



Golden Square

STRUCTURE PLAN

**JANUARY
2022**





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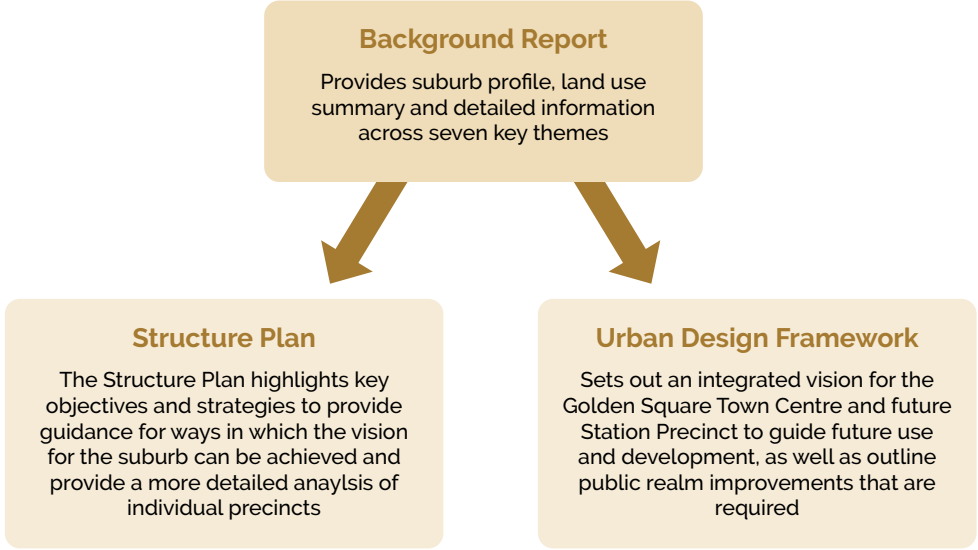
Acknowledgment of Country

The City of Greater Bendigo is on Dja Dja Wurrung and Taungurung Country.

We acknowledge and extend our appreciation to the Dja Dja Wurrung and Taungurung People, the Traditional Owners of the land.

We pay our respects to leaders and Elders past, present and emerging for they hold the memories, the traditions, the culture and the hopes of all Dja Dja Wurrung and Taungurung Peoples.

We express our gratitude in the sharing of this land, our sorrow for the personal, spiritual and cultural costs of that sharing and our hope that we may walk forward together in harmony and in the spirit of healing.



Introduction

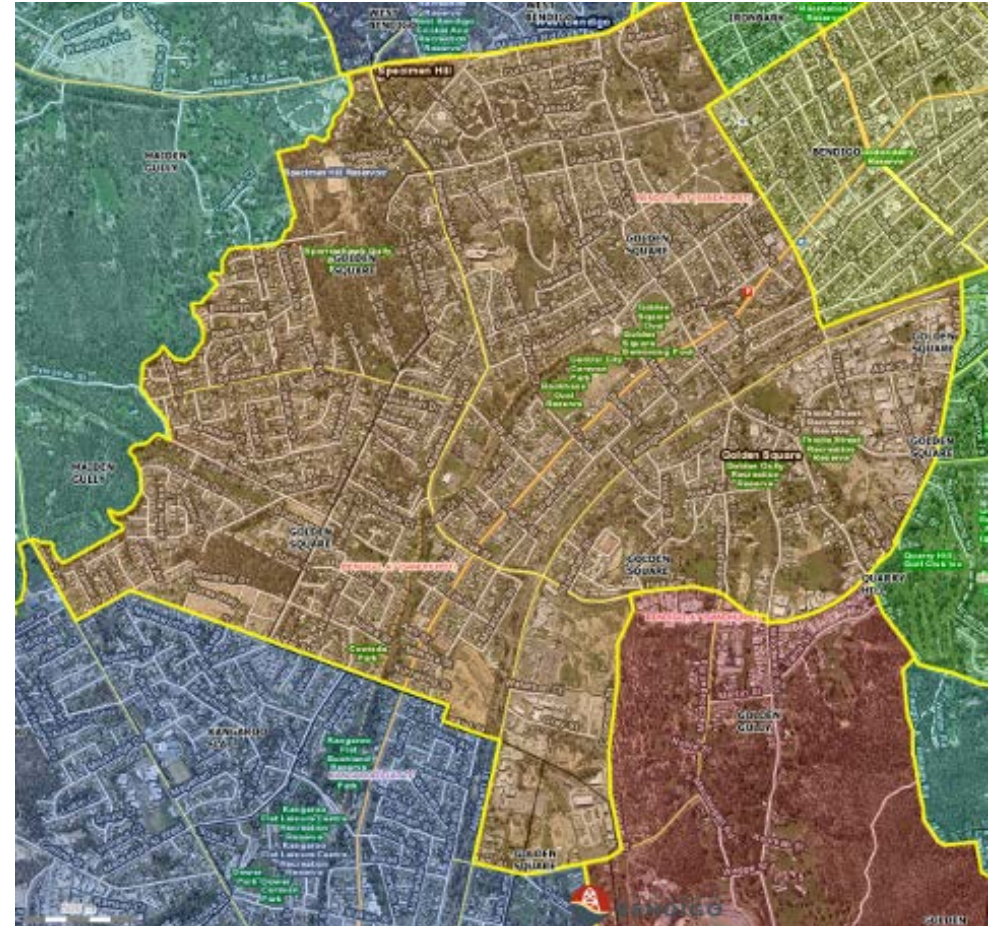
Golden Square is uniquely placed within Bendigo and has an interesting mix of attributes with huge potential. It has a diverse range of businesses, recreation facilities, heritage buildings, passive open space corridors and a former train station. The area also has relatively affordable housing which is close to facilities, services and employment. A large amount of vacant or under-utilised land in the area offers potential for future residential or commercial development and opening up new economic growth and job opportunities.

This Plan seeks to promote the underlying potential of Golden Square over the next 25 years and will guide the urban renewal of underutilised land, create employment opportunities, encourage new and diverse infill housing and reinforce the importance of investment in the Golden Square Town Centre to deliver a vibrant commercial and community hub.

It will also improve private sector awareness of the capacity of this area to accommodate the needs of Bendigo's growing population and economy.

This Plan will guide investment and urban renewal to unlock this potential and support the revitalisation of the suburb. It sets out a shared vision and outlines a range of actions required to achieve this, including:

- Creating a vibrant heart for the Golden Square Town Centre to stimulate growth and development
- Facilitating a range of diverse housing outcomes
- Planning for local job growth
- Planning for the re-opening of the train station as part of Bendigo Metro Rail
- Identifying and supporting improvements in public transport and local road, walking and cycling connectivity, creating 10 minute neighbourhoods within Golden Square
- Improving the public realm and encouraging both public and private sector development to incorporate long-term sustainability and resilience actions
- Providing precinct specific guidance across the suburb
- Planning for the redevelopment of significant government surplus sites
- Protecting areas of heritage and cultural significance while facilitating growth



This Plan is supported by a Background Report and Urban Design Framework which provide additional detail and context for strategies and actions identified throughout the document.

Community and Stakeholder Engagement

The Golden Square Structure Plan has been prepared with stakeholder and community engagement.

The first phase of community engagement asked the community and stakeholders to express:

- What they love about Golden Square
- What they imagine for the future of Golden Square
- How they'd like Golden Square to change into the future

The key messages from this engagement were:

- A strong sense of community, particularly with links to sporting groups
- Great location – access to city centre, services and facilities
- Support moderate sensitive change
- Value the heritage and character of the area
- Want improved public transport and reopening of the train station
- Improve and upgrade town centre
- Want more commercial activity
- Don't want to lose the village feel of the area

These messages influenced the preparation of the initial Plan that was placed on exhibition from 19 August to 21 September 2020.

Due to COVID-19 restrictions, community engagement was unable to be undertaken in person. However, the following engagement was able to occur:

- Website and social media
- Letters sent to all property owners where their property was identified for potential rezoning
- Two online drop-in sessions
- Targeted discussions with relevant land owners in relation to proposed planning control changes
- Telephone/email access to City officers to discuss and answer questions

A total of 12 submissions were received. The consultation outcomes have been considered in finalising the Plan

Golden Square Context

Aboriginal clans of the Dja Dja Wurrung occupied the country of Golden Square and its environs before the arrival of pastoralists in the late 1830s and continue to maintain a strong connection to this country. *(Source: Golden Square Heritage Study Stage 1)*

Golden Square developed its own identity from 1851, the year the first gold discoveries were made on Bendigo Creek at a place then named Golden Point and later Golden Square. It is located directly to the west and south west of the Bendigo City Centre and is comprised of a diverse range of landscapes, built form and historical features, particularly in relation to its mining history

Golden Square basically retains its original street layout as surveyed by R W Larritt in 1853-54. Larritt's survey referenced the course of the Bendigo Creek and included a triangular-shaped Public Hall and Gardens Reserve at the heart of Golden Square. Another defining characteristic of Golden Square is its avenues of street trees, mostly Elms with some Ironbarks, planted from the 1880s. *(Source: Golden Square Heritage Study Stage 1)*

The suburb occupies 850 hectares of the municipality and is substantially dominated by detached / separated dwellings, with 88.6 percent of all dwellings in the suburb meeting this criteria. The average persons per household are 2.3, however only 20 percent of housing has two bedrooms or less. At the 2016 Census 8,820 people were residing in the suburb with a median age of 38.

The Golden Square town centre is the civic, commercial and retail core of the suburb. It is stretched out along High Street with its main focus between Cedar Street and Laurel Street. Golden Square town centre is identified within the Bendigo Activity Centre Hierarchy, as a 'Neighbourhood Activity Centre' which primarily services local residents.

Providing land for additional economic growth is important. The City of Greater Bendigo Commercial Land and Activity Centre Strategy (CLACS) identified the projected additional commercial floor space for Golden Square by 2021 would be an additional 400 square metres of speciality shops. Between 2021 and 2031 the demand would likely be an additional 1,700 square metres of supermarket space and 1,000 square metres of speciality shops.

Further, Golden Square is an important part of the Bendigo urban area and has



View of Golden Square (c. 1876) Nicholas Caïre (National Gallery of Victoria)

a strong support role for the City Centre, and its regional role as identified in the Loddon Mallee South Regional Growth Plan.

An analysis of the current land zoned Commercial 1 indicated that there is approximately 1.2 hectares (12,385 square metres) of underutilised land which could be utilised to facilitate the anticipated demand to 2031 and beyond. This analysis shows that based on the anticipated demand from CLACS, further land is not required to be rezoned within Golden Square for this purpose.

The Golden Square area is comprised of a significant area of land which is zoned Commercial 2 and is confined to the eastern portion of the suburb. The area facilitates a broad range of businesses many of which contain warehousing or manufacturing components. These businesses provide economic opportunities to the broad municipality and beyond and are important in supporting the continued economic sustainability of the suburb. An analysis of this area identified that there is still significant opportunity for the development / redevelopment of land to facilitate business growth, with in excess of 10 hectares of land zoned Commercial 2 available.

The industrially zoned area of Golden Square is essentially divided into two precincts, one to the south of Hattam Street (adjacent to Allingham Street) and one to the north of Hattam Street west of Belle Vue Road and east of MacDougall Road.

Together these industrial areas encompass a total of 62.5 hectares, with 40.5 hectares of land zoned Industrial 1 and 22 hectares zoned Industrial 3. The Industrial 1 Zone allows for land uses to occur which may have greater amenity impact (i.e. noise, dust etc.) while the Industrial 3 Zone acts as a buffer between Industrial 1 land and residential. The area contains a diverse range of operations including (but not limited to) QME, Ortech Industries, Pearce Concrete, Symes Transport and Bendigo Major League Multisport. This area is suitable to support further smaller scale / lower intensity industrial development

There are a diverse range of community facilities currently established in Golden Square including formalised ovals, halls and playgrounds with many running parallel to the main spine of the suburb (High Street). Key facilities include Wade Street Recreation Reserve, Allingham Street Reserve and Drill Hall and Golden Square Community Hall (Senior Citizens Centre). All these

places contribute to improving the wellbeing of the community and allow for social interactions that are valued.

Open space within Golden Square exists in a range of forms. These include highly developed recreation spaces (i.e. Wade Street Recreation Reserve), water courses, playgrounds, reserves, mining sites and bushland. A Golden Square Recreation Reserve Master Plan is currently being prepared by the City. The Bendigo Regional Park can be accessed at multiple locations along the western boundary of the study area, usually via residential court bowls. Most of the interface with the forest is privatised by the rear boundaries of house lots.

In addition, Golden Square has significant opportunities to leverage from the Bendigo Creek corridor which is one of the most significant waterways in the northern Victorian landscape and within the urban area of the municipality. The Creek is in need not only of significant investment, but also of a significant shift in thinking about our connection to it. It also provides great opportunities for an off-road walking and cycling network. The opportunities along the Bendigo Creek corridor will be guided by the Reimagining Bendigo Creek Plan 2020.

Vision

Golden Square will become a thriving central suburb of Bendigo which capitalises on its convenient location and celebrates its rich history.

Catalyst investments and actions will unlock development potential for town centre revitalisation, growth in local employment and for diversified housing, while preserving the valued character.

At its heart, Golden Square will be a vibrant town centre offering a mix of retail and commercial uses, gathering places and higher density housing.

Reopening the train station and improved walking and cycling connections between the town centre, Bendigo Creek, and Golden Gully Creek will unlock the renewal potential of underutilised land.



1a. Existing City-owned carpark in the retail and commercial core.

1b. Artist impression of a future public plaza/shared space and shop-top apartment development surrounding the City-owned carpark in the retail and commercial core.

2a. Laurel Street existing conditions.

2b. Artist impression of a future pedestrian crossing, urban park and accessible station entrance on the frontage of 6 Laurel Street.

Planning for the Future - Strategic Response

To support Golden Square in becoming a thriving suburb that capitalises on its opportunity for growth and renewal there is a need to set out objectives and strategies that provide guidance for the way in which the vision can be achieved.

Activities and Land Use

Residential

The Plan promotes infill residential development on key sites as well as providing for increased medium density housing in well serviced and accessible locations. In particular, it is evident in Golden Square that greater housing diversity is needed to meet the changing needs of the community and offer more affordable options.

There are a number of key development sites within Golden Square which offer this opportunity to increase housing choice without impacting on the more established residential precincts.

The established residential precincts will see their character retained and enhanced, while allowing for some change over time.

A Managed Growth Strategy is currently being developed and will establish a consistent residential zone application across the municipality. Until this work is completed areas identified for rezoning from commercial to residential will not be allocated a specific residential zone. Instead, it will state intent of the zone change.

Objective

- To provide for housing which is diverse in size and form and of sufficient quantity to meet the changing needs of the community
- To protect residential properties which are identified as being of heritage value or contribute to an established streetscape character

Strategies/Actions

- Assist State Government in the rezoning of the former Primary School site to achieve a contemporary residential development that creates diversity in size and built form in the heart of the suburb, while celebrating and reusing the heritage buildings on the site
- Seek opportunities for funding to support the investigation and remediation of surplus Crown land to support diverse residential development
- Promote key sites which offer residential development opportunities
- Investigate the opportunity of streamlining planning applications for dual occupancy proposals which maintain streetscape character while offering greater housing diversity and affordability
- Implement the outcomes of the Golden Square Heritage Study into the Greater Bendigo Planning Scheme
- Finalise the Managed Growth Strategy and implement the recommended residential zones across Golden Square to guide future development

Retail

The importance of the core town centre as the focus for retail activity is highlighted in this Plan. It will be vital to limit the spread of retail premises along the High Street spine of the suburb to allow for targeted investment and rejuvenation of a compact town centre.

Objective

- To create an inviting, safe and functional town centre through improvements to the built form and presentation

Strategies/Actions

- Ensure the town centre is retained as the primary retail focus of the suburb
- Provide a clear sense of arrival into the town centre through public realm improvements
- Investigate options for reducing speed on the immediate street network
- Investigate opportunities to reduce the waiting time to cross at the High and Laurel Streets traffic lights
- Work with the City of Greater Bendigo's Parking team to understand the required demand and opportunities for consolidation of parking
- Encourage the investigation of options for the appropriate use of the City of Greater Bendigo car park which extends between High and Panton Streets
- Create a place for the community to meet and interact that is accessible to all and inclusive
- Encourage activation of the space through different times of the day to enhance connections between a broad range of the community
- Undertake rezoning of identified Commercial 1 Zone land along High Street, Panton Street and Maple Street which contain established dwellings to residential
- Undertake rezoning of two properties along High Street from Commercial 1 to a residential zone (Innes Motors and Coats Hire) to reduce the sprawl of commercial uses along High Street and reinforce the town centre as the key retail hub of the suburb

Industry

Bendigo plays an important role as an industrial centre for the broader Loddon Campaspe region, with Golden Square providing a mixture of land zoned Industrial 1 and Industrial 3. While there are a number of constraints in relation to the industrial areas of Golden Square, most notably the proximity of residential development, the area is suitable for supporting further smaller scale / lower amenity impact development.

Objective

- To preserve and enhance the function and presentation of the industrial areas, while contributing to the industrial land supply demand

Strategies/Actions

- Minimise the conflict between industrial land uses and residential land uses by the use of appropriate planning controls
- Support high quality design consistent with the City of Greater Bendigo Good Design Guide for Industry
- Undertake rezoning of identified land in Allingham Street, Ham Street, Godfrey Street, Hattam Street and Belle Vue Road to Industrial 3
- Introduce the Development Plan Overlay to 91-109 Allingham Street with a site specific schedule to guide future layout and development
- Encourage land owners between Gray and Ham Streets to optimise their potential lot yield by investigating a new road linkage and investigate the opportunity to implement a Development Plan Overlay to achieve this outcome

Community Facilities, Open Space and Recreation Facilities

There are a number of pieces of work that have been completed or are currently being completed by the City of Greater Bendigo in regard to community facilities, open space and recreation in Golden Square which this Plan seeks to support.

Objective

- To support the health and wellbeing of the community by providing quality, well-designed, community facilities, open space and recreation facilities in accessible locations.

Strategies/Actions

- Implement the actions of the Greater Bendigo Public Space Plan 2019 that relate to Golden Square
- Implement the actions of Reimagining Bendigo Creek 2020
- Create a passive open space corridor along Golden Gully, providing off road connections to the south east of the suburb through a partnership with Djandak
- Maintain diversity of facilities and open space and continue to improve access to these facilities
- Finalise and implement the adopted Golden Square Recreation Reserve Master Plan
- Complete investigation for a potential community food hub on the corner of Belle Vue Road and Breen Street
- Investigate opportunities for the creation of a Community Hub that supports the co-location of different organisations who can leverage off the diverse services available in order to deliver activities and programs for community benefit

Built Form

The history of Golden Square has resulted in a diverse built form, from modest cottages to grand buildings such as Fortuna Villa and newer infill developments. This helps to define what makes Golden Square unique from other parts of Greater Bendigo. There is significant opportunity to continue to improve the quality, presentation and type of built form, especially in relation to the town centre and residential development.

Encouraging new and innovative built form which provides for street activation, diversity, sustainability and affordability will be vital in the revitalisation of the suburb.

Objective

- To encourage high quality, contemporary and diverse built form, particularly in the town centre and on larger redevelopment sites

Strategies/Actions

- Implement an Urban Design Framework for the town centre and station precinct through the introduction of the Design and Development Overlay
- Apply planning controls to larger development sites that identify the opportunity for high quality, contemporary and diverse built form



Public Environment

Streets, footpaths, public reserves and creek corridors are an important part of the history and character of Golden Square.

They can facilitate activity by creating a density of things to do, such as in the town centre, or by being inviting places to be in, such as walking along footpaths shaded by leafy street trees, or they can be uninviting and inhospitable places that are devoid of shade or dominated by fast moving traffic. Golden Square should be a place that caters for the people that are in it, rather than prioritising those that want to merely travel through it.

Objectives

- To recognise and enhance the diverse character of Golden Square's streetscapes
- To continue to plant canopy street trees to create a shaded public environment
- To identify a community space opportunity that will become a focal point for Golden Square's civic life in the town centre

Strategies/Actions

- Implement recommendations of Urban Design Framework for town centre and station precinct
- Maximise opportunities for social interactions through arrangement of seating and other infrastructure in the town centre
- Implement the Greening Greater Bendigo Strategy 2020 recommendations in Golden Square

Movement and Transport

At the 2016 Census it was identified that almost 80 percent of Golden Square residents used a car to get to work, with only 2 percent using public transport and 3 percent walking or cycling.

With the City looking to promote growth in the suburb, it is clear there needs to be a significant shift in the mode of travel in Golden Square.

Objectives

- To increase the number of people walking, cycling and using public transport
- To establish an interconnected network of streets, paths and public open space to encourage walking and cycling as modes of transport
- To ensure that the road network is maintained to a safe and efficient standard

Strategies/Actions

- Implement the strategic network of corridors outlined by Walk, Cycle Greater Bendigo 2019 and the Greater Bendigo Public Space plan 2019
- Continue to improve pedestrian/cycle priority and safety along the Bendigo Creek Trail, in particular at street crossings
- Progress the development of the Bendigo Creek Low Line from Maple Street to connect Golden Square to the Bendigo City Centre
- Investigate opportunities, in partnership with Djandak to utilise Golden Gully as an off-road connection from the south eastern boundary of the suburb to the town centre
- Advocate for the reopening of the Golden Square train station with relevant State Government agencies
- Ensure that future adjoining land uses and development do not prejudice the development of a station, through the implementation of appropriate planning provisions
- Continue to implement relevant actions of Connecting Greater Bendigo – Integrated Transport and Land Use Strategy 2015
- Advocate for review of the local bus network to allow for connections to key places within Golden Square
- Advocate Department of Transport to investigate opportunities for improvements to the Allingham and Hattam Street intersection

Cultural and Environmental Values

The recognition and celebration of a place's heritage and character is an integral part of the identity and connection of people to a place. Golden Square holds a long and diverse history which can still be viewed in the landscape and built form today.

Objective

- To ensure areas of environmental and heritage significance are enhanced, protected and integrated into both public and private development

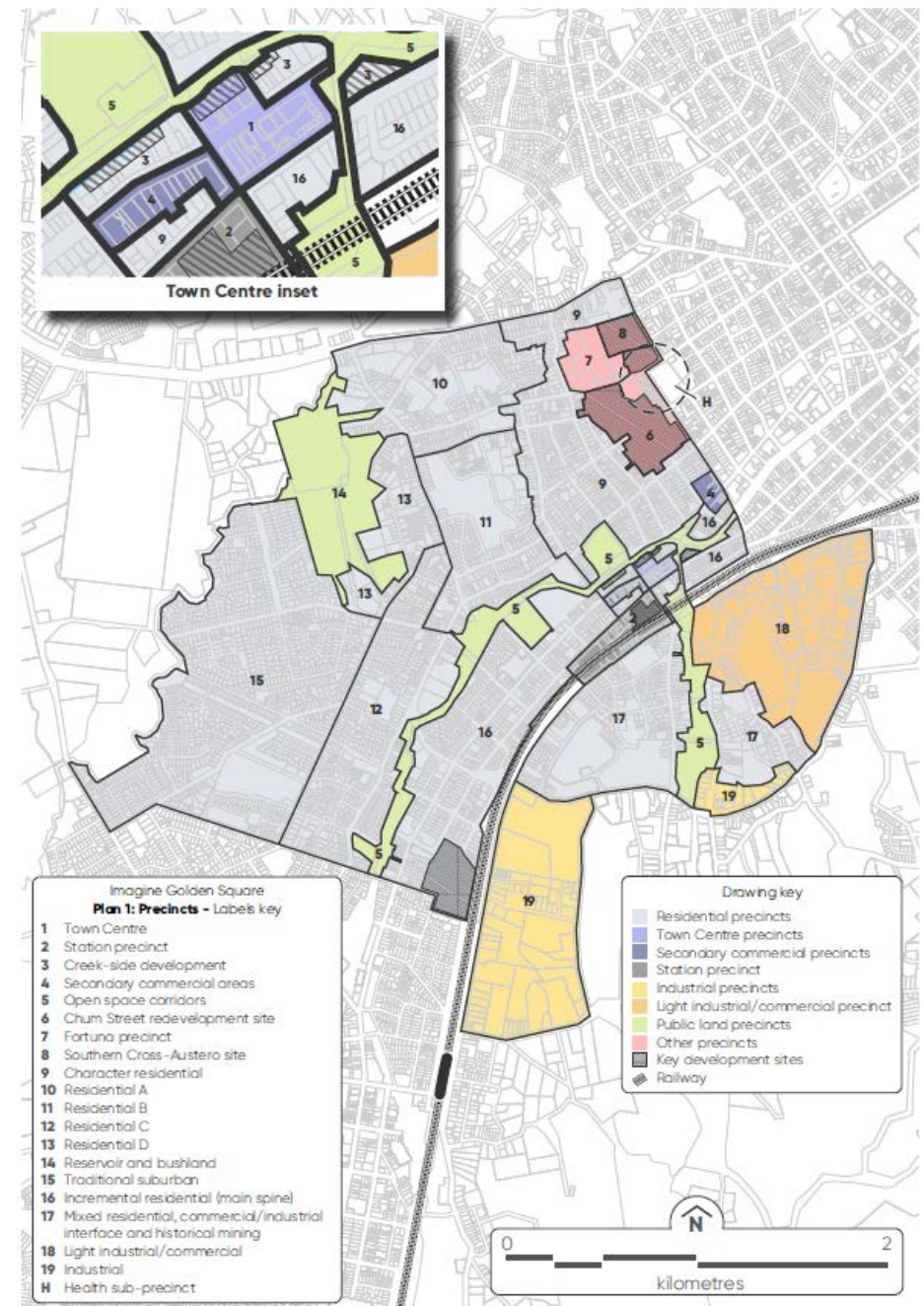
Strategies/Actions

- Continue to work with Dja Dja Wurrung Clans Aboriginal Corporation to support opportunities for the recognition and protection of cultural heritage
- Implement relevant provisions from the Golden Square Heritage Study into the Greater Bendigo Planning Scheme
- Ensure planning applications are consistent with the Heritage Policy and Heritage Design Guidelines which form part of the Greater Bendigo Planning Scheme

Structure Plan

This Plan has been prepared to separate the suburb into precincts, allowing more detailed discussion around specific areas, including identification of key development sites, recommended planning changes and guidance around future land use and development. It should be noted that not all precincts have specific actions as a result of this Plan and it is anticipated that incremental, market driven change will occur in these areas over time.

In the context of Golden Square the suburb has been broken up into nineteen precincts, with approximately half of these having a residential focus. A number of the precincts share similar attributes or due to their developed nature, are likely to see limited change. Others, especially around the town centre, Chum Street and the industrial areas are expected to undertake more significant changes over time.



Precinct Plans

Precinct 1 – Town Centre



The Golden Square town centre is the civic, commercial and retail core of the suburb and is stretched out along High Street with its main focus between Cedar Street and Laurel Street. It is identified within the Bendigo Activity Centre Hierarchy, as a Neighbourhood Activity Centre, which primarily services the needs of local residents with a range of businesses and everyday amenity shops available.

There is significant scope within the precinct for revitalisation and redevelopment.

Key opportunities include:

- Creating a strong sense of arrival

- Commercial redevelopment between Cedar and Laurel Street:
 - Increased built form height
 - Active frontages
 - Residential integration (upper levels)
- Creek side residential development on the north western side of High Street
- Creation of a community space on City of Greater Bendigo owned land
- Improved pedestrian links from residential areas and across High Street
- Upgrades to the public realm

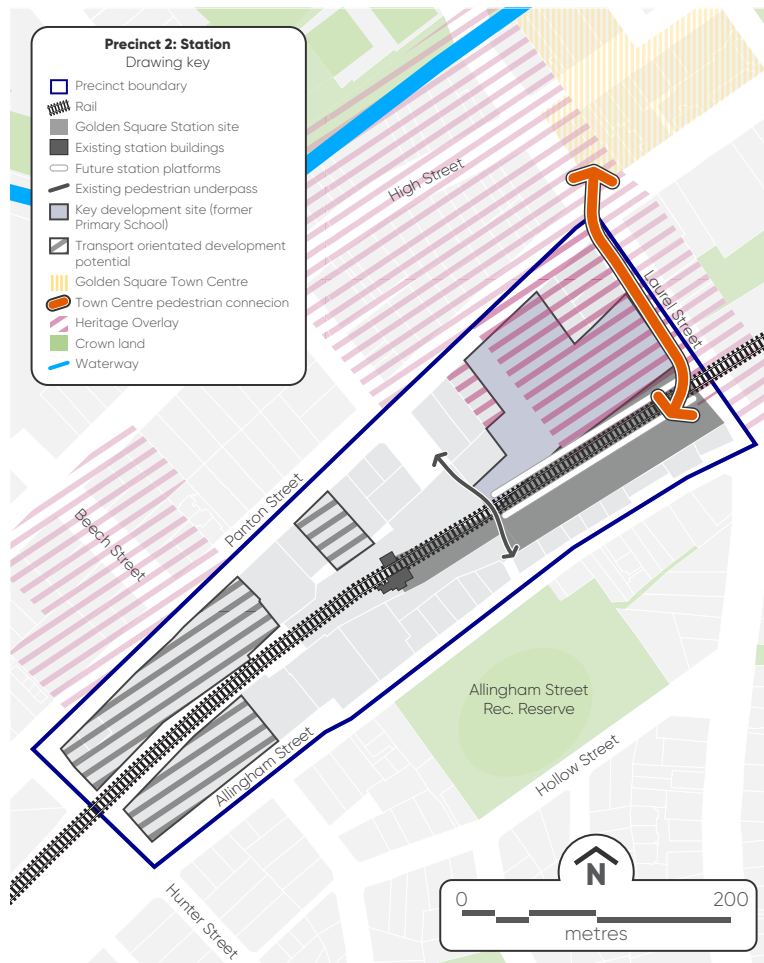
See the Urban Design Framework for detailed guidance on this precinct.

Actions

- Investigate options for enhancing pedestrian and cycling connectivity around the town centre
- Implement the outcomes of the Golden Square Urban Design Framework to the public realm including:
 - Creating a clear sense of arrival to the town centre
 - Pedestrian and cycling connections
 - Increasing street tree canopy
 - Installation of wayfinding signage
- Incorporate the Golden Square Urban Design Framework into the Greater Bendigo Planning Scheme



Precinct 2 - Station



Immediately to the south of the town centre is the former Golden Square Primary School and station precinct. This precinct offers significant opportunity for adaptive reuses of existing buildings and the integration of new development to support the town centre and transport corridor.

The former Primary School contains elements of heritage significance, including the original school building and large peppercorn near the centre of the site.

The land along the Panton Street frontage and to the rear of the former school building is envisaged to be developed with a range of dwelling forms, with scope to facilitate greater height and density closer to the train line. The protection of view lines to the former school building from Laurel Street is important and there is significant opportunity to create a well landscaped forecourt which not only achieves this but also provides connection opportunities to the future station area.

With the increase of density potential and the accessible location, there is an opportunity to include a percentage of affordable housing in any future development. The former school building has great potential for adaptive reuse and may provide an opportunity to facilitate community based services for the local population.

It will continue to be a priority of the City of Greater Bendigo to work alongside relevant State agencies to facilitate the reopening of the Golden Square Station.

While the two original station buildings are still standing, to meet current requirements a new platform will be promoted at the rear of the former school site. The existing station buildings should be retained and utilised for other

purposes such as commercial or community services.

Land surrounding the rail corridor has the opportunity to provide ancillary facilities such as parking, drop off areas and increased residential density development to support its function.

Ensuring connectivity to the area from the town centre and broader areas of the suburb will be vital.

See the Urban Design Framework for detailed guidance on the former station and primary school sites.

Actions

- Assist State government in the rezoning of the former Primary School site to allow for a contemporary residential development that creates diversity in sizes and built form in the heart of the suburb, while celebrating and reusing the heritage buildings on the site
- Promote opportunities for affordable housing on the former Primary School site
- Advocate for the reopening of the Golden Square Train Station
- Ensure that future adjoining land uses and development do not prejudice the development of a station through the implementation of appropriate planning provisions
- Incorporate the Golden Square Urban Design Framework into the Greater Bendigo Planning Scheme

Precinct 3 – Creek Side Development



The land immediately adjacent to the town centre runs parallel to the Bendigo Creek and Golden Gully corridors. The majority of these properties contain dwellings presenting to High Street or Hargreaves Street, many of which have vacant / undeveloped rear yards.

The precinct has the unique opportunity to facilitate new development which integrates with the corridors of Bendigo Creek and Golden Gully and provides convenient access to retail, the public transport network and open space / recreation areas.

Given the location of these properties it is envisaged that development would present to the creek, be 2-3 storey contemporary townhouse or apartment style dwellings and have rear access for either vehicles or just pedestrians.

There is also opportunity to promote increased density along parts of Hargreaves Street in close proximity to the town centre. Sites are large and some housing stock is in a condition that requires renewal.

The proximity to services and public transport could allow this land to be suitable for the consideration of a waiver of car parking.

Actions

- Incorporate the Golden Square Urban Design Framework into the Greater Bendigo Planning Scheme
- Promote key sites which offer residential development opportunity
- Investigate applying a Design and Development Overlay to properties to promote increased density and guide future development



Precinct 4 – Secondary Commercial Areas



The properties that comprise this precinct are identified as being within the Commercial 1 Zone and although the primary focus for commercial revitalisation and development should be the town centre, this precinct is recommended to be retained as a secondary commercial area.

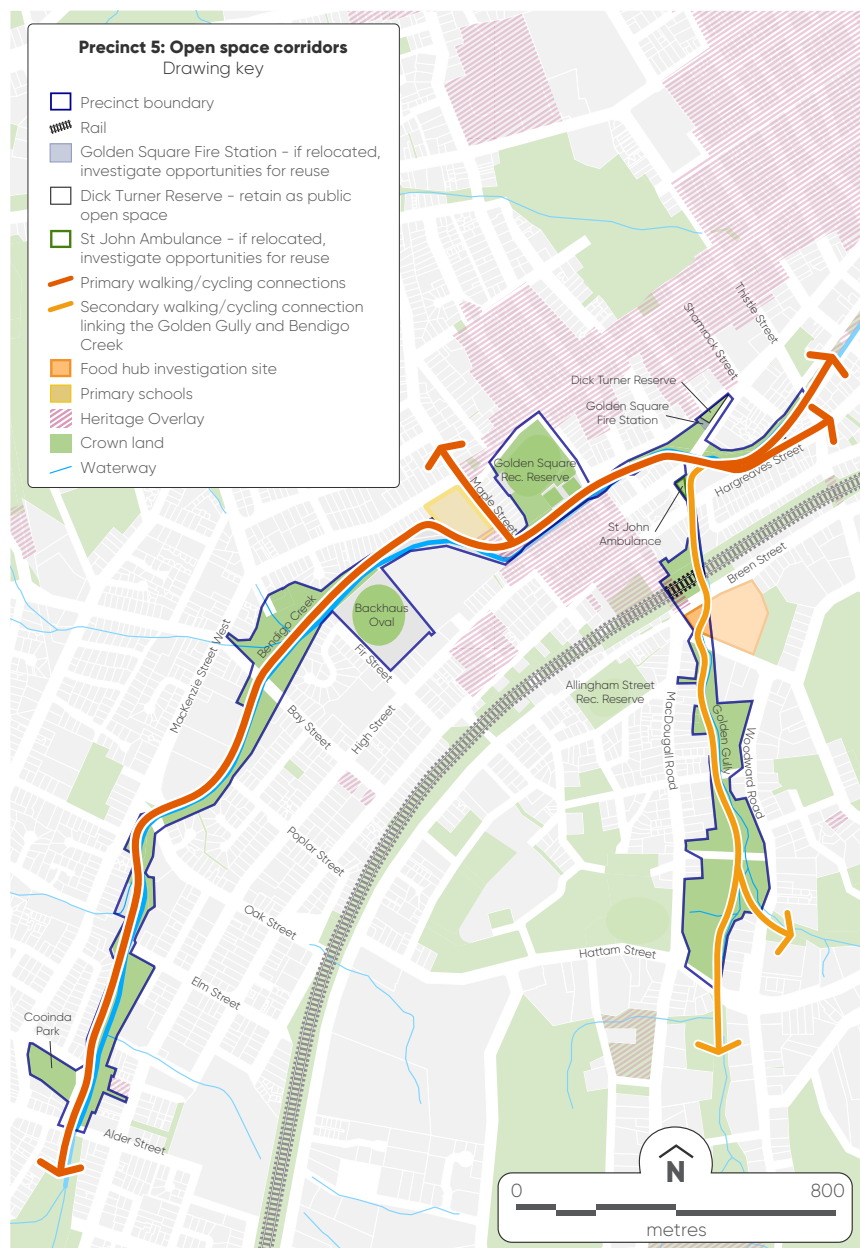
The City of Greater Bendigo Commercial Land and Activity Centre Strategy identifies that new speciality shops should be encouraged along the front of the Woolworths site if possible and the increase in floor space for the supermarket would be required to mainly serve the infill housing demand. There is opportunity on the existing site for both an increase in supermarket floor space and the inclusion of speciality shops if required. Any new development must be orientated towards the public realm, with car parking sited to the rear or underneath.

The land in the south west of the precinct contains commercial development towards Laurel Street and Maple Street, while the middle section is denoted by established dwellings. All of the properties are identified as being within the Heritage Overlay.

It is anticipated that this part of the precinct will see incremental development change in the future, most notable at 331 and 341 High Street which both have rear yards currently occupied by car parking. Any redevelopment of these sites would need to be sympathetic to identified heritage values.

- No actions
- No changes to the Greater Bendigo Planning Scheme as part of this Plan

Precinct 5 – Open Space Corridors



Bendigo Creek is the main passive open space corridor extending through the suburb. It provides a number of functions but one of the most important is the connectivity it allows within the suburb and beyond. The City of Greater Bendigo has recently finalised a strategic project for the entire creek corridor which will provide direction for its future renewal and revitalisation.

In addition to Bendigo Creek, Golden Gully provides an opportunity for a secondary passive open space corridor and connection within the eastern part of the suburb. While much of the land is currently remanent mining sites, the continuous corridor provides opportunity for the formalisation of an off-road walking and cycling corridor which connects to the Golden Square town centre, future station precinct and Bendigo Creek.

Along the main open space corridor spine are a number of formal and passive open space / recreation areas including:

- Dick Turner Reserve
- Golden Square Recreation Reserve
- Backhaus Oval (private ownership)
- Coolinda Park.

The Greater Bendigo Public Space Plan 2019 and Golden Square Recreation Reserve Master Plan will continue to be the two key strategic plans which will guide the management of open space into the future.

There are also varying opportunities within this precinct to create new and unique experiences including the repurposing of the existing Fire Station should the Country Fire Authority relocate. An option might be a café presenting to Dick Turner Reserve – subject to planning provision changes. There is also opportunity to engage with the Dja Dja Wurrung Clans Aboriginal Corporation to create an interactive walking and cycling corridor along Golden Gully.

Actions

- Continue to work with Dja Dja Wurrung Clans Aboriginal Corporation to support opportunities for the recognition and protection of cultural heritage
- Investigate opportunities to create a passive open space corridor along Golden Gully, providing off road connections to the south east of the suburb and Bendigo Creek Trail in partnership with Djandak
- Finalise and implement the adopted Golden Square Recreation Reserve Master Plan
- No changes to the Greater Bendigo Planning Scheme as part of this Plan



Precinct 6 – Chum Street Redevelopment



There are two key development opportunities within this precinct, these being the former Chum Street mine and the frontage of the current Southern Cross Austereo site.

The Chum Street mine site is Crown land and is managed by the Department of Environment, Land, Water and Planning (DELWP). It has previously been declared surplus by the DELWP and subsequently the site was identified as a key development opportunity in the Greater Bendigo Residential Strategy. A concept plan indicates there could be a yield of 388 dwellings of varying size over the site. There is also opportunity for the further expansion of the Bendigo Day Surgery or ancillary uses along the Chum Street frontage. Development of the site would need to consider its mining history and undertake a mining heritage assessment which would need to be reviewed by Heritage Victoria.

There is a notable division between the Chum Street frontage of the current Southern Cross Austereo site and the balance of the property. This is predominantly due to topography and established vegetation. The use of the land is currently restricted due to it being zoned Special Use Schedule 3 (Television and Radio) and therefore any future redevelopment of the land will likely require changes to the Greater Bendigo Planning Scheme.

Although there is currently no proposal for the redevelopment of the site, there

are significant opportunities, including medical/allied services along Chum Street that link to St John of God Hospital and Bendigo Day Surgery.

Given its context, there is opportunity for an open space corridor to continue from the north, through the site and link up with the former mining site to the south.

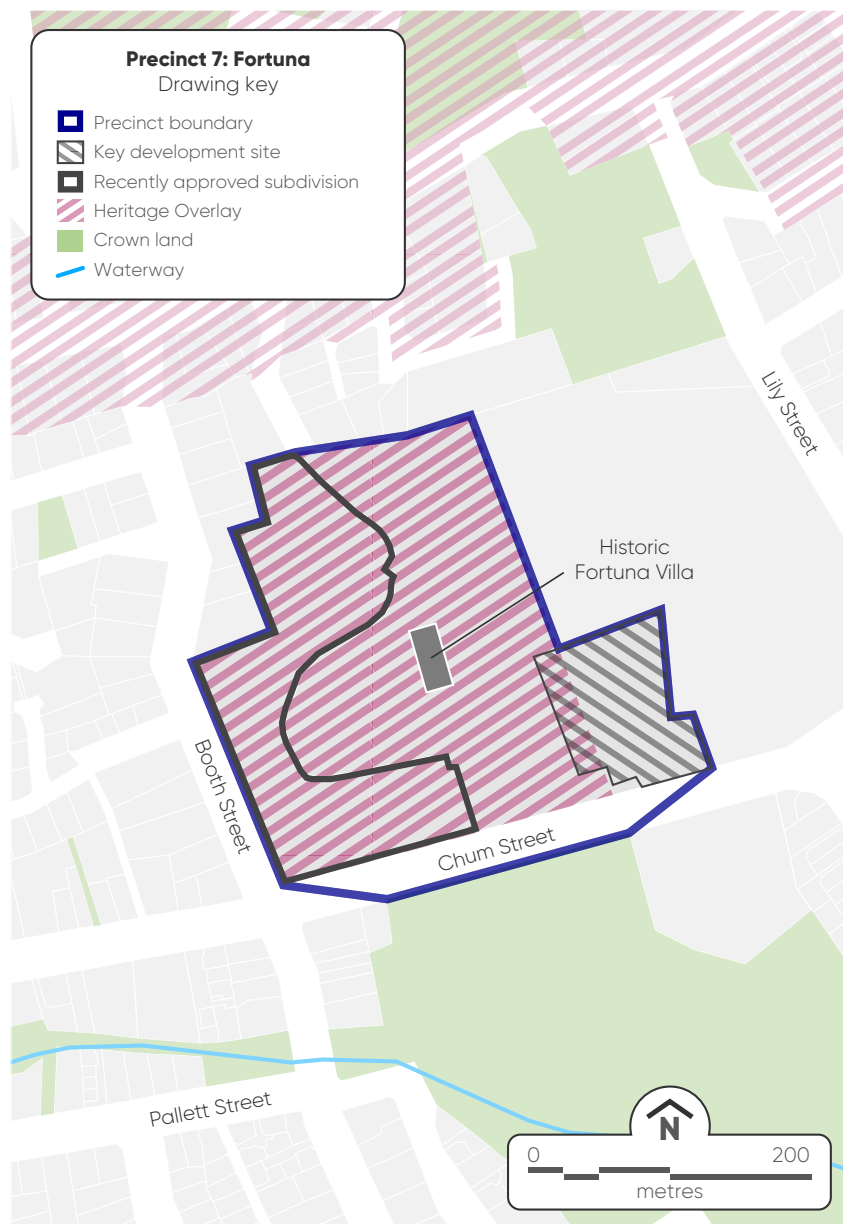
The main constraint of these two key development sites is contamination, with remediation required before any future use or development.

Existing residential properties along Thistle Street are expected to remain relatively unchanged, with incremental redevelopment only.

Actions

- Seek opportunity for funding to support the investigation of contamination and remediation of surplus Crown land to facilitate diverse residential development
- Support the remediation of the Chum Street mine site for residential development, and advocate for open space access through the site
- No changes to the Greater Bendigo Planning Scheme as part of this Plan

Precinct 7 – Fortuna

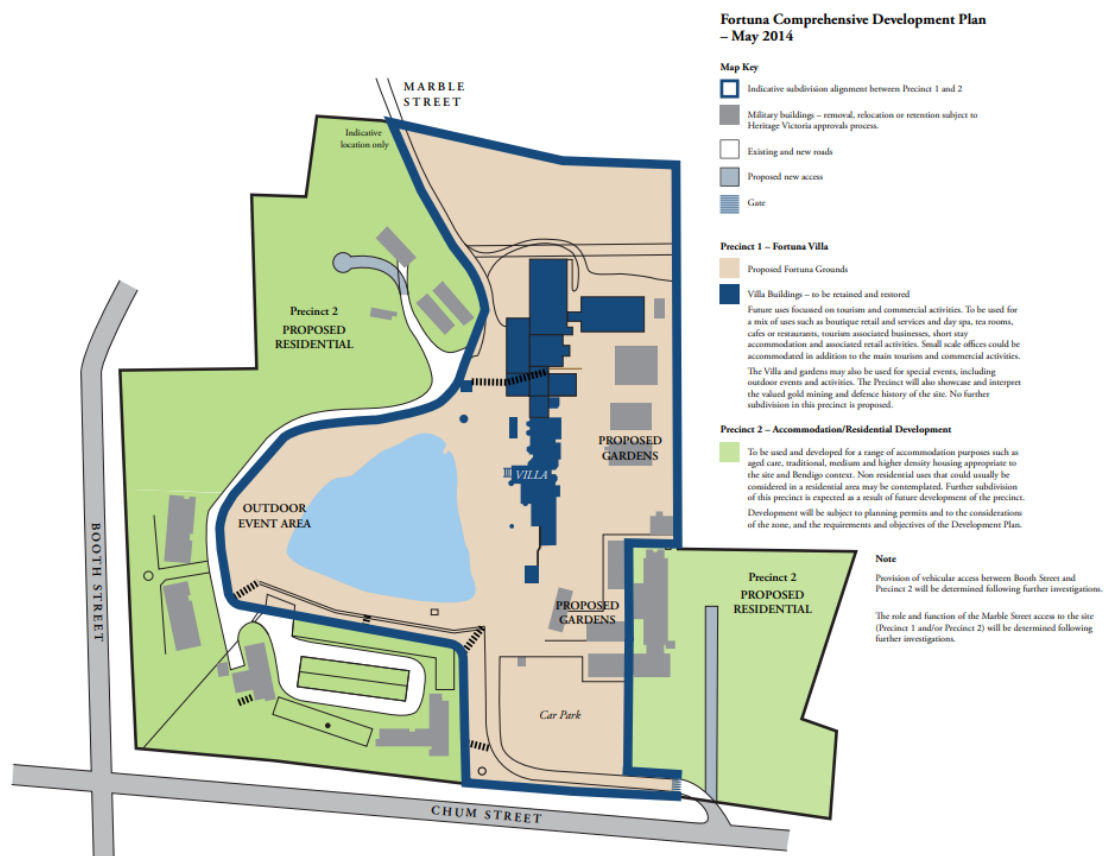


This precinct has previously been rezoned to Comprehensive Development with a site specific schedule providing guidance for development. The plan indicates that residential development will be situated so that the proposed Fortuna grounds will protect the Villa.

A staged residential development (comprising 79 dwellings) has been approved for the land on the western side of the Villa. No approval has been provided for the land to the east of the Villa on Chum Street.

There is opportunity for development on this site to be integrated with the key development site to the east.

This precinct is an example of how land can be re-purposed / redeveloped and the current planning controls remain appropriate.





Source: Fortuna Villa Estate Website www.fortunavillaestate.com.au

- No action – current planning controls remain relevant and appropriate
- No changes to the Greater Bendigo Planning Scheme as part of this Plan

Precinct 8 – Southern Cross Austereo



The majority of the Southern Cross Austereo site is elevated in the landscape and contains a large studio/office building with associated car parking. It is unique due to its size, topography and mixed surrounding context. Due to its location it offers views back across Golden Square and to the adjacent property occupied by Fortuna Villa.

The main constraint of the site is contamination, with remediation likely to be required before any substantial changes to use or development can occur.

The use of the land is currently restricted due to it being zoned Special Use Schedule 3 (Television and Radio) and therefore any future redevelopment of the land will likely require changes to the Greater Bendigo Planning Scheme.

Although there is currently no proposal for the redevelopment of the site there are significant opportunities including mixed residential, short term accommodation and aged care which could integrate with and service the medical related facilities currently occurring in the area. The development of a master plan for the site

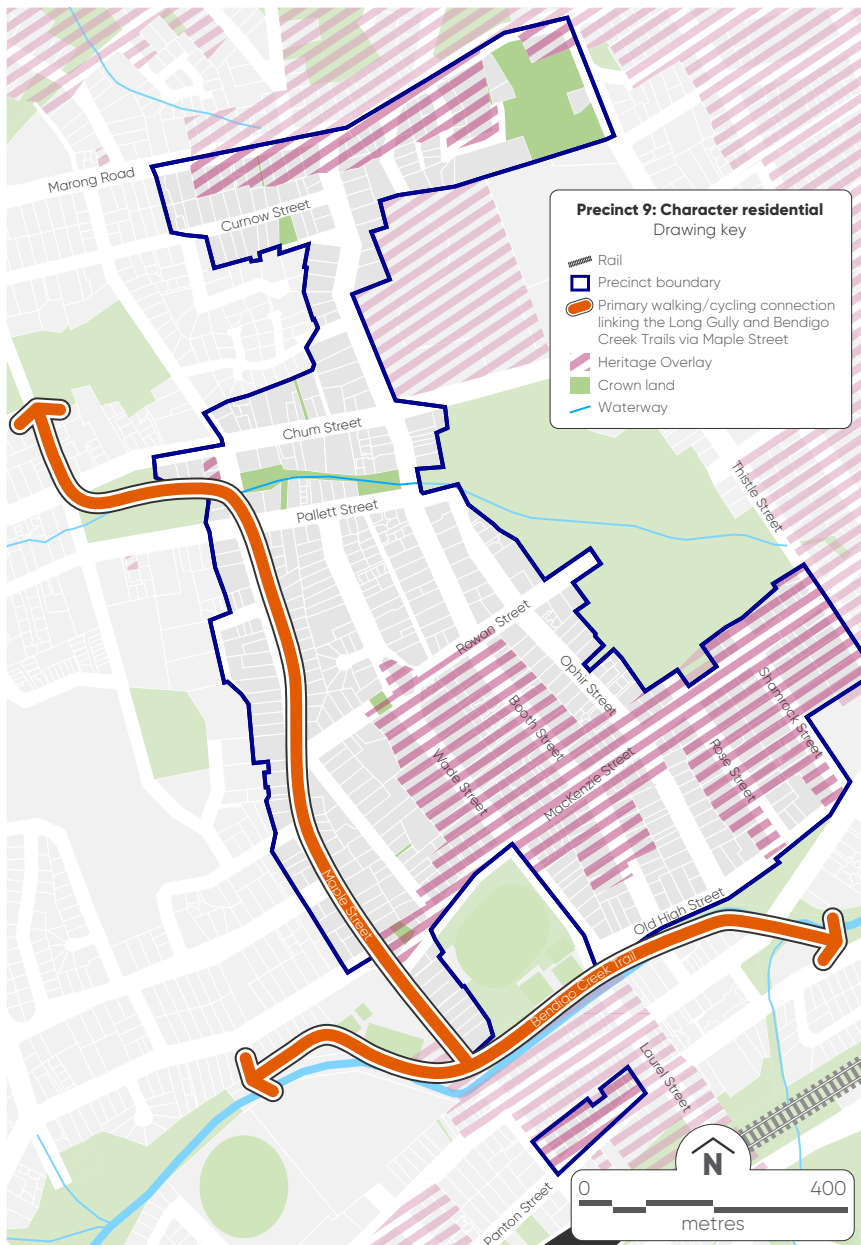


would allow greater understanding of the potential development opportunities and potential staging timeframes

Actions

- Optimise the redevelopment of the site for mixed use residential, short-term accommodation, aged care or medical related facilities
- Assist in facilitating the rezoning of land through working with the owner to establish clear development outcomes for both the short and long term
- No changes to the Greater Bendigo Planning Scheme as part of this Plan

Precinct 9 – Character Residential



This precinct is dominated by residential development, with approximately half identified within the Heritage Overlay. There is greater diversity in dwelling types and lot sizes through the middle of the precinct.

A number of streets (such as Wade, Thistle and Ophir Streets) in the southern portion of precinct contain large established trees within the road reserve which contribute to the character and amenity of the area.

It is anticipated that the area will be subject to incremental residential change that is undertaken in a manner that preserves the existing character and identified heritage values.

A primary walking and cycling corridor in the western part of the precinct will improve walking and cycling connection though to the Long Gully and Bendigo Creek trails.

Actions

- Complete the Golden Square Heritage Study and implement relevant provisions into the Greater Bendigo Planning Scheme (note this is not limited to this precinct)
- Rezone land from Commercial 1 to a residential zone on Pantom and Maple Streets



Precincts 10 and 11 – Residential A and B



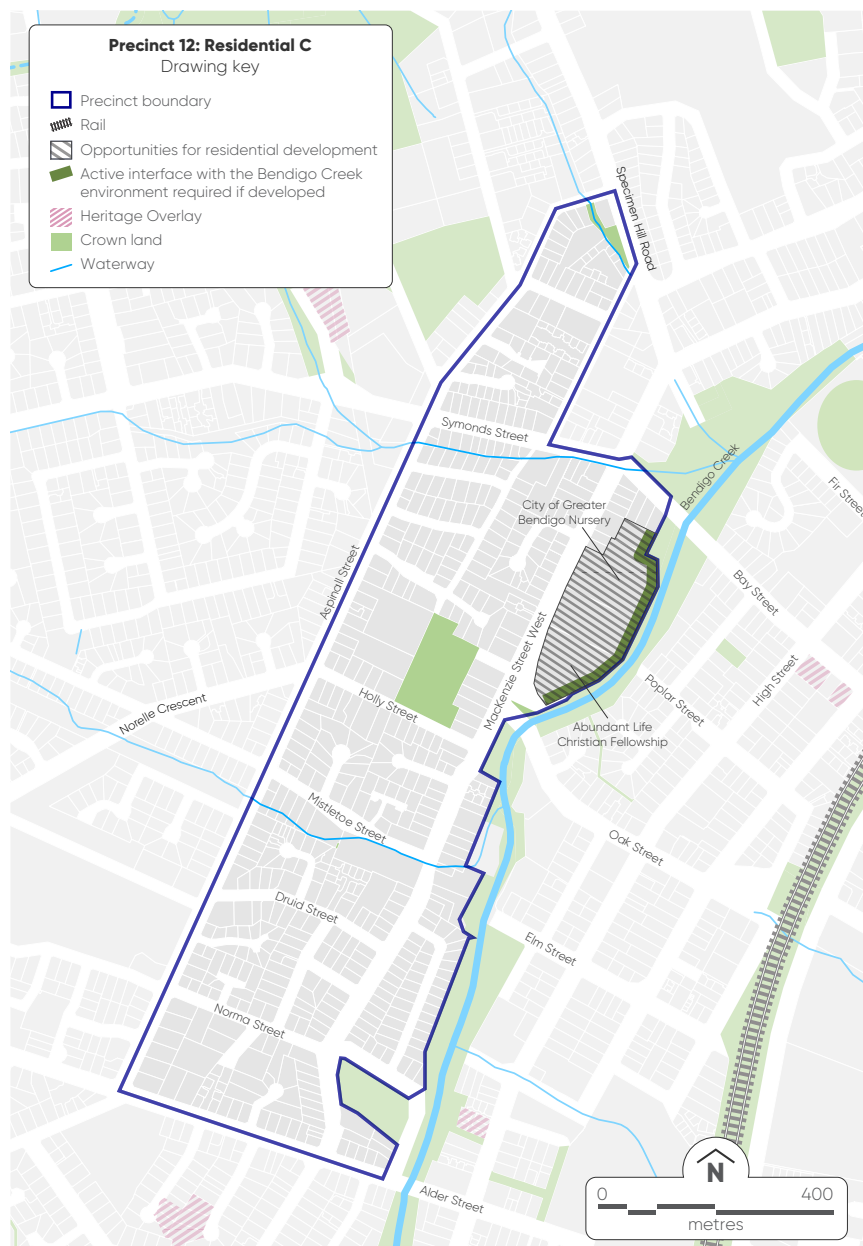
Extending south from Marong Road to the Bendigo Creek, these precincts are somewhat diverse in both land use and built form. While residential development is the primary focus, this is dissected by Crown land, the Golden Square and Specimen Hill Primary Schools and Mercy Health which occupies approximately 11 hectares in the middle of these precincts. Chum Street forms a notable divide from east to west.

No significant changes are proposed to occur within these precincts with the Plan recommending improvements to walking and cycling connections (as per Plan 3 of the Background Report, page 17) only.

Actions

- Implement the strategic network of corridor outlined by Walk, Cycle Greater Bendigo 2019
- No changes to the Greater Bendigo Planning Scheme as part of this Plan

Precinct 12 – Residential C



This precinct represents a well-established residential area. The residential nature of this precinct is encouraged to be retained as part of this Plan.

There is an opportunity for additional residential development of different densities. Higher densities could be accommodated on larger sites such as the City of Greater Bendigo Nursery and Abundant Life Christian Fellowship should the existing uses no longer occur on these sites.

Future development on lots like these are to be integrated with the Bendigo Creek corridor.

Actions

- Support residential development of different densities and integration with the Bendigo Creek should existing uses cease on larger parcels of land fronting MacKenzie Street West
- No changes to the Greater Bendigo Planning Scheme as part of this Plan

Precincts 13 and 14 – Residential D/Reservoir and Bushland

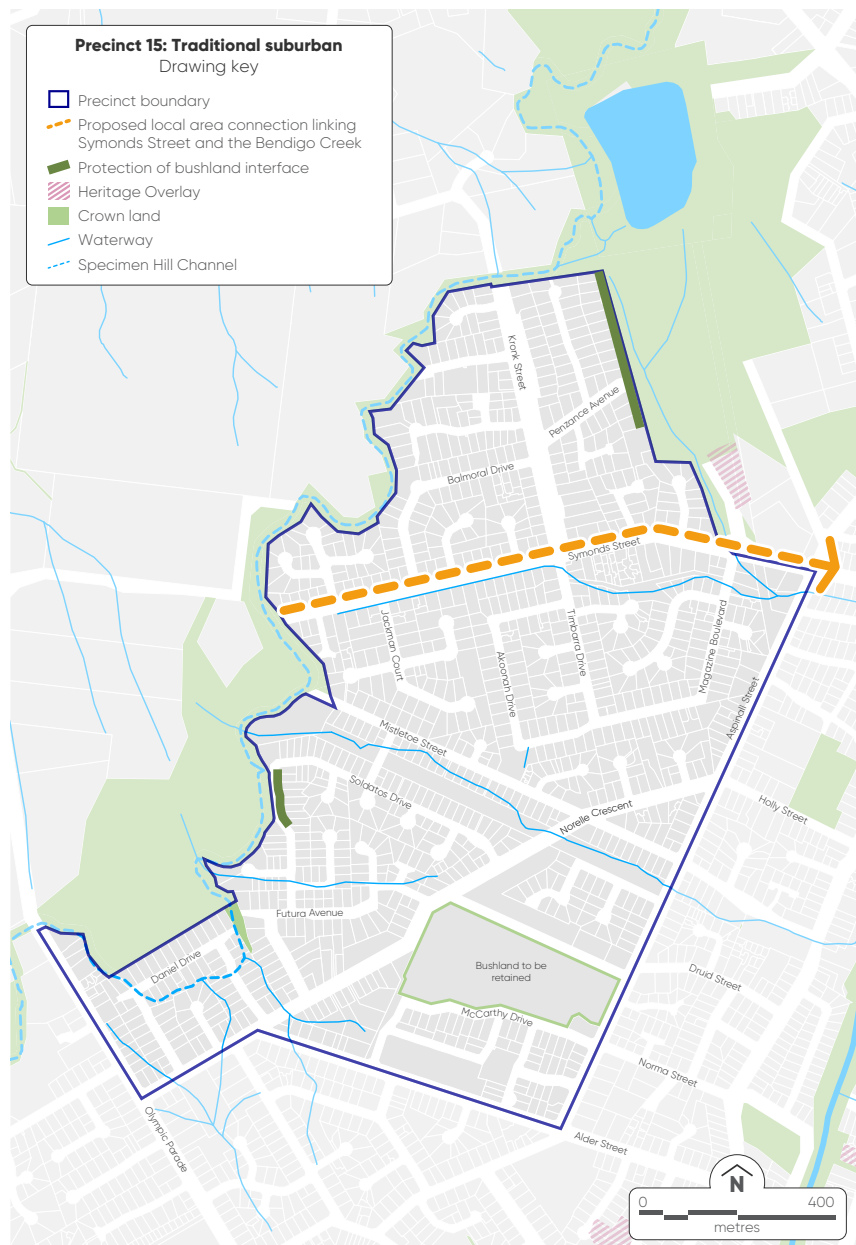


The Specimen Hill Reservoir and Sparrowhawk Gully Bushland Reserve are the main features of these precincts and offer a semi bushland feel to some of the residential properties within the area. Properties on the western side of Emmett Street are generally larger with scattered vegetation evident. While there is still some retention of larger lots on the eastern side of the street, there are numerous examples of smaller infill development allotments.

Retaining the semi bushland character of this precinct is important, however is difficult due to Planning Scheme bushfire requirements which provide exemptions for vegetation removal.

- No actions
- No changes to the Greater Bendigo Planning Scheme as part of this Plan

Precinct 15 – Traditional Suburban



This precinct is typical of residential development that has occurred within established suburbs of Bendigo. Dwellings are large and detached, with newer subdivisions containing limited vegetation, both within road reserves and on private properties. There is also an increase in court bowl streetscapes which tend to reduce the connectivity of the precinct.

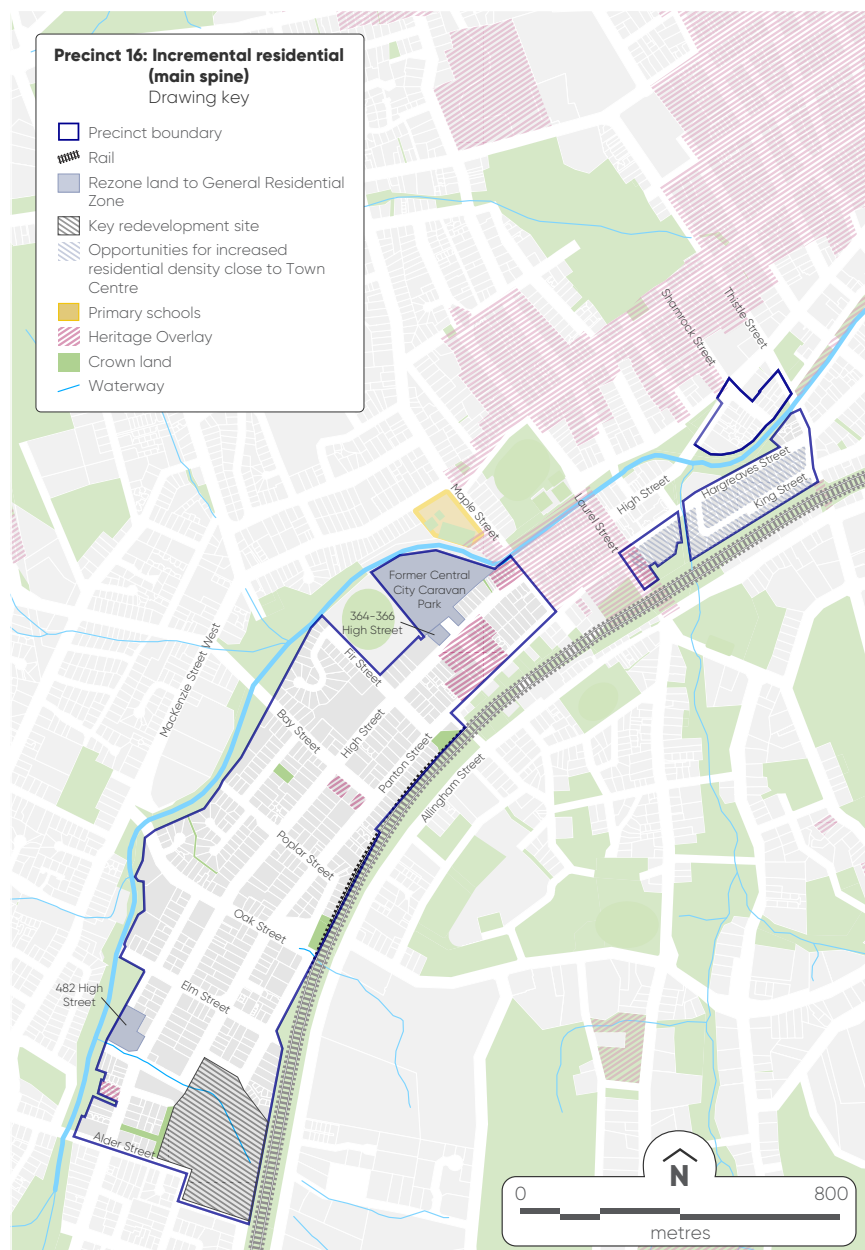
Given the established residential context of this precinct there are limited changes proposed as part of this Plan. Enhancements to walking and cycling connections as outlined in Plan 3 of the Background Report will improve resident's options to move through the suburb and connect in the primary public space corridor of Bendigo Creek.

Actions

- Promote improvements to local area connection to link Symonds Street and the Bendigo Creek
- No changes to the Greater Bendigo Planning Scheme as part of this Plan



Precinct 16 – Incremental Residential



This precinct contains a diverse residential built form and is the residential spine of High Street. There are limited areas of heritage significance and it therefore provides greater scope for consideration of redevelopment.

It contains a number of residential development opportunities that could provide for diversity in built form, increased densities and the inclusion of affordable housing. These sites include:

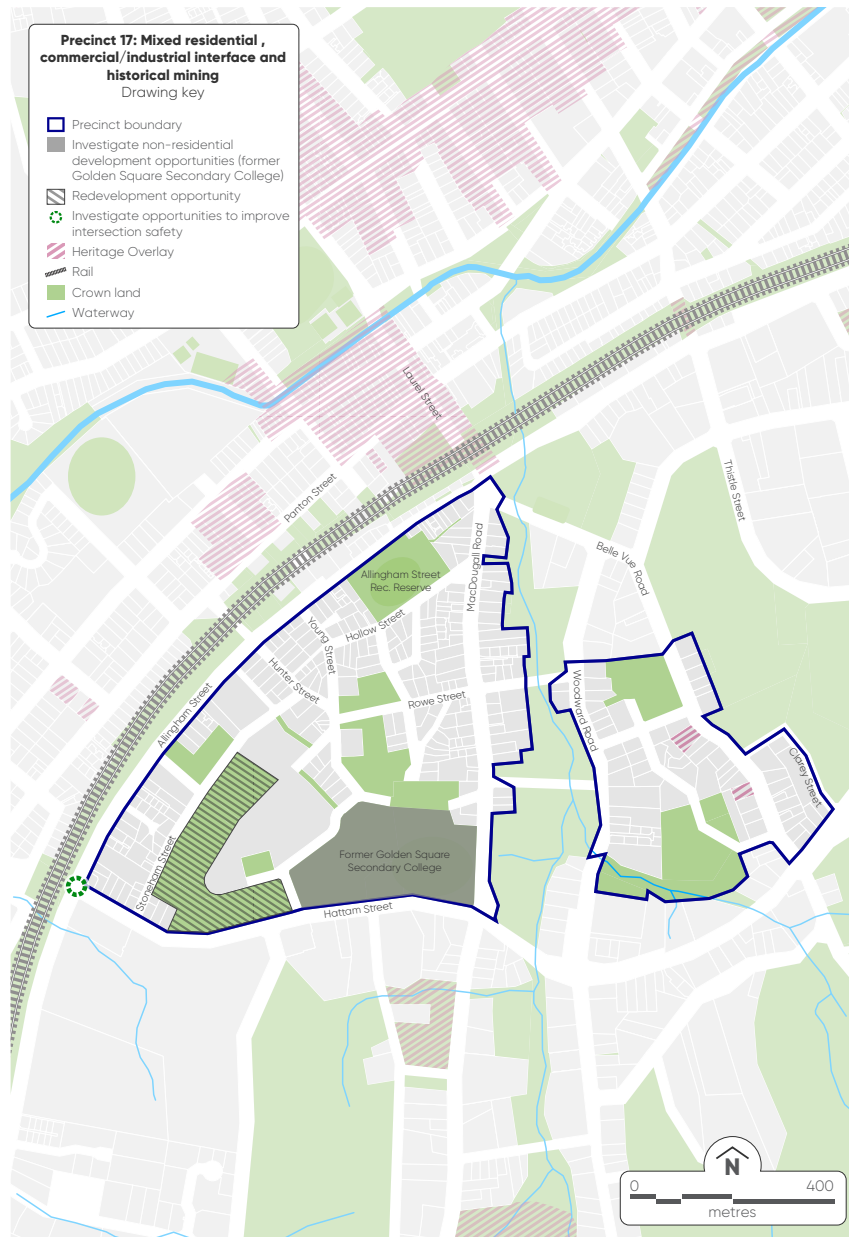
- Former Coliban Water site at 2 Alder Street
- Coates Hire
- Former Central City Caravan Park
- Land surrounding to the east and south of the Town Centre

Actions

- Rezone 362 High Street from Special Use Zone - Schedule 6 to a residential zone
- Rezone 364-366, 476-480 and 482-486 High Street from Commercial 1 and 2 to a residential zone
- Apply the Environmental Audit Overlay to 476-780 and 486 High Street.
- Consider potential contamination of land at 364-366 High Street and the need to apply the Environmental Audit Overlay



Precinct 17 – Mixed Residential



This precinct is diverse in nature due to its context of being situated between commercial and industrial land uses. There are scattered Crown land parcels through the precinct, a number of which are remanent mining sites.

The former Golden Square High School on Hattam Street has previously been rezoned to General Residential however given its size, evidence of contamination and surrounding context there is opportunity to investigate the most appropriate land use and zoning of this site. The site is not well connected to services and community facilities and therefore increasing residential densities in this part of the suburb is not supported.

The Dja Dja Wurrung Clans Aboriginal Corporation have identified the site for a Corporate and Community Centre. This would provide a range of facilities and services such as natural resource management, landscape projects, environmental policy and strategy development, and cultural services. This type of use is considered more appropriate for this site.

On 19 September 2021, the Minister for Planning declared that the facility is a State project for the purposes of Clause 52.30 in the Planning Scheme. The Corporation will prepare supporting documentation to commence community engagement prior to finalisation of the development.

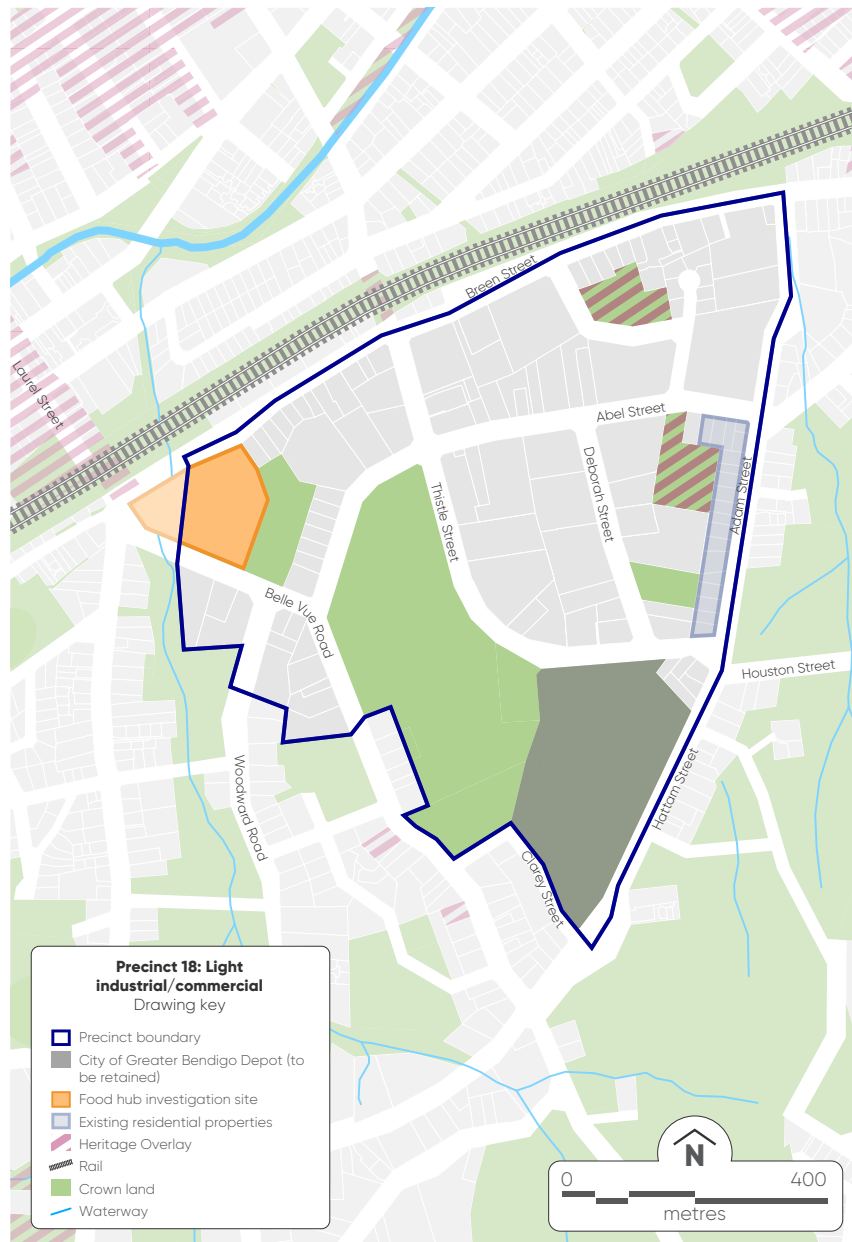
The Golden Oaks independent living units visible along Hattam Street are currently vacant. This land (along with the balance of the property fronting Stoneham Street) has the opportunity to be revitalised and redeveloped. In accordance with the current zone any development would need to relate to a community services or facility on public land.

It is anticipated that the balance of the precinct will be subject to incremental change only.

Actions

- Reinvestigate the most appropriate land use and zoning for the former Golden Square High School on Hattam Street
- No changes to the Greater Bendigo Planning Scheme as part of this Plan

Precinct 18 – Light Industrial/Commercial



This precinct is predominantly defined by a mixture of larger scale commercial enterprises and light industrial uses such as warehousing.

Crown land dominates the central and southern portions of the precinct and is formally known as the Thistle Street Recreation Reserve. Although named in this manner the land currently has operational leases over it. The balance of the land forms the City of Greater Bendigo Depot and Bendigo State Emergency Service.

The City of Greater Bendigo will be continuing to operate their depot from this land into the future.

There are a number of dwellings established along Adam Street and Abel Street which about land zoned Commercial 2. In essence the Commercial 2 Zone partly acts as a transition to industrial areas but still allows for industrial type uses which have minimised amenity impacts.

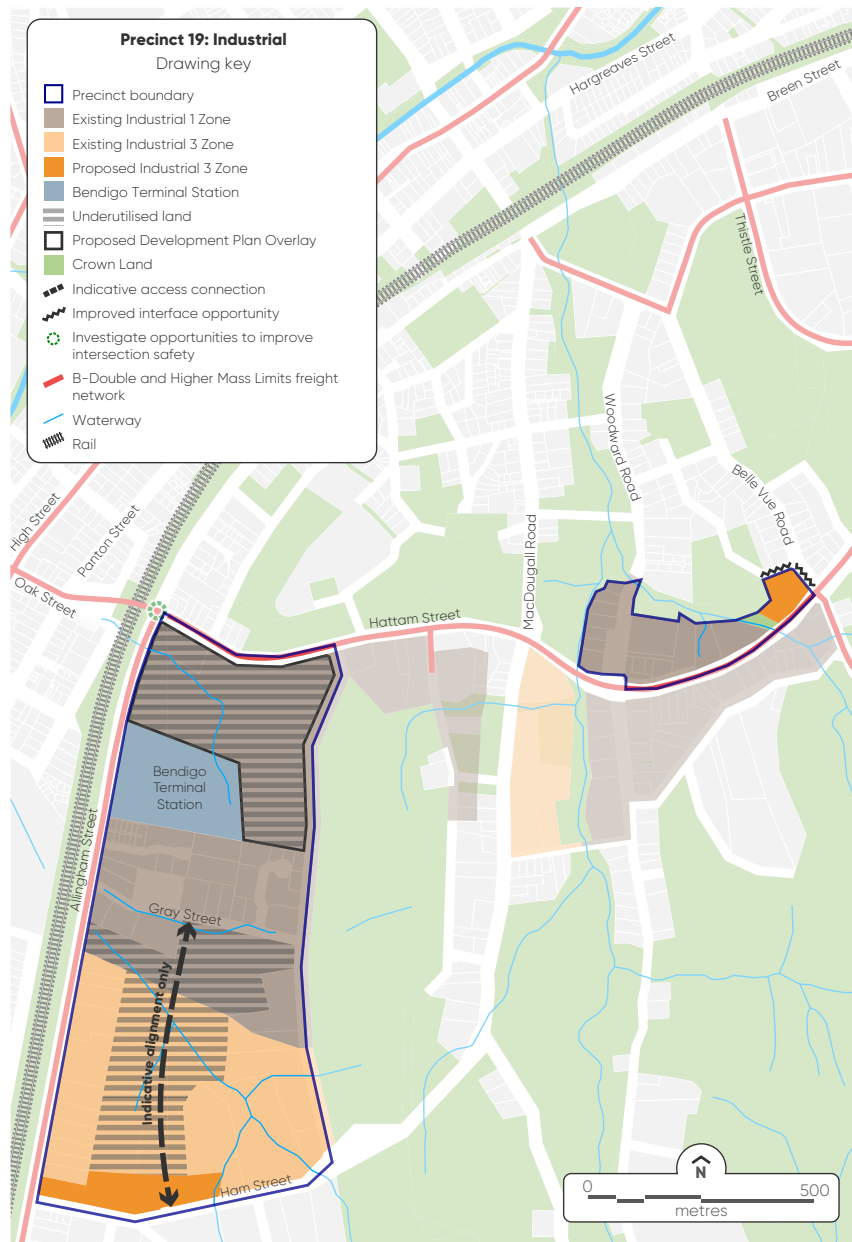
These residential properties cannot expect the same level of amenity that traditional residential areas experience and there may be conflict between land uses due to this. The only way to reduce this conflict would be to rezone the residential properties to Commercial 2, so that over time the land uses may change and the potential land use conflicts reduced. Given the long standing nature of these properties as residential and the size of the allotments, this option is not being proposed in the short term by this Plan and instead residents need to understand the land uses which can occur to the rear.

The land on the western boundary of the precinct on the corner of Belle Vue Road and Breen Street is currently being investigated as a potential food hub site. There is an opportunity for this to have future connections into the town centre and Golden Gully. The monthly farmers market has relocated to the site and the Bendigo Pony Club are still utilising the land.

Actions

- Complete investigations for a potential food hub on the corner of Belle Vue Road and Breen Street
- No changes to the Greater Bendigo Planning Scheme as part of this Plan

Precinct 19 – Industrial



This area is characterised as the main industrial precinct of Golden Square, linking in with the Golden Gully Precinct to the south of Hattam Street. It encompasses a total of 62.5 hectares, with 40.5 hectares of land zoned Industrial 1 and 22 hectares zoned Industrial 3.

The precinct has the benefit of having access to B-double routes and a well-established road network to allow for the convenient movement of freight vehicles. However, safety improvements are required at some intersections.

This area is suitable for supporting further smaller scale/lower intensity industrial development.

There is significant opportunity within the land to the south of Hattam Street to provide for new land uses and development which meet the growing and changing needs of the industrial sector. The application of a Development Plan Overlay on the land immediately south of Hattam Street will ensure a functional future layout is achieved for future subdivision and/or development. Potential amenity impacts are reduced through consolidation of access and landscape buffers.

It will be important to minimise the conflict between industrial uses and residential development within this area. To achieve this, existing residential land along Allingham Street and Ham Street will be rezoned from General Residential to Industrial 3 and land bounded by Godfrey Street, Belle Vue Road and Hattam Street will also be rezoned to Industrial 3. The proposed zoning changes will not impact on the ability for the existing land uses to continue under an existing use right and are proposed to guide land use transition over time.

The reasons for this rezoning are discussed in detail in the Background Report.

Actions

- Rezone parcels of land along Ham and Allingham Street from General Residential to Industrial 3
- Rezone 5 Godfrey Street, 66, 68, 70 Belle Vue Road and 121 and 123 Hattam Street from General Residential and Industrial 1 to Industrial 3 Zone
- Apply the Development Plan Overlay to 91-109 Allingham Street with a site specific schedule
- Advocate Department of Transport to investigate opportunities for improvements to the Allingham and Hattam Street intersection
- Encourage the landowners to optimise their potential lot yield by investigating a new road link between Gray and Ham Streets and implement a Development Plan Overlay to achieve this outcome

Make it Happen

Action	Timing	Responsibility
Assist State government in the rezoning of the former Primary School site to allow for a contemporary residential development that creates diversity in sizes and built form in the heart of the suburb, while celebrating and reusing the heritage buildings on the site.	Short	CoGB, DTF
Advocate for the reopening of the Golden Square Train Station	Short /Medium	CoGB, DoT
Ensure that future adjoining land uses and development do not prejudice the development of a station through the implementation of appropriate planning provisions.	Short /Medium	CoGB, DELWP
Continue to work with Dja Dja Wurrung to support opportunities for the recognition and protection of cultural heritage.	Short /Medium	CoGB, DDW
Advocate for a review of the local bus network to allow for connections to key places within Golden Square	Medium / Long	CoGB
Seek opportunity for funding to support the investigation of contamination and remediation of surplus Crown land to facilitate diverse residential development.	Medium	CoGB
Investigate the opportunity of streamlining planning applications for dual occupancy proposals which maintain streetscape character while offering greater housing choice and affordability.	Medium	CoGB
Investigate options for enhancing pedestrian and cycling connectivity around the town centre	Medium	CoGB, DoT
Implement the outcomes of the Golden Square Urban Design Framework to the public realm including: <ul style="list-style-type: none"> • Creating a clear sense of arrival to the town centre • Pedestrian and cycling connections • Increasing street tree canopy cover • Installation of wayfinding signage 	Long	CoGB
Create a passive open space corridor along Golden Gully, providing off road connections to the south east of the suburb and the Bendigo Creek Trail	Long	CoGB, DELWP, DDW

Planning Scheme Amendment

Action	Timing	Responsibility
Incorporate the Golden Square Background and Structure Plan into the Greater Bendigo Planning Scheme	Short	CoGB, DELWP
Incorporate the Golden Square Urban Design Framework into the Greater Bendigo Planning Scheme and apply Design and Development Overlay where relevant	Short	CoGB, DELWP
Rezone 362 High Street from Special Use Zone – Schedule 6 to a residential zone	Short	CoGB, DELWP
Rezone land from Commercial 1 and Commercial 2 to a residential zone as part of the Managed Growth Strategy and apply relevant overlays to manage redevelopment on the following sites: <ul style="list-style-type: none"> • Panton Street and Maple Street • 364-366 High Street • 476-480 and 482-486 High Street 	Medium	CoGB, DELWP
Rezone parcels of land along Ham Street and Allingham Street from General Residential to Industrial 3 Zone	Short	CoGB, DELWP
Rezone 5 Godfrey Street, 66, 68, 70 Belle Vue Road and 121 and 123 Hattam Street from General Residential and Industrial 1 to Industrial 3 Zone	Short	CoGB, DELWP
Apply the Development Plan Overlay to 91-109 Allingham Street with a site specific schedule	Short	CoGB, DELWP
Investigate applying a Design and Development Overlay to 'Creek Side Development' properties to guide future development	Short	CoGB
Reinvestigate the most appropriate land use and zoning for the former Golden Square High School on Hattam Street	Short / Medium	CoGB
Apply a Development Plan Overlay on land between Ham and Gray Street to facilitate a road connection	Short / Medium	CoGB

Timing Notes:

- Short 0-2 years
- Medium 2-5 years
- Long 5+ years

Abbreviations:

- CoGB – City of Greater Bendigo
- DELWP – Department of Environment, Land, Water and Planning
- DoT – Department of Transport
- DHHS – Department of Health and Human Services
- VPA – Victorian Planning Authority
- DDW – Dja Dja Wurrung
- DTF – Department of Treasury and Finance