



SUMMARY

Managed Growth Strategy

DRAFT



CITY OF GREATER
BENDIGO



BENDIGO



gathered



Overview

Greater Bendigo is located on the lands of the Dja Dja Wurrung and Taungurung peoples who are the traditional owners of the land and who lived in the region for tens of thousands of years before European colonisation and the discovery of gold by European settlers in 1851.

Greater Bendigo is a creative and culturally diverse regional centre offering a broad range of economic opportunities, services and facilities which cater for a large regional catchment. The municipality is centrally located in the heart of Victoria, at the intersection of major highways and less than 150 kilometres from Melbourne. The municipality covers over 3,000 square kilometres and contains not only the vibrant urban area of Bendigo but many unique small towns such as Heathcote, Elmore, Goornong, Raywood, and Axedale, as well as a variety of agricultural activities such as livestock and cropping.

The municipality is an attractive place to live due to its schools and educational institutions, acclaimed architecture, diverse employment opportunities and affordability.

For the above reasons, the municipality is also attracting new residents, particularly those from other rural and regional areas. Therefore, population and housing growth in Greater Bendigo will continue.

In the past, it has often been the preferred solution to rezone land for housing on the outskirts of urban

Bendigo to accommodate population growth. Houses delivered in these areas are nearly all detached dwellings of three or more bedrooms. This form of housing has met (and will continue to meet in the short to medium term) market demand but a greater diversity of housing types is needed. There is also a need to make better use of existing infrastructure and services by locating more housing within the established suburbs of Greater Bendigo.

The Managed Growth Strategy (MGS) sets the context and direction to guide the growth of Greater Bendigo until 2056. The MGS has assumed a growth rate of 1.6 per cent each year over this time period. This will mean approximately 38,000 additional dwellings will be needed, with approximately 32,000 of these located in urban Bendigo. While historic trends provide a guide to predict future growth, many factors will influence the municipality's growth rate. The MGS has therefore forecast a variety of population scenarios.

The MGS and its implementation actions have prepared to make best use of existing infrastructure, to limit development in areas of environmental risk, and conversely to better enable residential development in well serviced locations to reduce the need for residents to drive to access shops, facilities and public spaces. This will help ensure Greater Bendigo remains a great place to live into the future.



Current facts:

- Over 124,000 residents (Estimated Residential population, ERP 2023)
- Over 54,000 dwellings (ERP/2.3 residents per household)
- 63.6 per cent of households comprise one or two people
- 17.5 per cent of all homes have fewer than three bedrooms
- Between the 2016 and 2021 census there was an increase in 3,500 homes with four or more bedrooms
- Close to 2,000 more households own three or more cars in 2021 than they did in 2016
- Less than 50 per cent of urban development is within the established areas (existing suburbs) of Greater Bendigo
- The cost of delivering infrastructure in growth areas is estimated to be between two and four times higher than established areas (Infrastructure Victoria, Infrastructure Provision in Different Development Settings). This does not consider the ongoing maintenance costs

By 2056

- Around 87,000 more residents will call Greater Bendigo home
- Around 38,000 more homes will be needed to accommodate population growth
- 70 per cent of all dwellings in urban Greater Bendigo will be located in the established areas (existing suburbs), with 30 per cent in the growth areas including in Marong, Huntly, Maiden Gully and Strathfieldsaye
- More residents will be living in various types of housing around existing commercial centres, along major transport corridors and near train stations
- Large vacant sites within the current urban area will be developed for residential purposes
- Residents will be able to get around the municipality easily through a network of cycle and pedestrian links reducing the need for short private vehicle trips
- Environmental constraints will be considered early when planning for new housing, particularly the potential impacts of flooding and bushfire
- Environmentally sustainable design will be incorporated into all new buildings and considered when retrofitting existing buildings

Why are we preparing a Managed Growth Strategy (MGS)?

Migration of new residents, increased life expectancy among existing residents, and local births will all contribute to more than an expected 87,000 new residents calling Greater Bendigo home by 2056. About 84 per cent of the new residential population growth is expected in the urban area.

The City needs to plan for this population growth to ensure all residents have somewhere to call home. Housing is a basic human right. Without an adequate and diverse supply of housing, housing affordability will be impacted. Housing prices in the municipality are already growing at faster rate than income level. Between 2016 and 2021 the median household income grew by 23 per cent in the municipality and house prices grew by 55 per cent.¹ The median house price in 2022 in Greater Bendigo was \$565,000.²

The MGS sets out a framework for how a long-term supply and diversity of housing will be delivered to cater for the growing number of smaller households and to promote housing in well serviced locations free from constraints.

The MGS will ensure the City is well positioned to meet the housing growth needs for Victoria's second largest regional municipality.



What does the MGS not do?

The MGS does not seek to drive population growth, rather, it plans to ensure that forecast population growth can be accommodated and that a diversity of housing is provided to meet the needs of existing and new residents. It is possible, however, that the population of Greater Bendigo grows faster than expected. Reasons for this could include liveability, easy access to services and facilities, and increased employment opportunities. Given the difficulties in forecasting population and housing growth over a long period, it is recommended the MGS is reviewed every five years.

The MGS is focused on residential and housing growth. The City has an adopted *Greater Bendigo Industrial Land Development Strategy 2020*, and an adopted *Commercial Land and Activity Centre Strategy 2015*, which provide recommendations around industrial and commercial land respectively. These documents have assisted in providing guidance for where residential growth should be directed in the municipality.

In identified growth areas, rezonings of land will be considered as part of detailed structure planning processes or through the preparation of framework plans, with the MGS providing the policy direction. Key development sites within the established areas and identified in the MGS, will be rezoned through separate processes.

Any rezonings recommended through the Housing and Neighbourhood Character Strategy (which is an input into MGS) will be implemented through a planning scheme amendment process led by the City of Greater Bendigo. This would include a formal exhibition process, and anyone potentially impacted by the amendment will be provided with the opportunity to provide a submission.

While the MGS briefly touches on rural areas, a new Rural Areas Strategy is currently being prepared. This will provide more detail around preferred land use outcomes in the different rural areas and townships across Greater Bendigo.

Once implemented into the Greater Bendigo Planning Scheme, the MGS will improve planning policy and controls to better enable residential development in suitable locations. However, it is important to highlight that much of housing supply comes down to market dynamics including land values and construction costs. This is something the City has limited control over.

1 ABS census data, abs.gov.au

2 Property Sales Statistics, Valuer General Victoria, <https://www.land.vic.gov.au/valuations/resources-and-reports/property-sales-statistics>



The guiding principles of the MGS

Principle	Detail
Sustainability <i>Housing should be planned and designed to reduce its long-term environmental impact.</i>	Caring for country: Land should be rehabilitated and restored. Protect and enhance waterways and water resources. Habitat: Habitat and native vegetation loss should be avoided, and key areas protected. Agriculture: Valuable farming land should be protected. Efficiency: Planning should maximise water and energy efficiency as well as make the most of existing transport and community infrastructure.
Safety <i>Housing should be directed to areas that have fewer environmental hazards.</i>	Bushfire and Flood: Housing should be directed away from areas of risk. Contamination: Contaminated land should be identified and where potentially suitable for residential development remediated to allow this to happen. Heat: Consideration should be given as to how to reduce urban heat in new development through materials, orientation and tree planting.
Suitability <i>A diversity of housing should be delivered to meet different needs, be near services, be affordable and encourage quality of life.</i>	Services and Facilities: Development should occur in well serviced locations. Affordability: The market should provide a diversity of housing types with a focus on delivery of a well-designed product to meet long term housing needs at a range of price points. Liveability: Neighbourhoods should promote active and healthy lifestyles. Employment: Employment should be located in activity centres in line with population growth.

Recommendations

The MGS identifies the following key objectives for future growth and proposes 34 supporting actions to deliver them:

- Heal and protect Country
- Ensure there is an adequate supply of residential development in Greater Bendigo
- Increase the amount of social and affordable housing
- Increase the proportion of medium density development
- Direct growth to, in and around activity centres, transport corridors and train stations
- Ensure development areas have regard to environmental constraints by including directing growth to areas that are of a lower bushfire risk or flood risk and managing residential interfaces with industrial and extractive industries
- Ensure residential growth is supported by equitable, efficient and fit for purpose community, development, and open space infrastructure
- Encourage residential growth in well-served locations to increase sustainable and active transport
- Facilitate the delivery of commercial land in suitable locations to meet the needs of a growing population
- Direct limited infill growth to townships through the delivery of structure and township plans
- Develop growth area precincts to a minimum density of 15 lots per hectare

Goals to deliver the MGS

The draft MGS outlines a series of goals to implement these objectives. These goals aim to:

- Give priority to the protection of human life (in accordance with Clause 13.02-1S of the Greater Bendigo Planning Scheme)
- Improve planning tools and guidance available to protect areas with valued landscape or environmental values
- Reduce the environmental impact of new development on existing landscapes
- Ensure development better responds to environmental constraints and climate change
- Increase the proportion of infill residential development in urban areas from 47 to 70 per cent
- Increase the proportion of residential medium density development from 8 to 15 per cent over the next 15 years
- Ensure there is adequate planned supply of residential land in Greater Bendigo to 2056
- Ensure the equitable provision of infrastructure to meet changing community needs

The MGS builds on existing strategies

The MGS has considered and sought to implement the recommendations from a variety of adopted strategies both at a state, regional and local level. At a state and regional level these include:

- Victoria's Housing Statement: The decade ahead 2024-2034 (VHS)
- Plan Melbourne 2017-2050
- Loddon Mallee South Regional Growth Plan
- Planning Practice notes 90 (Planning for Housing) and 91 (Using the Residential Zones)

Figure 1 shows the summary of the relationship between Council's adopted strategies and the MGS.



Figure 1 – Local strategies that have informed the Managed Growth Strategy

Background studies to inform the MGS

The MGS has been informed by a number of background studies. As well as the Housing and Neighbourhood Character Strategy, these include:

- Housing Capacity and Supply Assessment
- Municipal Bushfire Risk Assessment
- Bushfire Assessments of Potential Growth Areas
- Neighbourhood Character and Significant Landscape Overlay Assessment
- Agricultural Land Use Assessment

How the MGS considers population growth

Over the last 10 years residential building approvals have averaged 940 per year.

Year (ending June 30)	Total	Annual change (difference in dwellings numbers from the previous year)
2022-2023	678	-332
2021-2022	1,010	-274
2020-2021	1,284	+285
2019-2020	999	+112
2018-2019	887	+25
2017-2018	862	+143
2016-2017	719	-139
2015-2016	858	-180
2014-2015	1,038	-67
2013-2014	1,105	-1

To meet long term growth projections around 1,100 more homes will need to be constructed each year (160 more each year than long term averages).

Currently over 50 per cent of urban growth is in greenfield locations such as Marong, Maiden Gully, Huntly and Strathfieldsaye. Over the long term the MGS establishes a policy position that only 30 per cent of additional urban growth should be in greenfield areas, with 70 per cent of growth to be directed into existing suburbs. The proportion of growth in rural areas and townships is expected to remain largely unchanged.

	MGS % of total development	New homes per year	Total residential capacity (zoned land)	Number of years supply
Greenfield	25% of total growth including rural areas (30% of urban development)	237	3,291*	14
Rural	16% of total growth	150	6,696**	45
Infill	59% of total growth including rural areas (70% of urban development)	553	44,137**	80

*Note includes Forest Edge Estate in Maiden Gully (approximately 1,400 dwellings). This is not included in the Capacity Analysis due to the Bushfire Management Overlay applying to more than 10 per cent of the site.

**Note the capacity figure for rural areas does not include rural zoned land and only considers Heathcote and Argyle, Elmore, Axedale and Goornong. This includes infill development in greenfield areas of Huntly, Maiden Gully and Strathfieldsaye.

Some additional supply is expected through rezonings in identified land in Marong, but even with this additional residential supply, more land will be required to accommodate growth to 2056.

The proposed residential framework plan

The MGS proposes to make changes to the existing Urban Growth Boundary at Huntly and Strathfieldsaye. The main reasons to make changes in these locations is that they are contiguous with the existing Urban Growth Boundary, near existing services and have manageable environmental risks.

No residential rezonings to either of these areas are proposed through the MGS.

A structure plan is currently being prepared for Huntly. This will consider, among other elements, how flooding and bushfire will be managed if there is more residential development.

The preparation of a structure plan for Strathfieldsaye will occur over the medium to longer term. The timing will be dependent on the take up of land in the existing growth areas of Huntly, Marong and Maiden Gully.

While there have been challenges in progressing residential growth in Maiden Gully due to conflicts between native vegetation and bushfire risk, the MGS proposes the preparation of a framework plan for a reduced growth area and guidance around managing the bushfire risk. This piece of work will commence upon the finalisation of the MGS.

Figure 2 shows the proposed residential framework plan for urban Bendigo. It highlights key development sites, residential investigation areas and the proposed expansion of the urban growth boundary in Huntly and Strathfieldsaye.



Existing urban areas

There are many benefits in locating more housing close to existing services such as near existing shopping centres, services and facilities. This includes greater social inclusion and reduced private vehicle trips, resulting in greater household savings. Currently more than one in every five households owns three or more cars.

More housing in existing established areas of the municipality will ensure that additional environmental impacts on peri-urban land are minimised. It will also maximise the use of existing infrastructure, therefore minimising unnecessary infrastructure costs, and ensure better utilisation of the existing movement and transport network.

The level of housing changes proposed in the existing established areas has been informed by the Housing and Neighbourhood Character Strategy (HNCS).

The Housing and Neighbourhood Character Strategy

The original *Residential Character Study* was adopted by Council more than 20 years ago, in 2003.

There have been many changes to State and Local Planning policies over this time. This includes the introduction of Planning Practice Note 90 (Planning for Housing) and Practice Note 91 (Using the Residential Zones) which provide guidance for municipalities in identifying areas for housing growth. Other changes in recent years include improved residential design standards, a new suite of residential zones and strong requirements around environmental sustainability.

Replacing the *Residential Character Study 2003* with the HNCS will provide up to date guidance on preferred character outcomes for different areas.

How does the HNCS relate to the Managed Growth Strategy (MGS)?

The MGS provides the high level residential framework for urban Bendigo, while the HNCS provides detail around accommodating growth in the established areas and serviced townships.

The HNCS is an input to the MGS and provides the directions for some of the key policy changes which will help the City meet a target of 70 per cent of urban development to occur in infill areas.

The implementation of the HNCS

Currently most residential areas in Greater Bendigo are zoned General Residential. This zone already allows for three-storey development, also known as an incremental level of change. While three storey developments are currently allowed under the zone, they still need to meet the other requirements in the Greater Bendigo Planning Scheme. This zone has been in place for many years and to date there have been limited three storey developments in Greater Bendigo.

To provide greater certainty to the community, landowners as well as developers, the HNCS has designated areas as minimal, incremental or substantial change depending on access, proximity to services and planning overlays which limit growth potential.

The HNCS will be implemented through a planning scheme amendment process which would include a separate exhibition process.

Residential developments of more than one dwelling on a lot (excluding those that meet the requirements of a secondary dwelling) will still require a planning permit. This will consider issues such as overlooking, overshadowing, car parking and other requirements.





What are the new housing change areas?

Minimal change areas will see more limited housing growth than other areas due to the presence of planning overlays that restrict development due to special neighbourhood, heritage, physical and environmental and landscape characteristics or constraints. These areas represent the lowest degree of intended housing change and will predominantly be houses of one or two storeys.

Incremental change areas will see moderate housing growth of a similar scale to what is allowable under the current planning controls. There is capacity in these areas for housing growth and more diverse housing to occur in the context of preferred neighbourhood character. Incremental change areas encompass a large proportion of Greater Bendigo's established residential areas.

Substantial change areas will see housing intensification over time that will be of a larger scale or intensity compared to other residential areas in the municipality. This includes areas in and around large activity (commercial) centres, along major road corridors and along passenger train corridors.

Rural Areas

The MGS and HNCS have considered the rural towns of Heathcote, Elmore and Axedale. The strategies have not considered in detail the remaining rural towns, primarily because these towns are not sewered and the level of growth expected will be limited.

The City is currently preparing a Rural Areas Strategy, part of which will provide direction to the remaining rural towns.

A Township Plan for Heathcote is currently being implemented via Amendment C274gben and Structure Plans are currently underway for Elmore and Goornong.

Proposed Rural Areas Framework Plan

Figure 3 shows the proposed rural areas framework plan. This includes the nomination of Heathcote and Elmore as district towns given their larger size, catchment and commercial centres. The remaining towns have been designated as rural towns and are expected to experience limited growth.

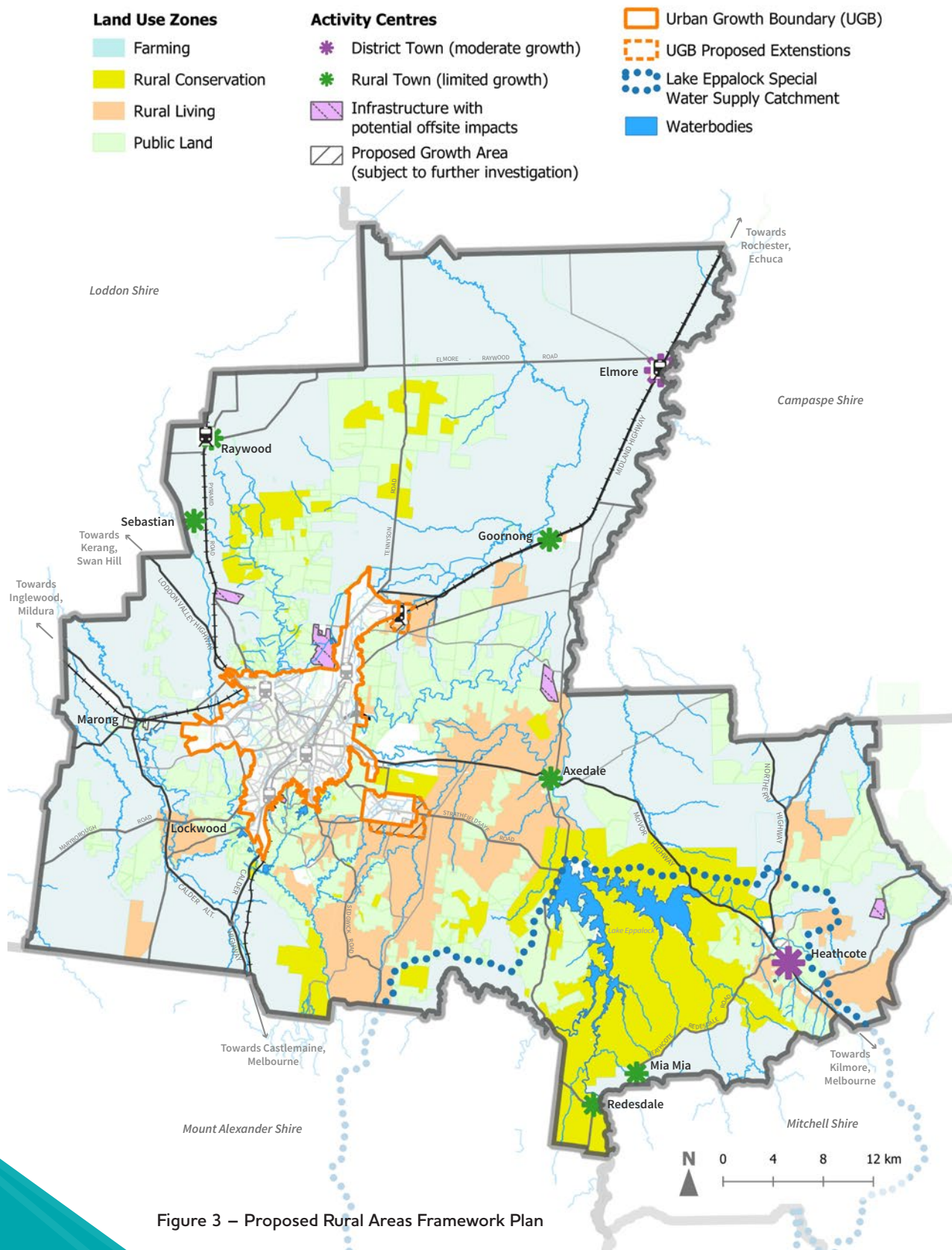


Figure 3 – Proposed Rural Areas Framework Plan

Actions

The MGS will be implemented through 34 actions. Many of these relate to changes to the Greater Bendigo Planning Scheme but there are also some actions to ensure that cultural heritage values are considered, to ensure that infrastructure is delivered when and where it is needed, and to reduce impediments to delivery of development on well-located sites.

Actions have been aligned with the identified principles.



SUSTAINABILITY

Housing should be designed to reduce its long-term environmental impact.

Relevant existing strategies, studies, regulations and documents

- Barpangu – City of Greater Bendigo Reconciliation Plan 2021-2025
- Guidelines for the removal, destruction or lopping of native vegetation, DELWP 2017 (now Department of Energy, Environment and Climate Action)
- Greater Bendigo Climate Change and Environment Strategy 2021-2026
- Biodiversity Strategy and Action Plan 2023-2033
- Greening Greater Bendigo 2020-2070
- Greater Bendigo Food Systems Strategy 2020-2030
- Coliban Water Strategy 2030
- Dhelkunya Dja – Dja Dja Wurrung Country Plan 2014-2034
- Dja Dja Wurrung Land Use Activity Agreement
- Reimagining Bendigo Creek 2020

	Initiatives	Indicator	Timeframe
Give priority to the protection of human life (in accordance with Clause 13.02-1S of the Greater Bendigo Planning Scheme)	Apply the policy tools identified in Section 6.2 of the MGS in planning for growth areas.	Plans prepared in accordance with the directions in Section 6.2 of the MGS	Ongoing/\$
	Update the residential framework plan at Clause 02.04 of the Greater Bendigo Planning Scheme to remove areas for further investigation that have a medium to high bushfire risk.	Clause 02.04 of the Greater Bendigo Planning Scheme Updated	Short term/\$
	Facilitate the delivery of emergency services facilities to meet growth in line with population growth in greenfield areas.	Discussions held	Ongoing/\$



	Initiatives	Indicator	Timeframe
Improve planning tools and guidance available to protect areas with valued landscape or environmental values	Complete an Environmental Planning Control Assessment, including a desktop assessment of existing environmental planning controls to ensure they are applied correctly.	Study complete and Amendment presented to Council to proceed to seek authorisation.	Medium term/\$\$\$
	Undertake a further study of the Mandurang Valley significant landscape in and if appropriate, implement relevant controls into the planning scheme.	Study complete and Amendment presented to Council to proceed to seek authorisation.	Short term/\$
Reduce the environmental impact of new development on existing landscapes	Require Aboriginal cultural heritage assessments (inclusive of biocultural and landscape values) to be undertaken and submitted for all new residential growth areas early in the planning process, with a description about how the findings of each assessment has informed design.	An Aboriginal heritage assessment is submitted with each privately led planning scheme amendment request for a new residential growth area.	Ongoing/\$
	Encourage new development to comply with Council and the NCCMA's Waterway Development Guidelines.	Examples of relevant applications assessed under the guidelines	Ongoing/\$
	Encourage new development to comply with the Sustainable Subdivisions Framework.	Examples of subdivisions assessed against the Framework.	Ongoing/\$



SAFETY

Housing should be directed to areas that have fewer environmental hazards.

Relevant existing strategies, studies, regulations and documents

- Bendigo Urban Flood Study 2013
- Heathcote Flood Study, NCCMA 2016
- Marong Flood Study 2018
- Environment Protection Regulations, EPA 2021
- Greater Bendigo Industrial Land Development Strategy 2020

Initiatives	Indicator	Timeframe
Ensure development better responds to environmental constraints and climate change	Work with the State Government on advancing a regional strategy for mining related contamination.	Assessment report complete with recommendations.
	Facilitate a planning scheme amendment to introduce a planning control to implement a buffer between residential areas and the Bendigo Water Reclamation Plant.	Study complete and Amendment presented to Council to proceed to seek authorisation.
		Short term/\$\$
		Short term/\$\$



SUITABILITY

A diversity of housing should be delivered to meet different needs, be near services, be affordable and encourage quality of life.

Relevant existing strategies, studies, regulations and documents

- Plan Melbourne 2017-2050
- Loddon Mallee South Regional Growth Plan 2014
- Plan Greater Bendigo 2018
- Affordable Housing Action Plan 2021
- Bendigo City Centre Plan 2020
- Golden Square Structure Plan 2022
- Marong Township Structure Plan 2020
- Rural Areas Strategy 2009
- Heathcote Township Plan 2019
- East Bendigo Local Structure Plan 2006
- Kangaroo Flat South Regional Centre Structure Plan 2006
- Eaglehawk Structure Plan 2013
- Strathfieldsaye Township Plan 2010
- Strathfieldsaye Urban Design Framework 2017

	Initiatives	Indicator	Timeframe
Increase the proportion of infill residential development in urban areas from 47 to 70 per cent	Facilitate privately led rezonings of key development sites as identified in the MGS.	Number of Planning Scheme Amendments being presented to Council proceed to seek authorisation.	Ongoing/\$\$
	Prepare and undertake a planning scheme amendment to apply the Neighbourhood Residential Zone, General Residential Zone and Residential Growth Zone based on the directions in the HNCS.	Planning Scheme Amendment presented to Council to proceed to seek authorisation.	Short term/\$\$
	Make changes to the Neighbourhood Character Overlay and Significant Landscape Overlay as informed by the Housing and Neighbourhood Character Strategy and outlined in Appendix A to the Managed Growth Strategy.	Amendment presented to Council to proceed to seek authorisation.	Short term/\$\$
	Prepare and implement Structure Plans listed in order of priority for established activity centres in urban Bendigo: - Epsom - East Bendigo including parts of Junortoun (Review and update of the Structure Plan from 2006) - Kennington/Strathdale - Eaglehawk (Review and update of the Structure Plan from 2013) - Kangaroo Flat (Review and update of the South Regional Centre Structure Plan from 2006)	Structure Plans completed and Planning Scheme Amendments presented to Council to proceed to seek authorisation.	Short-medium term /\$\$\$
	Ensure Structure Plans and Development Plans are informed by the latest flood modelling that takes into account the more frequent and high rainfall likely to occur under climate change.	How this has been considered in the preparation of Structure Plans and Development Plans.	Ongoing/\$\$
	Complete a review of the Development Plan Overlays and the Design and Development Overlays within the Greater Bendigo Planning Scheme and implement changes into the planning scheme.	Review complete.	Short term/\$\$
	Prepare a new Planning Delegations Policy to provide greater clarity around the assessment of planning applications.	Planning Delegations Policy complete.	Short/\$
	Prepare a report which provides a breakdown of where and types of development occurring	Report prepared.	Annual/\$

	Initiatives	Indicator	Timeframe
Increase the proportion of residential medium density development from 8 to 15 per cent over the next 15 years	Prepare a report which investigate options to improve development facilitation in the City Centre and in other large activity centres.	Report prepared.	Short term/\$
	Meet with State Government representatives to discuss the release of identified surplus state government land sites to release for residential development purposes.	Discussions held.	Ongoing/\$
	Prepare a list of State Government surplus sites and send correspondence to relevant Ministers requesting a meeting to progress their declaration.	Meetings held.	Short term/\$
	Explore advocacy and funding opportunities to facilitate infrastructure upgrades in established areas that will reduce the cost of infill development.	Discussions held and funding opportunities explored	Ongoing/\$



Initiatives	Indicator	Timeframe	
Ensure there is adequate planned supply of residential land in Greater Bendigo to 2056	As part of the rezoning process of growth areas and key redevelopment sites, and prior to a design being finalised, an Aboriginal Cultural Values Assessment (which might include an Aboriginal Waterways Assessment) must be prepared in consultation with Traditional Owners, with a description of how the assessment has informed the design.	Traditional owners engaged and Aboriginal Cultural Values assessment delivered.	Ongoing/\$\$
	Introduce the Managed Growth Strategy and a revised Residential Framework Plan (including changes to Huntly and Strathfieldsaye) into planning policy within the Greater Bendigo Planning Scheme.	Planning Scheme Amendments presented to Council to proceed to seek authorisation.	Short term/\$\$\$
	Complete the Huntly Structure Plan including the new growth area and commence implementation into the Planning Scheme.	Structure Plan complete and Planning Scheme Amendment presented to Council to proceed to seek authorisation	Short-medium term/\$\$\$
	Prepare a Framework Plan for Maiden Gully to identify areas suitable for growth and commence implementation into the Planning Scheme.	Plan prepared and Planning Scheme Amendment presented to Council to proceed to seek authorisation.	Short term/\$\$
	Prepare a Strathfieldsaye Structure Plan including the new growth area and commence implementation into the Planning Scheme.	Structure Plan complete and Planning Scheme Amendment presented to Council to proceed to seek authorisation	Long term/\$\$\$
	Facilitate privately led planning scheme amendments for the future residential precincts identified within the Marong Township Structure Plan.	Planning Scheme Amendment presented to Council to proceed to seek authorisation.	Short-medium term/\$\$
	Complete and implement the Rural Areas Strategy (including an assessment of bushfire risk), to guide and limit growth to townships, and to guide changes to rural residential areas.	Rural Areas Strategy prepared and implementation commenced.	Short-medium term/\$\$\$

	Initiatives	Indicator	Timeframe
Ensure the equitable provision of infrastructure to meet changing community needs	Work with relevant State Government agencies to prepare infrastructure plans in conjunction with the preparation of Structure Plans	Evidence of discussions held with State Government	Ongoing/\$
	Prepare and implement Development Contributions Schemes alongside the development of Structure Plans to ensure the equitable funding of infrastructure for growing communities	Development contributions schemes implemented	Ongoing/\$\$
	Prepare a Community Infrastructure Policy	Policy complete	Short term/\$
	Complete and implement the Community Hubs Strategy	Strategy complete	Short term/\$\$ (Strategy complete) Long term/\$\$\$ (Implementation)
	Support the State Government and education providers in their planning for education facilities across the municipality to ensure that it responds to population growth.	Evidence of discussions held with State Government and private education providers	Ongoing/\$
	Partner with State Government to plan for early years education facilities to cater for the forecast population	Early Years Infrastructure Framework complete	Short term/\$\$



What does this mean for me?

If your home or property is currently located in a residential zone (which is most of the suburbs of Greater Bendigo), there may be some changes proposed in terms of expectations around housing change, preferred neighbourhood character, and zoning. The HNCS also recommends some changes to the Neighbourhood Character Overlay and Significant Overlay. These changes would need to be implemented through a future planning scheme amendment process which would involve an exhibition process, including the notification of landowners.

To better understand what is proposed for your property or your area, you are encouraged to view proposed changes via the City's Let's Talk page.

How do I have my say?

Consultation on the draft MGS and the draft Housing and Neighbourhood Character Strategy will take place between **May 28 and July 12, 2024**.

Over this period, you can attend a drop-in session in your area or contact the Strategic Planning Unit on 1300 002 642 or strategic.planning@bendigo.vic.gov.au.

Further details are available on the City's Let's Talk page at letstalkgreaterbendigo.com.au/managed-growth-strategy

Written submissions can be sent via email to strategic.planning@bendigo.vic.gov.au. If you register for any of the drop-in sessions, City officers can also record your feedback at the time.

Next steps

Following exhibition and consultation, City officers will prepare a report for Council providing a summary of the feedback received.

Council will then decide whether to adopt the MGS and Housing and Neighbourhood Character Strategy.

If Council adopts these strategies a recommendation will be made to progress a planning scheme amendment to implement the documents into the Greater Bendigo Planning Scheme. This would be subject to a separate public exhibition process.



City of Greater Bendigo

A: 189-229 Lyttleton Terrace, Bendigo

M: PO Box 733, Bendigo VIC 3552

P: 1300 00 2642

E: requests@bendigo.vic.gov.au

W: www.bendigo.vic.gov.au