



# Heathcote Township Plan

July 2019



# About this document

The Heathcote Township Plan establishes a framework to guide what services, facilities and Infrastructure are required to support a growing and changing population over the next 30 years.

It considers a range of issues including the environment, community facilities, transport, economic development and being an age friendly community.

This document establishes a vision for Heathcote. It sets out seven guiding objectives that will direct the future growth of the town as well as addressing a range of specific issues and projects.

## Acknowledgements

Community Reference Group

Government and Service Agencies:

- Country Fire Authority
- Coliban Water
- Transport for Victoria
- Regional Roads Victoria
- Heathcote Health
- Department of Environment, Land, Water and Planning

Business and Community Groups:

- Advance Heathcote Inc.
- Heathcote Community House
- Heathcote Lions Club
- Heathcote Bowling Club
- Heathcote Community Capacity Builders
- Heathcote Tourism and Development

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### Acknowledgement of Country

The City of Greater Bendigo respectfully acknowledges the traditional custodians of the land on which Heathcote lies, the Taungurung Peoples.

The City acknowledges and extends our appreciation to the Traditional Owners, and we pay respects to Leaders Elders past, present and emerging for they hold the memories, the traditions, the culture and the hopes of all Taungurung People.

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.



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# Executive Summary

There is a buzz in Heathcote.

While the town has experienced its highs and lows over time, in recent years Heathcote has experienced a level of growth not known since the discovery of gold in the district in the 1850's. This growth is forecast to continue into the future.

Growth in population, in the commercial and tourism sector, health care, the dementia village proposal and significant public and private sector investment is creating an environment that sees strong levels of optimism in Heathcote's future. There is also a strong community desire for Heathcote to become more self-contained and not rely on larger centres like Bendigo for facilities, goods and services.

The key challenge for the community, Council and other stakeholders is to make sure that the benefits of this future growth are maximised and shared. This is where the Heathcote Township Plan has a role to play.

The Heathcote Township Plan identifies what are the important elements in town that the community value and want protected and sets out what needs to be done to support and facilitate the future growth of Heathcote.

The Township Plan also establishes a Vision for Heathcote to be "a vibrant, progressive and inclusive town that embraces its natural setting and has all the facilities and services allowing residents of all ages to be healthy, happy, connected and proud."

The Township Plan is firmly focussed on the future needs of Heathcote. Projects already underway or budgeted for are not discussed in detail in this document, these include:

- New toilets off Barrack Street near the Visitor Information Centre
- New footbridge over the Mclvor Creek near Chauncey Street
- The Bunbunarik Children's Hub at 165 High Street
- Upgrades to the pool including new wet deck, solar heating and shade structures
- Heathcote Integrated Civic Precinct Project

Included in the key recommendations in this Township Plan are:

- Upgrades to public space areas, in particular to the skate park/BMX track in Camp Street.
- Support for a dog park with the final location to be determined.
- A network of cycling and walking paths that connect key destinations to the town centre.
- Improvements to High Street to address issues around public safety, amenity, street furniture and the like.
- Changes to the fencing around Barrack Reserve.
- An ongoing program of street tree plantings in line with Greening Greater Bendigo.
- Identification of a future industrial area adjacent to the Depot Road precinct.
- Various zone and overlay changes, including rationalisation of the Heritage Overlay and Neighbourhood Character Overlay.
- Improving wayfinding signage and supporting tourism.
- Preparation on an investment prospectus for new and emerging businesses.
- Supporting the proposed Dementia Village and making Heathcote a dementia friendly town.

There are also recommendations where the City can play an advocacy role. These include:

- Support for Heathcote Health's proposed Community Health Hub.
- Supporting the Heathcote Show Society in preparing a Masterplan for the Heathcote Showgrounds.
- Continued improvements to the public transport connections within Heathcote and connections to the broader region.

### What will the Heathcote Township Plan be used for?

The Heathcote Township Plan will be used for a number of purposes:

- Provide guidance and direction on how Heathcote will grow into the future.
- It provides the strategic justification for a number of planning scheme changes outlined in the document.
- It guides Council decisions on infrastructure investment and service provision.
- Provides direction to other agencies (such as Regional Roads Victoria) in relation to infrastructure investment.
- It is an advocacy document that can be used in funding applications.
- Assist business and industry to understand the development opportunities in Heathcote.

The Township Plan will need to be monitored and reviewed over time.



HEATHCOTE  
WINE HUB  
CELLAR STORE

Wine

COFFEE

BREAD KERY

PETROL



# Township Context

Heathcote lies on Taungurung Country. The town is located on the eastern side of the City of Greater Bendigo, approximately 45km from Bendigo and 120km north of Melbourne.

The town was established on the back of the discovery of gold in the Mclvor Creek in 1851, although by 1855 the alluvial gold was running out and reef mining commenced. Gold continues to be an important part of the Heathcote and District economy. There are still numerous examples of historic buildings that date back to these early days.

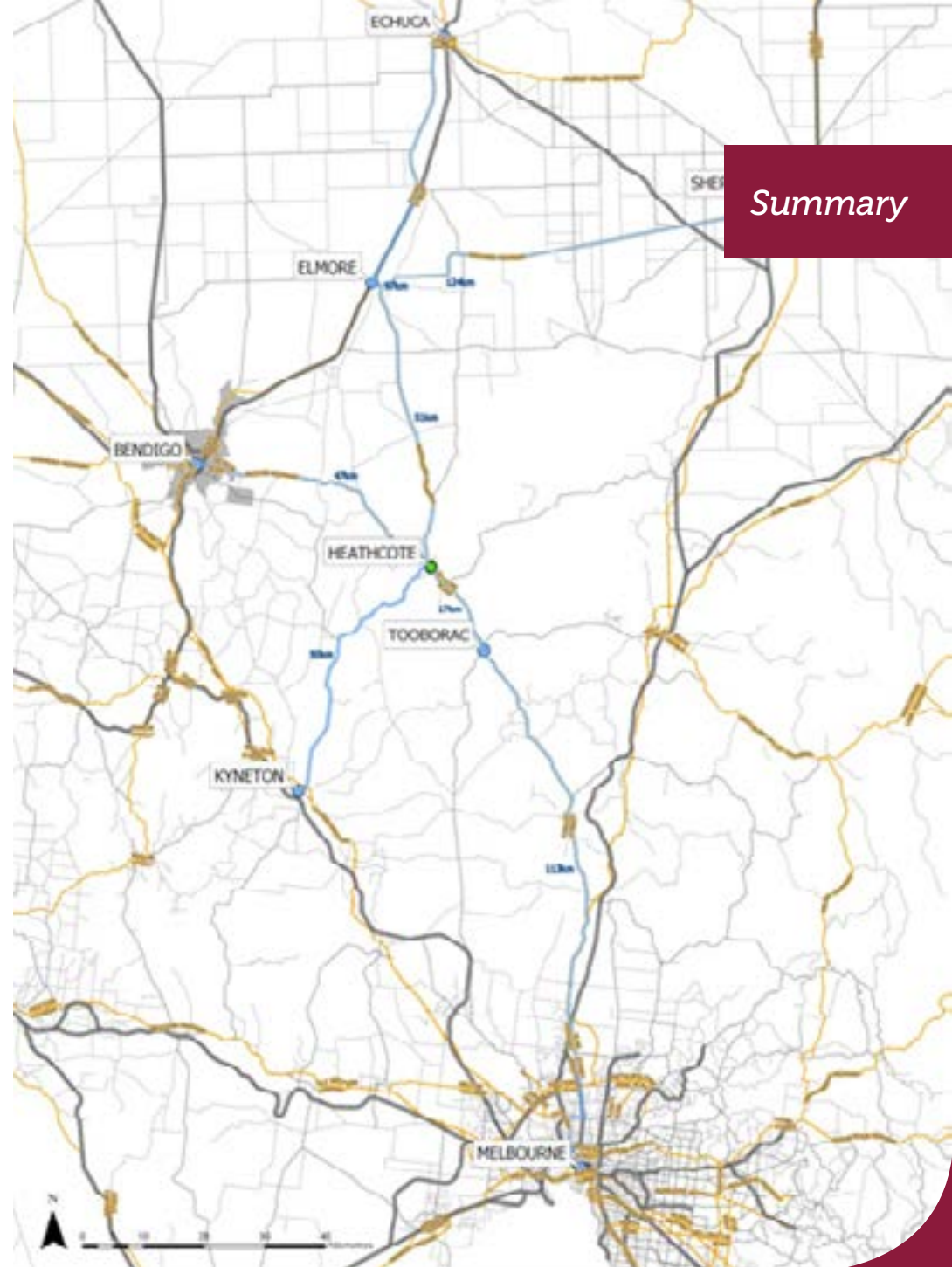
Agriculture has played an important role in Heathcote's development and this continues today. In more recent times Heathcote has performed a service centre role for the surrounding district by providing commercial, health, civic and other functions.

The Northern Highway runs through the town and there is also access via the Mclvor Highway that connects Heathcote to Bendigo. The main street of Heathcote is possibly the longest small town main street in Australia with a length of nearly 6km.

Heathcote was also serviced by rail but this service ceased in 1968 and the rail line was removed in 1976. The rail reserve is now the O'Keefe Rail Trail that connects Heathcote to Bendigo.

The environmental setting of Heathcote is distinctive with the Mt Camel range providing the backdrop to the town. The Mclvor Creek bisects the town and has the potential to be further enhanced.

In terms of the economy of Heathcote tourism, wineries, mining and health play important roles.




Summary

## Vision

During the first stage of community consultation, the community were asked what their ideal vision for Heathcote would be. A number of common themes emerged from the community responses around protecting the look and feel of the town, making it more self-contained and less reliant on Bendigo for services, being a happy and healthy place to live and to be a welcoming place for people of all ages.

The following vision was derived directly from the feedback received and picks up the recurring themes from the community and has guided the preparation of the Heathcote Township Plan.



*Heathcote - A vibrant, progressive and inclusive town that embraces its natural setting and has the facilities and services allowing residents of all ages to be healthy, happy, connected and proud.*

# Guiding Objectives

During the initial stages of developing the Heathcote Township Plan the community were asked what matters did they think were important for the future growth of Heathcote.

A broad range of matters were identified that can generally be summarised into seven categories:

## Community Facilities and Services



To ensure that there is the right mix of community facilities and services that responds to the changing needs of the Heathcote community.

## Public Domain



To improve Heathcote's public domain, open space areas and streetscapes.

## A Welcoming Town



To be a friendly, welcoming and accessible town for people of all ages and backgrounds and provide opportunities for all residents to engage with the community.

## Transport and Infrastructure



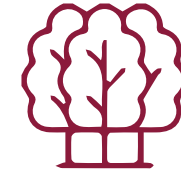
To provide for a variety of safe, sustainable transport modes, to improve public transport connections to Bendigo and Melbourne and to ensure that the right infrastructure is provided in a timely and efficient way to meet community needs.

## Land Use and Built Environment



To provide for the orderly use and development of land and improve the built form standards in Heathcote.

## Sustainability



To protect and enhance Heathcote's unique natural setting and promote environmentally sustainable development.

## Economic Development



To better define the extent of the town centre and improve its connections to the town, to support new and existing businesses and promote tourism opportunities.



# Summary of Recommendations

The following are the recommendations from the draft Heathcote Township Plan. The recommendations broadly fall within three categories: planning scheme changes, infrastructure projects and advocacy.

A key recommendation is the establishment of an Implementation Committee that will oversee and provide local knowledge for implementing the Heathcote Township Plan.

## Planning Scheme changes

A number of rezonings are being recommended:

- Prepare a local area plan specific to Heathcote.
- Correcting anomalies with existing zonings.
- Addressing issues of the oversupply of Commercial 1 Zone.
- Rationalising the extent of the Neighbourhood Character Overlay where it overlaps with the Heritage Overlay.
- Application of the Design and Development Overlay to help manage bushfire risk.
- Expansion to the Depot Road industrial area

## Infrastructure

- Upgrades to public space areas, in particular to the skate park/BMX track in Camp Street.
- A new informal public park on the McIvor Creek near Jennings Street.
- Establishment of Principal Walking and Cycling Network and associated off road paths, footpaths and protected bicycle lanes that will connect key destinations.
- Support for a dog park with the final location to be determined.
- Improvements to High Street to address issues around speed limits, public safety, amenity, landscaping, street furniture and the like. The area between Barrack Street and Herriot Street has been identified as the priority location for improvements
- Changes to the fencing around Barrack Reserve.
- An ongoing program of street tree plantings.
- Improving wayfinding signage and supporting tourism.
- Preparation on an investment prospectus for new and emerging businesses.
- Supporting the Heathcote Health Dementia Village proposal and making Heathcote a dementia friendly town, in making infrastructure decisions.

## Advocacy

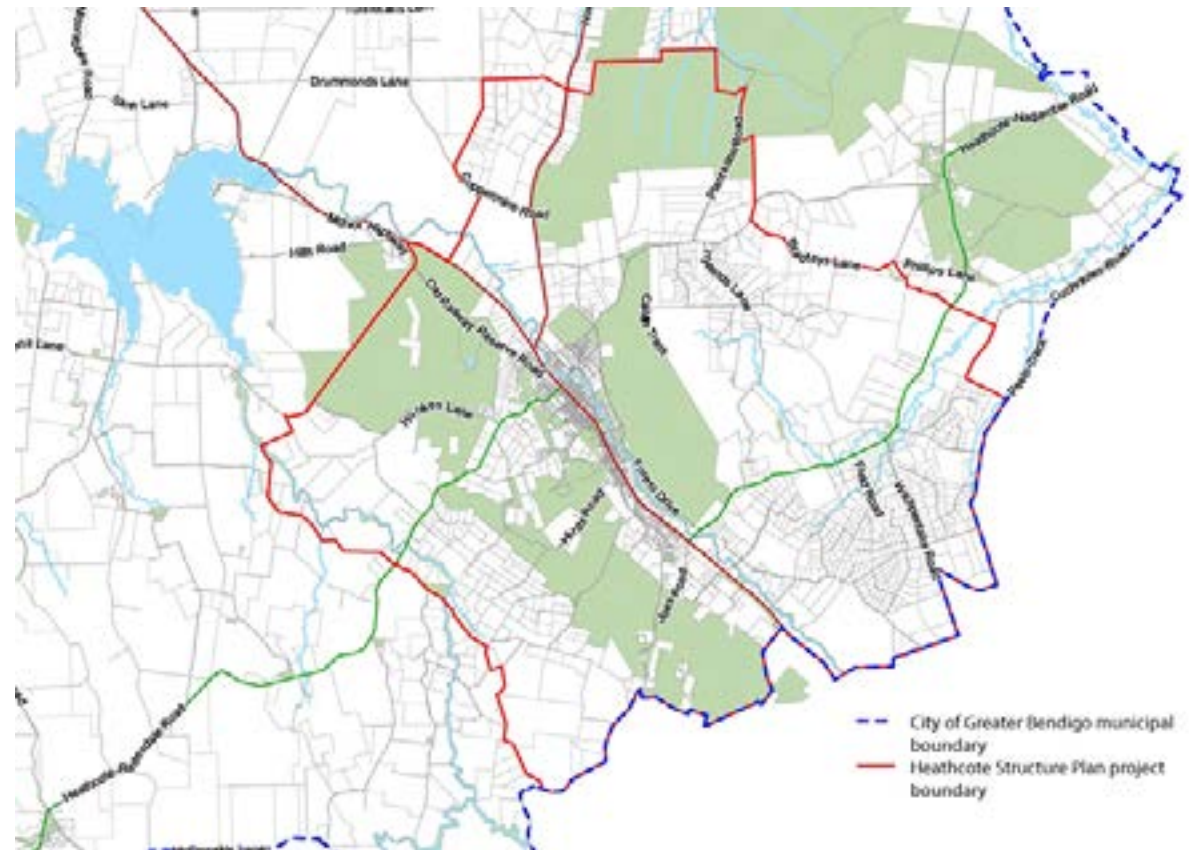
- Investigate tourism opportunities associated with the Heathcote Golf Course.
- Support for Heathcote Health's proposed Community Health Hub.
- Supporting the Heathcote Show Society in preparing a Masterplan for the Heathcote Showgrounds.
- Continued improvements to the public transport connections within Heathcote and to the broader region.
- Support for a business hub to support new and existing businesses.



Summary

# Study Area

The study area for the township plan includes the state suburb boundaries of Heathcote and Argyle. While this includes the farming and rural living area around Heathcote, the primary focus of the Township Plan is on the urban area of Heathcote.





# Demographic Change

According the 2016 Census, Heathcote and District had a population of 3,951.

The City of Greater Bendigo has small area population forecasting that can be found at <http://forecast.id.com.au/bendigo>. This data also relates to the broader district surrounding Heathcote.

According to the 2016 Census there were 2,276 private dwellings in Heathcote and District. By 2036 this is forecast to increase to 2,500, a total increase of 224 dwellings. The population is forecast to increase by 272 in this time.

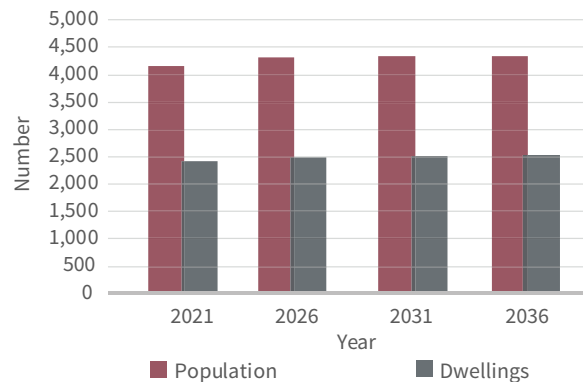
The following graph compares the forecast age profile of Heathcote and District against that of Greater Bendigo. There is a clear difference in the representation of younger and older people.

This comparison is further supported by the 2016 Census which indicates that the average age for a Heathcote resident is 57 which compares to the average for the City of Greater Bendigo as a whole of 39 years of age.

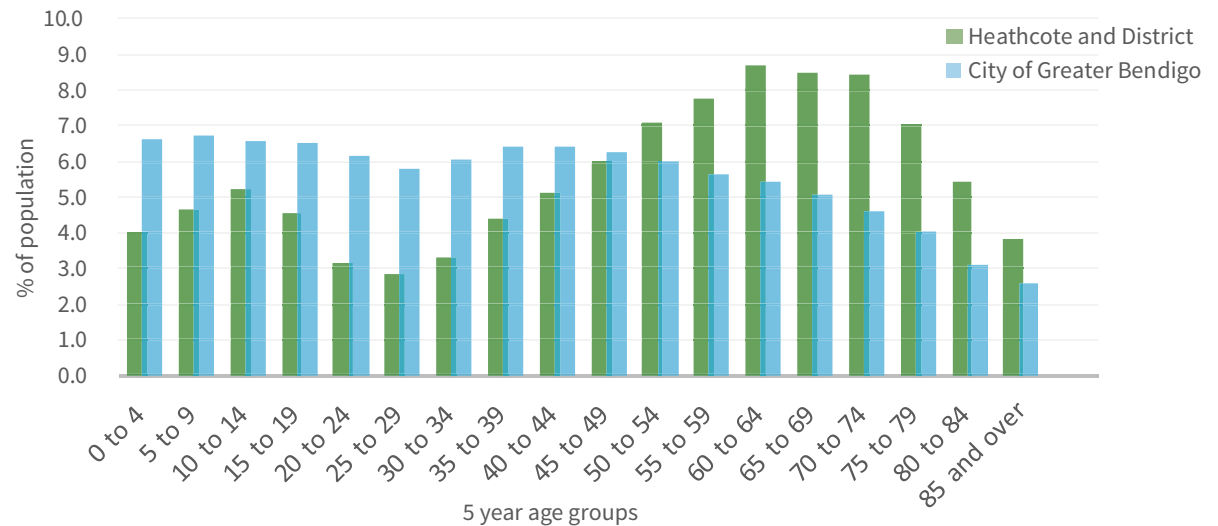
In 2036 approximately 41% of the population in Heathcote and District is forecast to be 60 years old or above compared to 24% in Greater Bendigo. Conversely in 2036, 25% of Heathcote and District is forecast to be less than 30 years of age compared to 38% for Greater Bendigo.

This age profile will have implications for the provision of services for Council, the community and service providers.

Heathcote and District Forecast Growth



2036 Forecast Age Profile

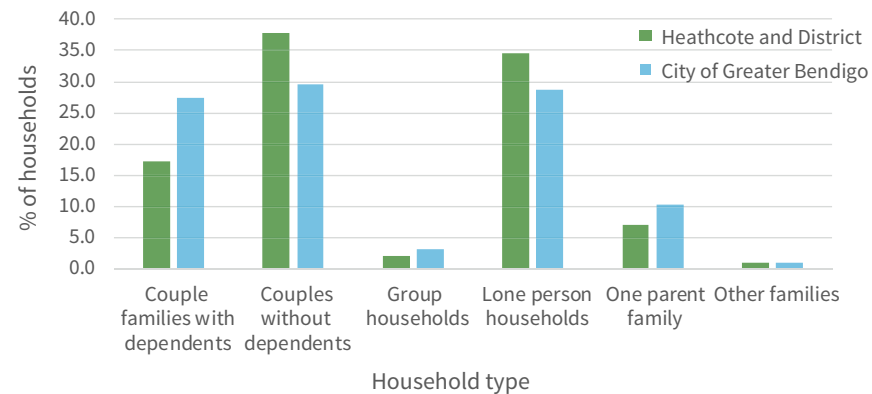


The current trend of single and two person households being over represented compared to Greater Bendigo is forecast to continue. In 2036 these households are forecast to account for 72% of all households compared to 58% for Greater Bendigo.

It is recognised that the reliability of forecast data decreases as the time horizon increases and it is for this reason that the forecast data is reviewed regularly to take account of growth trends, improvements to infrastructure and the like.

It is also important to note that Heathcote is in the highest 20% of suburbs in Victoria in terms of relative socio-economic disadvantage. This is based low income, low educational attainment, unemployment and skills.

2036 Forecast Household Structure



# Policy Context

## General

There is strong policy support for the future growth of Heathcote and the preparation of the Heathcote Township Plan to guide that growth.

### Greater Bendigo Community Plan (2017-2021)

The Community Plan (formerly known as the Council Plan) sets out Council's Vision for Greater Bendigo to be the world's most liveable community.

All of the goal areas are relevant to the preparation of the Heathcote Township Plan including wellbeing and fairness, strengthening the economy, presentation and managing growth, environmental sustainability and embracing culture and heritage.

### Loddon Mallee South Regional Growth Plan (2014)

The Regional Growth Plan identifies Heathcote as having a range of local services that supports the township and outlying areas and the potential to accommodate future growth. It does note that infrastructure, environmental and bushfire issues would need to be addressed and this should be done as part of future strategic/structure planning work for the town.

### Greater Bendigo Residential Strategy (2014)

The Residential Strategy and its 2004 predecessor both recognised that small towns like Heathcote have important roles to play in the Municipality's future growth. Heathcote in particular was recognised due to a good existing level of services and facilities, the lifestyle choice it offers and its proximity to Bendigo.

### Economic Development Strategy (2014)

The Economic Development Strategy recognises the important role that tourism and events such as the Wine and Food Festival make to the economy of the region and that a Tourism and Development Action Plan should be prepared. The Strategy also notes that Heathcote would benefit from further accommodation options.

The importance of the Heathcote Hospital is also highlighted.

### Connecting Greater Bendigo – Integrated Transport and Land Use Strategy (ITLUS) (2015)

ITLUS examined at how Greater Bendigo can grow into the future as well as how people and goods will move. The Strategy has a focus on encouraging more walking and cycling and making better use of public transport to connect people with where they want to go. It recognised the importance of strong linkages between Bendigo and Heathcote as well encouraging walking and cycling with the town.

### Commercial Land and Activity Centre Strategy (CLACS) (2015)

CLACS identifies Heathcote as being an "Activity Centre" in the commercial hierarchy. This recognises that Heathcote provides a range of commercial goods and services that meets the daily and weekly shopping needs of residents. CLACS recommends the preparation of an Urban Design Framework to help attract investment and guide future commercial development.

### Rural Communities Strategy (2016)

The Rural Communities Strategy discusses the need to improve public transport services, supporting employment growth and the need to prepare a strategic plan to guide the growth and development of small towns including Heathcote.

**Greater Bendigo Housing Strategy (2017)** The Housing Strategy built upon and reinforced the recommendations of the Residential Strategy. The Strategy recognised the importance of preparing Township Plans to guide the future development of the small towns and identified that Heathcote should be the first of these Township Plans to be prepared.



### Greater Bendigo Environment Strategy (2016)

The Environment Strategy is framed around the 10 principles of One Planet Living - <https://www.bioregional.com/oneplanetliving/>. There is a strong relationship between the 10 Principles and guiding principles that emerged as part of the community consultation and address issues such as sustainable transport, healthy ecosystems, the economy and health.

An infographic titled '10 Principles of One Planet Living'. It features a row of 10 icons at the top, each corresponding to a principle listed in a table below. The principles are: Health and happiness, Equity and local economy, Culture and community, Land and nature, Sustainable water, Local and sustainable food, Travel and transport, Materials and products, Zero waste, and Zero carbon energy. Each principle is accompanied by a brief description of its goal.

|   |   |   |   |   |   |   |   |   |   |
|---|---|---|---|---|---|---|---|---|---|
|  |                                  |  |  |  |  |  |  |  |  |
| <b>Health and happiness</b>   | Encouraging active, social, meaningful lives to promote good health and wellbeing                                 |   |   |   |   |   |   |   |   |
| <b>Equity and local economy</b>   | Creating safe, equitable places to live and work which support local prosperity and international fair trade      |   |   |   |   |   |   |   |   |
| <b>Culture and community</b>  | Nurturing local identity and heritage, empowering communities and promoting a culture of sustainable living       |   |   |   |   |   |   |   |   |
| <b>Land and nature</b>  | Protecting and restoring land for the benefit of people and wildlife  |   |   |   |   |   |   |   |   |
| <b>Sustainable water</b>  | Using water efficiently, protecting local water resources and reducing flooding and drought                       |   |   |   |   |   |   |   |   |
| <b>Local and sustainable food</b>   | Promoting sustainable humane farming and healthy diets high in local, seasonal organic food and vegetable protein |   |   |   |   |   |   |   |   |
| <b>Travel and transport</b>   | Reducing the need to travel, encouraging walking, cycling and low carbon transport                                |   |   |   |   |   |   |   |   |
| <b>Materials and products</b>   | Using materials from sustainable sources and promoting products which help people reduce consumption              |   |   |   |   |   |   |   |   |
| <b>Zero waste</b>   | Reducing consumption, re-using and recycling to achieve zero waste and zero pollution                             |   |   |   |   |   |   |   |   |
| <b>Zero carbon energy</b>   | Making buildings and manufacturing energy efficient and supplying all energy with renewables                      |   |   |   |   |   |   |   |   |

### Greater Bendigo Health and Wellbeing Plan (2017-2021)

The Health and Wellbeing Plan sets out how Council and its partner organisations will improve the health and wellbeing of the community. All of the goal areas are relevant to Heathcote including safety, community connections, participation and the like.

### Plan Greater Bendigo (2017)

Plan Greater Bendigo is a strategic infrastructure plan that is used as an advocacy tool to attract government infrastructure funding. The document recognises that the proposed dementia village will have significant regional economic benefits.

Improving connectivity for small towns was one of eighteen projects identified and makes specific reference to improving the bus connection between Bendigo and Heathcote.

### Greater Bendigo Public Space Plan (2018)

The Public Space Plan is a long term strategy that looks at how the public spaces in Greater Bendigo can be managed and developed so as to serve future generations.

In relation to Heathcote, the plan discusses the role and importance of the town centre, Barrack Reserve and other public space areas including the Showgrounds. Recommendations are then made as to the future direction of these areas and this has been carried forward into the Township Plan, such as better defining the entry into the town centre.

# Greater Bendigo Planning Scheme

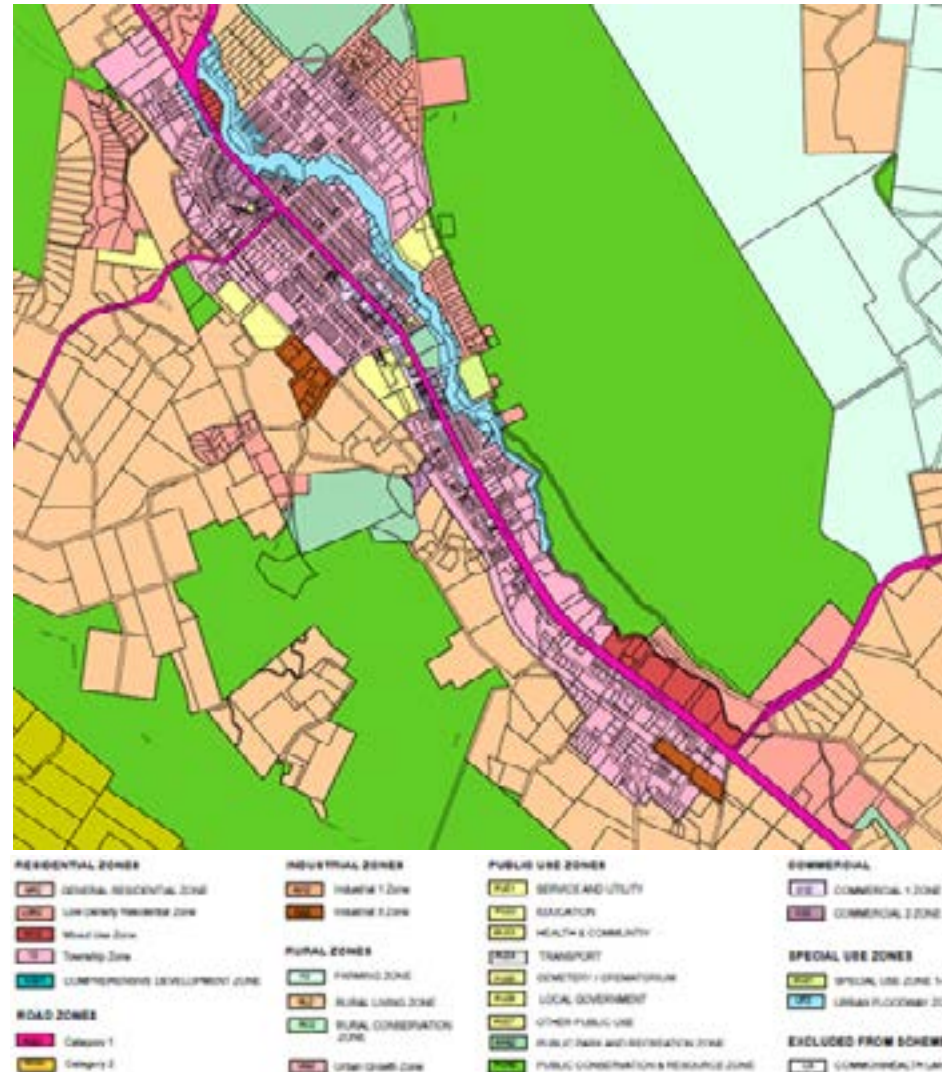
General

The planning scheme controls that apply in Heathcote have not been substantially reviewed since the introduction of the Greater Bendigo Planning Scheme in 1998, other than the introduction of heritage and neighbourhood character controls.

The zoning that exists in Heathcote generally reflects the use of the land, i.e. the town centre is zoned Commercial 1 and residential areas zoned General Residential. There are some examples of zoning anomalies which date back to McIvor Planning Scheme and these are referred later in the document, such as crown land that is incorrectly zoned.

The hinterland around Heathcote is generally zoned Rural Living which also reflects the use of the land.

It is recommended that a local area plan specific to Heathcote be developed that would address key issues, preferred land uses, transport and the like.



# Heathcote and District Community Plan

The Heathcote and District Community Plan (2017-2021) was prepared by Advance Heathcote Inc. and sets out the community's priorities for the future growth and development of Heathcote.

While it aligns closely with the Township Plan it is a separate document and implementation of the Community Plan is driven by the Heathcote Community with the support of the City of Greater Bendigo and other partner organisations.

A number of the strategies and actions from the Community Plan also appear in this document. These include:

- The need for more activities for young people
- Improvements to public transport
- More accessible public domain
- Support for the Dementia Village proposal
- Supporting new and existing businesses
- Streetscape improvements in High Street
- Improvements to pedestrian safety





# Study process

The development of the Heathcote Township Plan has involved establishing the project, research and information gathering, identifying issues and opportunities and developing a draft Heathcote Township Plan.

An important role has been played by the Heathcote community and the Community Reference Group who provided the local knowledge that has underpinned the township plan.



# Consultation

It is the local community that knows Heathcote the best and what the community has told Council has been crucial in preparing the Heathcote Township Plan.

The community has told the Council what they like about Heathcote, what they don't like and what the town needs to grow into the future. This advice is invaluable.

The following section provides an overview of the consultation activities that have taken place in the development of the Heathcote Township Plan.

## Project Launch

Prior to the formal commencement of the project there were a number of community priorities beginning to emerge through various conversations that were held with community members.

At the project launch this “first cut” of developing priorities was tested with approximately 60 people present. Issues that received strong support at the outset included the need for new toilets at Barrack Reserve, childcare services, a hydrotherapy pool and support for the dementia village proposal.

Infrastructure items such as footpaths, kerb and channel and road markings were also raised.

## Community Reference Group

A Community Reference Group has also been established at the commencement of the project. This group is made up of 25 community representatives from a broad range of backgrounds and experience. This group has helped to guide the project and provide local knowledge.

## Social Media

A webpage was established at the outset of the project to keep the community informed about the project: [www.bendigo.vic.gov.au/heathcotetp](http://www.bendigo.vic.gov.au/heathcotetp).

Since the webpage was established there have been nearly 2,400 hits most of which have come via Facebook.

The Township Plan has also been promoted through the Heathcote Town Crier Facebook page on a number of occasions.

It was recognised early in the project that more traditional methods of communication were needed, so there have also been mail outs.

## Community Survey #1

At the early stage of the project a community survey was undertaken that received 200 responses.

Respondents were asked a range of questions around where they lived and shopped, traffic, what services and facilities they thought Heathcote needed, what they liked about Heathcote and what their vision for Heathcote was.

There were some very clear take home messages from the survey results. These included:

- The need for better public transport linkages with Bendigo
- Need for childcare services
- More shopping, accommodation and dining options
- Greater range of activities for young people
- Protect the character of the town
- To be a connected and caring community
- To support existing and new businesses and promote tourism

### One on one meetings and other meetings

Since the commencement of the project there have been more than 50 meetings with individual community members and with groups such as Advance Heathcote and the Heathcote Community Capacity Builders.

These meetings have proven to be a valuable source of information and insight into the Heathcote community and its workings and have helped inform the Township Plan.

### Preliminary Listening Posts

Two listening posts have been held in the initial stages of the project. The first was as part of the Heathcote Lions Club Bush Market on 1 July 2017 and the second was on 16 February 2018 as part of the Heathcote Family Fun Day.

Both listening posts provided the community with the opportunity to ask questions about the Township Plan and raise issues they felt were important for Heathcote's future growth.

### Issues and Opportunities Paper

The Issues and Opportunities Paper was on exhibition for 4 weeks that was extended to 6 weeks to allow the community to have additional time to consider the paper.

During this period there were 2 listening posts, 2 community information sessions, numerous meetings with community groups and committees, media coverage and social media updates.

A second community survey was also conducted that was completed by over 120 people and a targeted youth survey with 23 respondents.

Again the advice received from the community has been invaluable in informing the Township Plan.



HAY CO  
ANCIENT SOILS  
AMAZING WINES

HEATHCOTE

VINEYARD

VINEYARD



# Report Structure

The following sections are the “nuts and bolts” of the Heathcote Township Plan. They contain the discussion around the infrastructure, facilities and services that are needed to guide Heathcote’s growth into the future.

The structure is based around the Guiding Objectives referred to on page 11 and each section has the same structure:

- A brief overview of what the issue is that needs to be addressed and why it is important
- The objective that is being pursued
- The strategies to deliver the objective
- Then there is discussion around each particular issue



Community  
Facilities and  
Services



Transport &  
Infrastructure



Public Domain



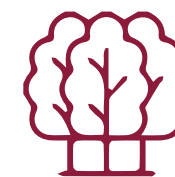
Land Use  
and Built  
Environment



Economic  
Development



Welcoming  
Place



Sustainability

# Community Facilities and Services



## Overview

Compared to other small towns Heathcote is reasonably well served in terms of community facilities and services, however as the population grows and ages it is important that services be maintained and enhanced to respond to these changes.

## Objective

To ensure that there is the right mix of community facilities and services that responds to the changing needs of the Heathcote community.

## Strategies

- To support proposals that promotes the health and wellbeing of the Heathcote community.

## Health and Education Precinct

The Heathcote Hospital and Primary School are both located on the original Government Camp and are both close to the town centre. Also within this area is the Community House which provides a wide range of services to the local community, a skate park and proposed Men's Shed.

The Hospital serves a large catchment that extends well beyond the town and its immediate environs and with an aging population there will continue to be a growing demand for health facilities and services.

Heathcote Health has aspirations to establish a Community Health Hub on their campus. The hub would include a hydrotherapy pool, rehabilitation gym and consulting rooms. A concept plan for the development is indicated on this page. Heathcote Health is also the driving force behind the dementia village proposal that is discussed in more detail on page 52.

The City of Greater Bendigo does play a role in healthcare through the provision of Maternal and Child Health Services, Meals on Wheels and Home Help. A further way to support health or educational services can be through the provision of infrastructure external to the precinct.

An obvious way that infrastructure can support is by providing footpaths and protected bike paths to the area – at present there is little in the way of this infrastructure. This has been confirmed as a key issue

by Heathcote Health, the Community House and the Primary School.

Council is also Committee of Management for the skate park and BMX track in the precinct. There is an opportunity to further activate this space. Suggestions put forward include the construction of a basketball ring, additional seating, landscaping, improved lighting and potentially BBQ facilities, although there are BBQ facilities at the rear of the Council office on the other side of Camp Street.

It is recommended that these suggestions be explored.



### *Dog Park*

There is growing community support for the establishment of an off the leash dog park. The potential site nominated by the community is a Council drainage reserve off Depot Road.

For this project to progress a number of steps need to be followed. The first is to establish that there is sufficient demand for a dog park in Heathcote, then a thorough assessment to ensure that the Depot Road site is suitable for an off leash dog park.

Once the demand is established and a suitable location identified, the project will require Council approval of the construction and lifetime costs of the project through the annual budget approval process.

There was a specific question asked as part of the community survey during the exhibition of the Issues and Opportunities paper. Of the 121 responses 55% supported the proposal, 31% weren't concerned one way or the other and only 14% did not support the dog park.

A petition was also circulated by the community in support of the dog park and this petition was reported to November 2018 Council meeting following further investigations.

The Council Report noted that demand for a dog park has been established however further site assessments are required to determine whether the Depot Road site is the most appropriate.

The resolution of Council was for a budget bid to be put forward to the 2019/20 budget for the installation, fit out and ongoing servicing of an off the leash dog park in Heathcote with consideration given to the Depot Road site. Council also resolved to identify suitable locations for additional dog parks in rural communities as part of the review of the Domestic Animal Management Plan (2016-2021)

### *Secondary School*

The community have indicated that a secondary school is needed in Heathcote.

However, according to the 2016 Census there were only 195 secondary school aged people in Heathcote and preliminary advice from the Department of Education and Training is that this is not sufficient to justify the creation of a new secondary school in Heathcote.

What may be an option is to establish a campus from another school within Heathcote, however this is a State Government matter and would be subject to a detailed investigation and feasibility assessment.

### *Toilet at playground*

A number of the survey responses have indicated the need for a toilet at the playground in Barrack Reserve. The nearest toilets are at the rear of the Visitor Information Centre approximately 200 metres from the playground.

Given the existing toilets are being rebuilt in approximately their current location there are no plans at this stage to provide additional toilets at the playground.

### *Emergency Services*

The Country Fire Authority (CFA) and State Emergency Service (SES) have both expressed a need to relocate from their existing sites as they are no longer fit for purpose. This provides the opportunity for the colocation of both emergency services. While the selection of a new site is ultimately a decision for both agencies, Council would be willing to assist where possible.

The relocation of these two services also creates opportunities to reuse their existing sites. Any redevelopment of these sites would be subject to further consultation with the community; however the use of the CFA site on the corner of High and Herriot Streets for car parking is not supported.



## Showgrounds

The Heathcote Show Society is one of the oldest show societies in Victoria and the showgrounds are a significant asset to the Heathcote community. Annual events at the site include the Heathcote Show and Heathcote Food and Wine Festival.

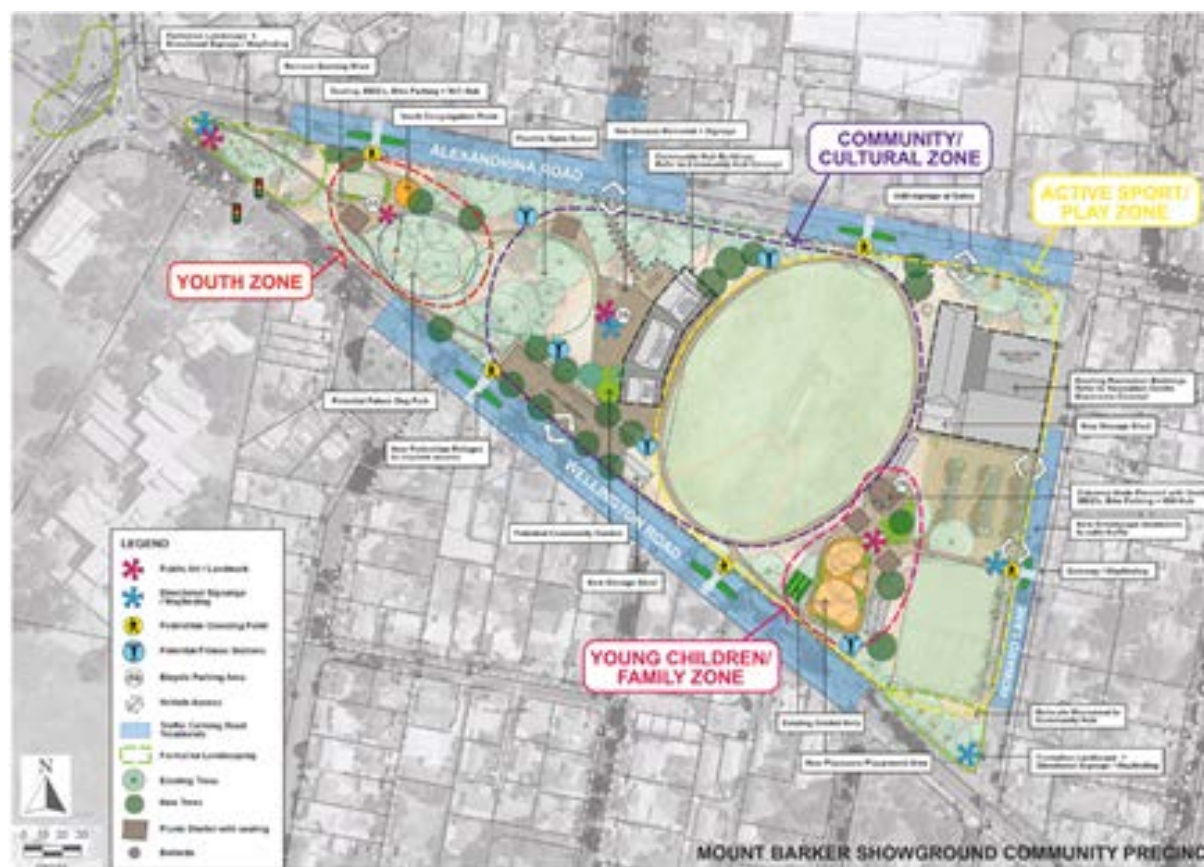
The facilities at the showgrounds are ageing and in need of significant investment to improve facilities and infrastructure. With better facilities there would be greater opportunities to host more events at the site.

There is currently no masterplan for the showgrounds. A masterplan would establish a framework to guide the future development of the site. It would set out what works need to be undertaken and what future facilities and infrastructure is required. The masterplan would also assist when applying for grants to undertake these projects.

The image on the right is taken from the Mount Barker Showgrounds Masterplan and is an indication of what could be planned for the Heathcote Showgrounds.

While the City does not have any involvement on the site, it is supportive of the preparation of a masterplan and will advocate on behalf of the Showgrounds Committee of Management.

In 2018/19 financial year the City will be constructing a footbridge over the Mclvor Creek adjacent to Chauncey Street which will improve pedestrian safety and access between the showgrounds and the town centre.



(Source: <https://www.jensenplus.com.au/mount-barker-showground-masterplan/>)





# Transport & Infrastructure



## Overview

Transport infrastructure needs to connect people to places they want to go and it needs to be safe and accessible. This is particularly important for those under 18 years of age and with Heathcote's aging population. It is equally important that other infrastructure be provided to the needs of a growing community.

## Objective

To provide for a variety of safe, sustainable transport modes, to improve public transport connections to Bendigo and Melbourne and to ensure that the right infrastructure is provided in a timely and efficient way to meet community needs.

## Strategies

- Prioritise the use of cycling and walking as means of moving around Heathcote.
- Ensure public safety
- Support improvements to the public transport network.
- Provide infrastructure in a timely manner that meets community needs.

## Walking and Cycling

It is important to provide people with transport choice rather than relying on the car. The health, economic, environment and social benefits of walking and cycling are well documented.

For walking and cycling to be a viable option there are several things that need to happen. There needs to be the infrastructure in place – footpaths, protected cycle lanes, safe crossing points and the like. The infrastructure needs to be safe, accessible and convenient. Importantly, it needs to connect people to places they want to go.

Transport for Victoria has advised that a cycle lane behind angle parked cars is a safety issue and that cycle lanes should be protected or separated. High Street had a protected bike lane in the past with a cycle lane between the kerb and parked cars but was removed some years ago. This arrangement is now considered to be best practice.

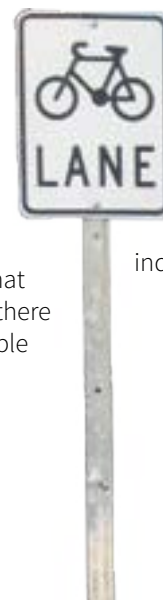
Given the width of the High Street road reserve (40m) scope exists to provide greater protection for cyclists and evidence suggests that where safe cycling infrastructure is introduced there is an immediate increase in the number of people cycling.<sup>1</sup>

At present footpaths in Heathcote are largely limited to High Street and some side streets. The Issues and Opportunities Paper highlighted the need to extend the footpath network.

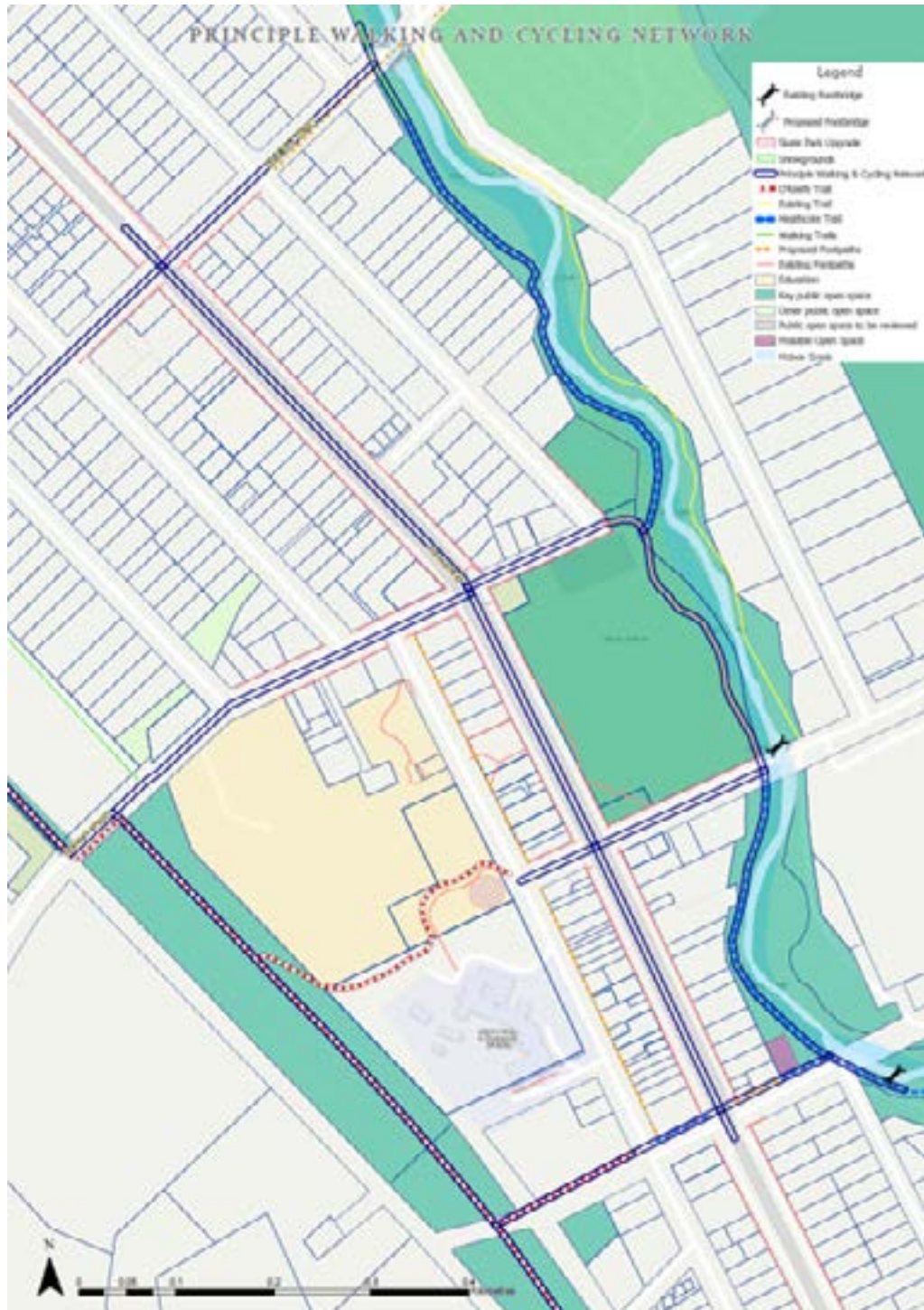
The Heathcote Township Plan is advocating for the establishment of a "Principal Walking and Cycling Network" that essentially forms a loop around that connects key destinations (Health and Education Precinct and Holy Rosary primary school) to the Town Centre, the O'Keefe Trail and McIvor Creek. Providing continuous and safe walking and cycling infrastructure will encourage more people to use active transport.

This network helps prioritise decisions on the location for new footpaths and cycle paths in Heathcote.

The extension of the McIvor Creek trail on the western side of the creek between Jennings and Caldwell Streets is particularly important but issues around the management of the creek reserve would need to be resolved first. Longer term extensions to the network are also indicated.



1 <https://nacto.org/2016/07/20/high-quality-bike-facilities-increase-ridership-make-biking-safer/>



Examples of walking and cycling infrastructure





Heathcote's wide streets offer the opportunity to provide safe on road cycling lanes at a relatively low cost. The following is an example of what Camp Street could look like.

These changes are all accommodated within the existing sealed road surface and all traffic lanes more than meet minimum engineering standards. In the case of Camp Street it also provides a safe cycling route for children to get to school.

A further improvement would be the installation of wayfinding signs at key locations in Heathcote to assist residents and visitors moving around town. Heathcote Tourism and Development are undertaking a project to investigate the provision of wayfinding signage.



## High Street

High Street is a very wide street with a road reserve width of 40 metres (in comparison to the High Street in Bendigo which is 30m wide). Much of this road reserve is given over to vehicles and parking, with approximately 7 metres of the reserve being footpath and nature strip.

The community has raised a number of concerns with High Street, and in particular with the town centre, as the Township Plan has developed. These concerns include vehicle speeds, turning vehicles, pedestrian and cyclist safety, the use of mobility scooters and the general lack of amenity.

A community workshop was held to reimagine what High Street and the town centre could look and feel like. The 40+ participants in the workshop included the community, traders, City of Greater Bendigo staff and Regional Roads Victoria (formerly known as VicRoads).

A range of opportunities were discussed to address the issues referred to above. Among these opportunities were traffic calming, timed car parking, additional landscaping, street furniture, potential for roundabouts (in preference to traffic lights), improving safety and access for an aging population and the preferred scale/footprint of new buildings.

The concept plan resulting from this workshop can be found on the following page. This concept plan will inform future works in town and will be implemented progressively over time.



There is a range of measures that could be introduced to help calm traffic without necessarily relying on speed limits. Some of these measures include landscaping, road pavement treatments, changing the colour of the road and use of centre median strips.





Landscaping can also play a role in calming traffic as it is well documented that wide, clear roads sends a message to drivers that it is safe to drive at higher speeds.

The example below is of two local streets in America and the bottom example is the street where a driver would naturally slow down regardless of the posted speed limit.

There is also strong community support to extend the 50km/h zone in the town centre to include the IGA supermarket. VicRoads Speed Zoning Guidelines 2017 provides direction on when a 50km/h speed zone can be considered. The guidelines include having retail development run continuously on both sides of the road, frequent movement of pedestrians, frequent parking movements and support from Council and the community.

In this instance there have been a number of developments that have increased the density of retail development including a brewery, childcare centre and children's hub and cafes that have resulted in increased pedestrian and parking manoeuvres.

As part of the exhibition of the Issues and Opportunities Paper the community were asked if they supported the extension of the 50km/h zone in this area and 72% were supportive of the proposition.

It is recommended that Council seek the support of key stakeholders including local businesses, Victoria Police, Heathcote Health and the like and formerly apply to Regional Roads Victoria to seek an extension of the 50km/h speed zone.



### Public transport

The lack of public transport emerged as a key community priority in the early stages of developing the Township Plan.



A revised bus timetable between Heathcote and Bendigo has recently been introduced and includes five daily return services during the week and three return services on Saturday and Sunday. The fares between Bendigo and Heathcote were also halved. This will make public transport a more viable form of transport between Heathcote and Bendigo.

The community is also advocating for better public transport between Heathcote and Melbourne. At present Public Transport Victoria (PTV) have four public transport services between Heathcote and Melbourne that can take between 1 hour 38 minutes and 3 hours and 14 minutes depending on transport mode and route. There are also 4 return services that can take between 1 hour 34 minutes and 3 hours and 22 minutes.

The need for additional shelters and seating at bus stops has been raised. Given the ageing population in Heathcote this type of supporting infrastructure is important.

There are no plans at this stage by PTV to provide additional services between Heathcote and Melbourne.

In 2017/18 there were 3,032 V-line tickets sold from the Heathcote Visitor Information Centre. The majority of which were return tickets to Melbourne.

### Infrastructure

Heathcote is reasonably well serviced in terms of reticulated infrastructure.

Natural gas has recently been rolled out in town – this is particularly important in relation to attracting new industries to Heathcote, as having a gas supply is a critical piece of infrastructure.

Coliban Water is also in the process of extending sewerage infrastructure in three locations – in and around Redleaf Court, Peterson/Bennett Streets and the Spring Flat Road area. Once this infrastructure is in place it will open up more land for residential development. There is also an upgrade of the waste water treatment plant underway.

National Broadband has also been rolled out in Heathcote.



# Public Domain



## Overview

The public spaces and landscape in and around Heathcote play an important role in defining the character of the town. It is important that these areas be protected and enhanced as they play contribute significantly to the town's liveability.

## Objective

To improve Heathcote's public domain, open space areas and streetscapes.

## Strategies

- To implement the recommendations of the Greater Bendigo Public Space Plan as they relate to Heathcote.
- To support the redevelopment of the public space in High Street.
- Prepare and implement a street tree planting program.

## Public Space

The City of Greater Bendigo adopted the Greater Bendigo Public Space Plan in July 2018. The Plan examines at how the extensive public space network can be managed now and into the future.

Many of the strategic directions from the Public Space Plan have emerged during the development of the Heathcote Township Plan. Areas of commonality include:

- Need to define the extent of the town centre
- Improvements to High Street
- The importance of the Mclvor Creek for its environmental and recreational values
- Safe access to the primary schools

The Public Space Plan also discusses opening up Barrack Reserve. Ideally this would be done by removing the fencing around the oval. However, it is recognised that there are paid events such as football games where fencing is required, but for the majority of the year the fence does not serve a useful purpose.

The Issues and Opportunities Paper suggested that retractable fencing might be an option so the space could be enclosed on the day of a paid event and opened for the remainder of the year. This idea was presented to the community and 75% of survey respondents supported the idea, 13% did not support it and 12% weren't sure. This option would be subject to a future budget bid.

An alternative would be to trial free access (potentially with a gold coin donation) to an event and determine if more people attend and there is an increase in takings from catering, fundraising and the like. This would be subject to further discussion with the relevant user group(s). If successful and with the agreement of the relevant parties the fencing could be remove completely.

At the design workshop for the Town Centre (page 38) a new informal open space area was suggested along the Mclvor Creek just off Jennings Street and opposite the Valley of Liquid Ambers. This would provide a picnic area for the local community and visitors that is close to the new Gaffney's Bakery that is likely to generate demand for such a facility. Resolution of the management responsibility along the Mclvor Creek would be required.





### *Streetscape and street trees*

Trees play an important role in defining the character of areas, they have positive health benefits, they increase property values and reduce energy costs.

Urban areas are also subject to the “heat island effect” where built up areas are hotter than the surrounding rural areas because of changes to the land surface (roads, buildings, etc.). It is also worth noting that extreme heat events are Australia’s deadliest natural hazard<sup>2</sup> (more than all other natural hazards combined).

A key to addressing the heat island effect is to plant more trees in urban areas. The City is preparing the Greening Greater Bendigo Strategy that is aimed at increasing the tree coverage across the Bendigo urban area and small towns. The strategy will identify priority areas for additional tree planting.

As part of Greening Greater Bendigo mapping has been prepared that identifies areas vulnerability to heat. The mapping was created by considering the proportion of impervious surfaces (roads, roofs, etc.), existing tree cover, socio-economic disadvantage, number of older people (who are more susceptible to the impacts of heat) and pedestrian intensity.

Two areas within Heathcote are in the top ten areas vulnerable to heat within the City of Greater Bendigo. This makes Heathcote a priority for additional tree planting.

In addition to addressing issues around the heat island effect there are other well document benefits from increasing tree coverage. Trees absorb carbon dioxide, improve water quality, have a positive impact on people’s wellbeing and have positive economic effects.



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2 <https://www.sciencedirect.com/science/article/pii/S1462901114000999>



## Town Centre

The need to make improvements to the Town Centre and High Street was a consistent theme during the development of the Township Plan. A map indicating the extent of the town centre is on the right. This map also indicates the Health and Education precinct.

Issues raised included having an improved range of shops so that residents were less reliant on Bendigo for services, improve local employment and making the existing shops more accessible.

High Street was also an issue of importance to the community and matters raised included speed limits, the need to better define the extent of the town centre, pedestrian and cyclist safety and general issues around the amenity of the area such as landscaping, lighting and seating.

A further challenge for Heathcote is the length of the town centre – Chauncey Street to Jennings Street is approximately 1km. This makes any changes proposed to be implemented a challenge from a scale perspective. What is proposed is to prioritise the redevelopment of High Street, with the first stage being between Herriot Street and Barrack Street as indicated below.

The recommendation is to prepare a landscape plan for this section of High Street in consultation with Regional Roads Victoria and the community. The landscape plan would consider additional tree planting, street furniture, community safety and the like.

An important consideration in the preparation of the landscaping plan will be the Safer Design Guidelines for Victoria which are focussed on how clever design can be used reduced crime in urban areas and improve community safety. Potential measures include promoting natural surveillance, making sure there are no hidden spaces and that public spaces have unimpeded views, maximising the location of public transport stops and maintenance of public spaces.

There is also discussion on improving the safety and amenity of High Street on page 32 and promoting business development and employment opportunities on page 51 that are relevant to the town centre.





### Legend:

-  Traffic calming treatments (Raised road level and/or change in road texture)
-  Long Vehicle Parking
-  Footpath
-  Existing Trail
-  Proposed Trail
-  Major scope of works
-  Pedestrian Priority Connections

## The Report



# Land Use and Built Environment



## Overview

The physical extent of Heathcote is largely defined by the surrounding landscape and other natural features. Generally speaking there is sufficient supply of residential and commercial land to satisfy the town's medium term growth prospects. It is important however to ensure that new development respects the existing character of the town and avoids areas subject to environmental risk.

## Objective

To provide for the orderly use and development of land and improve the built form standards in Heathcote.

## Strategies

- Ensure there is an adequate supply of land for commercial, industrial and residential purposes.
- Consolidate commercial activity in the town centre and discourage out of centre development.
- Direct development away from areas subject to flooding and bushfire risk.

## Commercial Land Supply

The Commercial Land and Activity Centre Strategy (2015) identifies the Heathcote commercial area as being an “Activity Centre” within the retail hierarchy which means it provides “a range of economic, social and some civic activities, together with goods and services to meet the daily and weekly needs of their suburban catchment”.

The Strategy then goes on to make forecasts about how much future floor space is needed in these activity centres. It does not make any such forecast for Heathcote however. The reason for this is that because Heathcote is isolated from the other centres it is not “competing” with them for floor space. In the case of Heathcote any proposal for new commercial floor space will be market driven and considered on its merits.

Heathcote currently has 107,500m<sup>2</sup> of zoned Commercial 1 Zone land with approximately 27,000m<sup>2</sup> of floor space – the floor space includes shops, hotels and houses that are all in the Commercial 1 Zone.

The “rule of thumb” for additional retail floor space is at rate of 2.2 square metres per person<sup>3</sup>. Therefore with Heathcote and Districts population projected to increase by 417 people from its current population by 2036 this equates to an addition 917m<sup>2</sup> of retail floor space being required.

There is currently over 9,000 square metres of vacant or under developed land in the town centre, including one site of 5,800m<sup>2</sup> as well as a number houses and other buildings that could be converted to a commercial use. There is no need to create additional commercial land in the short to medium term however this will be monitored on a regular basis.

There are a number of recommended rezonings and these can be found at Appendix 1. These rezonings are largely to correct zoning anomalies or to ensure the zoning reflects the current use of the land. The only exception to this is land in Wright Street that is proposed to be rezoned from Commercial 1 to General Residential.

3 More retail floorspace or less? <http://macroplan.com.au/retail-floorspace/>



## Industrial Land Supply

There is a limited supply of industrial zoned land within Heathcote. There is the Depot Road area and an isolated area on Dairy Flat Road, Argyle. A number of industrial uses/buildings also exist within the Commercial 2 Zone predominately in the northern end of town.

There are sites within the Industrial 3 or Commercial 2 Zone that are either vacant, under-developed or have unoccupied buildings so there is some scope for additional development for small to medium industrial businesses.

One thing that has been difficult to quantify is the demand for additional industrial land. Discussions with local real estate agents suggest that there is some unmet demand. A further issue is that should a potential business come to town looking for a large site there is not any zoned land available.

In the future there is likely to be an increase in demand for additional industrial land as the town continues to grow, especially given the rollout of natural gas.

The Issues and Opportunities Paper identified a potential expansion to the west of Depot Road on land known as 2-24 Back Kyneton Road. That site is currently zoned Rural Living with the ESO3 (Eppalock Declared Water Supply Catchment Overlay), part DDO25 (Hospital Emergency Medical Services Helicopter Flight Path Protection Overlay) and part Bushfire Management Overlay.

This land offers a number of positive attributes as a potential industrial site. It is adjacent to an existing industrial area and is separated from the residential areas of Heathcote and therefore minimises the potential for land use conflict. The site is also buffered by crown land to the north, west and south.

The site is a former landfill site and is likely to be contaminated and therefore sensitive uses such as residential development are inappropriate. It is also understood that there were past mining activities on the site as well. It is recommended that the site be rezoned to Industrial 3.

There is vegetation on the corner of Hansen Street and Back Kyneton Road that should be maintained to provide a buffer to the residences on the opposite corner.





### **Residential Land Supply**

In 2017 the Department of Environment, Land, Water and Planning completed an assessment of residential land supply across the City of Greater Bendigo, including Heathcote.

The land supply assessment determined that there were potentially up to 380 lots available for development in Heathcote and Argyle. The areas identified for growth are indicated on the following page. A copy of this report can be found at: <https://www.planning.vic.gov.au/land-use-and-population-research/urban-development-program/bendigo>

The projected growth rate for Heathcote and District (which includes the rural areas surrounding Heathcote and the small towns of Redesdale and Mia Mia) is for an additional 264<sup>4</sup> dwellings until 2036. It is noted that actual growth in housing is exceeding forecast growth and it is for this reason that forecasts are regularly reviewed.

Given the forecast demand for housing and the level of land supply there is no need at this stage to create additional residential land in Heathcote. That said if there is land within the township that is suitable for residential development but is inappropriately zoned then from a strategic planning perspective the rezoning of that land is supported in principle.

It is important to monitor the supply of land to ensure that there is an adequate supply, especially if projects such as the Dementia Village create a surge in demand.

A number of such sites have been identified within Heathcote and can be found at Appendix 1 with the rationale for their rezoning.

### **Dwelling Stock**

According to the 2016 Census detached houses represented 94.5% (2,151 houses) of all the housing stock in Heathcote and District and only 1.1% of housing was medium density.

Of this total housing stock in Heathcote 24% had one or two bedrooms and 66% of households were one or two person (this is forecast to increase to 73% of all households by 2036).

Research suggests that older people generally prefer to remain in the same house (or “age in place”) with outside help when required. It is also important that there are opportunities for people to downsize into smaller, less expensive houses that require less maintenance and upkeep that better suits their needs.

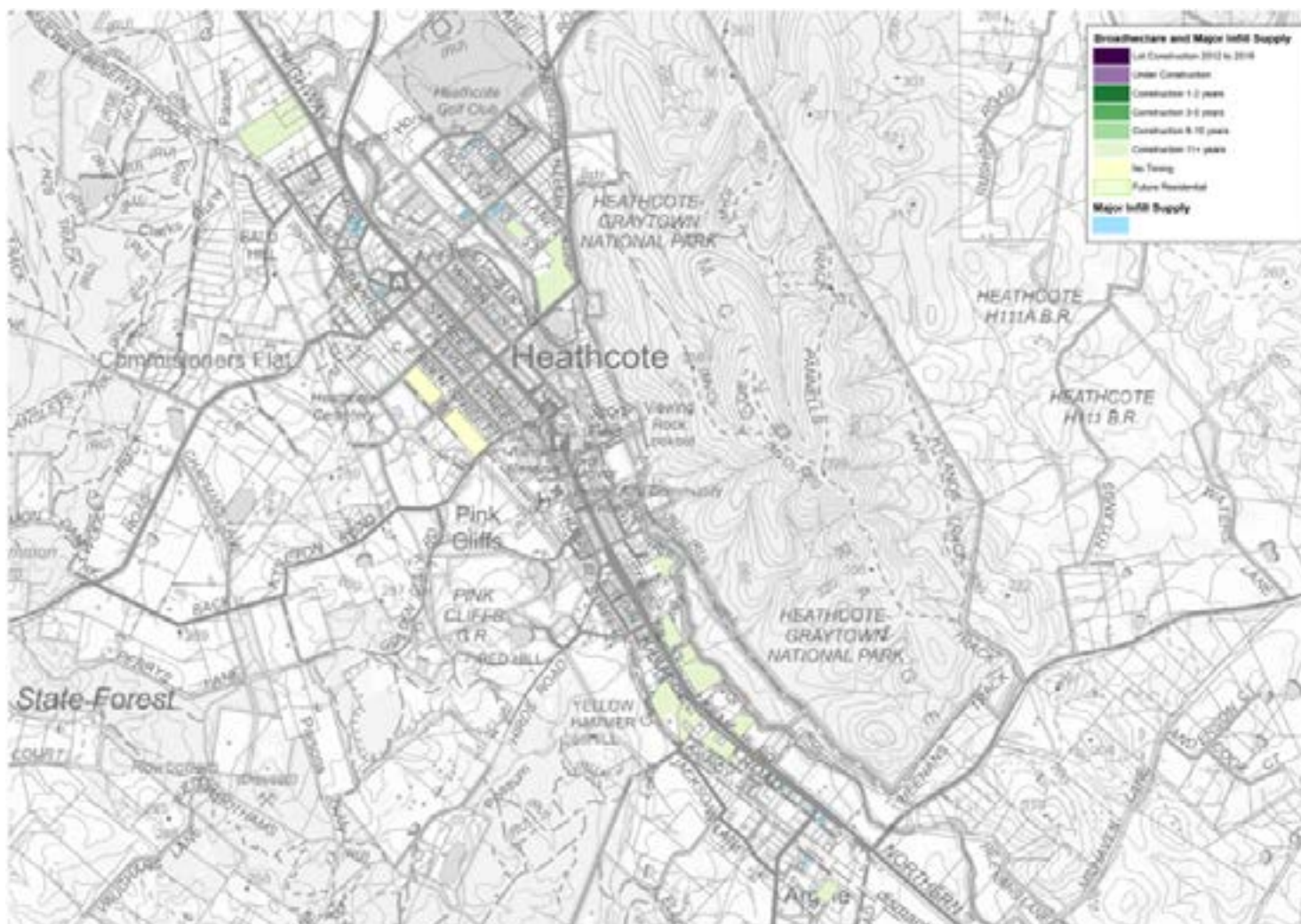
At present these smaller houses are not being catered for in Heathcote at a scale that would meet demand. A greater diversity in housing types is needed.

From a planning perspective the preference would be for new housing (regardless of whether it is for older people or not) is for it to be located close to services and shops and where residents would have greater transport choice.

There may also be the need for additional aged care services in Heathcote into the future.

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4 <https://forecast.id.com.au/bendigo/population-households-dwellings?WebID=170>







### Heritage and Character

The traditional owners of the area are the Taungurung People of the Kulin Nation. Heathcote area has significant areas of Aboriginal Cultural Significance, including the Mclvor Creek, Mclvor Range and the Heathcote-Graytown National Park.

At present there is little acknowledgement of the traditional owners in Heathcote. This is an issue that should be addressed in consultation with the Taungurung People.

Heathcote has a strong history dating back to when Major Thomas Mitchell passed through the district in 1836, but it was the discovery of gold in 1851 that really triggered the rapid development of Heathcote. These early days of the town's history is well represented in the building stock that still exists.

The City of Greater Bendigo Residential Character Study (2001) resulted in the introduction of the Neighbourhood Character Overlay (NCO) to parts of Heathcote. The areas included are largely along High Street and close to the town centre.

Subsequent to this a heritage study was undertaken for the former Shires of Mclvor and Strathfieldsaye that was completed in 2009. This study applied the Heritage Overlay (HO) to a heritage precinct and numerous individually significant heritage properties.

What has occurred as a result is that there are areas that are include in both the NCO and HO. Planning Practice Note 28 – Using the Neighbourhood Character Provisions provides some guidance in this

instance. The Practice Note acknowledges that while the NCO and HO have different objectives heritage values often contribute to the neighbourhood character values of an area as well.

The Practice Note states that the joint application of both the NCO and HO should be avoided but will depend on the particular circumstances and

provides an example that represents the situation in Heathcote:

Where an existing HO covers a large heritage precinct, the neighbourhood character considerations will most likely be directly related to the heritage values of the area and would not need the use of an NCO to give effect to the preferred neighbourhood character objectives for the area.



This map indicates where there is overlap between the NCO and HO and the areas recommended for removal from the Neighbourhood Character Overlay. The HO will continue to apply.



## Rural Living Land Supply

Rural living is a popular lifestyle choice in Heathcote and there are a number of Rural Living Zone areas around the township, some of which have a 2 hectare minimum lot size and others have an 8 hectare minimum.

In determining the land supply the approach taken was to filter the list of properties by land size. For lots subject to the 2 hectare minimum, the land size was divided by 2.2 hectares (to allow for roads, etc.). For example:

$$\text{Land size} / 2.2 = \text{lot yield}$$

$$21.8\text{ha} / 2.2 = 9 \text{ lots (rounded down from 9.9 lots)}$$

Using this methodology it was determined that there are a total of 353 potential lots available in Heathcote and Argyle. Lots less than 10 hectares in area were not considered which may add to this figure and it is acknowledged that not all land would be developed.

Even if it is assumed that 70% of this land is subdivided over time this still equates to a 247 potential lots available. There is no need to create additional rural living land in Heathcote. It is noted that the CFA have indicated they would not support additional land being created from a bushfire risk perspective (please refer to page 48).

A list of the properties assessed, including potential lot yield is included in Appendix 2.





### **Flooding**

The North Central Catchment Management Authority has undertaken updated flood modelling for Heathcote.

This new flood information will be implemented in the Greater Bendigo Planning Scheme following a program of community engagement. This is being dealt with separately to the Township Plan.

### **Bushfire**

The nature of the landscape around Heathcote means that managing bushfire risk will be a significant issue in planning for the town's future growth.

#### **Victorian Bushfires Royal Commission**

The 2009 Victorian Bushfires Royal Commission (VBRC) recognised the importance of considering bushfire related issues at all levels and stages of the planning process, in particular as part of strategic planning.

The recommendations of the VBRC were far reaching and have impacted on the planning process at a State, Regional and Local level.

#### **State Planning Policy**

The objective of the State policy (Clause 13.2-1S of the Greater Bendigo Planning Scheme) in relation to bushfire is "To strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life".

State Policy then states that population growth should be directed to low risk locations where people can be better protected from bushfire. It is also a requirement of State policy to identify bushfire hazards and undertake a risk assessment.

There are also specific requirements on Councils to ensure that strategic documents such as the Heathcote Township Plan "properly assess bushfire risk and include appropriate bushfire protection measures".

#### **Regional Bushfire Planning Assessment**

The Regional Bushfire Planning Assessment (RBPA) – Loddon Mallee (2012) was one of the early VBRC recommendations to be responded to by the State Government.

What the RBPA's essentially do is identify areas where land use planning matters and bushfire hazards combine to create a level of risk to life and property.

The RBPA notes that there are a number of factors contributing to bushfire risk including the mix of lot sizes that exist, rural living areas, existing Crown Land, the high conservation significance of vegetation in the area and grass lands surrounding the town.

The RBPA's are not a statutory document and are intended to provide high level strategic advice that will inform planning decisions.

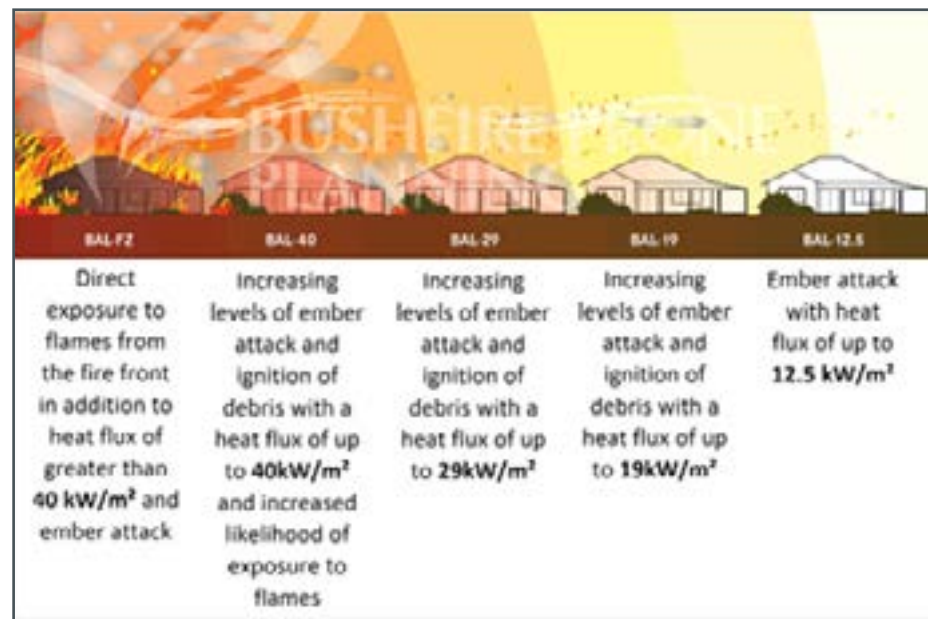
## Bushfire Attack Levels

Underpinning the planning controls that relate to bushfire are Bushfire Attack Level's (BAL) which are based on an Australian Standard and are a means of measuring the severity of a building's potential exposure to ember attack, radiant heat and direct flame contact.

There are five levels of BAL rating and the higher the BAL rating the more severe is the potential impact on a building. As the BAL rating increases there are more

stringent requirements in relation to construction standards, "defendable space" around a building and a range of other matters.

In addition to the 5 BAL ratings in the graphic above there is also a BAL-Low, which as the name suggests is a low risk location and there are no specific construction requirements or the like.



Source: <https://www.bushfireprone.com.au/what-is-a-bal/>

## Bushfire Management Overlay

The Bushfire management Overlay (BMO) has been extensively applied in and around Heathcote.

The purpose of the BMO includes prioritising the protection of human life, strengthening community resilience to bushfire, identifying areas where bushfire hazard exists and managing the risk associated with bushfire.

It applies to areas of vegetation that are greater than 4ha in area and to land within 150m of this vegetation. Within the overlay a planning permit is required for most new buildings and works although some exemptions do exist.

The overlay then sets application requirements for a bushfire hazard assessment and preparation of a bushfire management statement.

## Heathcote Bushfire Risk Assessment

Fire Authorities have identified Heathcote as being a community at extreme risk from bushfire so careful consideration of bushfire risk is critical. This risk comes from the vegetation in the Heathcote – Graytown National Park, Rushworth Heathcote State Forest, the Mclvor Creek and privately owned forested land.

In order to satisfy the State Planning Policy referred to above a Bushfire Hazard Landscape Assessment has been prepared. The Assessment considers issues such vegetation, topography, fire history, major



roads and planned burns. A copy of the landscape assessment is on the following page.

Using Planning Practice Note 65: Preparing and Assessing a Planning Application Under the Bushfire Provisions in Planning Scheme, the township area has been identified as a Landscape Type 3 which means the township area is susceptible to fire travelling from the north west and south west with a change in wind direction. There is also risk associated with spot fires caused by ember attack.

The CFA have advised that the farming and rural living areas are Landscape Type 4 where the broader landscape presents an extreme bushfire risk and where evacuation options are limited or not available. Rezoning of these areas would not be supported and would be contrary to Clause 13.02-1S. This means for example that rezoning land from Farming to Rural Living would not be supported.

To address this risk a “settlement boundary” needs to be established particularly along the north west and south west boundaries of the town. A settlement boundary is essentially a road at the interface between residential development and bushfire risk and looks similar to the image opposite.

A setback of housing from the vegetation of 33m meets the defensible space requirements in Clause 53.02-5 of the Planning Scheme. The vegetation within this 33m needs to be maintained so as to minimise its risk of fire.

There exists within the Greater Bendigo Planning Scheme a Design and Development Overlay 6 that seeks to manage development at the urban – forest interface.

This overlay specifies the 33m setback for dwellings and has requirements around fencing, road works, access to public land and earthworks.

It is recommended that this overlay be applied to land on the fringe of town that abuts crown land. This will mean that over time, as this land develops a settlement break will be established. It is noted however that the Design and Development Overlay only becomes a consideration when a planning permit application is lodged. If no permit is lodged then there is no change.







# Economic Development



## Overview

Heathcote plays an important economic role in the region. It has a strong tourism sector largely built around the wineries in the area and provides for the day to day commercial needs of the town and surrounding district. Heathcote does rely on larger centres like Bendigo for some goods and services.

## Objective

To better define the extent of the town centre and improve its connections to the town, to support new and existing businesses and promote tourism opportunities.

## Strategies

- To support proposals that will enhance the tourism opportunities in the Heathcote district.
- To consolidate commercial activity in the town centre and make Heathcote less reliant on other centres for goods and services
- Support new and existing businesses to grow.
- Promote the benefits of doing business in Heathcote.
- Capitalise on the spending opportunities provided by the high volume of traffic passing through the town.

## Tourism

Tourism plays an important role for the Heathcote economy and this is focussed around the wine industry. Such is the importance of the wine industry that Heathcote is recognised as a separate tourism subregion from the City of Greater Bendigo.

The Bendigo Region Destination Management Plan (2015) notes the average annual overnight visitation between 2009-2014 was 48,380 and the daytrip visitation for this same period was 131,196.

The Destination Management Plan identifies a number of development opportunities to help grow the tourism market. These include:

- Town centre and streetscape improvements integrating elements of the wine brand.
- Grow cycling tourism.
- Improve the food and dining offer.
- Promote the development of tourism within wineries, such as restaurants, accommodation and function space.
- Grow nature based tourism around the National Park and Lake Eppalock.

Another opportunity that has emerged during the development of the Township Plan is around golf tourism which could include accommodation, conference facilities and the like. The Heathcote Golf Course is quite picturesque but has limited ability to grow within its site and access to the course is not easy. A separate piece of work is needed to examine what development opportunities exist in and around the golf course and to establish a business case for future development.

Heathcote would also benefit from improved wayfinding signage to help visitors find key points of interest and this would be subject to a future budget bid.

### *Business and Employment*

Supporting businesses and promoting employment are key steps in making Heathcote more self-contained and less reliant on other centres such as Bendigo.

One option to support businesses would be the establishment of a “business hub”. The hub could support new and existing businesses by providing a range of services and facilities including office space, meeting rooms, conference facilities, mentoring, marketing and sales assistance.

Such a facility would need to be privately run and should be located within the town centre.

The City also runs a business help desk to assist new and existing businesses work through the approvals process. The Help Desk can provide advice on the approvals process, has information about meeting spaces, health and safety, employing staff and general business advice. More information about the Help Desk can be found at: <http://www.bendigo.vic.gov.au/Services/Business/Business-Help-Desk>

The Township Plan is also recommending the creation of additional industrial land on the Back Kyneton Road, adjacent to the Depot Road industrial area (refer to page 41) which would have positive economic benefits when it is developed.

### *Investment Prospectus*

An idea that was suggested during the development of the Township Plan was the preparation of an investment prospectus for Heathcote. The purpose of the prospectus would be to provide some basic information about Heathcote that a business looking to relocate/establish in Heathcote and other information that demonstrates that Heathcote is a good place to do business.

Matters that the prospectus could include are future growth, transport, employment, tourism, health, education, environment and the community.

An unformatted draft version of the prospectus can be found at Appendix 2.

# Welcoming Place



## Overview

There is a strong sense of community in Heathcote and the town has experienced strong inward migration, particularly with retirees. Anecdotal evidence also suggests that young families are also moving into Heathcote. There is a strong community desire to make sure that all residents and visitors feel welcomed to Heathcote.

## Objective

To be a friendly, welcoming and accessible town for people of all ages and backgrounds and provide opportunities for all residents to engage with the town.

## Strategies

- Support proposals that promote community development.
- Ensure that new infrastructure and upgrades are dementia and age friendly.

## Dementia Village

The Heathcote Dementia Village proposal has the potential to be a game changer for the town that could contribute \$15M to the local economy annually and be a significant employer.

The proposal has three elements:

- Development of the actual dementia village that will care for people with dementia and also be a research and training facility.
- For the Heathcote township to be dementia friendly and have the infrastructure and services that are supportive of the needs of people with dementia.
- To have “green care” infrastructure in the broader region that allows for people with dementia to have access to green spaces.

It is in relation to this second point that the Township Plan has a significant role to play.

In terms of the public realm there are a number of things that can be done:

- Seating should be of a simple design and obviously look like seating.
- In public toilets use contrasting colours (for example the toilet seat is a contrasting colour to the bowl).
- Keep light levels constant and avoid shadows.
- Signage should use words and pictures and contrasting colours.
- Provide acoustic barriers to reduce noise.
- Have quiet spaces in public buildings.
- Use universal design principles.

The key is to consult with people with dementia and their carers on the design of new spaces.

Businesses can be encouraged to adopt dementia friendly standards such as training for staff, having contrasting wall and floor colours, plain linoleum or carpets (no patterns), signage and appropriate font sizes on menus and the like.

If the proposal proceeds it will be important to monitor commercial and housing growth to ensure that there is an adequate supply of land to meet needs.



## Age Friendly Environment

Given Heathcote's ageing population there are actions that can be taken in the public realm to make it more responsive to the needs of older people. According to the World Health Organisation<sup>5</sup> the following are important components of the public realm for older people:

- Streets and parks need to be pleasant and clean
- Generous provision of green spaces
- Plenty of seating
- Pedestrian crossings, pavements, crossovers, etc. need to be safe, accessible and smooth
- Good lighting and natural surveillance to improve safety
- Well located and accessible toilets
- Public transport needs to be accessible, affordable and reliable

In relation to housing there are also specific matters that need to be considered/addressed to cater to the needs of older people. These include:

- It should be located close to retail, health services and the like and be serviced by public transport.
- There needs to be housing choice to enable people to downsize while remaining in their community.
- Housing needs to be affordable in terms of purchase and running costs.
- Safety is a key consideration.

Another important aspect of an age friendly community is making sure there is a range of activities available to promote and encourage participation. With the broad range of community groups that exist in Heathcote this is already provided for but will be further enhanced with the Men's Shed proposal at the hospital campus.

## Young People

Concern has been raised that there is not enough activities in Heathcote to keep young people engaged. This situation is not unique to Heathcote.

While sports clubs and other organisations play an important role, it is recognised that not all young people will participate in these organisations. A further challenge for Heathcote is that all secondary school aged young people go to Bendigo or other centres for school. They establish social networks and the like in these centres and this further disengages them.

The City does run a number of youth focused activities in Heathcote as part of Summer in the Parks and the like. The Community House and other groups are also active.

The people best placed to ask about what would help engage young people better with Heathcote is the young people. There are a number of ways this could happen. It could be referred to the new Youth Council for guidance and advice or there could be targeted consultation directly with the youth of Heathcote.

This should be investigated further with the youth services team.

5 Global Age-friendly Cities: A Guide (2007) World Health Organisation

# Sustainability



## Overview

The need for Heathcote to be an environmentally sustainable community has been a consistent theme throughout the development of the Heathcote Township Plan.

A number of sustainability issues have already been addressed in the plan including active transport, revegetation and managing environmental risks.

## Objective

To protect and enhance Heathcote's unique natural setting and promote environmentally sustainable development.

## Strategies

- Support proposals that promote environmentally sustainable development.
- Have regard to the One Planet Living principles.

## Energy Efficiency

Other opportunities exist to improve Heathcote's level of sustainability. These opportunities would be largely driven by the community as they are beyond Council's sphere of influence.

Opportunities include the increased use of renewable energy with the use of private roof top solar and the potential for the establishment of a solar farm.

There are State Government rebates and incentives for the installation of roof top solar and the Bendigo Sustainability Group can provide assistance and advice for solar installations on community buildings.





# Implementation Plan

The implementation of the Township Plan will occur progressively over a 10-15 year period. An important component of the implementation will be the ongoing engagement with the community and other stakeholders.

Given the amount of infrastructure and activity proposed for Heathcote it is recommended that an Implementation Committee be established. This committee would oversee the implementation actions in the Township Plan but would also provide assistance with the coordination of other projects, the sharing of information and the like. The Committee would comprise of Councillors, Council Officers and representatives from other agencies such as Coliban Water, DELWP and Regional Roads Victoria and community representatives. Terms of Reference for the Committee will need to be developed.



| No. | Action   | Lead Responsibility   | Internal Partners   | External Partners  | Time Frame | Notes   |
|-----|--|---|---|--|------------|---|
| 1   | <p>Prepare and implement an amendment to the Greater Bendigo Planning Scheme which will:</p> <ul style="list-style-type: none"> <li>• Introduce the Heathcote Township Plan as a Reference Document</li> <li>• Applies various zone and overlay changes</li> </ul> | City of Greater Bendigo Planning Department   | <ul style="list-style-type: none"> <li>• Regional Sustainable Development</li> <li>• Active and Healthy Lifestyles</li> <li>• Building and Property</li> <li>• Engineering</li> <li>• Parks and Open Space</li> <li>• Community Partnerships</li> </ul> | <ul style="list-style-type: none"> <li>• DELWP</li> <li>• CFA</li> <li>• Coliban Water</li> <li>• Regional Roads Victoria</li> <li>• Transport for Victoria</li> <li>• Advance Heathcote Inc.</li> <li>• Taungurung Aboriginal Corporation</li> <li>• NCCMA</li> </ul> | 2019-20    |   |
| 2   | Continue to progress the construction of the new toilets at Barrack Reserve and the new footbridge over the Mclvor Creek near Chauncey Street  | City of Greater Bendigo Engineering Department and Building and Property Department |   | <ul style="list-style-type: none"> <li>• DELWP</li> <li>• NCCMA</li> </ul>   | 2018-19    | Both projects budgeted for in the 2018/19 financial year. |
| 3   | Apply to Regional Roads Victoria to extend the 50km/h north west along High Street to past the Chauncey Street intersection  | City of Greater Bendigo Engineering Department                                      | <ul style="list-style-type: none"> <li>• Regional Sustainable Development</li> </ul>  | <ul style="list-style-type: none"> <li>• Regional Roads Victoria</li> <li>• Transport for Victoria</li> <li>• Advance Heathcote Inc.</li> </ul>  | 2018-19    |   |

| No. | Action  | Lead Responsibility                                      | Internal Partners   | External Partners  | Time Frame | Notes  |
|-----|---|--|---|--|------------|--|
| 4   | Investigate a location for an “off the leash” dog park in Heathcote   | City of Greater Bendigo Parks and Open Space             | <ul style="list-style-type: none"> <li>Regional Sustainable Development</li> <li>Active and Healthy Lifestyles</li> <li>Parks and Open Space</li> </ul> | <ul style="list-style-type: none"> <li>Advance Heathcote Inc.</li> </ul>   | 2018-19    | Budget allocation has been set aside in the 2018-19 financial year |
| 5   | Implement the Heathcote Flood Study into the Greater Bendigo Planning Scheme.   | City of Greater Bendigo Planning Department              | <ul style="list-style-type: none"> <li>Regional Sustainable Development</li> </ul>  | <ul style="list-style-type: none"> <li>NCCMA</li> <li>DELWP</li> </ul>   | 2019-20    |  |
| 6   | Design and upgrade facilities at the Skate Park at 5-7 Camp Street to potentially include additional seating, lighting and a basketball ring  | City of Greater Bendigo Parks and Open Space             | <ul style="list-style-type: none"> <li>Regional Sustainable Development</li> <li>Active and Healthy Lifestyles</li> <li>Parks and Open Space</li> </ul> | <ul style="list-style-type: none"> <li>DELWP</li> <li>Heathcote Community House</li> <li>Users of the facility</li> </ul>                                  | 2020-21    |  |
| 7   | Develop an Investment Prospectus that provides basic economic information to assist businesses wanting to establish or relocate to Heathcote. | City of Greater Bendigo Regional Sustainable Development | <ul style="list-style-type: none"> <li>Tourism and Major Events</li> <li>Community Partnerships</li> </ul>  | <ul style="list-style-type: none"> <li>Heathcote Tourism and Development</li> <li>Advance Heathcote Inc.</li> <li>Regional Development Victoria</li> </ul> | 2019-20    |  |
| 8   | Continue to support Heathcote Health in the planning for the Dementia Village proposal  | City of Greater Bendigo Community Partnerships           | <ul style="list-style-type: none"> <li>Planning Department</li> </ul>   | <ul style="list-style-type: none"> <li>Heathcote Health</li> <li>Advance Heathcote Inc.</li> </ul>   | On going   |  |

| No. | Action   | Lead Responsibility                                   | Internal Partners  | External Partners  | Time Frame | Notes   |
|-----|--|---|--|--|------------|---|
| 9   | Plan and implement over time the Principal Walking and Cycling Network.                            | City of Greater Bendigo Active and Healthy Lifestyles | <ul style="list-style-type: none"> <li>Parks and Open Space</li> </ul>   | <ul style="list-style-type: none"> <li>Regional Roads Victoria</li> <li>Transport for Victoria</li> <li>Bike Bendigo</li> <li>Primary schools</li> <li>Heathcote Health</li> </ul> | On going   | Issues around the management of the Mclvor Creek will need to be resolved.                          |
| 10  | Prepare a landscape plan for the Heathcote Town Centre   | City of Greater Bendigo Parks and Open Space          | <ul style="list-style-type: none"> <li>Parks and Open Space</li> <li>Regional Sustainable Development</li> </ul>                       |  | 2020-21    | The plan would be implemented over time, be subject to budget and reaching agreement with VicRoads. |
| 11  | Progressively construct new footpaths in accordance with the Principal Walking and Cycling network | City of Greater Bendigo Parks and Open Space          | <ul style="list-style-type: none"> <li>Active and Healthy Lifestyles</li> <li>Regional Sustainable Development</li> </ul>              | <ul style="list-style-type: none"> <li>DELWP</li> <li>Advance Heathcote Inc</li> </ul>   | On going   | Will be subject to budget and resolution of issues around the management of the Mclvor Creek        |
| 12  | Plan and implement a program to install wayfinding signage.  |   | <ul style="list-style-type: none"> <li>Tourism and Major Events</li> <li>Engineering</li> <li>Active and Healthy Lifestyles</li> </ul> | <ul style="list-style-type: none"> <li>Heathcote Tourism and Development</li> <li>Department of Jobs Precincts and Regions</li> </ul>  | 2021-22    |   |

| No. | Action   | Lead Responsibility                                   | Internal Partners  | External Partners  | Time Frame | Notes  |
|-----|--|---|--|--|------------|--|
| 13  | Investigate opportunities to promote tourist related development associated with the Heathcote golf course.      | City of Greater Bendigo Tourism and Major Events      | <ul style="list-style-type: none"> <li>Regional Sustainable Development</li> </ul> | <ul style="list-style-type: none"> <li>Regional Development Victoria</li> <li>Heathcote Tourism and Development</li> </ul> |            | Timing will depend on the availability of external funding |
| 14  | To develop and implement a program of street tree plantings based on the findings of Greening Greater Bendigo    | City of Greater Bendigo Parks and Open Space          | <ul style="list-style-type: none"> <li>Engineering</li> </ul>                      | <ul style="list-style-type: none"> <li>Regional Roads Victoria</li> </ul>  | On going   |  |
| 15  | Investigate opportunities to open up Barrack Reserve through modification or removal of fencing around the oval. | City of Greater Bendigo Active and Healthy Lifestyles | <ul style="list-style-type: none"> <li>Parks and Open Space</li> </ul>             | <ul style="list-style-type: none"> <li>User Groups</li> </ul>  | 2021-22    | Will be subject to budget.                                 |



### **Advocacy**

There is also an advocacy component to implementing the Township Plan for actions where the City of Greater Bendigo does not have an active role but where actions would have a positive impact on Heathcote. These include:

- Supporting the Heathcote Show Society in the preparation of a Masterplan for the Heathcote Showgrounds
- Support Heathcote Health in advocating for funding to establish the Heathcote Community Health Hub
- Support Advance Heath Inc. in establishing a business hub that would support new and existing small businesses in Heathcote
- Support additional upgrades to public transport services and other transport opportunities to better connect Heathcote to Bendigo and the broader region.

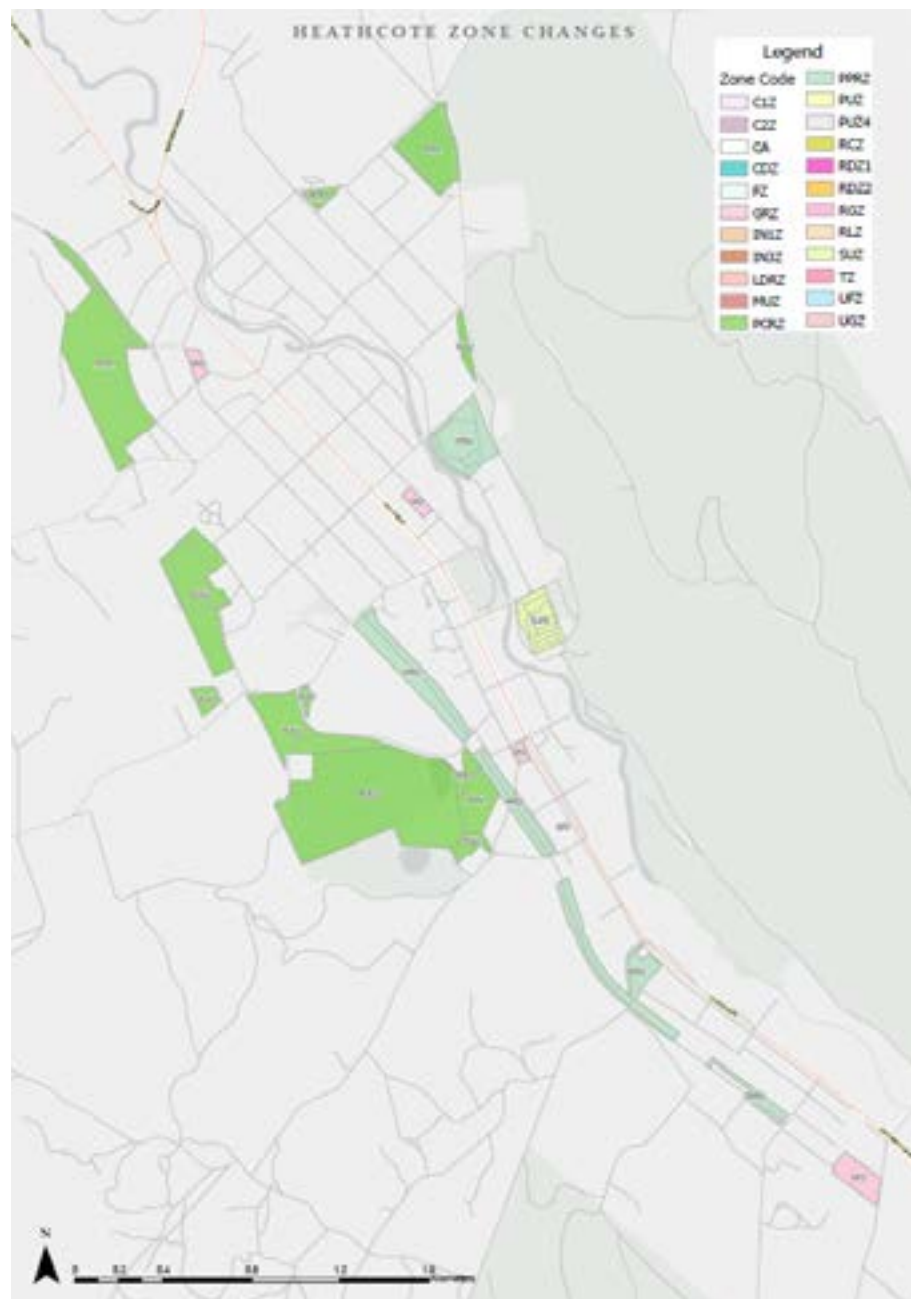
## Appendix 1 – Proposed Planning Scheme Changes

In addition to the preparation of a Local Area Plan for Heathcote, the following zone and overlay changes are recommended.

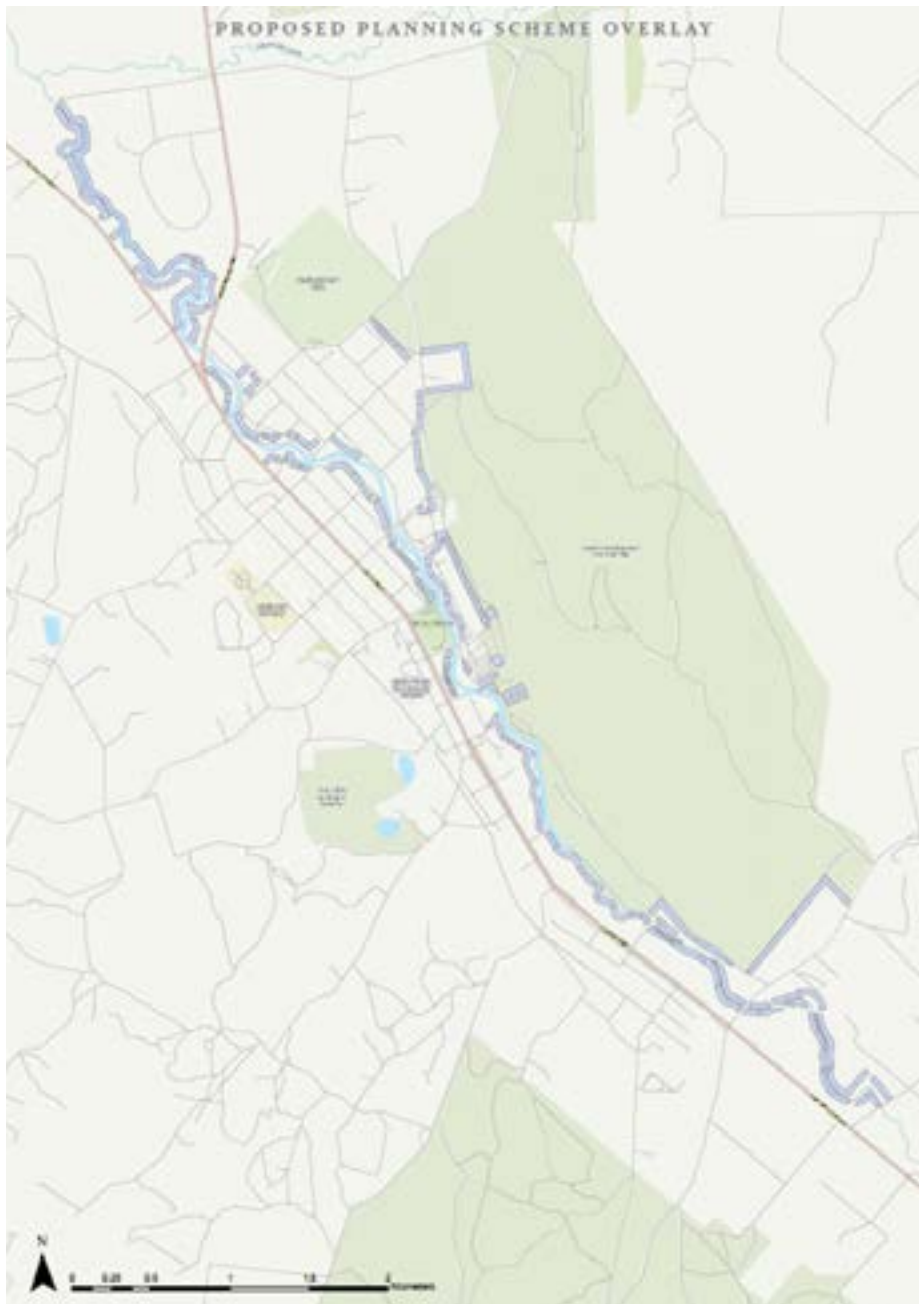
| Address                      | Current Control | Proposed Control    | Reason  |
|------------------------------|-----------------|---------------------|---|
| Units 1 and 2, 7 High Street | Commercial 1    | General Residential | This reflects the use of land as a dwelling. The property is isolated from the town centre and not in an area where commercial activity is being promoted.  |
| 9-11 High Street             | Commercial 1    | Commercial 2        | Proposed zone better reflects the existing use of the land for motor vehicle sales. It is also outside of the town centre and a commercial one type use in discouraged.   |
| 33 High Street               | Commercial 1    | Commercial 2        | Proposed zone better reflects the existing use of the land for motor vehicle wreckers. It is also outside of the town centre and a commercial one type use in discouraged   |
| 35-39 High Street            | Commercial 1    | General Residential | Proposed zone better reflects the use of the land as a dwelling. The site is not within the town centre and not in an area where commercial development is encouraged. The proximity of the site to the town centre and hospital precinct lends itself to medium density housing. |
| 51A – 53 High Street         | Commercial 1    | General Residential | This reflects the use of land as a dwelling. The site is proximate to the town centre, but not within it. The commercial use of this site would further expand the town centre and this should be discouraged and there was nothing obvious from a site inspection.               |
| 54 – 56 Hospital Street      | Commercial 1    | General Residential | This reflects the use of land as a dwelling. The site is proximate to the town centre, but not within it. The commercial use of this site would further expand the town centre and this should be discouraged and there was nothing obvious from a site inspection.               |
| 21-25 Wright Street          | Commercial 1    | General Residential | The site does not have main road frontage and not in a location where commercial development is encouraged. There is already a potential oversupply of commercial land. The owner of the land is supportive of the rezoning and there was nothing obvious from a site inspection. |
| 31 Ayres Street              | Industrial 3    | General Residential | The site is not in an area where industrial development should be encouraged. There is no known history of industrial activity on this land. Access to the site is also difficult for heavy vehicles. The owner of the land is supportive of the rezoning.                        |

| Address                            | Current Control                  | Proposed Control   | Reason  |
|------------------------------------|----------------------------------|--|---|
| 21 Hunter Place                    | Commercial 2                     | General Residential  | This site is not in an area where commercial or light industrial uses are encouraged. Access to the site is via residential streets. The site adjoins residential development on 3 sides. A residential zoning is also consistent with the surrounding development. |
| 2-24 Back Kyneton Road             | Rural Living                     | Environmental Audit Overlay  | Refer to page 41.   |
| Various                            | Various                          | Public Park and Recreation Zone/ Public Conservation and Resource Zone                     | There are various parcels of land in town that are crown land that are incorrectly zoned. These include sections of the O'Keefe Trail, National and Regional Park.  |
| 3 Barrack Street<br>(Caravan Park) | Special Use 8                    | Special Use 6  | Corrects a zoning anomaly. The site is in the same zone as the Bendigo Showgrounds and will be included in the schedule that picks up tourism facilities including caravan parks.   |
| Various                            | HO & NCO                         | HO   | There are a number of areas where the NCO and HO both apply. This results in planning controls are considered onerous and potentially conflicted and the NCO should be deleted.   |
| Various                            | Various                          | Design and Development Overlay 6   | Applies the Design and Development Overlay 6 to areas that adjoin Crown Land in order to manage the bushfire risk in accordance with the Bushfire Hazard Landscape Assessment.  |
| 18 Pohlman Street                  | General Residential, HO778, ES03 | Special Use Zone 1 (Private Educational or Religious Institution) , reduce extent of HO778 | Subject land is occupied by Holy Rosary Primary School and is incorrectly zoned. The SUZ1 has been applied to other private schools in the municipality. The HO applies to the entire Primary School site, but the citation only relates to the convent building.   |

The maps on the following page indicates the proposed zone changes.







## Appendix 2 – Rural Living Land Supply

| Address                                | Current lot size (ha) | Min. lot size (ha) | Potential Yield |
|--|-----------------------|--------------------|-----------------|
| CA 60A Warrowitue-Forest Road          | 73.0                  | 2                  | 33              |
| 36 Peters Gully Road                   | 72.0                  | 2                  | 32              |
| 358 Heathcote-Nagambie Road            | 62.6                  | 2                  | 28              |
| 42 Harris Lane                         | 34.5                  | 8                  | 4               |
| 182 Redburns Lane                      | 48.1                  | 2                  | 26              |
| 220 Bradleys Lane                      | 45.7                  | 8                  | 5               |
| 192 Hirds Road                         | 40.2                  | 8                  | 5               |
| 40 Harris Lane                         | 38.4                  | 8                  | 4               |
| 98 Heathcote-Nagambie Road             | 29.0                  | 2                  | 13              |
| 440 Heathcote-North Costerfield Road   | 28.6                  | 8                  | 3               |
| 124 Morrison Court                     | 25.0                  | 8                  | 3               |
| CA D4 Peels Lane                       | 24.1                  | 2                  | 10              |
| Lot 1 Rushall Road                     | 24.0                  | 8                  | 3               |
| 5960 Northern Highway                  | 21.8                  | 2                  | 9               |
| 41 Victoria Hill Road                  | 21.5                  | 8                  | 2               |
| 50 Newlans Lane                        | 21.2                  | 2                  | 9               |
| 601 Warrowitue-Forest Road             | 20.8                  | 2                  | 9               |
| 627 Warrowitue-Forest Road             | 19.1                  | 2                  | 8               |
| CA D6A Wappentake Road                 | 19.1                  | 2                  | 8               |
| 45 Hamilton Court                      | 18.9                  | 8                  | 2               |
| Lot 4 Heathcote-North Costerfield Road | 17.8                  | 8                  | 2               |
| 4406 Mclvor Highway                    | 17.7                  | 8                  | 2               |
| 118 Biggins Lane                       | 17.4                  | 2                  | 7               |
| 90 Biggins Lane                        | 17.2                  | 2                  | 7               |

|                                    |            |   |   |
|------------------------------------|------------|---|---|
| 85 Milhaven Lane                   | 17.1       | 2 | 7 |
| 100 Heathcote-Nagambie Road        | 16.7       | 2 | 7 |
| 80 Biggins Lane                    | 16.7       | 2 | 7 |
| 311 Heathcote-Nagambie Road        | 16.4       | 8 | 2 |
| 173 Redburns Lane                  | 16.3       | 2 | 7 |
| Lot 6 Warrowitue-Forest Road       | 16.2       | 2 | 7 |
| 156 Bradleys Lane                  | 16.2       | 8 | 2 |
| 148 Morrison Court                 | 16.1       | 8 | 2 |
| Part Lot 1 Heathcote-Nagambie Road | 16.0       | 8 | 2 |
| 437 Heathcote-Nagambie Road        | 16.0       | 8 | 2 |
| 333 Heathcote-Nagambie Road        | 16.0       | 8 | 2 |
| 78 Dairy Flat Road                 | 15.0       | 2 | 6 |
| 6359 Northern Highway              | 13.7       | 2 | 6 |
| Lot 25 Doolan Crescent             | 12.7       | 2 | 6 |
| CA D6D Wappentake Road             | 12.4       | 2 | 6 |
| 95 Bates Court                     | 12.7       | 2 | 6 |
| Lot 1 Meadows Lane                 | 12.7       | 2 | 6 |
| CA Barris Road                     | 12.1       | 2 | 5 |
| 43 Meadows Lane                    | 11.7       | 2 | 5 |
| Lot 13 Commins Lane                | 11.9       | 2 | 5 |
| 118 Warrowitue-Forest Road         | 11.0       | 2 | 5 |
| 22 Peters Gully Road               | 10.9       | 2 | 4 |
| CA13A Joes Road                    | 10.5       | 2 | 4 |
| 78 Greens Lane                     | 10.3       | 2 | 4 |
| Lot 12 Commins Lane                | 10.1       | 2 | 4 |
| <b>TOTAL POTENTIAL SUPPLY</b>      | <b>353</b> |   |   |

## Appendix 3 – Heathcote Investment Prospectus

A session is scheduled with a Working Group from Advance Heathcote Inc on 6 February to work on the prospectus. An example of what has been discussed can be found at <https://s3-ap-southeast-2.amazonaws.com/tog-public-assets/docs/Communications/2018-Gawler-Invest-Brochure-low-res.pdf>

### Why Invest in Heathcote?

#### Location, Location, Location

- Access to Melbourne, Bendigo and Echuca
- Transport

#### Future Growth

- Heathcote Township Plan
- Housing
- Land Values
- Infrastructure

#### Tourism

- Heathcote Wine Region
- Festivals and Events

#### Employment

- Health
- Industry
- Retail
- Hospitality
- Mining

#### Health

- A leading hospital campus
- Dementia Village
- Bendigo Health
- Health services – Primary Care, Telehealth, RFDS Patient Transport
- Fitness Centre

### Education

- Primary Schools
- Children's Hub
- Secondary schools and La Trobe University in Bendigo

### Environment

- Unique environmental setting

### Sense of Community

- Community House
- Art Scene
- Community Groups
- Sports and recreation (including the O'Keefe Trail)
- Golf Club





