

22.01 URBAN GROWTH AND CONSOLIDATION POLICY

This policy applies to land in the Residential 1 Zone, Low Density Residential Zone, Mixed Use Zone and Township Zone.

Policy Basis

The urban areas of Greater Bendigo are part of a complex urban system, which requires a strategic approach to its growth in order to achieve outcomes which are sustainable from the view points of infrastructure and community services provision, natural environment protection and quality of life for residents.

Objective

To provide a policy framework for planning decisions on the timing and direction of urban consolidation and growth for the urban areas of Greater Bendigo.

Policy

It is policy that: -

- A range of housing opportunities be promoted to meet the diverse needs of the community.
- Applications for subdivision achieve an efficient and cost effective use of land.
- A range of lot sizes and medium density developments are encouraged in all appropriate residential areas.
- Prior to approval it must be demonstrated that the proposal: -
 - Complies with Clauses 54, 55 and 56.
 - Is in accordance with the report entitled "Bendigo Urban Area Residential Development Strategy, 1997" or any adopted structure plan which is prepared to identify the location, extent and style of development within any of those areas.
 - Is suitable having regard to matters including: -
 - The net community benefit.
 - The effect on existing infrastructure and the provision of new infrastructure.
 - The need for more residential zoned land based on the existing supply, changes in the take up rate of that supply and suitability of the land for residential development in terms of the strategic location of the land, its desirability for residential development, its impact on the natural environment and the recommendations of the report "Bendigo Urban Area Residential Development Strategy 1997" or any adopted revision of that strategy.
 - Does not intrude on the established buffers required by existing industries.

Policy Reference Documents

City of Greater Bendigo, Bendigo Urban Area Residential Development Strategy, 1997

TBA Planners, Bendigo 2020 Residential Strategy Review, 1997