

Managed Growth Strategy Community Engagement Survey Summary of Key Results 2024

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Draft Managed Growth Strategy – 549
- Summary of Managed Growth Strategy and Housing and Neighbourhood Character Strategy – 497
- Draft Housing and Neighbourhood Character Study – 253

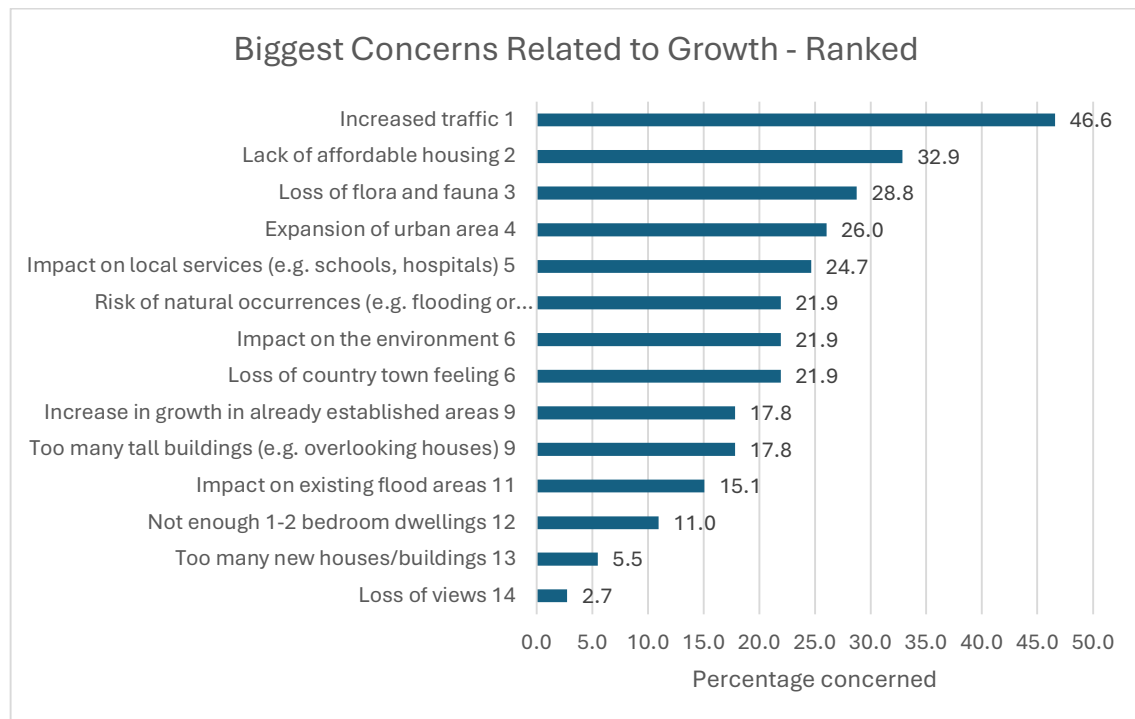
A total of 73 survey results were received between May 21 and July 12, 2024.

How supportive are you of the goals listed:	Population = 73 respondents	%
Considering bushfire risk	Strongly Support	58.33
	Support	25.00
	Somewhat Support	15.28
	Do Not Support	1.39
Protect areas with landscape or environmental value	Strongly Support	63.89
	Support	18.06
	Somewhat Support	18.06
	Do Not Support	0.00
Reduce the environmental impact of new development on existing landscapes	Strongly Support	62.50
	Support	19.44
	Somewhat Support	16.67
	Do Not Support	1.39
Ensure development better responds to environmental constraints and climate change	Strongly Support	53.52
	Support	23.94
	Somewhat Support	15.49
	Do Not Support	7.04
Increase residential development in urban areas from 47 to 70 per cent	Strongly Support	36.11
	Support	15.28
	Somewhat Support	19.44
	Do Not Support	29.17
Increase medium density development from 8 to 15 per cent over 15 years	Strongly Support	33.80
	Support	26.76
	Somewhat Support	21.13
	Do Not Support	18.31
Ensure enough supply of residential land in Greater Bendigo to 2056	Strongly Support	41.67
	Support	22.22
	Somewhat Support	29.17
	Do Not Support	6.94
Ensure provision of infrastructure to meet changing community needs	Strongly Support	74.65
	Support	12.68
	Somewhat Support	11.27
	Do Not Support	1.41

Are there any other housing goals which you believe should be included in the Managed Growth Strategy? General sentiments

- Public transport
- High density housing
- Affordable housing
- Infrastructure
- Natural Occurrences (Flooding)
- More variety in house sizes

Biggest Community Concerns related to growth:

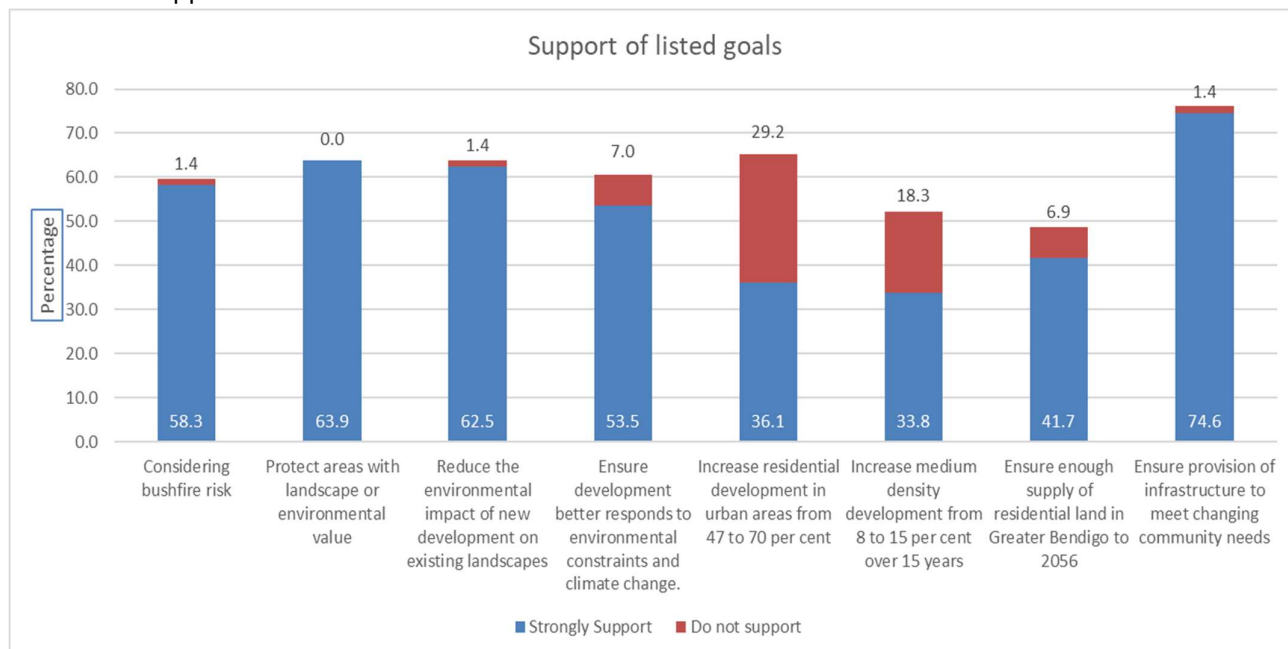


Concern	Response %	Rank
Increased traffic	46.6	1
Lack of affordable housing	32.9	2
Loss of flora and fauna	28.8	3
Expansion of urban area	26.0	4
Impact on local services (e.g. schools, hospitals)	24.7	5
Loss of country town feeling	21.9	6
Impact on the environment	21.9	6
Risk of natural occurrences (e.g. flooding or bushfires)	21.9	6
Too many tall buildings (e.g. overlooking houses)	17.8	9
Increase in growth in already established areas	17.8	9
Impact on existing flood areas	15.1	11
Not enough 1-2 bedroom dwellings	11.0	12

Too many new houses/buildings	5.5	13
Loss of views	2.7	14

How supportive are you of the Managed Growth Strategy Policy:

Strongly Support 38.4%
Support 24.7%
Somewhat Support 16.4%



Do Not Support 19.2%

Why do you support the Managed Growth Strategy? Overall themes

- High density
- Public transport
- Natural occurrences (Flooding)
- Urban sprawl
- Affordable housing
- Walking/cycling paths

Why do you support the Managed Growth Strategy? Respondent statements

- It shows consideration and balance
- Access to services already in place, less to none impact on environment (no land needs to be cleared), allows people to live close to work, allows for less car travel, reduces urban sprawl.
- Protect biodiversity and make good use of infrastructure

Why do you not support the Managed Growth Strategy? Overall themes

- Too ambitious

- High density
- Traffic
- Amenities
- Infrastructure
- Losing farm space

Why do you not support the Managed Growth Strategy? Respondent statements

- Because the planning department don't take in the existing amenity of established neighbourhoods.
- Once you lose the farming land you can't get it back, and the Council do not care to get it back because there is more money to be made off expanding the urban areas
- Feel that the 70% figure is too high... how is Council sure that the majority of residents want to live in inner Bendigo on smaller lots ?
- Its short sighted. Not what regional communities want. Where are the back yards? Where are kids going to play that's not going to mean they're on the streets?

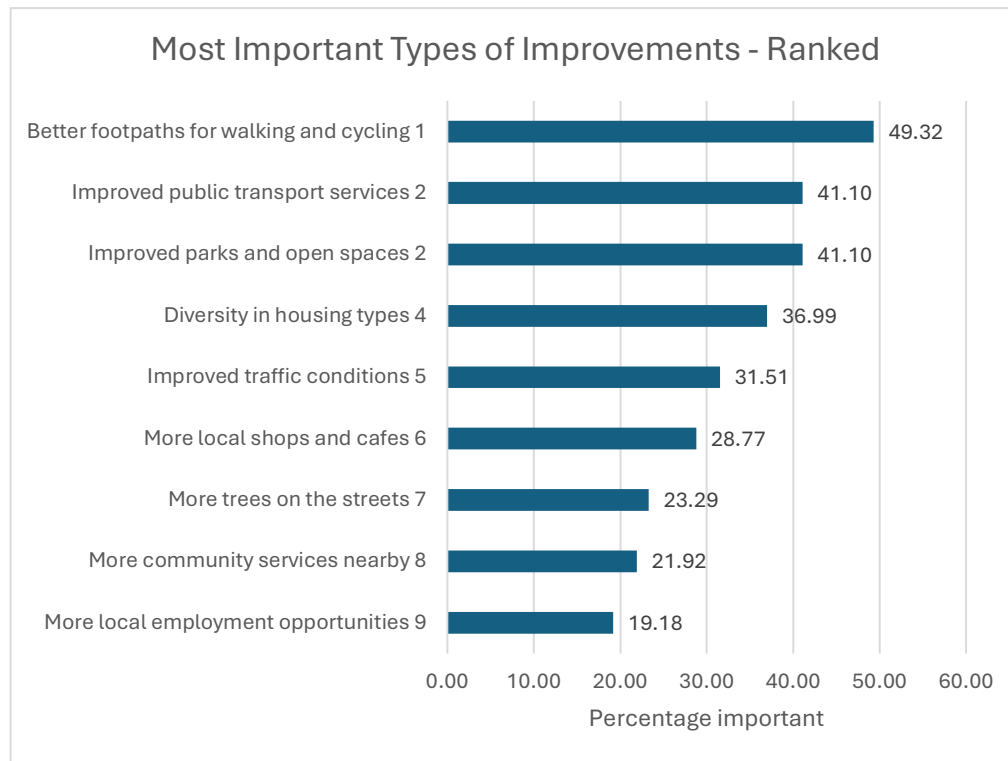
What types of improvements you would like to see? Overall themes

- Close amenities (e.g. coffee, shopping, transport, pools, playgrounds)
- Public transport
- Traffic
- Walking and cycling paths
- High density housing
- Green space

What types of improvements you would like to see? Respondent statements

- The lowline will be a game changer
- More commercial land for small retail and small business to provide for the growing areas.
- amenities within sort walking distance for all, e.g. local shopping, public transport, etc.,
- More swimming pools

Most important types of improvements



Improvement	Response %	Rank
Better footpaths for walking and cycling	49.3	1
Improved public transport services	41.1	2
Improved parks and open spaces	41.1	2
Diversity in housing types	37.0	4
Improved traffic conditions	31.5	5
More local shops and cafes	28.8	6
More trees on the streets	23.3	7
More community services nearby	21.9	8
More local employment opportunities	19.2	9

Any other feedback regarding the Managed Growth Strategy? Overall themes

- Public transport
- Community feedback is good
- Rural lifestyle
- Natural occurrences (flooding)

Any other feedback regarding the Managed Growth Strategy? Respondent statements

- Please NEVER allow development on the Southside of Big Hill..
- Use offsets to plant out open space, improve waterway planting, or bush brokers.
- We chose to purchase properties out here because of the space and distance from housing estates.
- While the Council will be happy to accept the housing rates from more estates, the existing residents will continue to experience significant flooding events,
- This document has a 30 year life span that in its current format will be detrimental to Bendigo in the short to medium term.
- Please produce guidelines for medium density development - with photos. I can't stress this enough. It is one thing to have a strategy, but the development community needs guidance on what the city expect to see new development look like and deliver.
- Keep people involved / Listen to advice

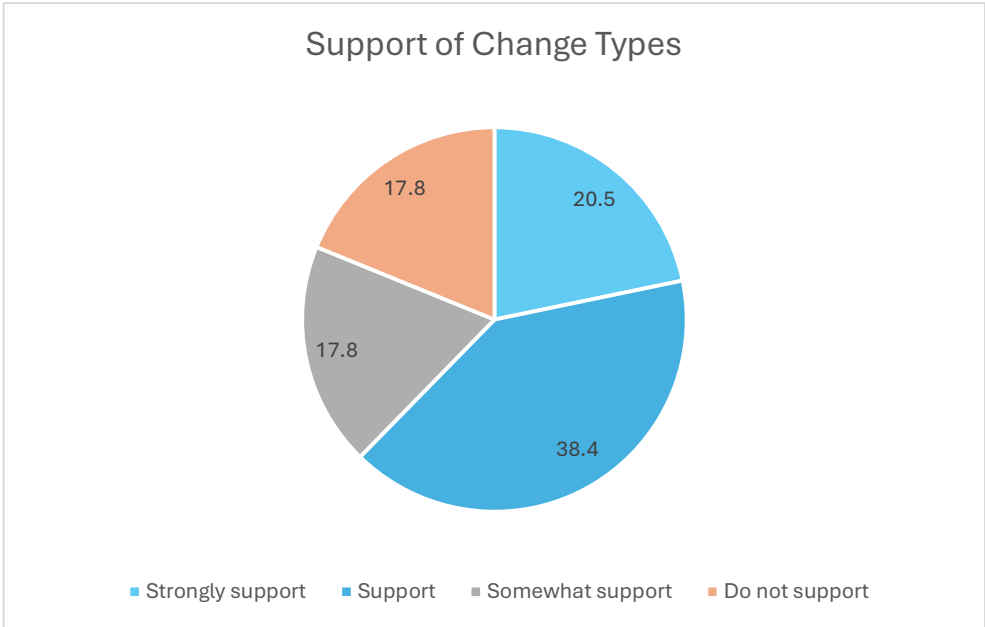
Comment on the Neighbourhood Character Types – Overall themes

- Heritage overlays
- Conserve bushland
- Street trees

Comment on the Neighbourhood Character Types – Respondent statements

- The character types are stereotypes and they are prescriptive, and none of these 'types' has been designed to contemporary standards of sustainability, all abilities access, aging in place or energy efficiency
- Retention of trees
- Hate it - sounds like a good idea in an ideal world but will end up being divisive and the have and have nots.
- It seems that the council are in conflict with their own objectives.

How Supportive of change types in your area?



Strongly Support	20.5%
Support	38.4%
Somewhat Support	17.8%
Do Not Support	17.8%

Why are you supportive of the change types? Overall themes

- Street trees
- Bushland
- Heritage overlays

Why are you supportive of the change types? Overall statements

- I trust that the work undertaken is comprehensive and informed by best practice.
- We live in a Gold Era part and would like to maintain that overall characteristic and not have ultra-modern home that look like factories or homes whose garages dominate the frontage.
- One of the cities finest features is the historical and unique features of each neighbourhood character from Epsom to Maiden Gully.

Why are you not supportive of the change types? Overall themes

- High density
- Height
- Affordable housing

Why are you not supportive of the change types? Respondent statements

- Large quiet blocks should be able to be incorporated into urban areas as they are actually more peaceful and better than medium or high density living (which the city affords)
- Don't trust you!
- It seems elitist.
- Wholly unsupportive of the HNCS changes. The needs of our Street is not being reflected in the changes!
- I think 4 story buildings in residential areas next to existing homes is unethical.
- The strategy proposes muti story in my area, Strathfieldsaye. WHY??? Don't know a single person who would live out there in a 4 story building.

Any other feedback on Neighbourhood Character Strategy? Respondent statements

- Providing housing for people who do not currently have somewhere to live independently should always take precedence over the character of neighbourhoods.
- I have seen in cities around the world - less trees and open spaces gives rise to more graffiti, rubbish and crime.
- More single person housing / more social housing
- Please don't waste the opportunity you've been given so that future generations can say they appreciate the foresight you displayed.
- Don't go down the path of having black roofs on houses!
- There is a lot more to think about than a Neighbourhood character like homelessness. Don't be like the Capitol in the Hunger Games

Demographics of respondents

63 of 73 respondents live in Greater Bendigo

48 of 73 own a property om Greater Bendigo

17 of 31 are 50 or over

2 respondents under 30

15 respondents between 30 and 39

13 respondents between 40 and 49

18 respondents between 50 and 59

21 respondents 60 or over