



Strathfieldsaye Town Centre

Urban Design Framework

February 2017

*Designing the Heart
of Strathfieldsaye*



CITY OF GREATER
BENDIGO

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Acknowledgement of Country

The City of Greater Bendigo is on both Dja Dja Wurrung and Taungurung Country, whose ancestors and their descendants are the traditional owners of this Country.

We acknowledge that they have been custodians for many centuries and continue to perform age old ceremonies of celebration, initiation and renewal.

We acknowledge their living culture and their unique role in the life of this region.

Acknowledgement of Community

The City of Greater Bendigo would like to acknowledge the input of the community in the development of the Strathfieldsaye Town Centre Urban Design Framework. A particular thanks to the Community Reference Group who volunteered their time and provided great feedback throughout the project.

Summary

This document is the Urban Design Framework (UDF) for the Strathfieldsaye Town Centre. This document has been developed with extensive community involvement to generate realistic design concepts for the town centre of Strathfieldsaye.

Vision

Sustainable growth and development of the town centre that meets the needs of the whole community, the landowners and businesses and presents as a well-designed, vibrant, safe and attractive place for all.

Key directions

- Consolidation of the town centre on the north side of Wellington Street as the focus for retail development and the major place for people to gather in civic events
- The 'Town Centre within the creeks' is a concept that will be promoted by strong native tree planting and landscaping
- The Town Centre will support a network of connecting foot and bicycle paths to housing, commercial, social and recreation areas
- New developments should contribute in their design to the preferred Strathfieldsaye Town Centre character

Key actions

- Introduce a Design and Development Overlay (DDO) for the town centre and the town entrances
- Rezone several sites including sites from Commercial 1 Zone to Mixed Used zone;
- Start the detailed design and costing for a square in the Town Centre Square

Implementation

The actions of this framework will be implemented by council and other agencies involved. Council will undertake a planning scheme amendment to make the necessary rezoning, adopt a DDO and make changes to the Strathfieldsaye Township Plan (City of Greater Bendigo, 2009) and amend the local policy in the Municipal Strategic Statement. The changes proposed in this framework plan will not happen overnight. Through the development of private properties and through council works the framework will be incrementally implemented over several years.

-  Commercial area
-  Education sites
-  Residential medium density development with mixed uses or compatible light commercial
-  Residential conventional density development
-  Residential conventional density development with larger lot size interface to Wellington Street/Strathfieldsaye Road
-  Industrial Uses
-  Non-residential uses
-  Public space
-  Pedestrians intersections
-  Upgrading of commercial frontage
-  Town centre entrances
-  Creeks with (future) paths that encircle the town centre
-  Creek theme along Wellington Street
-  Pedestrian/cycling access from creeks to the town centre
-  Pedestrian/cycling link through the town centre
-  Apsley Lane for active transport and vehicle access
-  Town square adjacent to future commercial facilities
-  Zero to two metre setback
-  Two to four metre setback
-  Four to six metre setback
-  Nine metre setback and larger lot size than average
-  Locally significant heritage site

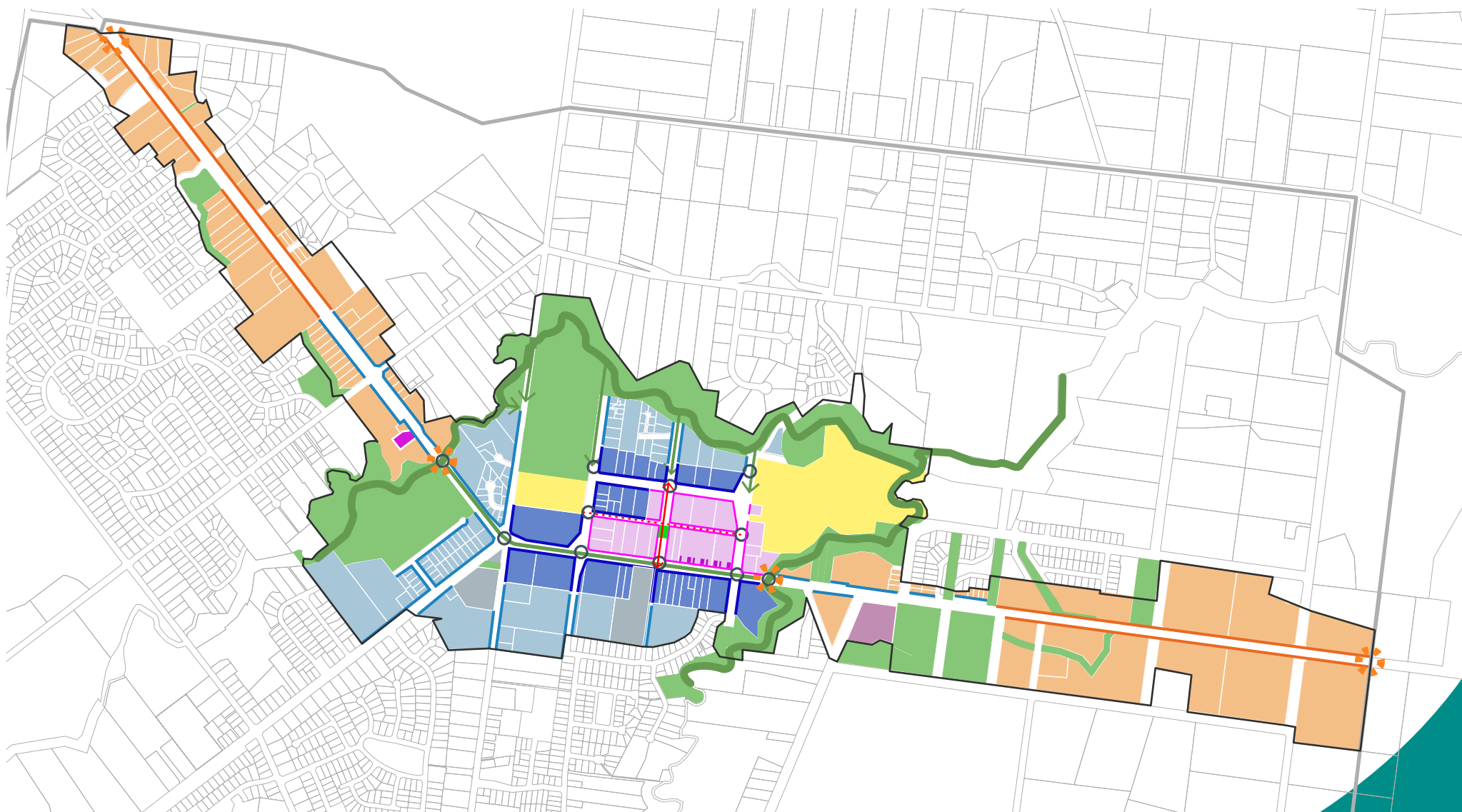


Figure 1 Framework Plan

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Community Engagement and Development

Consultation

The first stage of community consultation began in March 2016. Approximately 110 people attended workshops to develop ideas and begun forming principles that would guide the process of preparing this document.

During the same time, two online and paper surveys were established for those unable to attend the workshops. 186 responses were received for the general survey, and 291 responses were received for the survey specially designed and targeted to people under 25 years old.

Sessions were held with Grade 5 and 6 students from Strathfieldsaye and St Francis of the Fields Primary Schools. Students had the opportunity to write down or illustrate their ideas for the future of Strathfieldsaye.

Members for a Community Reference Group were recruited through the first stage of consultation. This Reference Group met several times throughout the development of the project, firstly to refine and decide on the principles (page 12) that have guided this process.

An Issues and Opportunities Report was released to the public in May 2016. The document was sent to everyone who participated in the first round of consultation, and was published on the City of Greater Bendigo's website.

Two Concept and Design workshops were held in June 2016, one with the Community Reference Group, and one with the general public. A three dimensional model of the Strathfieldsaye town centre was provided to give some context to scale. Workshop participants were given the opportunity to describe their specific ideas or to demonstrate them with the aid of the model. These ideas were then sketched by a consultant who attended

these workshops and were released to the public in the Concept and Design Update in July 2016.

A Draft Urban Design Framework was released for public comment in October 2016. The Draft document and a community bulletin were sent directly to anyone who had previously shown interest in the project or who had registered to be on the mailing list, and was made available online. Sessions were held at the Strathfieldsaye IGA supermarket and at the Sports Club in November 2016 to hear comments on the Draft. An online survey which attracted 14 responses was established to seek any further comments during this stage.

With more specific details outlined in the Draft document, a meeting was held with land owners who would be affected by proposed rezoning. This meeting allowed these stakeholders to discuss their concerns or have any questions answered directly.

Written submissions were accepted throughout the whole course of the project, and online comments and letters in local newspapers were recorded.

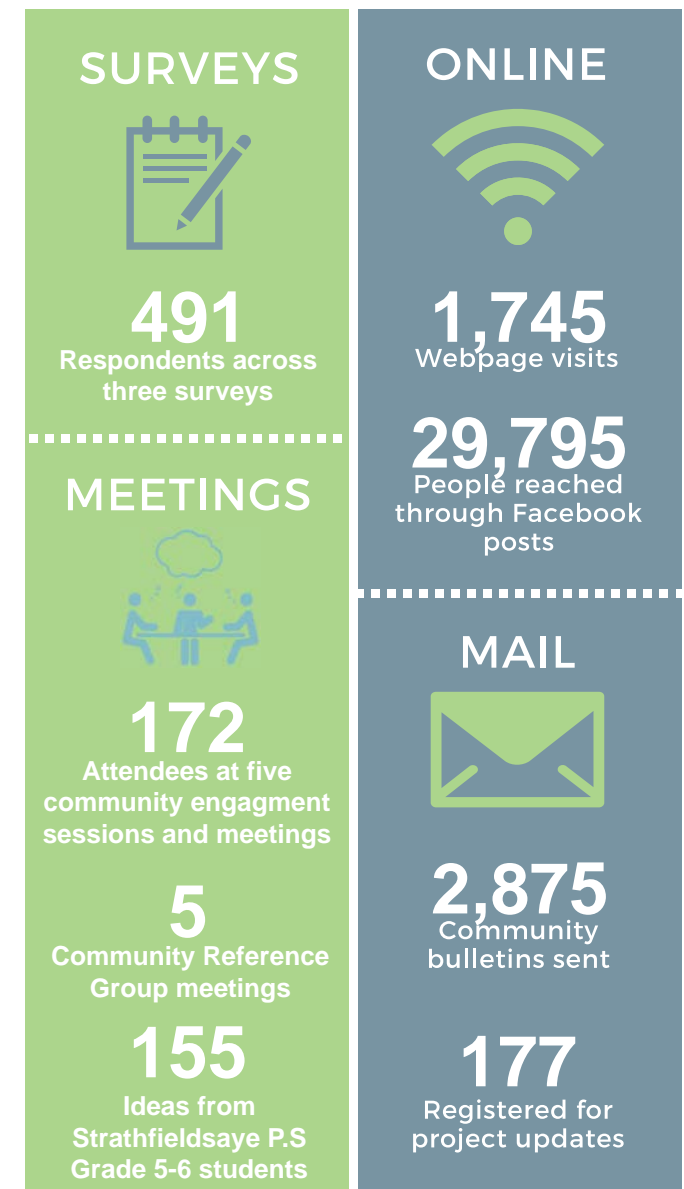


Figure 2 Community Consultation Summary

1. Introduction

What is an Urban Design Framework?

An Urban Design Framework (UDF) sets the direction and coordination for the development of an area. The development involved the generation of ideas and the preparation of realistic design concepts based on extensive community engagement, research and analysis.

The UDF focuses on the town centre of Strathfieldsaye and the area along Wellington Street/Strathfieldsaye Road.

These areas have a considerable influence on the existing and future character of the town and are expected to see significant growth and new development.

Why do we need a UDF?

Strathfieldsaye is growing rapidly and is forecast to more than double in population to 13,000. This will result in the need for more commercial development and pressure for bigger and better community facilities. It is important that the development of the town centre meets the needs of the whole community, the landowners and businesses and presents as a well-designed, vibrant, safe and attractive place for all.

The City of Greater Bendigo continues to develop a suite of interconnected planning strategies that provide a framework for Greater Bendigo to become a more sustainable and liveable city both now, and into the future. The quality of the urban environment is a major component of this and a number of planning projects have been identified for the City's activity centres to deliver 'place-based' action plans and initiatives, set within a strategic context to help guide the development of open space, buildings and landscape.



The Strathfieldsaye UDF is a document that is developed as a follow up document to the Strathfieldsaye Township Plan (CoGB, 2009), which replaced the 1993 Township Plan. It sets a more detailed plan for the Town Centre area of Strathfieldsaye.

To properly guide development, the following strategies recommend that an urban design framework be developed for this area for the main activity centre of Strathfieldsaye: Commercial Land and Activity Centre

Strategy (2015a), Integrated Transport and Land Use Strategy (City of Greater Bendigo, 2015b), Greater Bendigo Residential Strategy (City of Greater Bendigo, 2014) and Strathfieldsaye Township Plan (CoGB, 2009).

Site context

Strathfieldsaye is located on the south-eastern side of urban Bendigo and was declared as a future growth area for the City, along with other similar areas such as Jackass Flat, Huntly, Maiden Gully and Marong. Strathfieldsaye township started developing at suburban densities in the 1990s. It has steadily grown since, and now has emerged at the end of one of five main transit corridors in the city.

To accommodate the growth without losing its character there needs to be a focus on urban design for the town centre and Wellington Street/Strathfieldsaye Road.

What will the UDF do?

The UDF seeks to improve the functionality of the centre by providing guidance on future growth and development, built form, streetscapes, traffic and pedestrian movements, car parking and land use.

The UDF will provide a vision for how the place should develop, provide flexible design principles and recommend improvements to existing infrastructure and functionality of the town. The UDF will also assist in the assessment of planning permit applications.

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The UDF will facilitate the development of the Strathfieldsaye Town Centre by providing direction in relation to:

- Efficient utilisation of existing commercially zoned land and maximising site development opportunities;
- Building forms which contribute to the desired Strathfieldsaye character;
- Access and movement networks in and around the town centre (pedestrians, cyclists and vehicles);
- Co-ordinated and efficient parking arrangements on and off street;
- Streetscapes and landscaping to build on the existing street trees and green spaces within the town centre;
- Defined precinct themes and entry points into the town centre; and
- Concepts for development within the town centre.

Study area

The main focus of the UDF will be on the town centre and it's immediate surroundings. The properties adjoining Wellington Street/Strathfieldsaye Road are also included in the study area. This is due to the influence of these areas to the character and atmosphere of the town centre of Strathfieldsaye. Refer to figure 3 for the project boundary.

Precincts

The study area is divided into four precincts, the Commercial Core, the Transition Town Centre, Transition Residential and the Town Entrances (see figure 5).

The precincts are set up this way because of respective differences in use and built form.

- Overall project area - sets the overarching directions for the complete study area

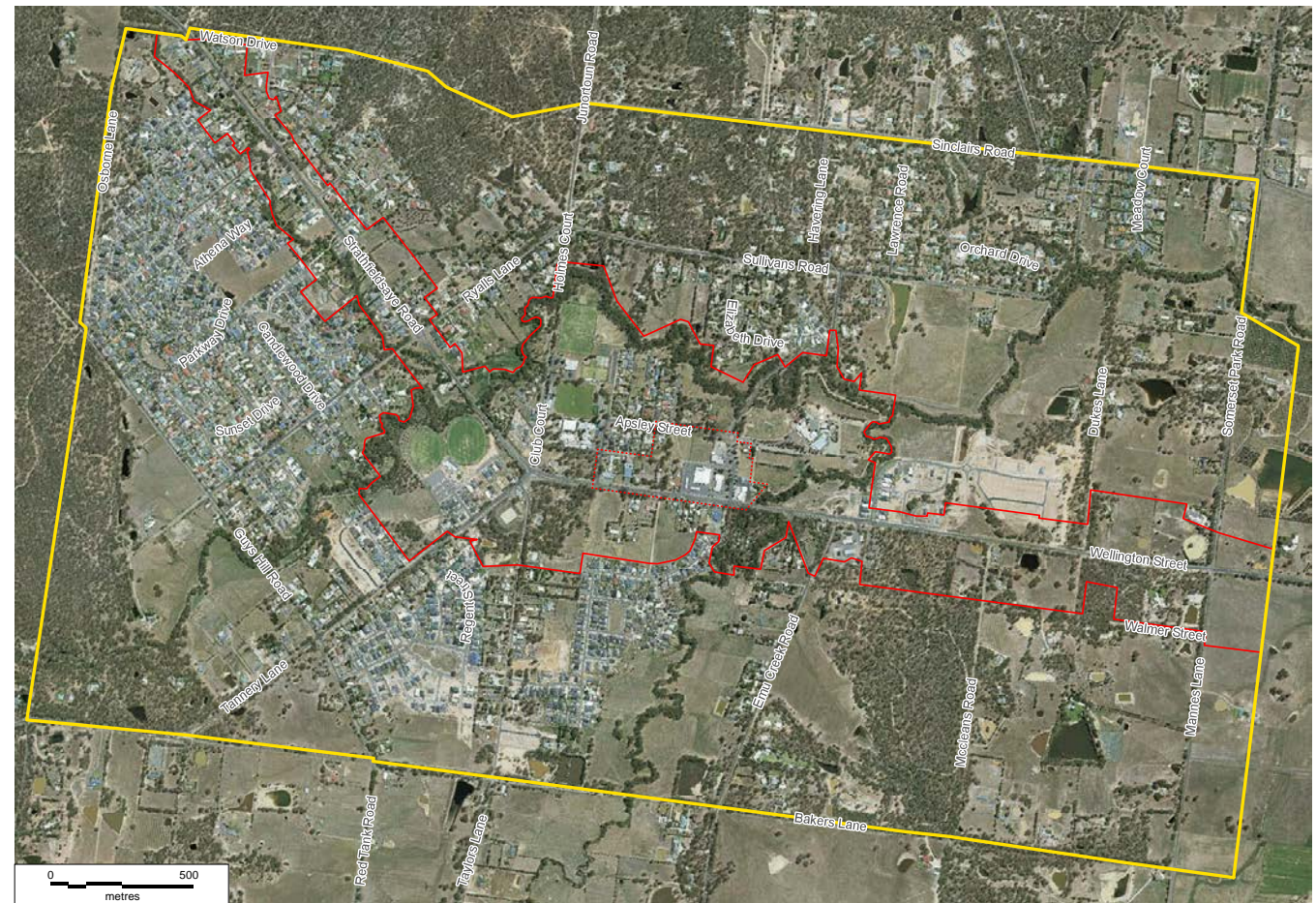


Figure 3 Project boundary

- Strathfieldsaye Commercial Core
- Project area for Strathfieldsaye Town Centre Urban Design Framework
- Urban Growth Boundary

- Precinct 1 Commercial Core - This precinct includes all commercial properties to the extent of the proposed commercial zoned area
- Precinct 2 Transition Town Centre - is the area directly surrounding Precinct 1, the Commercial Core
- Precinct 3 Transition Residential - is the area forming the transition from the residential areas to the mixed use and medium density of precinct 2.
- Precinct 4 Town Entrances - This precinct includes Wellington Street/Strathfieldsaye Road with their direct surroundings.

Structure of this document

The following sections form the content of the UDF.

- Principles
- Overall Project Area
- Precincts 1 to 4

The overall project area and the precincts will be discussed by the following structure:

- Introduction to the precinct – **what do we have?** – sets the scene and the boundaries for the precinct
- Issues and Opportunities – **what you told us** – sets the scene for the opportunities and constraints raised by the community and government organisations.
- Directions* - **what is it that we are trying to achieve?**
- Design Objectives and Guidelines* – **what is the aim and how will we respond?**
- Implementation Actions – **what do we need to do?** – shows what actions we need to implement to achieve the objectives

*The Directions and Design Objectives and Guidelines will be organised according to the topics Land Use, Built Form, Access and Movement and Public Space.



Figure 4 Project areas

- Precinct 1 Commercial Core
- Precinct 2 Transition Town Centre
- Precinct 3 Transition Residential
- Precinct 4 Town Entrances

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Vision

The key vision highlighted in the Strathfieldsaye Community Plan (City of Greater Bendigo and Strathfieldsaye and District Community Enterprise, 2009) states “Sustainable growth and development, while retaining our natural environment, history and rural amenity”.

A more detailed vision for Strathfieldsaye, as stated in the Strathfieldsaye Township Plan (CoGB, 2009) developed in consultation with the Strathfieldsaye community, is to create a township that:

- respects and protects existing environmental features, in particular the creeks, native vegetation and Greater Bendigo National Park
- creates a strong sense of place derived from its distinctive bushland and semi-rural setting
- creates a healthy place to live, where all residents are well connected with each other and the town centre
- strengthens the concept of Strathfieldsaye as a ‘village’ with the town centre as the focus of community life
- increases urban densities in locations close to the town centre and in other places that are served by the public transport network, walking and cycling paths and open space
- reduces greenhouse gas emissions by providing safe, attractive and convenient walking and cycling paths that make walking a viable method of moving between neighbourhoods and to the town centre
- attracts a broad mix of people from different age groups and socio-economic backgrounds through the provision of a wide range of housing, community services and recreational opportunities

- offers a wider range of services and employment opportunities, concentrated within the town centre
- enhances community safety through the design of buildings, public spaces and the structure of new residential areas
- creates a resilient community that is able to adapt to changes in climate and changes in the cost and availability of energy and water resources.

This vision was presented again to the community as part of the development of the UDF and it still has wide support.

The vision for this UDF is: “Sustainable growth and development of the town centre that meets the needs of the whole community, the landowners and businesses and presents as a well-designed, vibrant, safe and attractive place for all”

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2. Principles

A set of design principles were established in the early stages of the process. Initially the principles were informed by the comments from community consultation. They were then progressively developed in a series of design workshops with the community reference group.

The UDF was informed by these principles as they formed the base of the agreed approach for the development of Strathfieldsaye. These principles were then incorporated into the directions and objectives of the UDF.

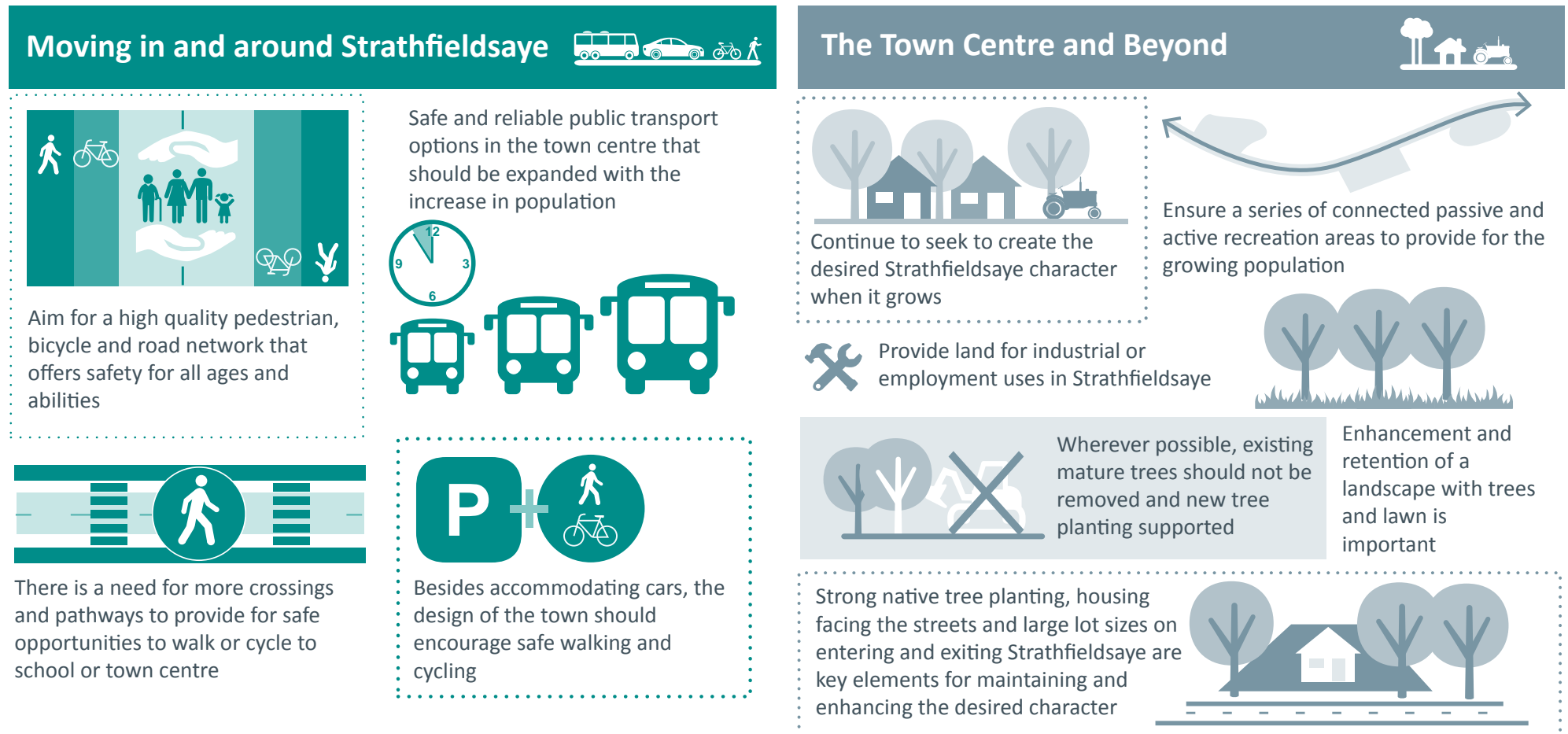


Figure 5 Principles of the Urban Design Framework.

Strathfieldsaye Town Centre



Well designed and attractive



Create an attractive green space where people can sit and relax

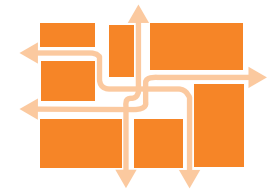
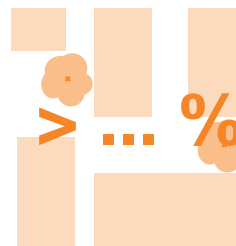
Increased retail and commercial presence to increase choice



Car parking should not dominate the appearance of the main street

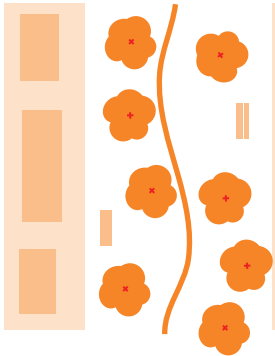


A minimum density for development should be considered, taking into consideration allowances for green space



The different areas should be designed with good connectivity, access and uniformity

Wellesley Street should be planned as a vegetated open space



The focus of the commercial area should be on the northern side of Wellington Street



Wellington Street

Wellington Street



Options for medium density housing, offices, professional and emergency services should be explored for the southern side of Wellington Street

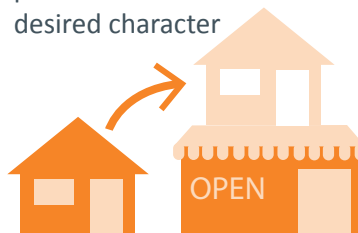
Maximum building height of two storeys within the context of the desired character



We want the town centre to be a place to meet



Opportunities for shop-top housing should be explored provided it fits with the desired character



Design criteria are needed to maintain and enhance the desired character



More employment and services in the town centre

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3 Overall project area

The project area includes all the precincts; the town centre with the commercial core and the areas along Wellington Street/Strathfieldsaye Road as these areas have the most impact on the character of Strathfieldsaye.

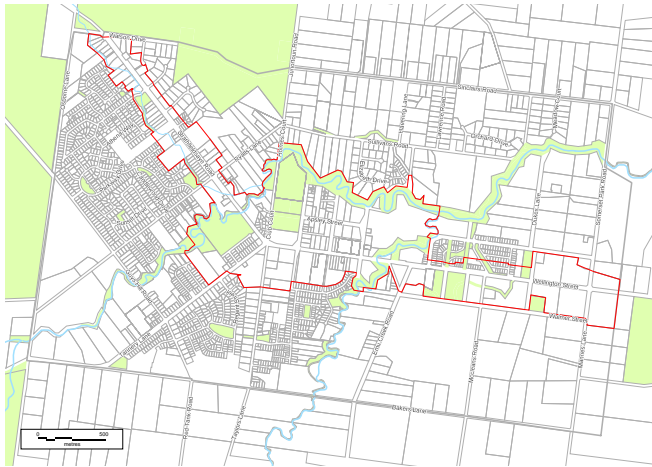


Figure 6 Complete project area

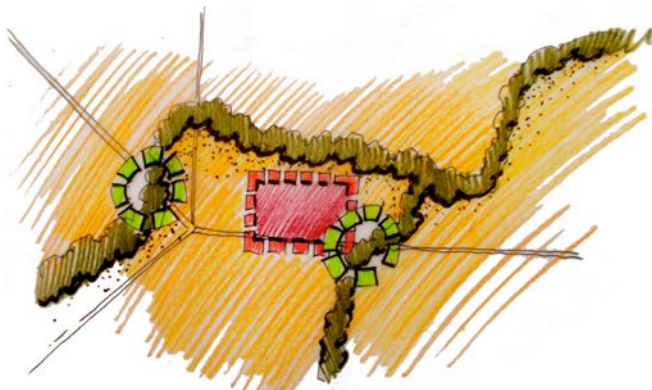


Figure 7 Concept of a Town Centre within the creeks

Issues and Opportunities

The current commercial activity in the town centre of Strathfieldsaye does not have the capacity to service the expected growth; therefore (re)development of Strathfieldsaye centre is expected. On the other hand there is an abundance of commercially zoned land, of which not all is needed for commercial development in the future.

The design of Wellington Street/Strathfieldsaye Road and the adjacent properties is a defining factor of the character of Strathfieldsaye. For both stimulating traffic flow and creating sufficient space for native tree planting along Wellington Street/Strathfieldsaye Road will be limited in the future access.

The community has raised the need for more and upgraded community, sport and recreation facilities. This issue will need to be addressed with the expected growth of Strathfieldsaye. There is a need to investigate what recreation facilities could be viable in the future.

“Coordinated strategy for all public spaces including Club Court sports hub and new recreation area in Mannes Lane and Axe creek frontage”

Directions

1. Reinforce the 10 minute neighbourhood function of the town centre, that is lively, attractive and provides a wide range of facilities and businesses that service the community
2. Strengthen the bushland and spacious setting of the town entrances
3. Create safe and convenient access for all

Land Use

Design Objectives

- Continue to support land uses that reinforce a 10 minute neighbourhood
- Encourage land uses that support a livelier town centre
- Consolidate commercial activity into a compact town centre core

Design Guidelines

- Continue to support residential land use within the Urban Growth Boundary (UGB).
- Encourage a wide range of employment, businesses and services within the town centre.
- Consolidate the retail elements of the town centre on the north side of Wellington Street and provide opportunities for medium density housing and offices/light commercial activity surrounding the town centre.

Built Form

Design Objectives

- Maintain and strengthen the native vegetation and spacious setting of Strathfieldsaye along the town entrances
- High quality buildings that activate streetscapes and provide good amenity
- Development that supports public safety, health and wellbeing

Design Guidelines

- Buildings should reflect the preferred character of each precinct.
- Development should be based around ecologically sustainable development (ESD) principles, and protecting and improving the environmental attributes of the area.
- Siting and designing buildings with passive surveillance of public spaces.

- New development should have a strong focus on native tree planting and, where possible, retain existing mature trees.
- When major road works are undertaken along Wellington Street/Strathfieldsaye Road and other local roads, the feasibility of underground power lines should be investigated to create more space for tree planting.

Movement and Access

Design Objectives

- Create a safe network of walking and cycling paths
- Prioritise pedestrians
- Encourage active transport

Design Guidelines

- Design streets to limit the speed of vehicles, to increase safety and provide dedicated and protected space for walking and cycling.
- Vehicle access from Wellington Street/Strathfieldsaye Road should be minimised to assist the traffic flow and create space for native vegetation.
- Expand the existing walking and cycling path network as shown in figure 10 and 11.
- Construct new pedestrian and cycling crossings located in the areas as shown in Figure 10 and 11.
- Reduce the prevalence and dominance of car parking spaces.



Figure 8 Artist's vision of Wellington Street, looking west.

- The town centre will support a network of walking and cycling paths to and from the town centre, connecting housing, commercial, social and recreation areas. This will include a series of pedestrian crossings across Wellington Street providing pedestrians with the shortest possible crossing distance through traffic treatments such as islands, medians, crossing and wide footpaths (figure 10 and 11).

Open Space

Design Objectives

- Provide a central public gathering space for all the community to access that is of high quality
- Improve and contribute to the environmental attributes of the area
- Support safe spaces that provide people with the opportunity to interact with the environment and other people

Design Guidelines

- Create a formalised town square within the commercial area to serve as a quality meeting place.
- Strengthen the health of existing waterways.
- Open drainage should improve the environmental attributes and contribute to the preferred character of each precinct.
- New public space must have passive surveillance and form continuous connections across the Strathfieldsaye township.
- Public and open space provided in accordance with the Safer Design Guidelines for Victoria (DELWP, 2017).

Implementation Actions:

- Planning Scheme Amendment to rezone parts of the Town Centre (as specified on figure 21) from:
 - » Commercial 1 to Mixed Use
 - » Special Use Zone to Mixed Use
 - » Special Use Zone to General Residential Area
- Progressively introduce separated walking and cycling infrastructure, native tree planting and potential underground placement of power lines along Wellington Street and local streets in the town centre
- Progressively implement proposed off road walking and cycling paths and proposed pedestrian crossings as shown on figure 10 and 11
- Progressively implement through general works and planning permits street designs that limit the speed of vehicles
- Update the Strathfieldsaye Township Plan to align with the Urban Design Framework
- Undertake a Strathfieldsaye Community Facilities study to investigate the future need and viability for community and recreation facilities
- Update Municipal Strategic Statement (MSS) to include the directions for each precinct

-  Commercial core
-  Town Square
-  Medium density residential development with mixed uses or compatible light commercial
-  Conventional density residential development with spacious interface to Wellington Street/Strathfieldsaye Road with larger lot sizes and minimum setback of nine metres
-  Town Entrances
-  Creeks that encircle the town centre
-  Native tree planting theme along Wellington Street/Strathfieldsaye Road

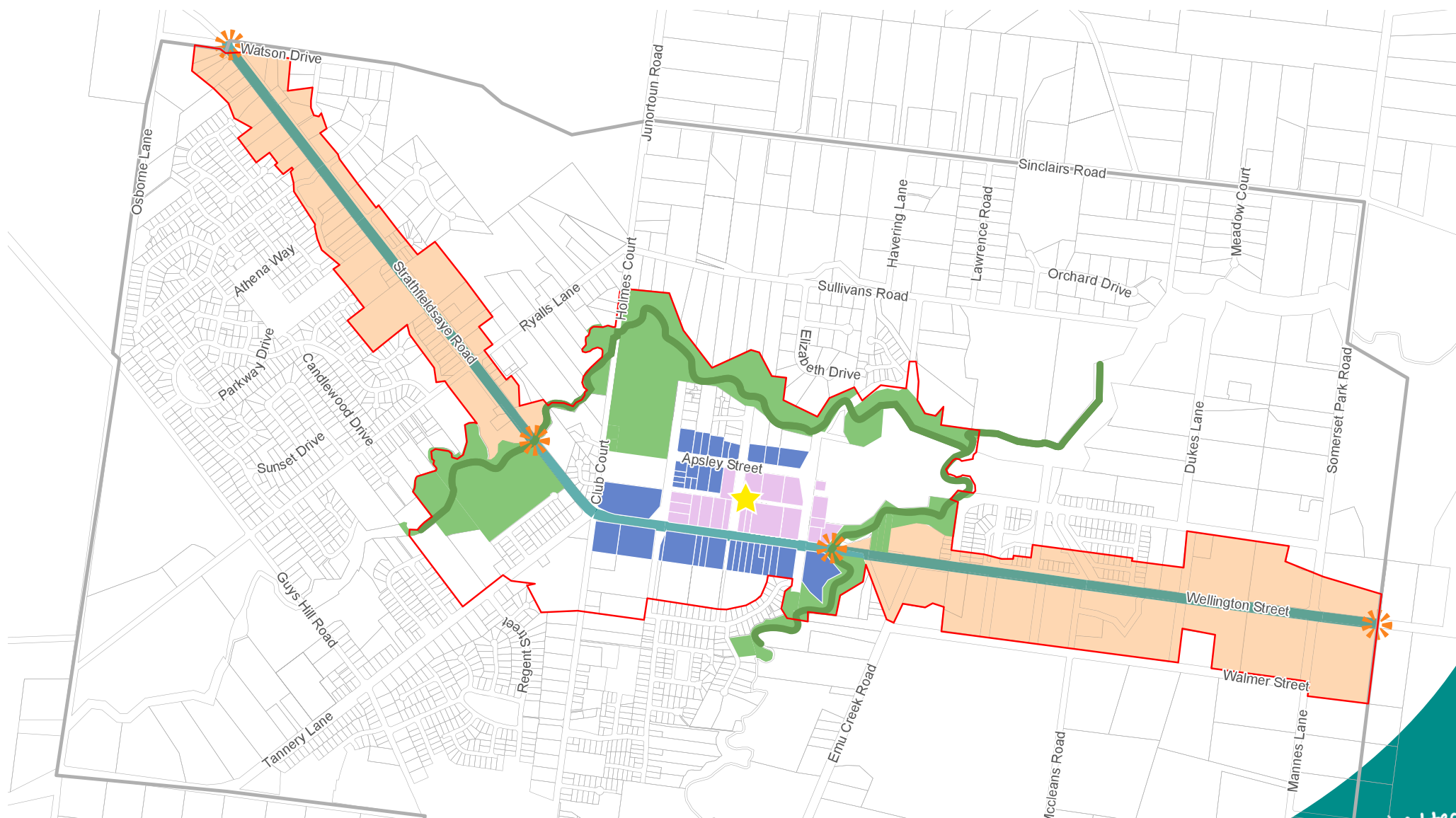


Figure 9 Overall Project Area Directions

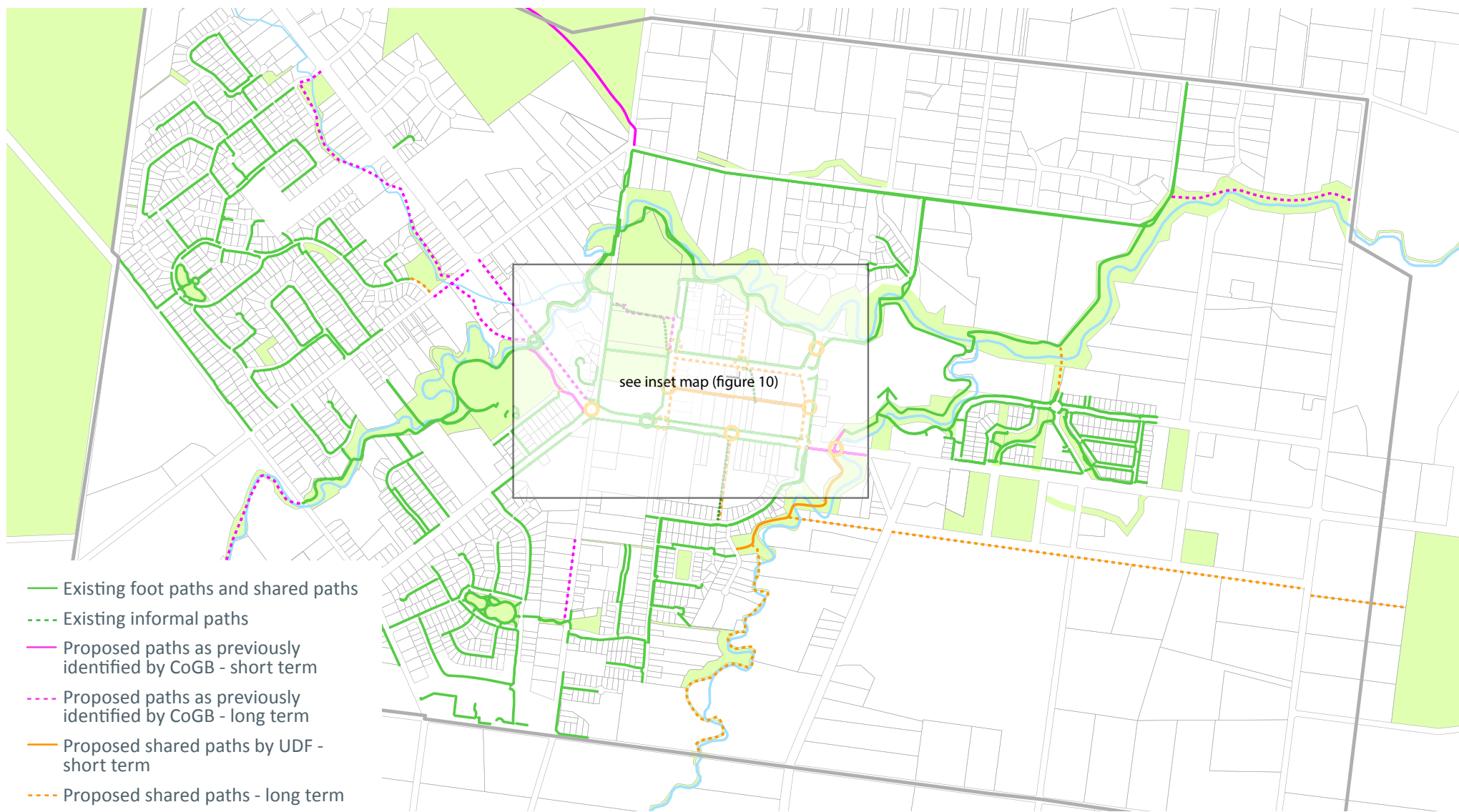


Figure 10 Existing and proposed off road walking and cycling tracks



Figure 11 Existing and proposed off road walking and cycling tracks and crossings within the town centre

Precinct 1: Commercial Core

This precinct is the core of Strathfieldsaye. It includes commercial and residential functions to the north side of Wellington Street. The main focus of commercial facilities is in the Blucher Street/Wellington Street corner. The City has been working on the creation of Apsley Lane which will be continued when future development occurs.



Figure 12 Commercial Core area

Issues and Opportunities

This area has many opportunities for development. Because of the growing population there will be a need to develop more and diverse retail.

“Revamp/renovate existing shopping complex areas to create attractive, yet boutique type of speciality retail space. I.e. need 1-2 breakfast/café locations in Strathfieldsaye.”

There is currently a strong focus on transport by private vehicles because of the location, current commercial development and residential density in Strathfieldsaye. If the residents could find at least 80% of their daily needs in the town centre of Strathfieldsaye this will reduce the need for traveling by private car and stimulate active transport.

The creation of more commercial activity brings other opportunities with it, such as medium density housing, shop-top housing, offices and community facilities. Having mixed uses in the town centre will make it an active place and will promote active transport options. One of the main principles to take into account creating medium density development is the aim to create the desired Strathfieldsaye character.

The Strathfieldsaye community raised the opportunity of creating a place in the town centre for the community. The development of a town square adjacent to commercial development is a great opportunity. These two developments should be advanced simultaneously.

“Centre should be viewed as a place to meet people. I would like to ‘sit with my dog and relax’.”

A group of landowners in the commercial area proposed that Apsley Lane should have a name change because it is being confused with Apsley Street.

Directions

Development should:

1. Contribute to the following desired character of this precinct:

‘A lively and compact town centre that provides a wide range of commercial, employment and businesses options that services the local community, in a native vegetated setting’
2. Achieve a compact town centre core
3. Create a lively place of activity that people want to visit and spend time in
4. Protect and enhance the environmental attributes
5. Create high quality spaces that are enjoyable, well-connected and feel safe

Land Use

Design Objectives

- Create a lively town centre with mixed uses
- Provide a centrally located town square for people to gather

Design Guidelines

- Encourage retail and office uses at street level and residences on upper floors to provide activity beyond business hours.
- Incorporate residential uses into new developments that adjoin a residential neighbourhood to provide a transition from activity centre uses.
- Support mixed uses that contribute to a lively town centre.

- Create a town square, on the corner of Apsley Lane and Wellesley Street within the unmade road reserve of Wellesley Street, to provide for a public gathering and meeting space in the commercial core.

Built Form

Design Objectives

- Achieve a compact town centre core through medium density and multi-storey development
- Design malls/large stores to address surrounding streets by bringing visual activity to street edges

- Limit wide building frontages with a single use, particularly if the hours of occupation are restricted or the level of activity is low (for example, foyers to commercial offices)
- Consciously incorporate housing into new developments, such as shop-top housing, housing over big stores, and building over car parks and other under-utilised sites
- High quality buildings with a reduced carbon footprint, that also positively contribute to the streetscape

- Verandahs will be provided to the active frontages of the commercial area to provide for pleasant public spaces and weather protection.
- Development should be focused on and overlooking public spaces
- Extensive native tree planting should be undertaken to provide for a pleasant and shady environment

Design Guidelines

- Encourage the design of higher density housing, commercial development and offices which maximise the activity on the ground floor as to increase the natural surveillance of public spaces and streets.
- Avoid off-street car parking at ground level street frontages.
- Maximum lot size for medium density housing 300m²
- Lot sizes less than 300m² are encouraged for housing within the town core area.
- Where new lots adjoin Wellington Street, Strathfieldsaye Road, Uxbridge Street, Wellesley Street, Blucher Street, Apsley Lane and Apsley Street they should have a frontage facing that street.
- Where a property is situated on a corner of two streets both sides will have to be active frontages.
- Weather protection should be provided on all active frontages.
- Minimum height of dwelling 6 metre. Maximum height of dwelling 10 metre.
- Setbacks within the town core 0-2 metre.
- The usable floor space of new developments should be a minimum of 60% of the lot surface.

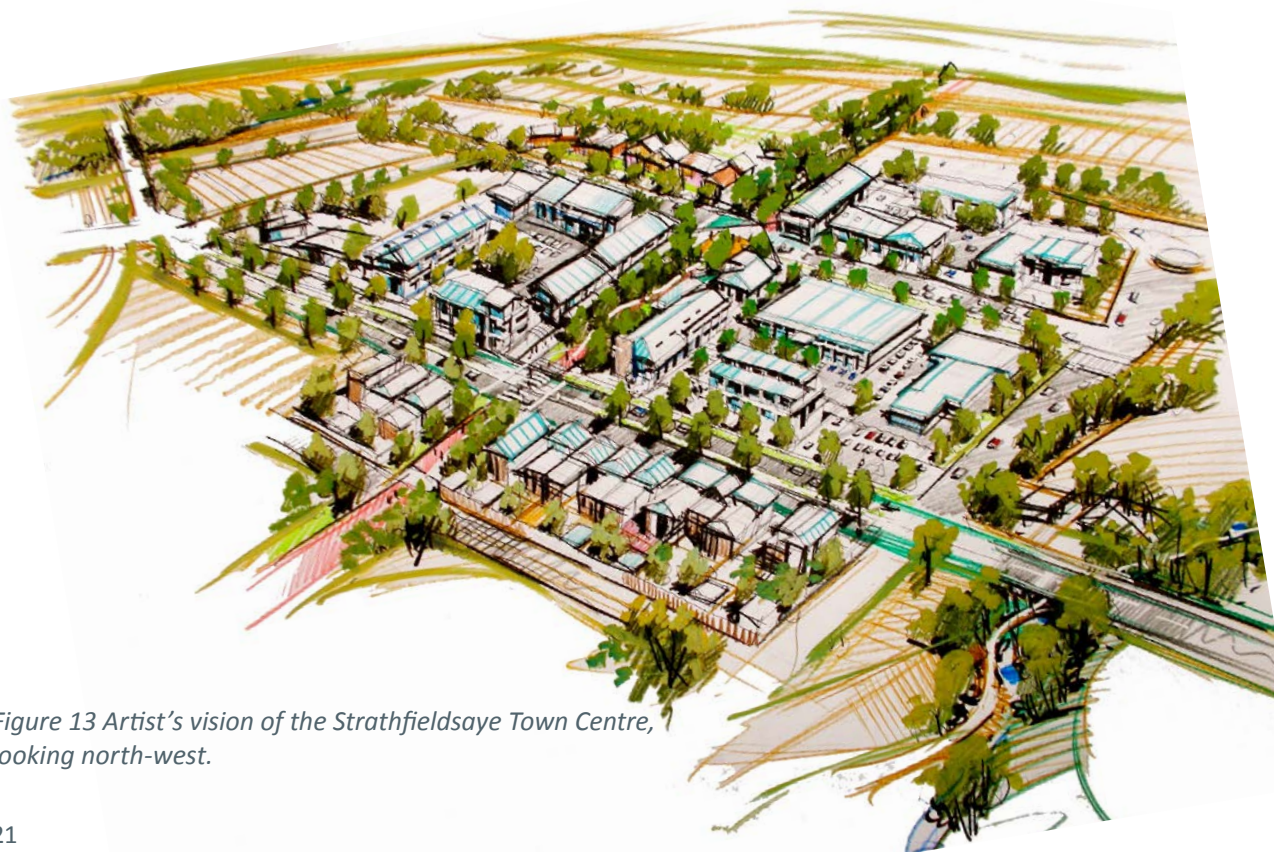


Figure 13 Artist's vision of the Strathfieldsaye Town Centre, looking north-west.

- Sufficient lighting should be provided in all areas of the town centre, with a focus on a potential town square, the existing bus stop area and pedestrian and cycle paths to and within the town centre.
- Integrate new, high-density housing into the local street system and avoid gated communities.
- Ensure ground-level street frontages are not used for car parking but rather have activity and interest for pedestrians. Off-street car parking and utility services must be located behind active street frontages.

Movement and Access

Design Objectives

- Create a safe network of walking and cycling paths that connect to all other the precincts
- Prioritise pedestrians
- Minimise the prevalence and dominance of car parking spaces and facilities

Design Guidelines

- Design streets to limit the speed of vehicles, to increase safety and provide dedicated and protected space for walking and cycling.
- Vehicle access from Wellington Street/Strathfieldsaye Road should be minimised to assist the traffic flow and create space for native vegetation.
- Pedestrian and cycling paths should link the creek path to the town centre as shown in figure 11.
- Increase the number of pedestrian crossings around and within the town centre. See figure 11 for proposed locations for existing and proposed pedestrian crossings.

- Orient development to overlook footpaths and roadways to ensure a comfortable pedestrian environment where people feel safe.
- Sufficient street lighting should be provided when buildings face walking or cycling paths and other public spaces.

- Discourage off-street car parking and support on-street car parking throughout the activity centre to calm vehicle speeds, enhance the perception of safety for pedestrians and minimise the number and impact of off-street car parks required, without compromising walking and cycling amenity.
- Minimise the total number of car parks required by sharing bicycle and car parking facilities between different uses within mixed use developments.



Figure 14 Artist's vision Wellesley Street looking north-west

- Parking should be planned behind the commercial area so as not to dominate Strathfieldsaye Road.
- Future parking lots will have to be designed to complement the desired Strathfieldsaye character and ensure good pedestrian access, sufficient native vegetation and overall good amenity.
- Commercial areas are encouraged to upgrade their parking areas to make them more pedestrian friendly by including trees or other vegetation in the design as to complement the desired character.

Open Space

Design Objectives

- Create safe and lively public spaces that people want to be in, and which provide people with the opportunities to interact with the environment and other people
- Provide direct and comfortable movement for pedestrians and cyclists
- Enhance the setting within native vegetation

Design Guidelines

- Create a town square, on the corner of Apsley Lane and Wellesley Street within the unmade road reserve of Wellesley Street, to provide for a public gathering and meeting space in the commercial core.
- Maximise opportunities for people to sit and watch public space activities and circulation by providing the public space essentials: shade, seating, drinking taps, bins, bike hoops and dog amenities.
- Provide landscaping that contributes to the bushland setting through the frequent planting of native vegetation in streetscapes and public spaces.

- New public space must have passive surveillance and form continuous connections across the Strathfieldsaye township.
- Public space must be in accordance with the Safer Design Guidelines for Victoria (DEWLP, 2017).

Implementation Actions:

- Implement a Design and Development Overlay to direct and encourage quality design for precinct 1
- Remove Development Plan Overlay (DPO) where this will be replaced by a DDO
- Detailed design and implementation of a town square on the corner of Apsley Lane and Wellesley Street
- Progressively implement public space essentials in the public realm in the town centre core area



Figure 15 Commercial Core Framework Plan and possible future development



Figure 16 Plan representations of street cross section diagrams



Figure 17 Proposed Apsley Lane section

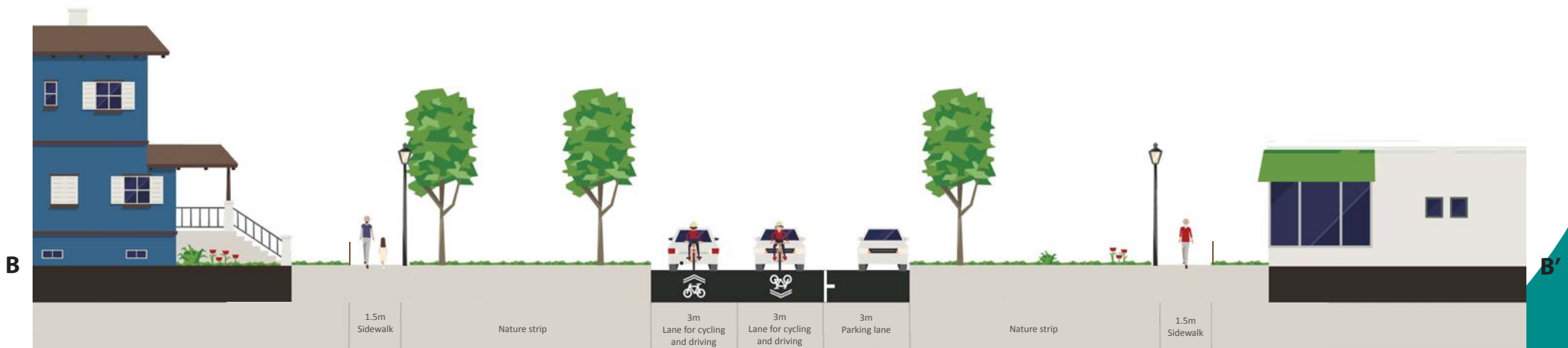


Figure 18 Proposed Wellesley Street section

Precinct 2: Transitional Town Centre

The transition area from the town centre includes all land around that is immediately surrounding the commercial core, and the properties along Wellington Street/Strathfieldsaye Road between the creeks.

Large parts of this area is currently zoned as commercial. Because of the proximity to the commercial core and there area many different types of uses.

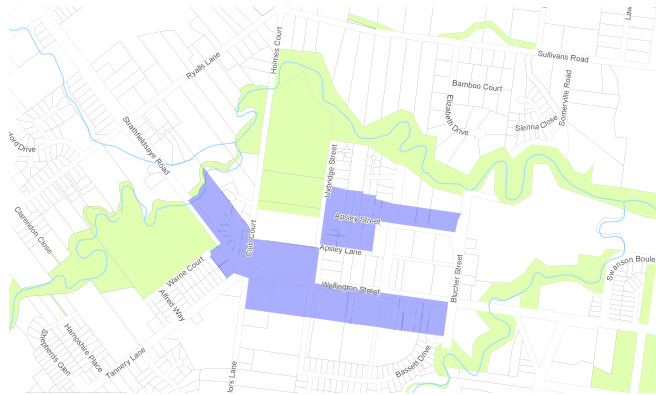


Figure 19 Transitional Town Centre (Precinct 2)

Issues and Opportunities

According to the City of Greater Bendigo Commercial Land and Activity Centre Strategy (CLACS) (CoGB, 2015a), the Strathfieldsaye commercial centre is projected to grow by 7,600m² in additional floor space by 2031. This is much less than what is currently in the Commercial 1 Zone. There is a need to rationalise the commercial land to ensure a compact town centre. A full explanation and rationalisation of the future need of commercial land can be found in Appendix A.

As the town centre becomes the centre of activity in Strathfieldsaye opportunities for medium density housing will arise. This will provide a great opportunity to stimulate active modes of transport and to provide walking and cycling connections from the creeks into the town centre.

During community consultation it became clear that there are different opinions on the future treatment of the road like speed limit, number of lanes needed and intersection treatment. The only issue where there was agreement and general community concern was safety on the roads.

“Strathfieldsaye Road needs to be made safe for children going to school and adult pedestrians living on the southern site to get to the school and shops one school crossing is not enough.”

The community has raised the issue of high amount of traffic during school drop off and pick up times of the two primary schools. Both primary schools are developing ideas how to take out the pressure of the drop-off and pick-up times. St Francis of the Fields has changed their pick-up times so the schools do not have the rush at the same time. Both schools are also promoting other modes of transport to get to school,

like walking, cycling and buses. Opportunities for having dedicated staff parking at both of the school sites are being investigated.

Directions

Development should:

1. Contribute to the following desired character of this precinct:
‘A transition area between the high activity area of Precinct 1 and the residential area of Precinct 3, that is framed by large native trees and native vegetation’
2. Stimulate a liveable and connected neighbourhood with a mix of uses
3. Promote a neighbourhood that is focused on active transport
4. Protect and enhance the environmental attributes

Land Use

Design Objectives

- Support land uses that contribute to the desired character of this precinct
- Where precincts adjoin one another, encourage compatible uses
- Ensure land uses protect and enhance the environmental attributes

Design Guidelines

- In areas closer to Precinct 3 support land uses that are compatible to sensitive land uses (e.g. residential).

- In areas closer to Precinct 1 support land uses that are compatible to Precinct 1 and contribute to its liveliness (e.g. medium density residential or offices).
- Land uses should support the health of waterways, such as public use areas.

Built Form

Design Objectives

- Scale of development that achieves the desired character of this precinct
- Ensure development does not compromise the environmental values of the precinct
- Subdivision layout that supports the ability for future buildings to be sustainable, and strengthens the presence and health of native vegetation and waterways
- Minimise the dominance of car parking and garages
- Buildings that provide passive surveillance
- High quality buildings with a reduced carbon footprint, that also positively contribute to the streetscape

Design Guidelines

- Retain native vegetation where possible. Subdivision layout should be designed around established native trees. Incorporate native vegetation in road reserve, public spaces and paths/links with subdivision.
- Encourage the design of higher density housing, commercial development and offices which maximise the activity on the ground floor as to increase the natural surveillance of public spaces and streets.
- Avoid off-street car parking at ground level street frontages.
- Maximum lot size for medium density housing 300m²

- Where new lots adjoin Wellington Street/ Strathfieldsaye Road, Uxbridge Street, Blucher Street, Apsley Lane and Apsley Street they should have a frontage facing that street.
- Where a property is situated on a corner of two streets both sides will have to be active frontages
- Weather protection should be provided on all active frontages
- Minimum height of 6 metres, maximum height of dwelling 10 metre.
- Setbacks 2-4 metre; on eastern side of precinct 4-6 metre setback as shown in figure 19.
- Ensure ground-level street frontages are not used for car parking but rather have activity and interest for pedestrians. Off-street car parking must be located behind active street frontages.
- Integrate new, high-density housing into the local street system and avoid gated communities.
- The design and orientation of new buildings should incorporate ESD principles.
- No front fencing will be supported in this area except for residential properties if semi-transparent or transparent and lower than 1 metre in height.
- Avoid blank walls facing streets and public spaces
- Design buildings to complement the scale and character of their surroundings.
- Buildings with concrete tilt panels must have a painted finish.
- Extensive native tree planting should be undertaken in road reserves to provide for a pleasant and shady environment.
- Create an active interface by fronting development to open space, waterways and walking/cycling links.

Movement and Access

Design Objectives

- Create a safe network of walking and cycling paths
- Prioritise pedestrians
- Subdivision layout and roads that create safe and interconnected places

Design Guidelines

- Design streets to limit the speed of vehicles, to increase safety and provide dedicated and protected space for walking and cycling.
- Vehicle access from Wellington Street/Strathfieldsaye Road should be minimised to assist the traffic flow and create space for native vegetation
- Pedestrian and cycling paths should link the creek path to the town centre as shown in figure 11.
- Increase the number of pedestrian crossings around and within the town centre. See figure 11 for proposed locations for existing and proposed pedestrian crossings.
- Orient development to overlook footpaths and roadways to ensure a comfortable pedestrian environment where people feel safe.
- Sufficient street lighting should be provided when buildings face walking or cycling paths and other public spaces.
- Physically integrate and connect new residential subdivision to existing subdivisions, paths and roads
- Avoid cul-de-sac, lots backing onto roads and battle-axe style lots. The creation of through roads and one way roads is promoted.

Open Space

Design Objectives

- Improve and contribute to the health of the environment in this precinct
- Support safe spaces that provide people with the opportunity to interact with the environment and other people
- Waterways and public spaces should be multi-purpose use corridors

Design Guidelines

- Ensure adequate setback of uses and development from waterways.
- Open drainage should improve the environmental attributes and contribute to the bushland character of large native trees in this precinct.
- New public space must have passive surveillance and form continuous connections across the Strathfieldsaye township.
- Public space must also be in accordance with the Safer Design Guidelines for Victoria (DEWLP, 2017).

Implementation Actions:

- Implement a Design and Development Overlay to direct and encourage quality design for precinct 2
- Remove the Residential Character Policy from the planning scheme where this will be replaced by the Design and Development Overlay
- Remove Development Plan Overlay (DPO) where this will be replaced by a DDO



Figure 20 Transitional Town Centre Framework Plan

Zoning changes

1. Rezoning from Public Use Zone to General Residential Zone
2. Rezone from Special Use Zone to Mixed Use Zone
3. Rezone from Commercial 1 Zone to Mixed Use Zone

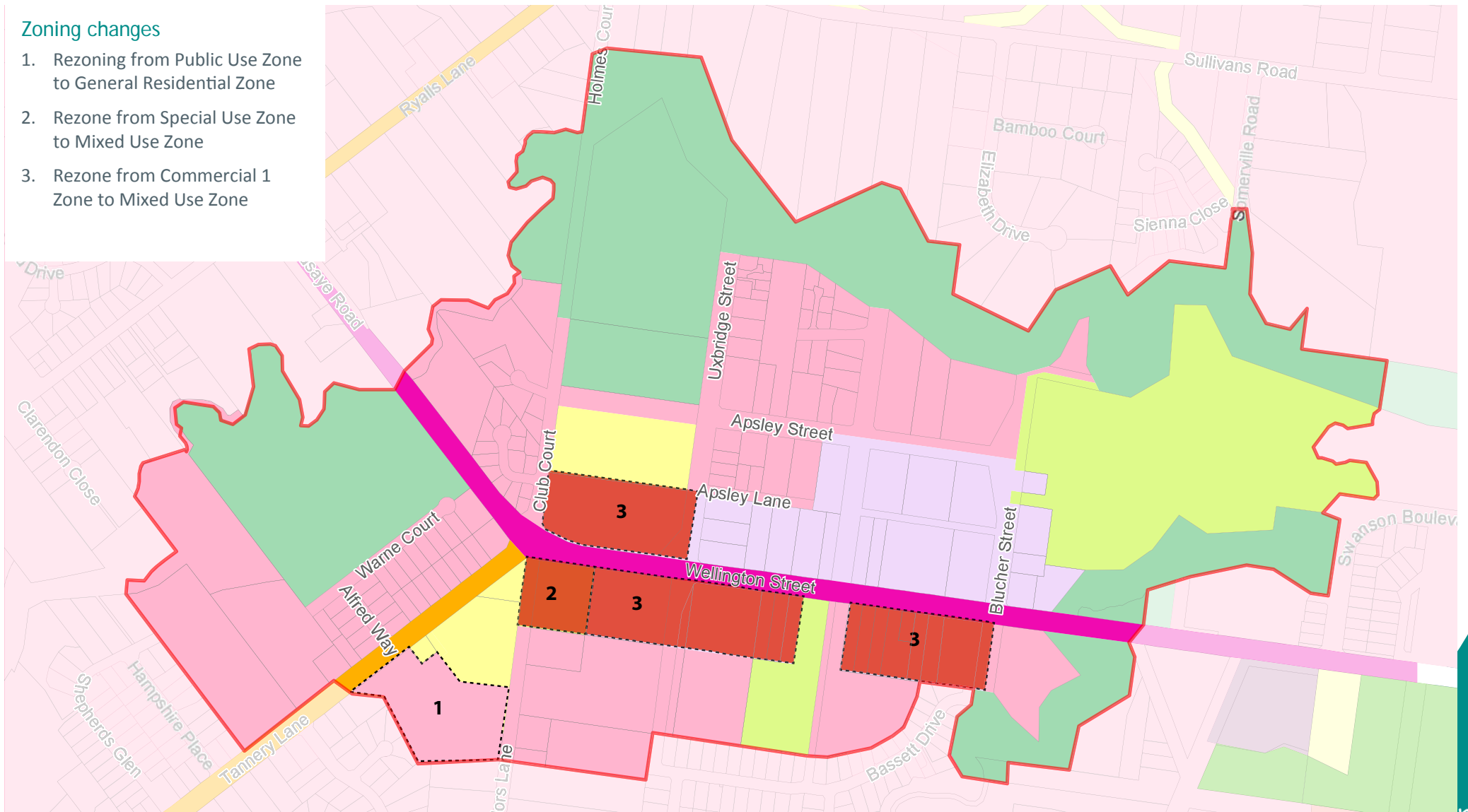


Figure 21 Rezoning

Precinct 3: Transitional Residential

The area that forms the transition to residential areas includes all land around the town centre (precinct 2) that lies within the area surrounded by Sheepwash Creek and Emu Creek; as well the land south of Wellington Street that is currently undeveloped and the land around the Tannery Lane/Tailors Lane intersection.

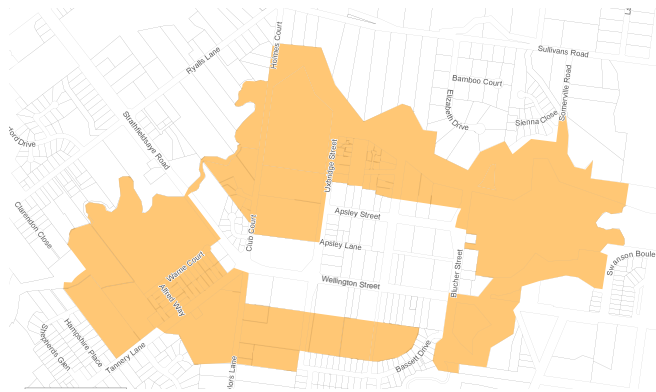


Figure 22 Transitional Residential Precinct

Issues and Opportunities

There is a great opportunity to stimulate active modes of transport and to provide walking and cycling connections from the creeks into the town centre.

Current subdivision developments on the southern side of Strathfieldsaye Road have been on hold because an adequate solution for the drainage needs to be sought. Council is starting an investigation on how this issue can be resolved. Contributions will need to be put in place to finance the future works to resolve drainage. There is the opportunity to link the drainage solution in the form of public space to the existing public spaces and maximise the community benefit.

There is concern among the residents that with the predicted growth of Strathfieldsaye to double the residents in the near future, the current road system will not be sufficient to accommodate the travel for the growing number of inhabitants.

“In providing for the desired outcomes we need to supply infrastructure that solves problems with the least negative impact on the natural environment features (e.g. native vegetation, creeks, large gum trees)”

The quantity of public space in Strathfieldsaye is abundant. Strathfieldsaye has 102 hectares of public space per 1000 inhabitants (2036 forecast numbers) which is the second highest of all suburbs in Greater Bendigo. Also the quality of the public spaces is above average in comparison with the whole of Greater Bendigo. A great example of this is the Sheepwash Creek with a shared path connecting the main sport fields and the primary schools.

The community and the CFA have raised the future need and possibility to expand the CFA services and potentially forming an emergency hub including other emergency services. In discussion with the CFA it became clear that they have a short term need to expand on their existing site or to relocate to a larger site. The existing location is well situated and if there would be room to expand on site this would be a suitable short term option.

There is the opportunity to rezone part of the property of Coliban Water which could potentially include the creation of a new link between Taylors Lane and Tannery Lane, creating an alternative connection to the current intersection. This would result in several opportunities which are:

- Increased safety of the future Tannery Lane intersection
- Improved accessibility from residential areas to the Strathfieldsaye sport fields
- Possibility for the CFA to expand on site over the then unused road reserve
- Increased residential area around the town centre

Directions

Development should:

1. Contribute to the following desired character of this precinct:

‘A transition area between the medium density and mixed use activity area of Precinct 2 and the lower scale residential area of Precinct 4, that is framed by large native trees and native vegetation’

2. Stimulate a liveable and connected neighbourhood
3. Promote a neighbourhood that is focused on active transport
4. Protect and enhance the environmental attributes

Land Use

Design Objectives

- Ensure land uses protect and enhance the environmental attributes

Design Guidelines

- In areas closer to Precinct 3 support land uses that are compatible to sensitive land uses (e.g. residential)
- In areas closer to Precinct 1 support land uses that are compatible to Precinct 1 and contribute to its liveliness (e.g. medium density residential or offices)
- Land uses should support the health of waterways, such as public use areas

Built Form

Design Objectives

- Scale of development that achieves the desired character of this precinct
- Ensure residential development does not compromise the environmental values of the precinct
- Subdivision layout that supports the ability for future buildings to be sustainable, and strengthens the presence and health of native vegetation and waterways
- Minimise the dominance of car parking and garages
- Buildings that provide passive surveillance
- High quality buildings with a reduced carbon footprint, that also positively contribute to the streetscape

Design Guidelines

- Retain native vegetation where possible. Subdivision layout should be designed around established native trees. Incorporate native vegetation in road reserve and public spaces and paths/links with subdivision.
- New lots must have a frontage facing any existing or new roads. Where a property is situated on a corner of two streets both sides will have to be frontages.
- Maximum height of dwelling 10 metres.
- Building setbacks from front boundary 4-6 metres.
- Integrate new, medium-density housing into the local street system and avoid gated communities.
- The design and orientation of new buildings should incorporate ESD principles.
- Front fencing should be semi-transparent or transparent and not exceed 1 metre in height.
- Avoid blank walls facing streets and public spaces.

- Design buildings to complement the scale and character of their surroundings.
- Buildings with concrete tilt panels must have a painted finish.
- Extensive native tree planting should be undertaken in road reserves to provide for a pleasant and shady environment.
- Create an active interface by fronting development to open space, waterways and walking/cycling links.

Movement and Access

Design Objectives

- Create a safe network of walking and cycling paths
- Prioritise pedestrians
- Subdivision layout and roads that create safe and interconnected places

Design Guidelines

- Design streets to limit the speed of vehicles, to increase safety and provide dedicated and protected space for walking and cycling.
- Pedestrian and cycling paths should link the creek path to the town centre as shown in figure 11.
- Increase the number of pedestrian crossings around and within the town centre. See figure 11 for proposed locations for existing and proposed pedestrian crossings.
- Orient development to overlook footpaths and roadways to ensure a comfortable pedestrian environment where people feel safe.

*Designing the Heart
of Strathfieldsaye*

- Sufficient street lighting should be provided when buildings face walking or cycling paths and other public spaces.
- Physically integrate and connect new residential subdivision to existing subdivisions, paths and roads
- Avoid cul-de-sac, lots backing onto roads and battle-axe style lots. The creation of through roads and one way roads is promoted.

Open Space

Design Objectives

- Improve and contribute to the health of the environment in this precinct
- Support safe spaces that provide people with the opportunity to interact with the environment and other people
- Waterways and public spaces should be multi-purpose use corridors

Design Guidelines

- Ensure adequate setback of uses and development from waterways.
- Open drainage should improve the environmental attributes and contribute to the bushland character of large native trees in this precinct.
- New public space must have passive surveillance and form continuous connections across the Strathfieldsaye township.
- Public space must also be in accordance with the Safer Design Guidelines for Victoria (DEWLP, 2017).

Implementation Actions:

- Support the investigation for a drainage solution for the south side of Wellington Street and aim to have this solution integrated into the public space network
- Development of a special charge scheme for the implementation of drainage on the south side of Wellington Street
- Rezone the southern part of the land of Coliban Water to General Residential Zone
- Create a new road reserve over the land of Coliban Water to link Taylors Lane to Tannery Lane
- Update the existing Residential Character Policy (clause 22.22) and apply to land shown on figure 27, to implement the design objectives and design guidelines



Figure 23 Transitional Residential Framework Plan

Precinct 4: Town Entrances

This area includes Wellington Street/Strathfieldsaye Road and the surrounding properties from within the Urban Growth Boundary to the Sheepwash creek (west side) and Emu creek (east side).



Figure 24 Town Entrances Precinct

Issues and Opportunities

Fences facing Wellington Street have not contributed to the desired character of Strathfieldsaye and there is the opportunity with future development to search for other solutions so that back fencing will not further influence the character.

Soften appearance of the “boulevard” of colorbond fences along Eppalock Road, Wellington Street, Strathfieldsaye Road

Since there are many parcels still to be developed in Strathfieldsaye along Wellington Street/Strathfieldsaye Road there is the opportunity to actively contribute to the vegetated and spacious character of the town entrances. This character is made by the large parcel sizes, large setbacks and native vegetation on property.

Directions

Development should:

1. Contribute to the following desired character:
‘A low scale residential area in a bushland and spacious setting, where large native trees dominate the streetscape, and that clearly identifies town entrances’
2. Protect and enhance the environmental attributes
3. Create safe and convenient access for all

Land Use

Design Objectives

- Support land uses that contribute to the desired character of this precinct

- Where precincts adjoin one another, encourage compatible uses
- Ensure land uses protect and enhance the environmental attributes

Guidelines

- Continue to support residential land use within the Urban Growth Boundary (UGB).
- Support land uses that are compatible with adjoining precincts.
- Land uses should support the health of waterways, such as public use areas.

Built Form

Design Objectives

- Development that achieves the desired character of this precinct
- Ensure residential development does not compromise the environmental values of the precinct
- Subdivision layout that supports the ability for future buildings to be sustainable, and strengthens the presence and health of native vegetation and waterways
- Buildings that provide passive surveillance
- High quality buildings with a reduced carbon footprint, that also positively contribute to the streetscape
- Minimise the dominance of car parking and garages

Design Guidelines

- Create an active interface by fronting residential development to open space, waterways, walking and cycling links, and roads.

- The design and orientation of new buildings should incorporate ESD principles.
- Where new lots adjoin Wellington Street/Strathfieldsaye Road they should have a larger lot size that allows for buildings to be setback at least 9 metres.
- Where new lots adjoin Wellington Street/Strathfieldsaye Road they should have a frontage facing that street.
- Front setbacks should be 9 metres to maintain openness of streetscape and ensure sufficient space for planting of native vegetation.
- Maximum building height of 7 metres.
- Buildings with concrete tilt panels must have a painted finish.
- Parking should be provided on property and set at least one metre behind the building frontage.
- Front fencing must be low open-style that is transparent or semi-transparent.
- Side and rear fencing on existing lots adjoining Wellington Street/Strathfieldsaye Road should be in lighter materials, such as timber (e.g. avoid Colorbond) and not exceed 1.8 metres in height.
- A landscaping plan needs to be submitted with the subdivision plan.
- Retain native vegetation where possible and encourage native tree planting in front of property.
- Subdivision layout should be designed around established native trees, and incorporate native vegetation within road reserves, public spaces and paths/links of a subdivision.



Figure 25 Artist's vision of Strathfieldsaye Road in the future

Movement and Access

Design Objectives

- Create a safe network of walking and cycling paths
- Prioritise pedestrians
- Subdivision layout and roads that create safe and interconnected places

Design Guidelines

- Provide safe places for pedestrians and cyclists to cross Wellington Street/Strathfieldsaye Road, particularly where there are existing or proposed shared paths as shown in Figure 10.
- Physically integrate and connect new residential subdivision to existing subdivisions, paths and roads.

- Avoid cul-de-sac, lots backing onto roads and battle-axe style lots.
- Design streets to limit the speed of vehicles.
- Access to properties from existing access roads or service roads.

Open Space

Design Objectives

- Improve and contribute to the health of the environment in this precinct
- Support safe spaces that provide people with the opportunity to interact with the environment and other people

- Waterways and public spaces should be multi-purpose use corridors

Design Guidelines

- Clearly identify town entrances and town centre entrances along Wellington Street/Strathfieldsaye Road, on the intersections with Sheepwash Creek and Emu Creek, by creating individual landscape elements.
- Ensure adequate setback of uses and development from waterways.
- Open drainage should improve the environmental attributes and contribute to the bushland character of large native trees in this precinct.
- New public space must form continuous connections across the Strathfieldsaye township.
- Public space must also be in accordance with the Safer Design Guidelines for Victoria (DEWLP, 2017).

Implementation Actions:

- Clearly identify town entrances and town centre entrances along Wellington street, on the intersections with Sheepwash Creek and Emu Creek, with individual landscape elements
- Implement a Design and Development Overlay (DDO) with controls where appropriate to direct and encourage quality design in precinct 4
- Remove the Residential Character Policy along the town entrances where this will be replaced by a DDO



Figure 26 Framework Plan for Precinct 4

4. Greater Bendigo Planning Scheme

Overview

There are a number of planning provisions in the Greater Bendigo Planning Scheme that control and influence development within Strathfieldsaye, including local planning policies, zones, overlays, and particular provisions.

In order to implement the directions within the Strathfieldsaye UDF, it is proposed to make changes to some of these planning scheme provisions. This includes the proposed introduction of a Design and Development Overlay (DDO) to Precinct 1 Commercial Core, Precinct 2 Transitional Town Centre, and Precinct 4 Town Entrances, the rezoning of some sites, as well as the removal of parts of various Residential Character Policies and the Design and Development Overlay – Schedule 26 (DPO26).

Built Form

Existing Local Policy and Overlays

In Strathfieldsaye two planning scheme provisions have been applied to influence design, layout and character; a Local Planning Policy (Clause 22.22) and an Overlay (DPO26).

Clause 22.22 Strathfieldsaye Township Residential Character Policy (The Character Policy)

This policy was implemented as part of the Residential Character Study (City of Greater Bendigo, 2001), and applied to only some areas of Strathfieldsaye within the urban growth boundary.

The Character Policy contains four precincts with individual statements of desired future character, objectives and design responses. Each precinct sets out general requirements around the bushland setting, building heights, setbacks and materials.

Three of the four character precincts (SF1, SF2 and SF4) are partially located within this UDF's project area and apply to development requiring a planning permit within a residential zone.

Clause 43.04 Development Plan Overlay – Schedule 26 (DPO26)

This Overlay was updated as part of the Strathfieldsaye Township Plan (CoGB, 2009) and applies to only three areas; New Development Areas – West, Town Centre and New Development Areas – East.

The DPO26 predominantly applies to the subdivision of land with a focus on land use, development, movement, lot size, subdivision layout, infrastructure, open space and native vegetation.

Parts of two areas where the DPO26 applies (Town Centre and New Development Areas – West) are also affected by the UDF's Transition Town Centre and Town Entrances precincts.

Implementing the Strathfieldsaye UDF in the Greater Bendigo Planning Scheme

Neither the Character Policy nor the DPO26 trigger the need for a planning permit, and must only be considered in the planning process in certain circumstances. As a result, the capacity for these planning scheme provisions to influence specific design elements such as fencing and front setbacks of buildings is very limited.

This UDF sets out specific requirements around setbacks, heights, materials, subdivision layout, accessibility and open space. To achieve these, a planning permit should only be required if a proposal does meet the design objectives and guidelines set out in each precinct of this UDF.

It is proposed to remove and amend parts of the DPO26 and Character Policy, and apply a Design and Development Overlay (DDO) to Precinct 1, Precinct 2, and Precinct 4.

The proposed DDO will create greater certainty as to preferred design outcomes within the project area by condensing the directions, design objectives and design guidelines set out in this UDF, as well as any applicable objectives, requirements and design responses of the Character Policy and DPO26, into one planning scheme provision.

An overarching local policy for Strathfieldsaye will be included in the MSS that reinforces the development in the proposed DDO.

Land Use

Several Zones apply across the study area, however those which this UDF is proposing to change are included below.

Existing Commercial Use

Clause 34.01 Commercial 1 Zone (C1Z)

The C1Z currently applies around the traditional centre of Strathfieldsaye, which is predominantly along either side of Wellington Street.

While this Zone supports residential use, based on the purpose and permit requirements there is much more emphasis placed on commercial uses.

As detailed in the Issues and Opportunities section of Precinct 2, there is an oversupply of commercial land, and concerns around the separation of activities and vehicle dominance of Wellington Street. See Appendix A for further discussion on commercial land.

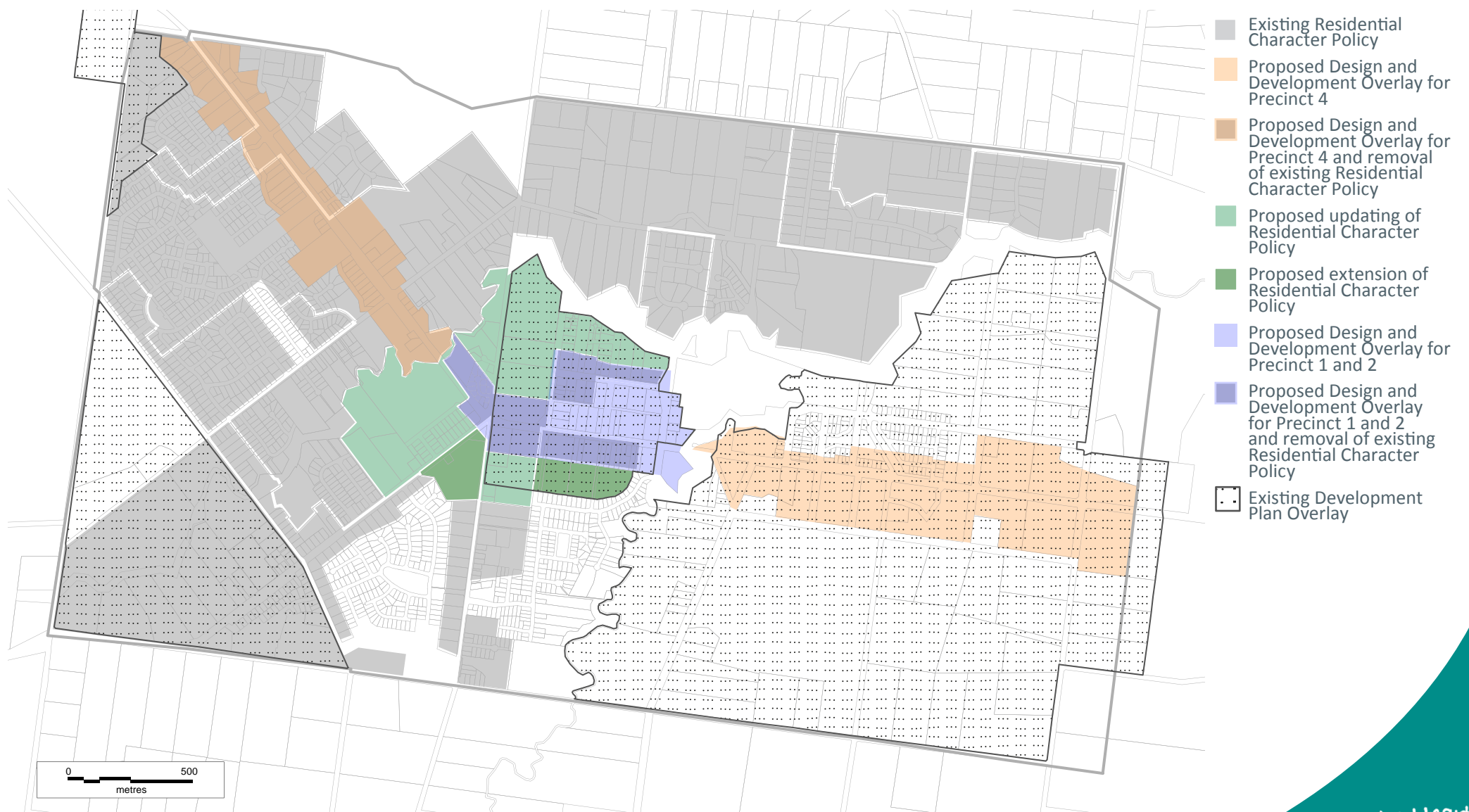


Figure 27 Existing and proposed planning policies and overlays

Implementing the Strathfieldsaye UDF in the Greater Bendigo Planning Scheme

While land adjoining Wellington Street to the south is zoned C1Z, the pattern of predominantly low scale residential development has remained unchanged. Given the oversupply of commercial land and issues around functionality of the town centre it is proposed to change the zoning to Mixed Use Zone (MUZ - Clause 32.04).

In terms of land use, the MUZ is considered to be a balance between the C1Z and the GRZ. The MUZ will encourage the main commercial functions of the town core to be contained to the north of Wellington Street and provide housing at greater densities than the GRZ.

Land uses in the MUZ should be compatible with both the high impact activities of Precinct 1 (commercial) and sensitive uses of Precinct 3 (residential), which will be implemented through objectives in a Schedule to the MUZ.

Existing Public Use

Clause 36.01 Public Use Zone 1 (PUZ1)

The purpose of this Zone is to provide for utilities, services and facilities.

The PUZ1 has been applied to a large lot on the corners of Tannery and Taylors Lanes, as well as a water channel to the north of Strathfieldsaye.

The large corner lot is owned by Coliban Water which contains one asset and the remaining land is devoid of any development. This site presents an opportunity to improve access around the Tannery and Taylors Lanes, and Wellington Street intersection by creating new and alternative linking access.

Implementing the Strathfieldsaye UDF in the Greater Bendigo Planning Scheme

As the Coliban Water corner site is currently zoned PUZ1, there is limited capacity to achieve the directions of Precinct 3 Transitional Residential, such as the desired character, connected neighbourhoods, and active transport.

In light of this, the UDF proposes to re-zone the southern portion of the site to General Residential Zone (GRZ - Clause 32.08).

The GRZ in this location will achieve the directions of Precinct 3 by providing opportunities to improve accessibility and safety of the future Tannery Lane intersection and increase the residential area around the town centre.

An overarching local policy for Strathfieldsaye will be included in the MSS that reinforces desired land use in the GRZ, MUZ and C1Z.

Existing Special Use

Clause 37.01 Special Use Zone 1 (SUZ1)

The purpose of this Zone is to provide for educational or religious institutions.

The SUZ1 has been applied to several properties in Strathfieldsaye, including a lot on the corner of Taylors Lane and Wellington Street.

This particular property was formerly used by the Anglican Church of Australia and is devoid of any development. This site presents an opportunity to improve the transition between the commercial functions of town centre and the nearby sensitive residential use.

Implementing the Strathfieldsaye UDF in the Greater Bendigo Planning Scheme

It is proposed to change the zoning to Mixed Use Zone (MUZ - Clause 32.04). This will encourage the main commercial functions of the town core to be contained to the north of Wellington Street and provide housing at greater densities than the GRZ.

Land uses in the MUZ should be compatible with both the high impact activities of Precinct 1 (commercial) and sensitive uses of Precinct 3 (residential), which will be implemented through objectives in a Schedule to the MUZ.

Area	Existing Planning Controls	Proposed Planning Controls	Purpose of Controls
Precinct 1	Commercial (CZ1) Development Plan Overlay (DPO26)	Existing Zones Design & Development Overlay (DDO) - a planning permit should only be required if a proposal does meet the design objectives and guidelines set out in this precinct	To achieve the design objectives and design guidelines set out in this document.
Precinct 2	Commercial (CZ1), Special Use Zone (SUZ), General Residential Zone (GRZ) Development Plan Overlay (DPO26) Residential Character Policy	Mixed Use (MUZ), General Residential (GRZ) Design & Development Overlay (DDO) - a planning permit should only be required if a proposal does meet the design objectives and guidelines set out in this precinct	To achieve the design objectives and design guidelines set out in this document.
Precinct 3	General Residential (GRZ), Public Use Zone (PUZ1) Development Plan Overlay (DPO26) Residential Character Policy	General Residential (GRZ) Update Residential Character Policy and apply to land where DPO26 is removed	To give guidance to the subdivision development within this precinct.
Precinct 4	General Residential (GRZ) Development Plan Overlay (DPO26) Residential Character Policy	Existing Zone Design & Development Overlay (DDO) - a planning permit should only be required if a proposal does meet the design objectives and guidelines set out in this precinct	To achieve the design objectives and design guidelines set out in this document.

Table 1 Proposed Planning Control changes

5. Implementation

This document relies on implementation measures to be carried out to ensure continuing relevance as a tool for Council to guide development within the Strathfieldsaye Town Centre.

Progressive development of the Town Centre in accordance with the recommendations of the UDF will require resources over an extended period of time. Most of the actions need to be designed and fully costed prior to works being undertaken.

Commencing implementation of the public works should be the subject of a budget bid in 2018/2019. Opportunities to undertake projects with the support of the Strathfieldsaye Community Enterprise should be investigated.

General Actions		
Action	Timeframe (short/medium/long)	Responsible Organisation
Progressively introduce separated walking and cycling infrastructure, native tree planting and potential underground placement of power lines along Wellington Street and local streets in the town centre	Medium	CoGB - Engineering and Public Space Design, Statutory Planning VicRoads
Progressively implement proposed walking and cycling paths and proposed pedestrian crossings as shown on figure 10 and 11	Short - Long	CoGB - Engineering and Public Space, Statutory Planning VicRoads
Progressively implement through general works and planning permits street designs that limit the speed of vehicles	Short - Long	CoGB - Engineering and Public Space, Statutory Planning VicRoads
Undertake a Strathfieldsaye Community Facilities study to investigate the future need and viability for community and recreation facilities	Medium	CoGB - Active and Healthy Communities
Detailed design and implementation of a town square on the corner of Apsley Lane and Wellesley Street	Short - Medium	CoGB - Engineering and Public Space
Progressively implement public space essentials in the public realm in the town centre core area	Short - Medium	CoGB - Engineering and Public Space
Support the proposal for a change of name of Apsley Lane to a name within the same theme as the current street names of Strathfieldsaye	Short	CoGB - Strategy
Create a new road reserve over the land of Coliban Water to link Taylors Lane to Tannery Lane	Short	CoGB - Engineering and Public Space and Coliban
Clearly identify town entrances and town centre entrances along Wellington street, on the intersections with Sheepwash Creek and Emu Creek, with individual landscape elements	Medium	CoGB - Engineering and Public Space Design
Support the investigation for a drainage solution for the south side of Wellington Street and aim to have this solution integrated into the public space network	Short	CoGB - Engineering and Public Space
Development of a special charge scheme for the implementation of drainage on the south side of Wellington Street	Short	CoGB - Engineering and Public Space

Implementation of the UDF also relies on Council implementing a planning scheme amendment which has been budgeted for in 2016/2017 and is part of a budget bid for 2017/2018. To give the document appropriate weight in decision making for planning

permit applications and requests to rezone land it is recommended that Council implements the following recommendations.

Planning Policy Actions		
Action	Timeframe (short/medium/long)	Responsible Organisation
Planning Scheme Amendment to rezone parts of the Town Centre (as specified on figure 21) from: <ul style="list-style-type: none"> Commercial 1 to Mixed Use Special Use Zone to Mixed Use Public Use Zone to General Residential 	Short	CoGB – Statutory Planning
Update the Strathfieldsaye Township Plan to align with the Urban Design Framework	Short	CoGB - Statutory Planning
Update Municipal Strategic Statement (MSS) to include the directions for each precinct	Short	CoGB - Statutory Planning
Implement a Design and Development Overlay (DDO) to direct and encourage quality design for precinct 1 and 2	Short	CoGB - Statutory Planning
Update the existing Residential Character Policy (clause 22.22) and apply to land shown on figure 27, to implement the design objectives and design guidelines	Short	CoGB - Statutory Planning
Implement a DDO with controls where appropriate to direct and encourage quality design in precinct 4	Short	CoGB - Statutory Planning
Remove the Residential Character Policy from the planning scheme where this will be replaced by a DDO	Short	CoGB - Statutory Planning
Remove Development Plan Overlay (DPO) where this will be replaced by a DDO	Short	CoGB - Statutory Planning

6. References

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Residential Character Study 2001, City of Greater Bendigo, viewed 28 October 2016, <<https://www.bendigo.vic.gov.au/Services/Building-and-Planning/Town-Planning/Planning-permits-and-the-process/Neighbourhood-Character>>

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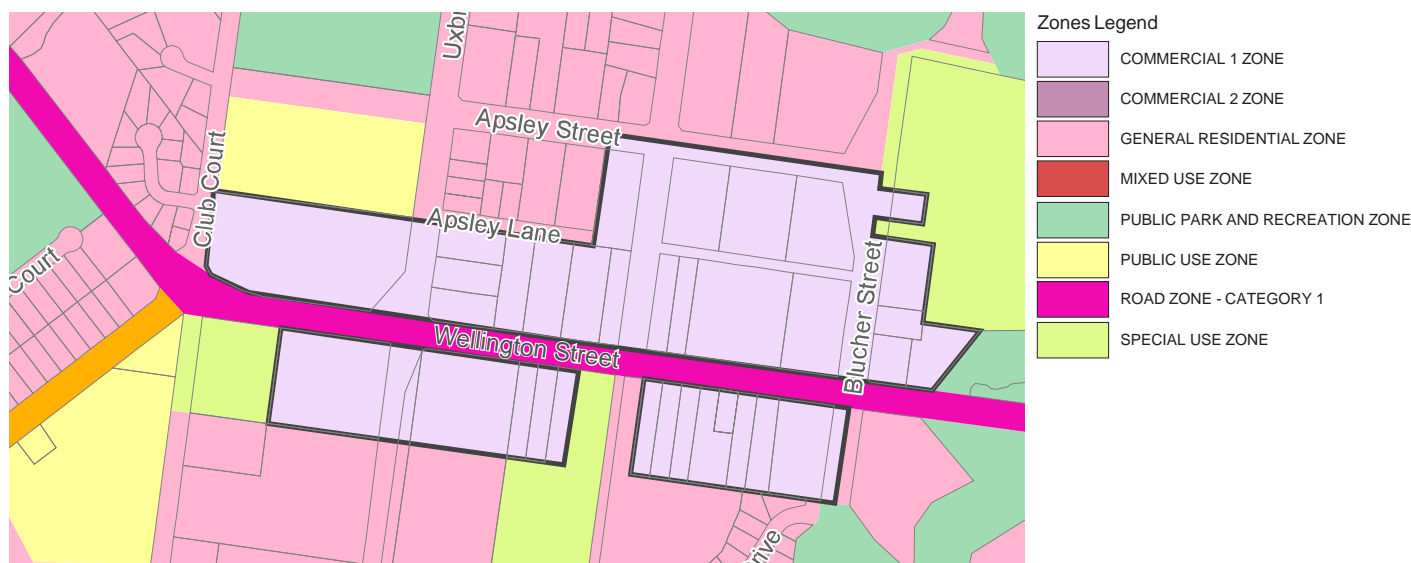
Appendix A: Commercial Land in Strathfieldsaye Town Centre

Analysis of the Current and Future Provision of Commercial Land in the Strathfieldsaye Town Centre

The Greater Bendigo Planning Scheme provides for land uses by zoning areas for current and projected future needs. As the City grows and changes periodically the land set aside in various is reviewed. With the rapid growth of Strathfieldsaye it is appropriate to review the provision of zoned land in the town centre

It is important for the planning of the Strathfieldsaye Town Centre that there is sufficient land to meet future needs as well as that the land and sites designated will support the progressive development of the town centre. The town centre needs to develop in an orderly manner, so that as the whole of Strathfieldsaye develops, the town centre can meet the needs of the community with sufficient land set aside to support retail and commercial development. Conversely an oversupply of land designated for commercial land can lead to fragmented development creating large areas of vacant land, a town centre that lacks a focus, does not function as a single area with the advantages that this brings and is unable to support public realm investment needed to create a vibrant centre.

Currently in the Strathfieldsaye town centre there is land zoned for commercial development on both sides of Wellington Street (although almost all the existing retail and commercial development has taken place on the northern side of Wellington Street). The current zoning of the town centre is shown on map 1. Large areas of land zoned commercial are currently vacant or have non-commercial uses located on them. The current distribution of land uses in the town centre is shown on map 2. In the strathfieldsaye town Centre a relatively large area has been zoned Commercial 1 to provide for current and in anticipation of future retail and other commercial uses. This would be appropriate if the future



Map 1: Current zoning of Strathfieldsaye town centre



Map 2: Distribution of land uses of Strathfieldsaye town centre

projected demand for commercial uses and associated uses would equal the commercially zoned land.

The Strathfieldsaye Town Centre Urban Design Framework has been prepared taking into account the long term commercial development needs of the community. As part of the implementation of the Strathfieldsaye Town Centre Urban Design Framework it is necessary to assess the existing planning scheme provisions, including the zoning regime and land supply and determine if they are appropriate to meet the long term commercial needs of Strathfieldsaye and its Town Centre.

The following assessment of the future commercial zone and land use needs for the Strathfieldsaye Town Centre has been guided by analysis of the current situation and the projected future needs.

Zone and land use analysis:

The Strathfieldsaye Town Centre currently provides an area of approximately 14.2 hectares of Commercial 1 zoned land. The purpose of the Commercial 1 zone is:

“To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

To create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses.

To provide for residential uses at densities complementary to the role and scale of the commercial centre.”

This zone is applied to provide for retail and office development and is the appropriate zone for the core retail / commercial area of the town centre. Residential development can be included as part of these

developments but generally only happens at first floor level or above because land values will be such that it would be uneconomical to use ground floor space for residential uses. It is unlikely that much development of this type would take place in the future although if well designed the City and the Urban Design Framework encourage it. Residential development can occur at ground level subject to a planning permit for the use. The residential uses in the existing areas zoned Commercial 1 reflect the historical development of the town centre.

Currently retail and commercial use buildings occupy about 8,000m² of land set aside for commercial uses. As well as buildings, land is set aside for car parking, service lanes and access bays to support those uses and occupies about 15,000m² of land. In total the current level of retail and commercial development requires about 23,000m² of land or less than 20% of the total

supply commercially zoned land. It should be noted that some existing commercial developments are only using apportion of the land parcel and are considered to be “under-developed”.

Much of the commercially zoned land is currently occupied by residential development. Currently there are 17 separate residential developments in the land zoned Commercial 1 as shown on map 3. Most commercial developments in the Strathfieldsaye commercial centre have large front setbacks with car parking provided in this space. All developments are single storey; however, an application to extend the commercial building at 943 Wellington Street has been approved, which will add another storey to the building and remove the setback to Apsley Lane to the north.

The current population of Strathfieldsaye is estimated at approximately 5,700. This number enables us to



Map 3: Residential properties in Commercial area

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estimate the ratio of commercial land use needed to the population of the township. It also needs to be noted that people who live outside of the township will use the commercial area to meet their needs. Conversely there is retail expenditure 'leakage' from Strathfieldsaye to other commercial areas such as Strath Hill / Kennington Village.

In 2014/2015 the City of Greater Bendigo engaged retail planning specialists SGS Economics and Planning to undertake a detailed and independent evaluation of the current use of commercial land and the forecast needs to the year 2031 across the whole municipality. That report, known as the Commercial Land and Activity Centre Strategy (CLACS) was adopted by Council in 2015. In January 2017 the Council adopted an amendment to the Planning Scheme to reference relevant clauses of the Strategy in the planning scheme and to reference the Strategy as a guiding tool in decision making in planning applications and for the provision of future commercial land use. That amendment has been forwarded to the Minister for Planning seeking his approval.

The CLACS (CoGB, 2015a) identified future commercial land use needs based on projected growth in various parts of the City. Strathfieldsaye is a growing population centre. With a projected future population (utilising land already zoned or designated for residential development), it is expected that Strathfieldsaye will support a total population of about 11,200 persons by 2031, which is about double the current population level. The CLACS (CoGB, 2015a) identified that the Strathfieldsaye commercial centre will require an additional 5,100m² in specialty retail floor space and an additional 2,500m² in supermarket floor space by 2031. As well, there would be supporting office development – much of that would likely to be constructed at first floor level above retail premises. If all this retail development

took place in single story development and required the car parking, access lanes and service bays at similar rates to what is currently provided, then there would need to be about another 22,000m² of commercial used land provided. In total the projected land use development of commercial land uses and car parking would require about 4.5 hectares of commercial zoned land in 2031.

The current situation is summarised in the graphic on the right.

The total projected population from the full built out of Strathfieldsaye is likely to be in the order of 13,000 to 15,000 persons depending on the density of future residential development. Assuming that the long term future population would require commercial land at a similar rate to the CLACS (CoGB, 2015a) projection for 2031 then a 'fully residentially developed' Strathfieldsaye would require up to about 6 hectares of zoned commercial land. This continues to assume that all commercial floor space will be single story development. As Strathfieldsaye develops and grows towards a population of 13,000 – 15,000 people it may well be that some additional higher order commercial functions may be able to be attracted. Council is strongly supportive of an increased level of jobs in sub-regional and local level activity centres to provide for local employment and this would be consistent with Council's policy of 10 minute neighbourhoods which encourages the growth of local jobs to reduce the needs for commuting. Given the Strathfieldsaye socio-economic profile the town centre may have the capacity to develop a relatively high degree of self-sufficiency in terms of the services that can be provided locally. It is also possible that Strathfieldsaye has the capacity to be at a scale that it will attract shoppers from nearby areas such as Junortoun. In other words, projecting the long term land area for commercial

COMMERCIAL LAND IN STRATHFIELDSAYE

TOTAL COMMERCIAL ZONED LAND:

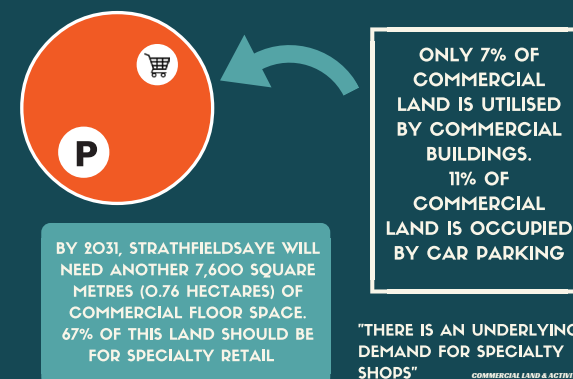
14 HECTARES

BUILT UP COMMERCIAL LAND:

1 HECTARE

COMMERCIAL LAND USED FOR CAR PARKING:

1.5 HECTARES



development at 6 hectares maybe on the low side. It is important to ensure there is some capacity to support and provide for future options and needs. The Urban Design Framework proposes a total area of land zoned for commercial uses of about 7.3 hectares. Therefore,

the estimated over-provision of land is in the order of 20 – 25% against what the Urban Design Framework provides for and the reasonable projection of demand based on the CLACS (CoGB, 2015a). Given that this analysis is based on a twenty plus year development scenario this is considered reasonable.

The above analysis and the proposals for development within the Urban Design Framework indicate that there is about 7 hectares of ‘surplus’ commercially zoned land in the town centre. It is not appropriate that such a large area of land be retained in this zone. Such over provision has the potential to fragment the town centre and will not support the vision and detailed design put forward in the Urban Design Framework.

One of the key principles underpinning the Urban Design Framework is to provide for greater opportunities for residential living and more diverse housing forms in and around the town centre. These will strengthen the retail functioning of the centre and increase the use of public space areas. At the same time Council and the community is keen to support the development of local businesses including home occupation type uses and a mix of business and residential use and this is supported in the Urban Design Framework. After reviewing the available choice of zones from the Victoria Planning Provisions it is proposed that land currently zoned Commercial 1 that is considered ‘surplus’ to future needs be zoned Mixed Use.

The purpose of the Mixed Use zone is:

“To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

To provide for a range of residential, commercial, industrial and other uses which complement the mixed-use function of the locality.

To provide for housing at higher densities.

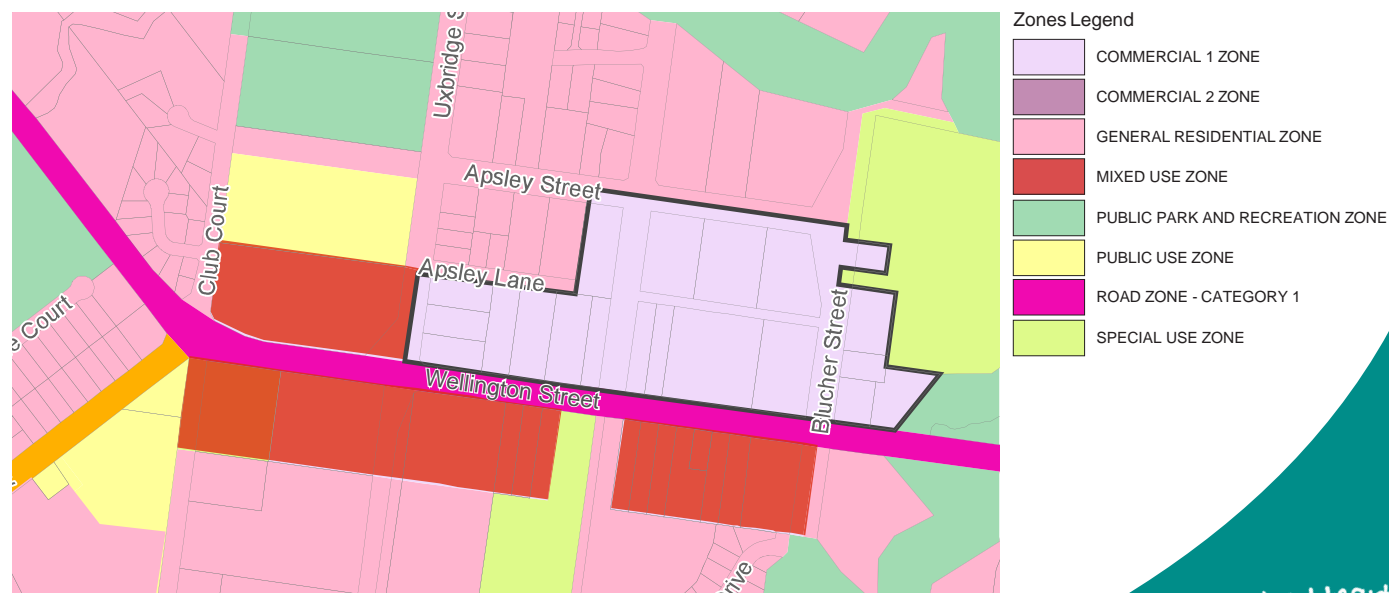
To encourage development that responds to the existing or preferred neighbourhood character of the area.

To facilitate the use, development and redevelopment of land in accordance with the objectives specified in a schedule to this zone.”

This zone enables specific objectives to be set for an area via a Schedule to the zone – generally the application of the zone is for residential development with provision for a mix of commercial type (office) uses. In drafting the schedule that would accompany this zone it is proposed

that Council would set out the desired vision and type of development consistent with the Urban Design Framework. Detailed guidance on form and development will be implemented through a Design and Development Overlay (DDO). The proposed rezoning and DDO would be subject to a planning scheme amendment which would be required to go through the usual exhibition, submission and panel process.

In proposing where the Commercial 1 and Mixed Use zones would be applied the following principles have been followed. The application of the zones is also set out on the map 4.



Map 4: Proposed zoning of Strathfieldsaye town centre

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Zone application principles:

A key principle is to limit the future fragmentation of retail uses. The existing zoning regime will continue the trend of disjointed commercial development with very little interaction with each other. This will generate the requirement for car parking for each use and encourage driving between localities adding to local traffic movement. If further commercial buildings are developed, they will likely be of a similar density due to excessive available land. Surplus land will be likely to continue to remain vacant.

The evidence is that clustered retail uses have higher returns for businesses, attract more customers, encourage longer stays in retail areas, maximize the degree to which shopping is a community and social activity, and are much more likely to support public space which relies on people to see the area as a community space.

The UDF identifies the current areas used for commercial development as the likely future core commercial area and proposes that the focus of retail uses should be on the northern side of Wellington Street. Therefore land on the south side of Wellington Street should be rezoned from Commercial 1 to Mixed Use to address the oversupply of commercial land. Land on the northern side of Wellington Street adjacent and to the immediate west of the existing commercial area would be retained as Commercial 1 as shown on the map 4 and the remaining area would be rezoned to Mixed Use.

This proposed rezoning from Commercial 1 to Mixed Use recognizes two realities of the current situation; with far more land set aside as Commercial 1 zone than is needed fragmented development is likely to occur and secondly, the Commercial 1 zone is the key zone for

retail development rather than for a mix of residential and commercial uses which is the preferred land uses in accord with the Urban Design Framework. Other residential zones do not provide for the mix with office uses that Mixed Use zone allows.

Generally, owners of land who would be impacted by this change of zone have realised that they have land zoned for a purpose which is unlikely to be needed and developed for quite some time. The Mixed Use zone gives them opportunities to develop land for residential and will not exclude the possibility of offices and small scale commercial uses.

As stated earlier this proposed change to the planning scheme will be subject to the full planning scheme amendment process which will mean that any persons who opposes this change will have the opportunity to present their submission to Council and an independent panel. Ultimately all changes to the planning scheme must be approved by the Minister for Planning.

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