

21.05 OBJECTIVES, STRATEGIES AND IMPLEMENTATION

21.05-1 Settlement

Key Issues

Managing Urban Development

Urban development in the municipality is primarily concentrated around Bendigo and Heathcote. This development needs to be managed in order to ensure that a range of land uses including residential, commercial and industrial are accommodated and that future development is cost-effective and environmentally sustainable. Urban development should enhance the character of urban areas and not encroach into rural areas. It should also protect residential amenity and improve the livability of urban areas.

Ensuring the Viability of Smaller Towns

Smaller towns throughout the municipality include Heathcote, Elmore, Goornong, Marong, Redesdale and Axedale. These towns provide an important focal point for their communities and surrounding hinterland and offer an alternative lifestyle in close proximity to the major regional centre of Bendigo. The challenge is to ensure that existing service levels within these towns do not decline and to build upon existing opportunities including tourism, housing, service business and extractive industry.

Objectives	Strategies
<p>To ensure adequate supplies of land for new residential, commercial, industrial, recreational and other development in the Bendigo urban area and surrounding small towns.</p> <p>To improve and enhance residential amenity within urban areas.</p>	<ul style="list-style-type: none"> ▪ Establish a database to monitor the supply of land for urban uses. ▪ Encourage urban consolidation and environmental sustainability by locating key urban uses in appropriate locations. ▪ Protect environmental values, especially the network of forested private and public land, by ensuring that development is environmentally sustainable. ▪ Ensure that rezoning of land to residential does not encroach on land needed for industrial development or any existing buffer requirements. ▪ Ensure that new developments achieve high standards of living and urban design within existing and new urban areas. ▪ Ensure that new development respects and enhances the identified neighbourhood character of the area.

Objectives	Strategies
<p>To encourage attractive lifestyle options and a sense of place in small towns.</p> <p>To encourage sustainable hobby farming communities as an attractive alternative to urban living.</p>	<ul style="list-style-type: none"> ▪ Encourage small towns to implement initiatives that improve the quality of life in their communities. ▪ Concentrate urban design initiatives on key elements that contribute to the identity of small towns. ▪ Locate hobby-farming communities in appropriate areas to ensure the cost-effective delivery of services and infrastructure. ▪ Avoid rezoning more land to Rural Living while there is an adequate supply of rural living land around the south east side of Bendigo and near Heathcote. ▪ Ensure hobby farms are developed in accordance with sound environmental management principles.

Implementation

The objectives and strategies will be implemented by selected zones, overlays and local policies as follows: -

- Apply the Residential 1, Low Density Residential, Mixed Use and Township Zones to appropriate residential areas within the settlements of Greater Bendigo.
- Apply the Industrial 1 and Industrial 3 Zones to industrial areas within the settlements of Greater Bendigo.
- Apply the Business 1, Business 2, Business 3, Business 4 and Business 5 Zones to appropriate commercial areas within the settlements of Greater Bendigo.
- Apply the Environmental Significance, Vegetation Protection, Significant Landscape, Heritage, Design and Development, Incorporated Plan, Development Plan, Neighbourhood Character, Erosion Management, Salinity Management, Land Subject to Inundation and Airport Environs Overlays.
- Use the Urban Growth and Consolidation Policy, Environment and Natural Resources Policy, Heritage Policy, Retail Policy, Industrial Policy, Infrastructure Design Policy and Highway Entrances and Boulevards Policy when assessing applications within settlements of Greater Bendigo.
- Prepare structure plans for each of the towns in the municipality.
- Implement the recommendations of the City of Greater Bendigo Residential Character Study 2001, including by means of Residential Character policies 22.14 to 22.28.
- Undertake the Bendigo Rural Living Study.

21.05-2 Residential Growth

Key Issues

Management of Urban Growth

Urban consolidation and the management of residential development are important issues throughout the municipality. The inner core area has been losing population whilst growth has been strong in both rural areas and outer areas such as Strathfieldsaye and Heathcote. These trends and lifestyle demands need to be balanced against the need to protect the environment in particular the box-ironbark forests.

The changing age structure of the municipality and the provision sewerage infrastructure to Huntly, Marong and Axedale townships by the year 2000 will provide opportunities for infill development within urban centres.

Rural Living

Rural living is an important feature of Greater Bendigo. This form of development, whilst placing pressure on productive agricultural land, also has the capacity to enable a concentration of positive land management which may not have occurred on broad-acre farms. Importantly, the revegetation that generally occurs in these areas contributes to positive land management outcomes.

However, a massive over-supply of such land has meant that: -

- A large number of properties remain unused for any rural or residential use, with little or no land management to redress pest plant and animal invasion and threats to land and water quality.
- Dispersed and isolated developments have produced existing and long term cost commitments to community services and rural road maintenance. These costs could be substantially less if location criteria had been developed which ensured effective use of existing infrastructure.

Urban Housing

Objectives	Strategies
To encourage urban consolidation of the urban areas.	<ul style="list-style-type: none"> ▪ Enforce urban growth boundaries to prevent ad hoc urban sprawl and inefficient infrastructure costs. ▪ Promote a range of housing choices through the encouragement of new, innovative designs. ▪ Encourage greater housing choice in small towns. ▪ Establish performance indicators in structure plans and local policies to ensure that new residential areas are environmentally sustainable.
To discourage urban sprawl and produce greater efficiencies in the development and servicing of residential communities.	
To enhance the image of small towns as alternative places to live.	
To minimise the impact of residential growth adjacent to forested land, waterways and environmental sensitive areas.	

Rural Living

Objectives	Strategies
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<p>To recognise that rural living patterns of settlement are a legitimate and important aspect of settlement in the municipality.</p>	<ul style="list-style-type: none"> ▪ Identify preferred rural living locations having regard to infrastructure costs, environmental impact and the effects on existing and potential rural industries. ▪ Consolidate existing rural living areas by offering higher densities in urban fringe areas. ▪ Discourage rezoning requests for Rural Living whilst there is a substantial supply of rural living land available.
<p>To readdress inappropriate subdivisions and limit future subdivisions based on environmental impact, service costs and conflict with agricultural enterprise.</p>	<ul style="list-style-type: none"> ▪ Implement overlays and local policies to achieve better environmental outcomes and greater cost efficiencies for service and infrastructure delivery.

Implementation

The objectives and strategies will be implemented by selected zones, overlays and local policies as follows:

- Apply the Residential 1 Zone to serviced, residential areas within Bendigo and Heathcote.
- Apply the Low Density Residential Zone to unserviced residential areas within Bendigo and Heathcote.
- Apply the Mixed Use Zone to areas containing a range of residential, commercial, industrial and other uses including the Epsom Market area.
- Apply the Township Zone to urban areas of small towns within Greater Bendigo.
- Apply the Comprehensive Development Zone 1 to facilitate a planned residential development for retirement living to an area of land to the east of the Huntly township.
- Prepare a local structure plan for Huntly acknowledging residential land use to the east of the settlement.
- Apply the Environmental Significance, Vegetation Protection, Heritage, Design and Development, Incorporated Plan, Development Plan, Erosion Management, Salinity Management, Land Subject to Inundation and Wildfire Management Overlays.
- Apply local policies on urban growth and consolidation, the environment and natural resources, heritage, highways and residential infrastructure.
- Prepare structure plans for small towns and urban growth areas within the municipality.
- Implement the recommendations of the City of Greater Bendigo Residential Character Study 2001, including by means of Residential Character policies 22.14 to 22.28.
- Undertake the Bendigo Rural Living Study.
- Exhibit an amendment addressing the Rural Living Zone in the east of the municipality.
- Implement the Huntly Bendigo Transition Zone Section of the Northern Corridor Strategy when adopted which reviewed the urban growth boundaries of the northern corridor.
- Implement the strategic review of the Lake Eppalock catchment once completed.
- Review the extent of the Township Zones and the need for more specific zoning for the larger settlements.

21.05-3 Environment**Key Issues****Protection of Water Quality**

Lake Eppalock is an important resource that provides an increasing proportion of Bendigo's domestic water supply. The presence of Lake Eppalock and other catchment areas highlight the need for land use and development to address the regional issue of maintenance and improvement to water quality.

Catchment areas that supply domestic water for towns within the municipality including Bendigo need to be protected from inappropriate development.

Salinity

Salinity is an increasing problem within Greater Bendigo. Salinity has largely resulted from human activities that have modified the natural distribution of salt in the landscape. The clearing of trees and vegetation, in particular, throughout the municipality has allowed more water to move through the soil, raising the level of ground water.

The effects of salinity include the reduction in the productive capacity of affected land, degradation of the environment and habitats, loss of water quality for livestock and domestic water supplies and damage to roads and other infrastructure.

Planning can reduce the risk of new areas of salinity arising and reduce the possibility of damage to buildings and infrastructure in areas that are already affected by salinity.

Erosion Risk

Parts of the municipality are highly susceptible to soil erosion due to undulating slopes and fragile soil types. Inappropriate land management and development may increase the risk of erosion in these areas. It is therefore important that the use and development of land in sensitive areas minimises soil disturbance and the removal of vegetation.

Protection of Box-Ironbark Forests

The municipality has strong environmental attributes and values, principally with large areas of remnant and regrowth box-ironbark forests. Box ironbark forests of international significance provide a green belt surrounding Bendigo and Heathcote. Whilst extensive areas remain in public ownership, significant tracts of forest are also in private ownership and subject to potential residential development. Residential development has the potential to create serious impacts on private forested land resulting in particular in a loss of this important vegetation. Planning can minimise native vegetation clearance and encourage the retention and enhancement of degraded areas.

Heritage

Greater Bendigo is rich in heritage assets resulting in particular from European settlement and the history of gold mining and including Aboriginal heritage. Whilst heritage places have their own intrinsic value, Greater Bendigo's heritage assets are also an important part of the economy due to their role in attracting tourists, renovators and new residents who bring economic development initiatives and assets. It is therefore important that the heritage assets of Greater Bendigo be promoted and protected.

Land and Water

Objectives	Strategies
<p>To maintain and enhance ground and surface water quality for urban and rural use, as well as for the habitat it provides.</p> <p>To minimise the impact of saline discharge, and the contamination of recharge areas.</p> <p>To reduce the risk of erosion in urban and rural areas.</p>	<ul style="list-style-type: none"> ▪ Provide design and development guidelines for land use and development in and near flood plains, waterways, recharge areas and important remnant vegetation. ▪ Implement programs to maintain and enhance the municipality's important remnant vegetation, particularly in recharge areas. ▪ Manage development, including land forming and effluent disposal, in an environmentally sustainable manner. ▪ Implement programs to encourage the retention of existing vegetation and the revegetation of degraded land. ▪ Discourage inappropriate development in areas susceptible to erosion, as identified in land capability studies.

Conservation of Flora and Fauna

Objectives	Strategies
<p>To protect and enhance the natural environment and encourage the ecologically sustainable use of resources in the Bendigo region.</p>	<ul style="list-style-type: none"> ▪ Identify all areas of environmental importance in terms of vegetation, habitat quality and environmental risk on a map in accordance with documented information.
<p>To recognise the adverse effects of past environmental problems and ensure that all-future development is well planned and managed.</p>	<ul style="list-style-type: none"> ▪ Promote effective noxious weed and pest control throughout the municipality. ▪ Protect the environment by enforcing appropriate setbacks and buffers. ▪ Implement appropriate overlays and local policies to ensure sound management of areas of environmental value or risk.
<p>To acknowledge that the incremental clearance of native vegetation, including box-ironbark and whirrikee wattle, reduces landscape values and can fragment wildlife corridors.</p>	<ul style="list-style-type: none"> ▪ Exercise discretion when assessing applications for removal of native vegetation and consider the wider, strategic issues involved in the conservation of native vegetation and habitats.
<p>To recognise the importance of maximising the retention of native vegetation in privately owned forested areas.</p>	<ul style="list-style-type: none"> ▪ Encourage development that protects native vegetation linkages and minimises the impact of development on native vegetation.

<p>To reduce pollution of watercourses by minimising nutrient discharges and urban drainage that affects the quality of water in the municipality's streams.</p>	<ul style="list-style-type: none"> ▪ Contribute to improving water quality by controlling development and requiring quality designed infrastructure in new subdivision.
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Open Space

Objectives	Strategies
<p>To protect the natural qualities of forested land and waterways.</p> <p>To ensure that access links between reserves and urban areas encourage sustainable recreational use of the municipality's unique natural environments.</p>	<ul style="list-style-type: none"> ▪ Control the location of development in proximity to important native vegetation reserves and linear linkages. ▪ Discourage the spread of pest animals and plants in open space areas containing important native vegetation through community education and other initiatives. ▪ Avoid the fragmentation of open space links by inappropriate development.
<p>To ensure the municipality's major recreation reserves enhance the image of the municipality and offer greater opportunities for enjoyment.</p>	<ul style="list-style-type: none"> ▪ Identify opportunities to protect and improve the appearance and use of open space reserves. ▪ Implement the revitalisation programs for Rosalind Park, Lake Weeroona, White Hills Botanical Gardens and Canterbury Gardens. ▪ Develop open space linkages between reserves, where appropriate. ▪ Protect potential, open space linkages from interim development that could prejudice those linkages.
<p>To retain the high standard of active sporting facilities that the municipality offers.</p>	<ul style="list-style-type: none"> ▪ Investigate the sporting requirements needs of local communities. ▪ Investigate the further potential of Lake Eppalock and its surrounds for tourism and recreation.

Built Heritage

Objectives	Strategies
<p>To protect and enhance the municipality's built heritage for future generations.</p> <p>To encourage appropriate uses that provide opportunity to revitalise the municipality's built heritage.</p>	<ul style="list-style-type: none"> ▪ Undertake heritage inventories within those parts of the municipality that have no comprehensive heritage studies. ▪ Ensure all owners of heritage assets are aware of funding sources and available advice. ▪ Improve community awareness of the value of heritage assets and their role in establishing the character of the municipality.

	<ul style="list-style-type: none"> ▪ Ensure that all new developments are sympathetic to the character and heritage of the town, area or general area.
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Flooding

Objectives	Strategies
To minimise loss and damage caused by flooding. To preserve the function of floodplains to convey and store floodwater. To protect the environmental significance of floodplains.	<ul style="list-style-type: none"> ▪ Ensure that development is sited appropriately within areas affected by flooding. ▪ Minimise development within floodplains. ▪ Discourage the removal of native vegetation within floodplains.

Implementation

The objectives and strategies will be implemented by selected zones, overlays and local policies as follows:

- Apply the Environmental Rural Zone to environmentally sensitive areas throughout Greater Bendigo.
- Apply the Public Use Zone, Public Park and Recreation Zone and Public Conservation and Resource Zone to appropriate public land, open space and community services and facilities.
- Apply the Special Use Zone to private recreation and tourism facilities including golf courses and the Bendigo racecourse.
- Apply the Urban Floodway Zone to major floodplains within the urban areas of Bendigo and Heathcote.
- Apply the Environmental Significance, Vegetation Protection, Heritage, Development Plan, Erosion Management, Salinity Management, Land Subject to Inundation and Wildfire Management Overlays.
- Implement the local policies on environment and natural resources and heritage.
- Implement the North Central Regional Catchment Strategy, June 1997.
- Implement the strategic review of Lake Eppalock Catchment once completed.
- Develop a local policy providing guidelines for historical precincts.
- Maintain a heritage advisory service to assist the public in conserving and enhancing Greater Bendigo’s heritage places.
- Provide heritage and design advice in relation to development proposals of heritage places.
- Prepare a character study within the residential areas of Greater Bendigo.
- Review the existing heritage studies and prepare heritage studies for the remainder of the municipality.
- Undertake a rural flood plain mapping project to address flooding issues in Bagshot and Drummartin areas.
- Investigate and assess the environmental significance of existing wildlife corridors and nominate specific areas to be retained.

- Complete the network of linear reserves throughout the Bendigo urban area and surrounds.
- Work with the Safe City Forum to ensure that streets, parks and public places in Bendigo and small towns are safe.
- Implement a salinity management strategy within the Bendigo urban area.
- Undertake a review of the “Bendigo Region Conservation Strategy”.
- Develop a local policy addressing development within and adjoining forested land.

21.05-4 Economic Development

Key Issues

Bendigo as a Regional Centre

Bendigo is the major regional service centre for north central Victoria and Victoria’s fourth largest urban centre. A large portion of the regional labour force is employed in Bendigo and its surrounds. Future development of Bendigo should be based on maintaining and enhancing its role as a major regional service centre for the municipality and north central Victoria.

Creation of Economic Opportunities and Employment

The creation of economic opportunities and employment are considered crucial in maintaining a healthy economy and ensuring that Bendigo becomes the pre-eminent inland City. The two dominant employment sectors are community services and wholesale and retail trade. Manufacturing also remains important and employment is concentrated in four key groups: food processing, textiles and clothing, car components and high technology engineering. Council is committed to pursuing economic development and the expansion of local employment.

The Bendigo Industrial Land Strategy 2002 has identified employment sectors that typically locate in industrial areas (manufacturing, transport/storage, wholesaling and construction) as experiencing strong annual growth. These trends are significant in supporting and promoting Bendigo as a place to do business.

The food manufacturing industry sector has been identified by the Council and industry through the Bendigo Manufacturing Group as a sector which has potential for further growth. A specific site for its future expansion has been identified in Victa Road, Wellsford with the primary purpose of establishing a purpose built food manufacturing precinct to cater for industry needs into the future.

The diversification of agriculture and increased horticultural production in northern Victoria provides an opportunity for Greater Bendigo to increase its role as a centre for freight and food processing for export.

Tourism

Tourism is a growing industry in the municipality. Greater Bendigo forms part of the “Goldfields” Tourism Region and has tourism links with “The Murray” Tourism Region to the north of the Shire. Tourism development should be encouraged based on the municipality’s heritage, environment and natural attractions, leisure activities, cafes and restaurants, wineries and festivals.

Protection of Agricultural Land

Agricultural land in the municipality is an important economic resource that needs to be protected. The total value of agricultural production is estimated to be at least \$90 million per year. In the past, rural living development has taken land out of agricultural production.

Land Use Conflict in Rural Areas

Intensive rural industries are important to the future of Greater Bendigo. The municipality's strategic location on key transport corridors and within a region with strong cropping and grazing as its base, assist in ensuring that the processing and enhancing of these products will remain important.

However, conflicts between intensive rural industries and residential uses are a very real land use issue within the municipality. In particular, intensive animal industries and rural residential uses around the area of Lockwood South have caused significant land use conflicts.

Inappropriate subdivision and development within key intensive rural industry areas needs to be avoided in order to protect existing and potential enterprises.

Mining and Extractive Industry

Greater Bendigo still has mineral and stone resources scattered throughout the municipality in which there will always be interest in exploiting. The dilemma for many companies is whether these resources can be mined/extracted economically.

It is recognised that the development of these resources has the potential to provide significant economic benefits, provided the health and amenity of the community and environmental values are protected. Potential mineral and stone resources need to be protected from other land uses including residential development.

Activity Centres

Objectives	Strategies
To maintain and develop the municipality's role as a regional centre serving north and central Victoria.	<ul style="list-style-type: none"> ▪ Ensure that facilities and services are provided in the Bendigo Central Business Area to cater for the needs of residents and visitors to the municipality.
To consolidate the Bendigo Central Business Area and the regional roles of specialised precincts.	<ul style="list-style-type: none"> ▪ Ensure that the hierarchy of retail centres municipality is maintained throughout the municipality.
To provide for convenience retailing in areas experiencing new residential growth.	<ul style="list-style-type: none"> ▪ To ensure appropriate and convenient shopping facilities within new areas based on the retail hierarchy of the municipality.
To integrate tourism with retailing in centres where it is appropriate.	<ul style="list-style-type: none"> ▪ Encourage businesses within tourism precincts to operate during hours that meet tourist demands.
	<ul style="list-style-type: none"> ▪ Consider tourists access needs in the provision and location of new facilities within business areas. ▪ Maximise the potential of each centre by encouraging a mix of business types and exploit the advantages of their location.

Industry

Objectives	Strategies
<p>To encourage diversification of the municipality's industrial base.</p>	<ul style="list-style-type: none"> ▪ Ensure that an adequate supply of serviced, industrial land is available. ▪ Ensure that existing and future industrial land is adequately protected from non-industrial areas. ▪ Identify appropriate land for large-scale future industrial developments, promoting advantages of co-locating in terms of infrastructure requirements, surrounding uses and access to transport. ▪ Promote key industrial areas in order to improve the diversification of the municipality's industrial base. ▪ Encourage major industries and investigate successful marketing strategies to support potential industries considering developing within the municipality. ▪ Encourage food manufacturing industries to locate in the East Bendigo Food Manufacturing Precinct in Victa Road, Wellsford.

Tourism

Objectives	Strategies
<p>To ensure tourism continues to be a leading contributor to the economic and cultural growth of the municipality.</p> <p>To promote the natural features of Greater Bendigo as a key tourism asset.</p>	<ul style="list-style-type: none"> ▪ Market the municipality's built and cultural heritage in order to support the tourism industry. ▪ Participate in studies for Lake Eppalock and forested land to identify additional development potential. ▪ Prepare planning strategies that identify tourism development opportunities within the natural environment.

Agriculture

Objectives	Strategies
<p>To protect existing and potential rural industry from impacts, including residential settlement.</p>	<ul style="list-style-type: none"> ▪ Identify key rural industry areas and assets and introduce effective planning policies and provisions to prevent land use conflicts. ▪ Discourage subdivision of agricultural land and dwellings not associated with agricultural activities within rural areas.

	<ul style="list-style-type: none"> ▪ Encourage farm management practices and land use activities, which are sustainable and reflect the optimal use of land. Sustainable development should be based on land capability. ▪ Encourage agricultural diversity and promote new opportunities for farming enterprises.
To ensure that the design and location of intensive rural industries creates minimal impacts on important environmental assets, and the amenity of residents.	<ul style="list-style-type: none"> ▪ Develop policy framework addressing transport needs, preferred location and performance standards relating to effluent disposal and other environmental impacts.

Forestry

Objectives	Strategies
<p>To maintenance the forest industry infrastructure.</p> <p>To encourage strategic and appropriate small-scale forestry and related uses.</p>	<ul style="list-style-type: none"> ▪ Manage land use and development so that conflict is avoided between forest industries, transport and other infrastructure. ▪ Promote land use change for timber harvesting when clear land management benefits can be demonstrated. ▪ Encourage forest product businesses with value adding activities in appropriate locations.

Mineral Resources Exploitation

Objectives	Strategies
To support existing, mineral and extractive industry sites in Greater Bendigo and reduce conflict between future sites and adjacent land uses.	<ul style="list-style-type: none"> ▪ Continue to work cooperatively to ensure mineral resource exploitation occurs where there is economic benefit and the environment, health and amenity of the community is protected. ▪ Protect existing mining and extractive industry operations from inappropriate and conflicting land uses. ▪ Provide ongoing protection for potential sites from conflicting land uses, particularly through appropriate zone selection.

Surplus Public Land

Objectives	Strategies
To ensure that surplus public land is developed on a strategic basis.	<ul style="list-style-type: none"> ▪ Investigate future options for the Junortoun Commonwealth Land in anticipation of its sale and other parcels of land as they are identified.

Implementation

The objectives and strategies will be implemented by selected zones, overlays and local policies as follows:

- Apply the Business 1 Zone to existing and proposed business centres including the Bendigo CBD, Market Place, Strath Village, Lansell Plaza and the centres of Eaglehawk, Golden Square, Kangaroo Flat, Strathfieldsaye and Heathcote to encourage retailing and other complementary commercial, entertainment and community uses.
- Apply the Business 2 Zone to areas primarily containing offices and associated commercial uses.
- Apply the Business 3 Zone to areas containing offices and manufacturing industries and associated commercial and industrial uses including major areas along the Midland Highway at Epsom and east and west of Thistle Street in Quarry Hill/Golden Square.
- Apply the Business 4 Zone to areas along major roads containing a mix of bulky goods retailing and manufacturing industry and their associated business centres including the Harvey Norman site at Kangaroo Flat.
- Apply the Business 5 Zone to areas containing offices or multi dwelling units with common access from the street including an area south west of the Bendigo CBD.
- Apply the Industrial 1 Zone to the main industrial areas containing manufacturing industry, the storage and distribution of goods and associated uses.
- Apply the Industrial 3 Zone to other important industrial areas in order to provide a buffer between industrial areas and residential zones, including in the Craig Street Long Gully industrial precinct and the Goornong rural industry precinct.
- Apply the Rural Zone to agricultural areas surrounding Bendigo and Heathcote.
- Apply the Environmental Rural Zone to environmentally sensitive rural areas including those areas in close proximity to the Kamarooka and Whipstick State Parks, Lyell Forest, Lake Eppalock and the Junortoun area.
- Apply the Rural Living Zone to rural areas primarily containing residential uses including the area to the south east of Bendigo and in other locations surrounding the smaller towns.
- Apply the Environmental Significance, Vegetation Protection, Incorporated Plan, Development Plan, Erosion Management, Salinity Management, Land Subject to Inundation, Wildfire Management and Restructure Overlays.
- Apply the East Bendigo Food Manufacturing Precinct Development Plan Overlay and the East Bendigo Food Manufacturing Precinct local planning policy to land in Victa Road, Wellsford to facilitate development of the food manufacturing industry sector.
- Implement the local policies on rural areas, environment and natural resources, retail, industrial, communications and technology precinct, agricultural, animal keeping and training, infrastructure design, highways and car parking.
- Undertake a study of the rural areas in the west of the municipality.
- Revitalise Eaglehawk town centre through urban design initiatives and the encouragement of a strong mix of businesses.
- Undertake urban and commercial renewal of key streets within Bendigo CBD in particular View Street, Mollison Street, Pall Mall and adjacent streets.
- Implement the Good Design Guide for Industry.

21.05-5 Infrastructure

Key Issues

Transport Services

Transport services make an important contribution to the viability and attractiveness of Greater Bendigo. The municipality is well served by existing road and rail networks. In order to remain competitive, Greater Bendigo needs good rail and road access to Melbourne and other regional centres. It is acknowledged that improvements to road and rail infrastructure will be a major determinant in shaping the future economic development of the municipality and Bendigo as pre-eminent inland City.

At a local level, the road network is used by buses (including commercial, school and community services), taxis, motorcyclists, bicyclists and pedestrians. It is considered important that all residents within the municipality have good access to services and facilities.

The Bendigo Aerodrome is located in close proximity to the city centre and offers charter services to most major centres including Melbourne. An opportunity exists to build on this transport service.

Road and rail reserves (existing and proposed), trails and airfields also support important remnant vegetation and habitat for native fauna. It is important that these areas be protected.

Community Facilities

Greater Bendigo has an extensive range of community services offered by both private and public providers. The community services sector has exhibited growth within the Bendigo economy and reinforces Bendigo’s role as a major regional service centre. New enterprises in the community services sector should be encouraged in order to diversify employment opportunities and provide a greater range of services to the community.

Water and Sewerage

The provision of water and sewerage infrastructure is important to the quality of life enjoyed by residents and is fundamental to the ongoing needs of business and industry. The lack of sewerage infrastructure in particular can cause environmental problems relating to land and water pollution. Council supports the expansion and improvement of existing water and sewerage infrastructure.

Transport Network

Objectives	Strategies
<p>To improve the accessibility of public and private transportation throughout the municipality.</p>	<ul style="list-style-type: none"> ▪ Undertake ongoing maintenance and upgrading of major road systems in conjunction with VicRoads. ▪ Design the road network in new urban areas to allow efficient and safe flow of vehicles, cyclists and pedestrians and the provision of services (ie. garbage collection). ▪ Encourage the provision of good public transport services within new, urban

Objectives	Strategies
	areas.

Bendigo Aerodrome

Objectives	Strategies
<p>To encourage the development of an aviation business precinct at the Bendigo Aerodrome.</p> <p>To protect the aviation businesses and activities and the amenity of nearby residents.</p>	<ul style="list-style-type: none"> ▪ Recognise the current aerodrome site as a permanent site, in view of its strategic location and the ongoing investment in its development. ▪ Facilitate the Bendigo Aviation Business Park on aerodrome land. ▪ Apply planning controls to ensure appropriate use and development within the Aviation Business Park and adjacent land.

Community Facilities

Objectives	Strategies
<p>To ensure adequate and appropriate health and community services and facilities are available to residents of the municipality, in centralised locations and within local communities.</p> <p>To develop Greater Bendigo as the pre-eminent regional centre of education in Victoria.</p>	<ul style="list-style-type: none"> ▪ Ensure the provision of adequate and appropriate community facilities within existing and new neighbourhoods. ▪ Ensure that existing services and facilities are maintained and the viability and role of small towns are protected. ▪ Encourage major, community facilities and enhance the Municipality's role as Victoria's pre-eminent inland regional centre. ▪ Ensure accessibility to educational facilities.

Water and Sewerage

Objectives	Strategies
<p>To recognise that the efficient delivery of reticulated services is a fundamental element in providing affordable housing and generating economic growth.</p>	<ul style="list-style-type: none"> ▪ Promote the development and installation of reticulated sewerage in unsewered towns. ▪ Ensure that septic tank systems and alternative waste treatment systems complied with relevant legislation. ▪ Ensure the connection of reticulated services to new industrial areas in order to attract new industries to the municipality. ▪ Support the improvement and implementation of water infrastructure throughout the municipality.

Objectives	Strategies
	<ul style="list-style-type: none"> ▪ Ensure the maintenance of acceptable water quality standards.

Implementation

The objectives and strategies will be implemented by selected zones, overlays and local policies as follows:

- Apply the Public Use Zone to land used for public utility and community services and facilities.
- Apply the Road Zone to the Calder Highway, Calder Highway Alternate, McIvor Highway, Northern Highway, Loddon Valley Highway and Murray Valley Highway.
- Apply the Special Use Zone to private education and religious establishments, hospitals and the Bendigo Aerodrome.
- Apply the Design and Development and Airport Environs Overlays to the Bendigo Aerodrome.
- Implement local policies on urban growth and consolidation, environment and natural resources, infrastructure design, highways and car parking.
- Review the Bendigo Highway Entrances and Boulevards Study.
- Provide input into the Calder Highway duplication project through the EES Consultative Committee.
- Assist Coliban Water in the supply of water and sewerage infrastructure to all unserved urban areas.
- Promote the installation of improved septic tank systems and alternative waste treatment systems where reticulated services are not available.
- Implement the key public works identified in the Bendigo Highway Entrances and Boulevards Study and the development of imaginative gateway features at the key entrances to the municipality.