7KW).
- BICYCLE SPACES NOT REQUIRED UNDER STATUTORY PROVISIONS.

WASTE

- 3-BIN WASTE SYSTEM (RUBBISH, RECYCLING, FOGO) WITH PROVISION FOR FUTURE GLASS WASTE STREAM. (REFER TO TP00.100 PLAN)

MATERIALS

- TIMBER TO BE FSC, PEFC OR AFS CERTIFIED. NO RAINFOREST TIMBER TO BE USED.NS
- STEEL TO BE SOURCED FROM ISO 14001 CERTIFIED SUPPLIER PARTICIPATING IN WSA CLIMATE ACTION PROGRAM.
- CARPET AND UNDERLAY TO HAVE THIRD-PARTY SUSTAINABLE CERTIFICATION.

URBAN ECOLOGY

- MINIMUM 10% OF SITE AREA PROVIDED AS VEGETATED LANDSCAPE.

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ROOF PLAN

SCALE: As indicated at A3

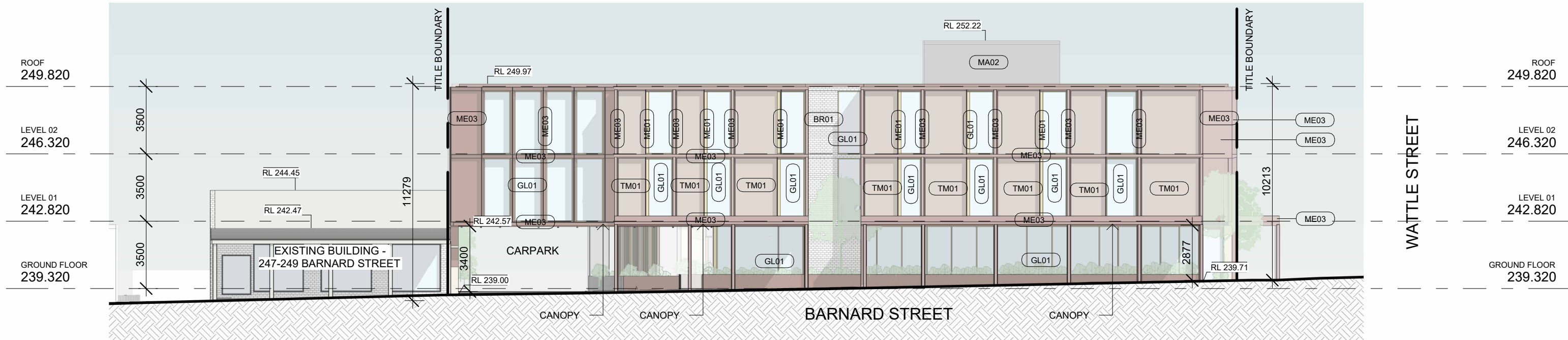
253 BARNARD STREET, 144 WATTLE STREET
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24066 TP00.103

16/06/2026

TP01





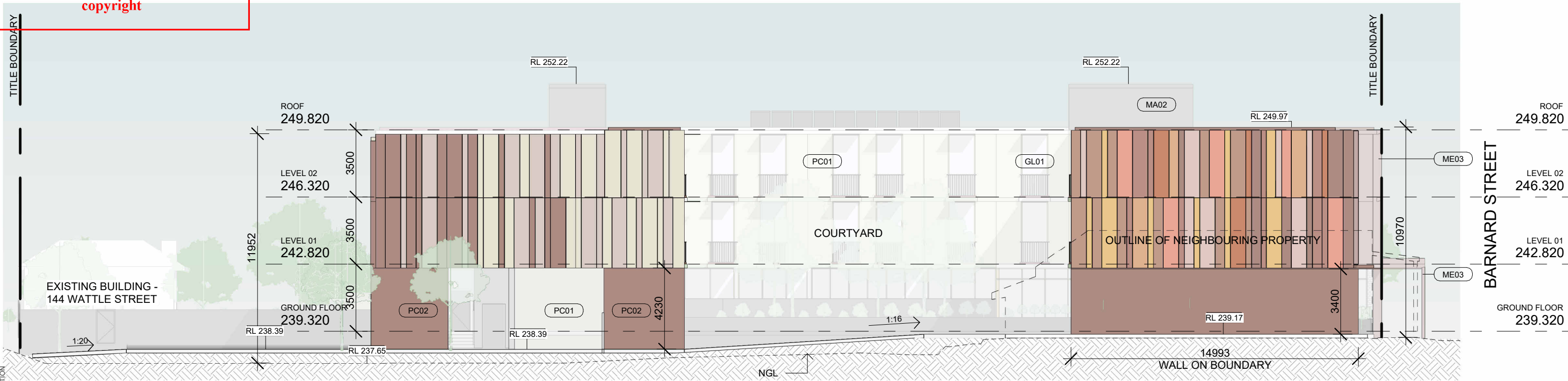
1 NORTH ELEVATION
SCALE 1 : 200

MATERIAL SCHEDULE

TM01 LIGHT WEIGHT CLADDING (TIMBER LOOK)	TM02 LIGHT WEIGHT CLADDING (TIMBER LOOK)	BR01 - LIGHT GREY BRICK	GL01 CLEAR GLAZING	PC01 PRECAST CONCRETE - LIGHT GREY/BEIGE	PC02 PRECAST CONCRETE - COLOURED FINISH	MA01 (SOLID PRECAST CONCRETE) - COLOURED FINISH	ME01 METAL DARK BRONZE COLOUR	ME02 METAL DARK CHARCOAL COLOUR	ME03 METAL OXIDE COLOUR

ADVERTISED
PLAN

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2 EAST ELEVATION
SCALE 1 : 200

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P06	11/03/2026	PRELIMINARY
TP01	16/06/2026	SUBMISSION

ELEVATIONS

SCALE: As indicated at A3

253 BARNARD STREET, 144 WATTLE STREET
BENDIGO

24066 TP2.00
16/06/2026 TP01



1 SOUTH ELEVATION
SCALE 1:200

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MATERIAL SCHEDULE

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2 WEST ELEVATION
SCALE 1:200

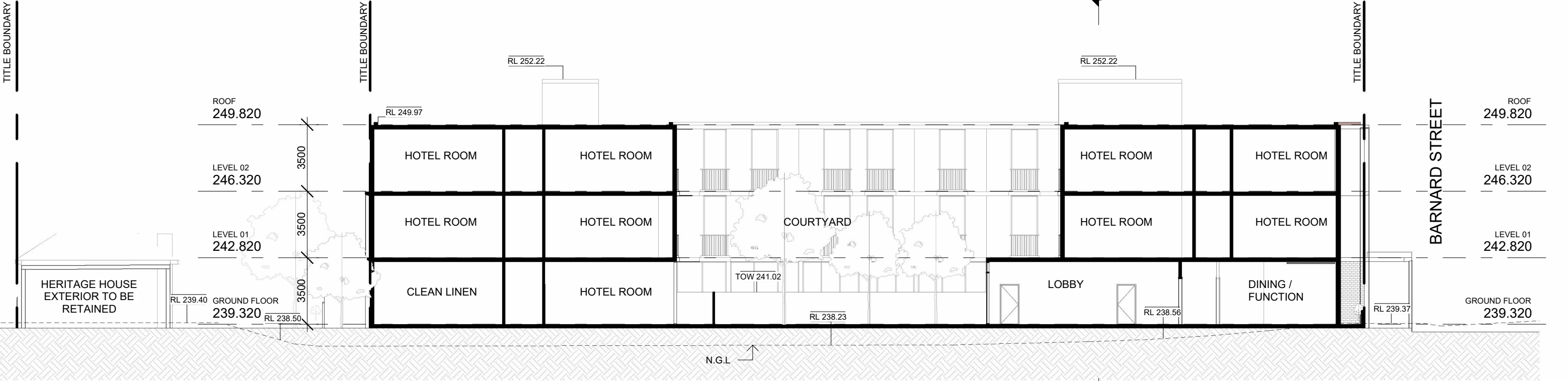
ADVERTISED
PLAN

ELEVATIONS
SCALE: As indicated at A3

253 BARNARD STREET, 144 WATTLE STREET
BENDIGO

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24066 TP2.01
16/06/2026 TP01

TITLE BOUNDARY



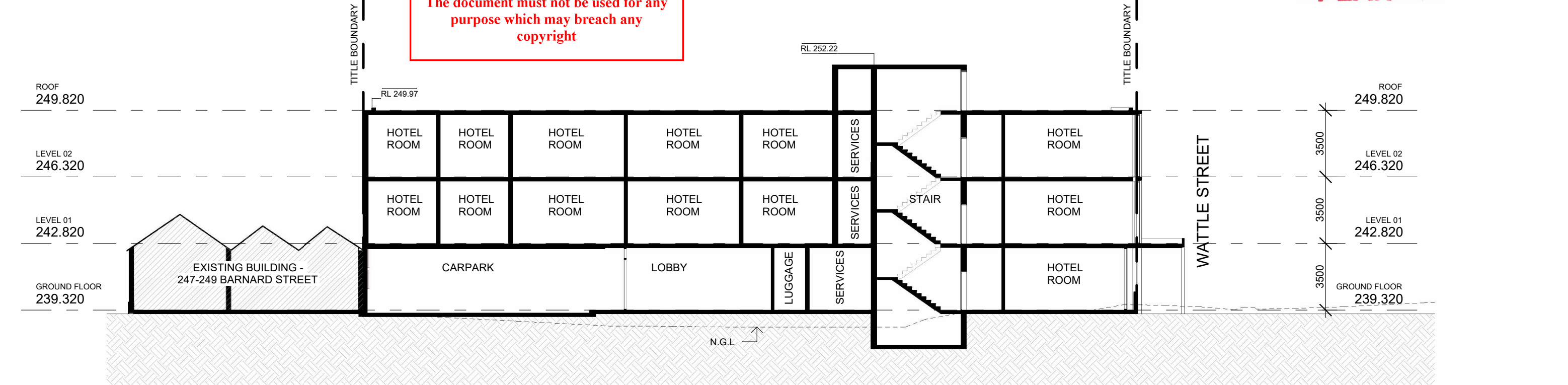
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SCALE 1 : 200

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A
TP3.00

B
TP3.00

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PLAN



B Section BB
SCALE 1 : 200

A
TP3.00

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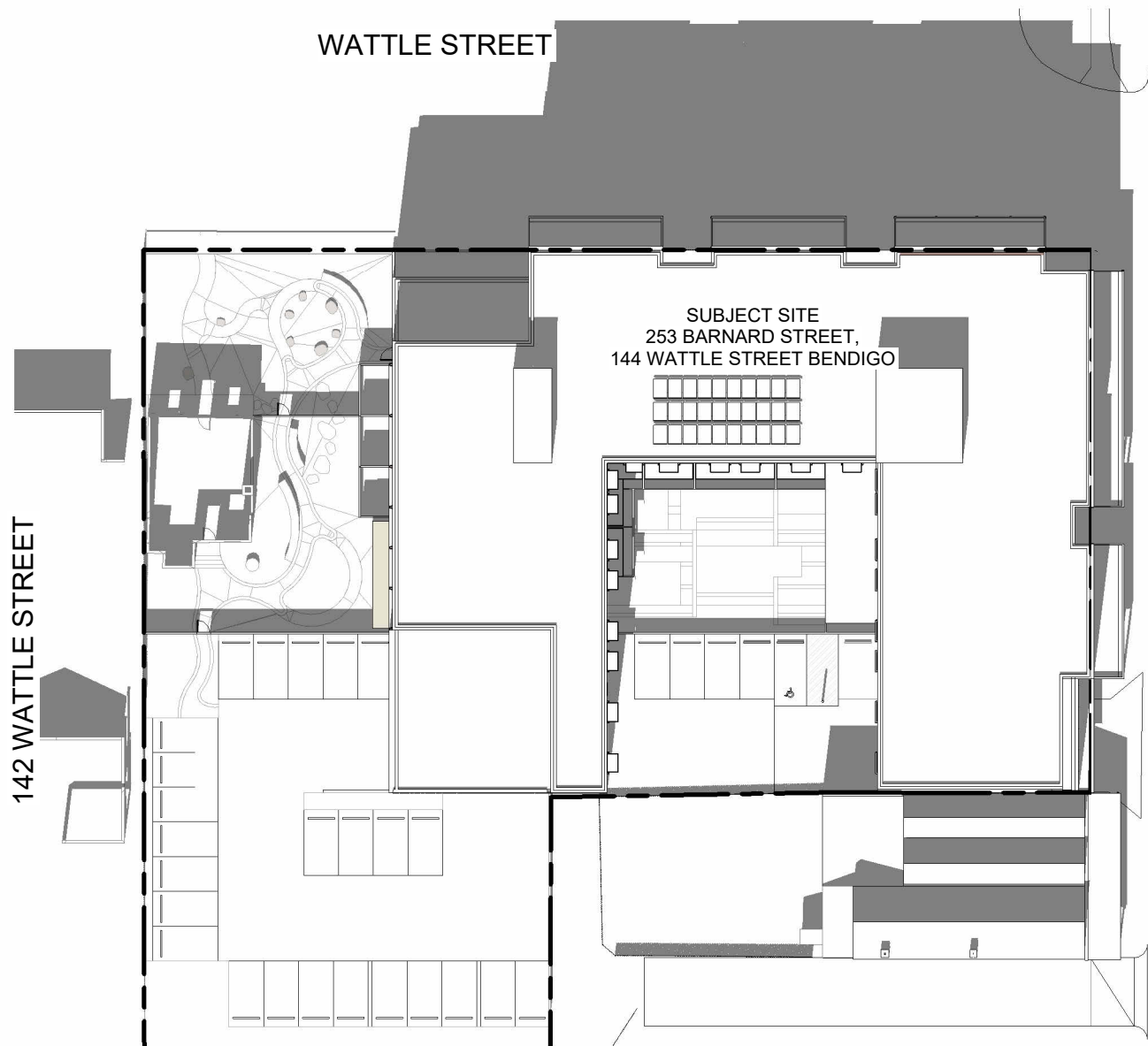
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TP01	16/06/2026	SUBMISSION

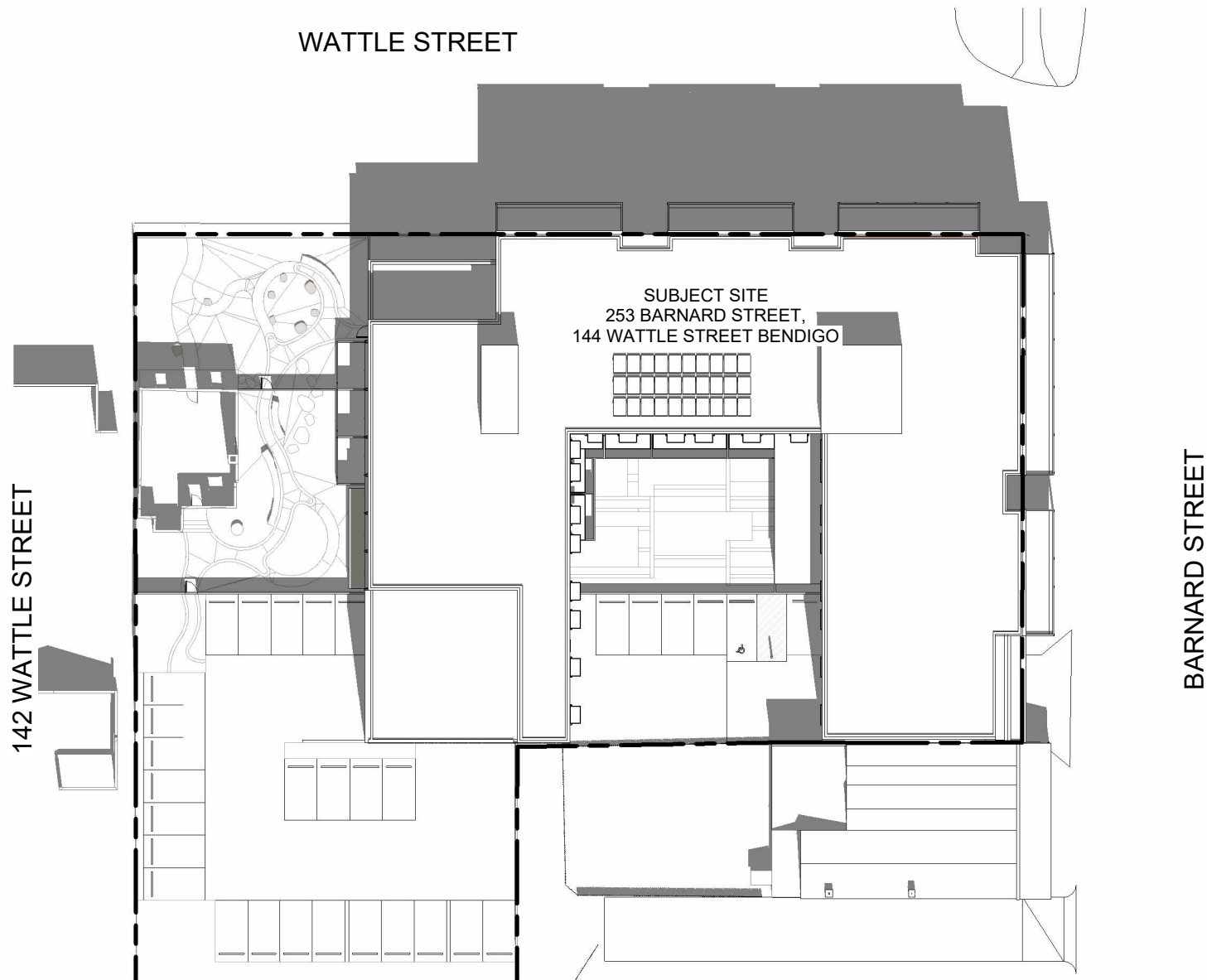
SECTION
SCALE: 1 : 200 at A3

253 BARNARD STREET, 144 WATTLE STREET
BENDIGO

24066 TP3.00
16/06/2026 TP01



1 SPRING EQUINOX - 9AM
SCALE 1 : 500



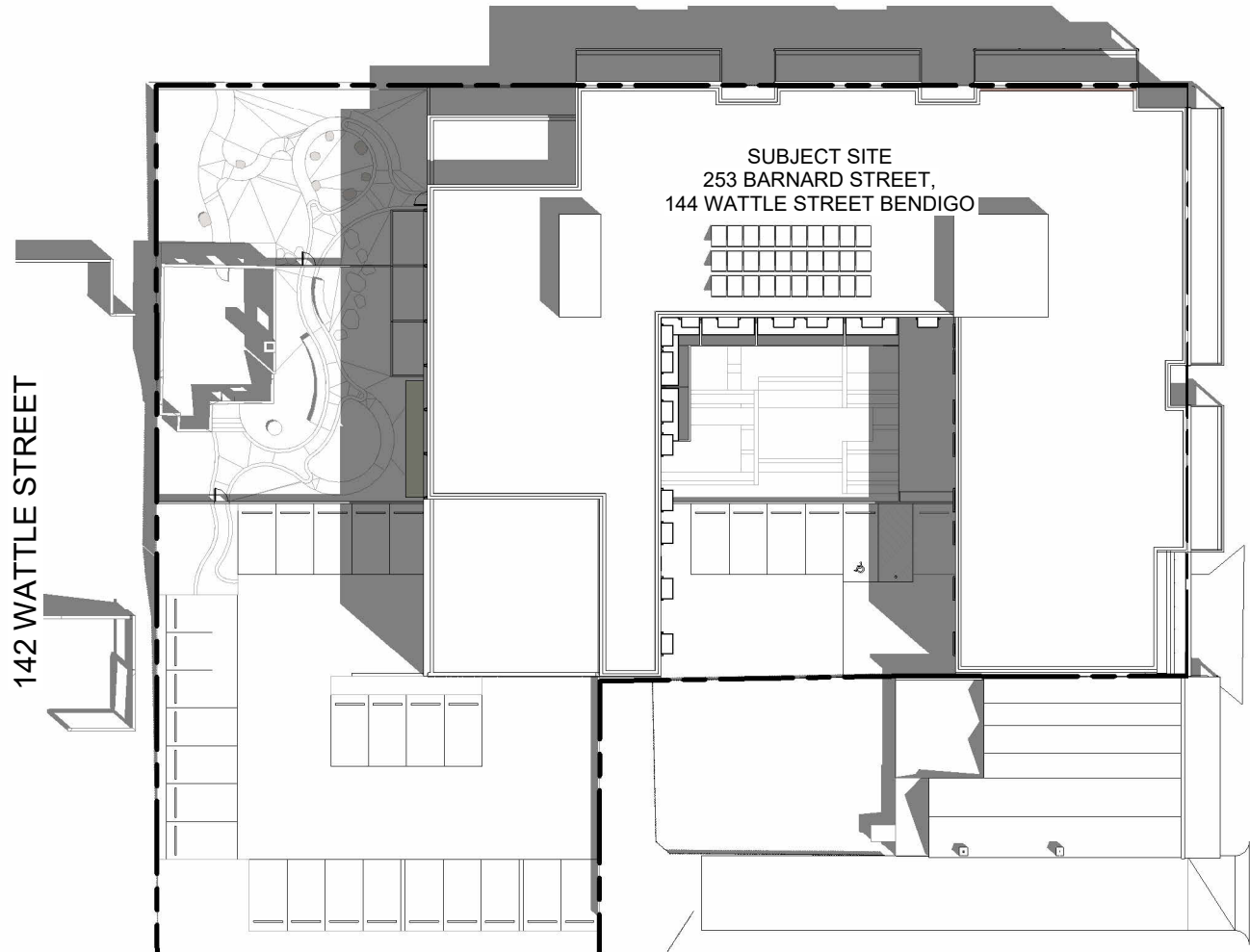
2 SPRING EQUINOX - 10AM
SCALE 1 : 500

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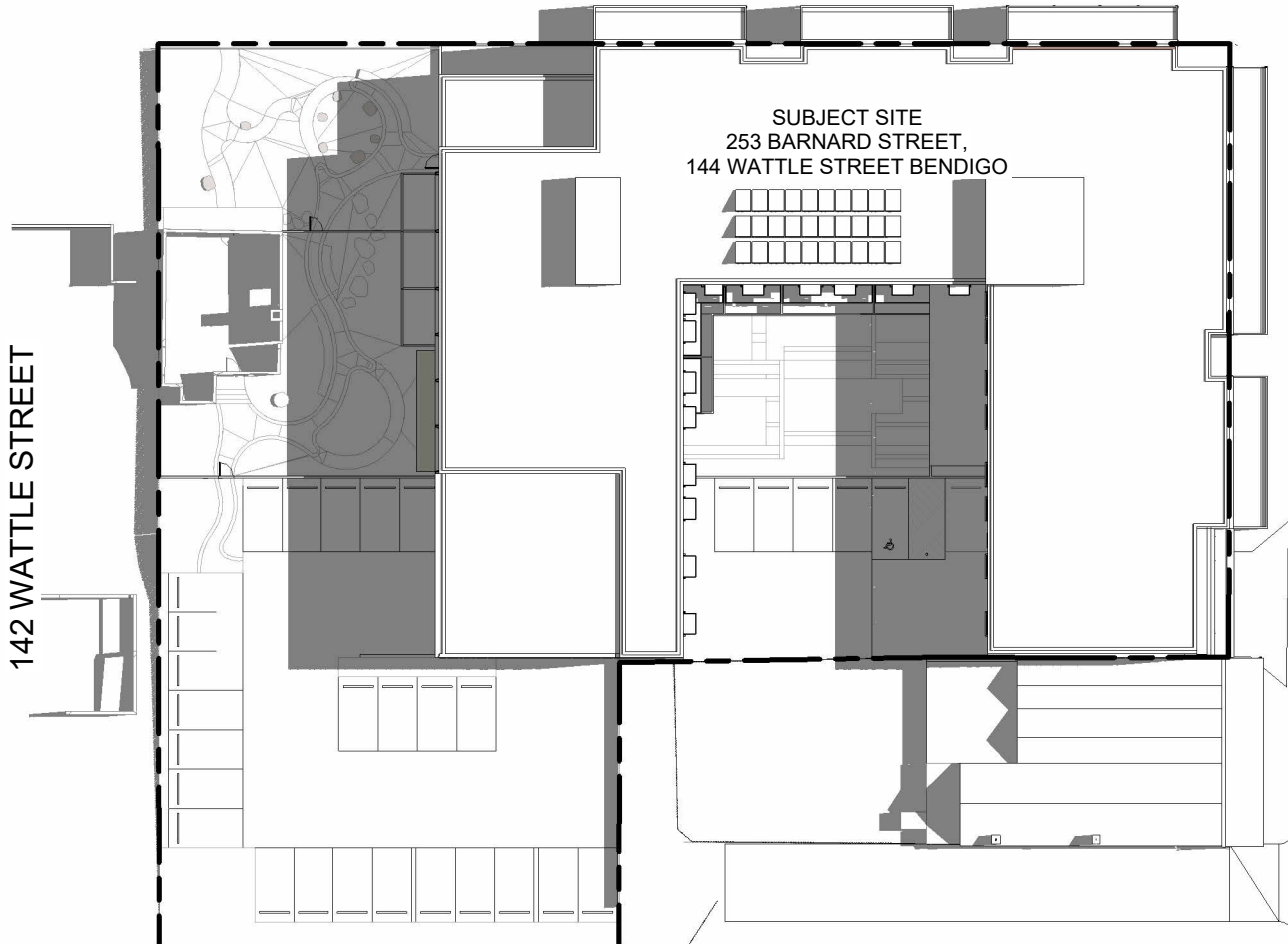
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WATTLE STREET



WATTLE STREET



BARNARD STREET

BARNARD STREET

142 WATTLE STREET

142 WATTLE STREET

2 SPRING EQUINOX - 12PM
SCALE 1 : 500

1 SPRING EQUINOX - 2PM
SCALE 1 : 500

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SHADOW
SCALE: 1 : 500 at A3

253 BARNARD STREET, 144 WATTLE STREET
BENDIGO

24066
16/06/2026

TP4.02
TP01



WATTLE STREET

142 WATTLE STREET

BARNARD STREET

SUBJECT SITE
253 BARNARD STREET,
144 WATTLE STREET BENDIGO

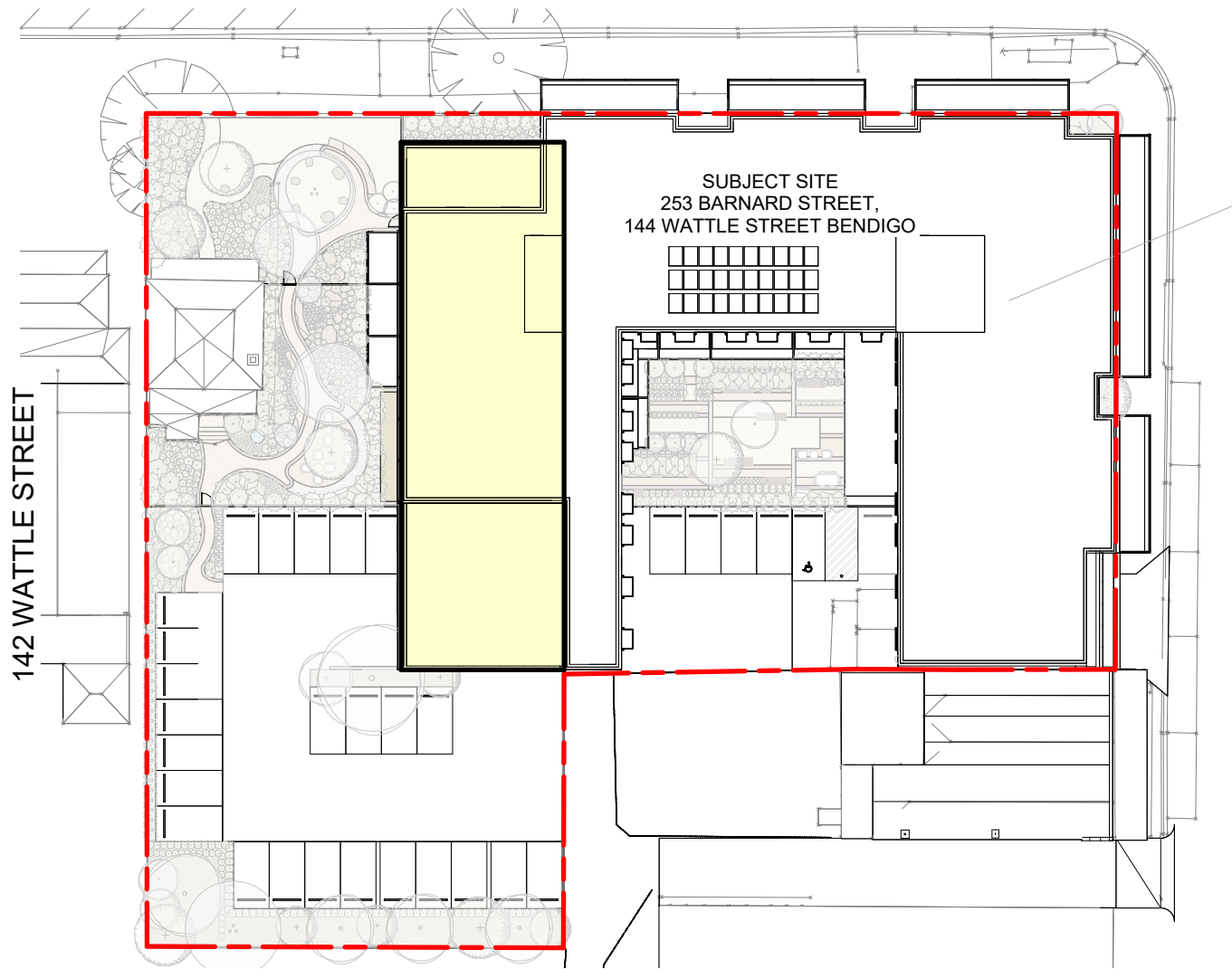
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1 SPRING EQUINOX - 3PM
SCALE 1 : 500



WATTLE STREET



142 WATTLE STREET

BARNARD STREET

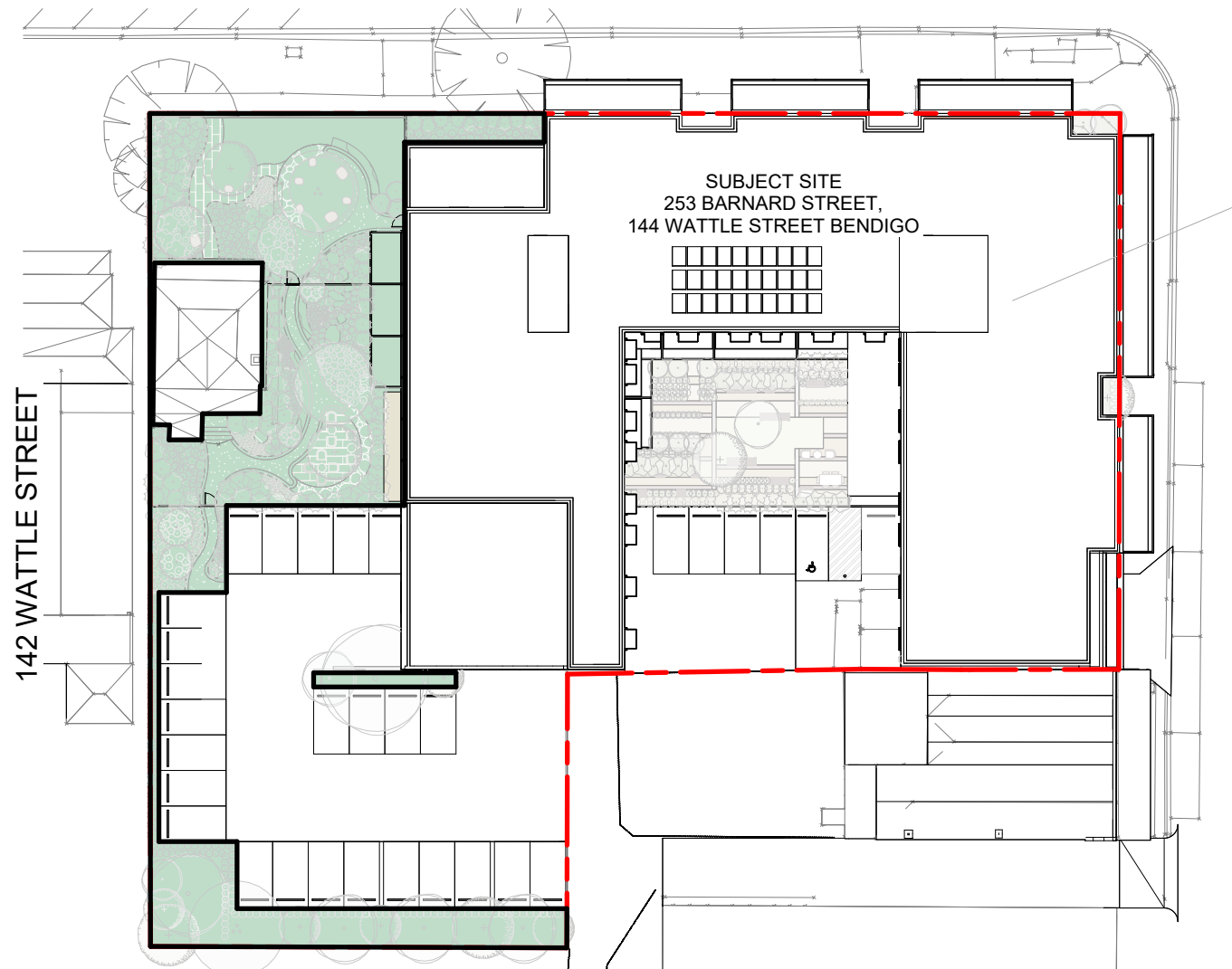
1 SITE COVERAGE
SCALE 1 : 500

SITE COVERAGE

SITE COVERAGE = 459 sqm
OVERALL SITE = 1859 sqm
= 24.7%

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WATTLE STREET



142 WATTLE STREET

BARNARD STREET

2 GARDEN AREA
SCALE 1 : 500

GARDEN AREA

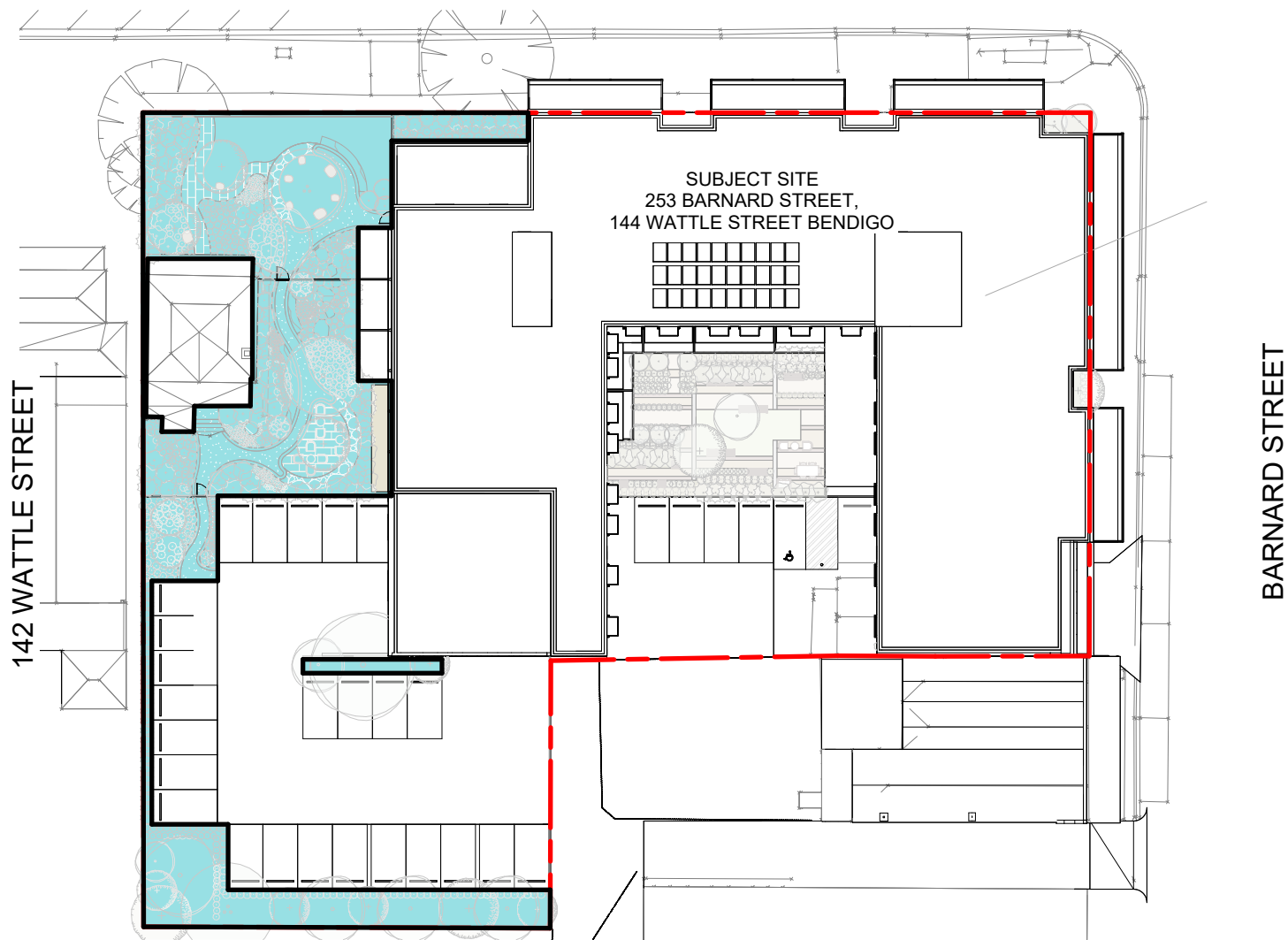
SITE COVERAGE = 650 sqm
OVERALL SITE = 1859 sqm
= 35%

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WATTLE STREET



142 WATTLE STREET

BARNARD STREET

SUBJECT SITE
253 BARNARD STREET,
144 WATTLE STREET BENDIGO

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1 PERMEABILITY
SCALE 1 : 500

PERMEABILITY

SITE COVERAGE = 608 sqm
OVERALL SITE = 1859 sqm

= 33%

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PERMEABILITY
SCALE: 1 : 500 at A3

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24066
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TP5.02
TP01



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