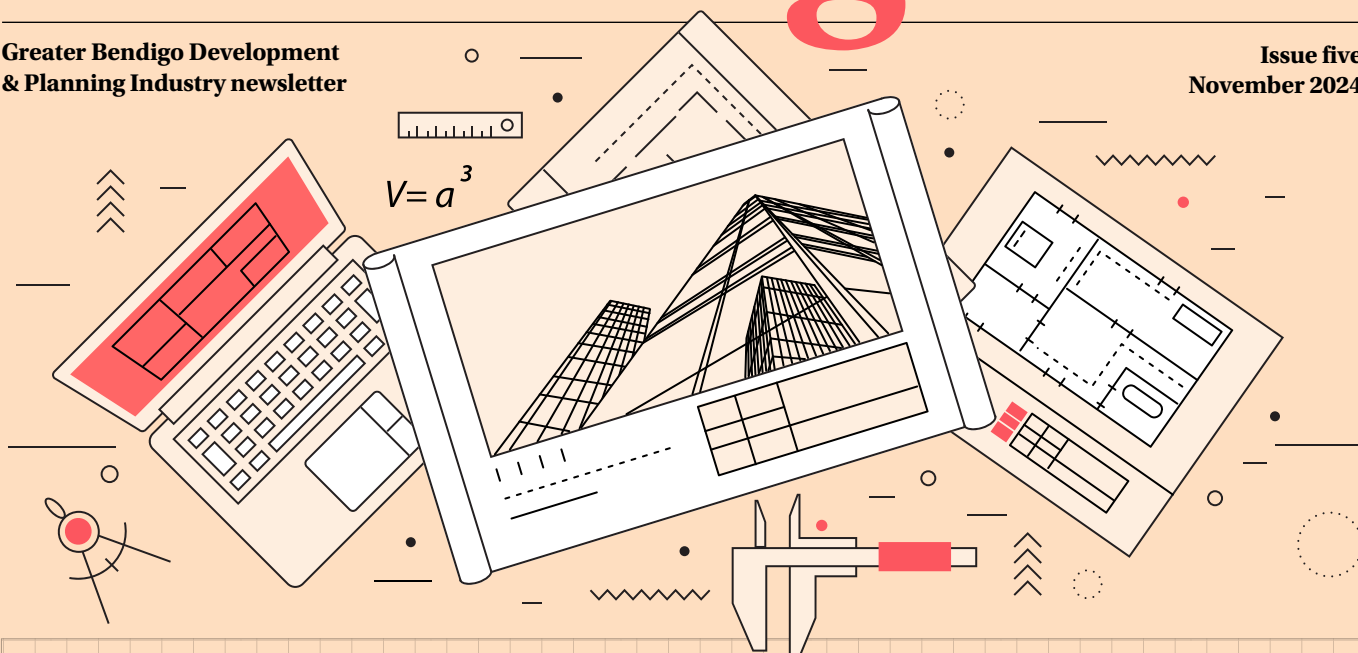


Planning Talk

Greater Bendigo Development
& Planning Industry newsletter

Issue five
November 2024



Welcome to the November 2024 edition of Planning Talk

This newsletter has been created as an opportunity for the City of Greater Bendigo to share planning information of interest to the development industry within the region. If you have any topics you would like discussed in upcoming newsletters, please contact us at plt@bendigo.vic.gov.au

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Acknowledgement of Country: The City of Greater Bendigo is on Dja Dja Wurrung and Taungurung Country. We acknowledge and extend our appreciation to the Dja Dja Wurrung and Taungurung People, the Traditional Owners of the land. We pay our respects to leaders and Elders past, present and future for they hold the memories, the traditions, the culture and the hopes of all Dja Dja Wurrung and Taungurung Peoples. We express our gratitude in the sharing of this land, our sorrow for the personal, spiritual and cultural costs of that sharing and our hope that we may walk forward together in harmony and in the spirit of healing.



CITY OF GREATER
BENDIGO



Structure Plans and Urban Design Frameworks update

The Precinct Planning and Heritage team in the Strategic Planning unit are currently working on a number of projects that relate to local areas across Greater Bendigo.

Bendigo City Centre Plan

Amendment C279gben, which seeks to implement the City Centre Plan, Urban Design Framework, and Parking Futures Action Plan was submitted to the Minister for authorisation in mid-2024; however, the City has been advised that further review is required by the Department of Transport and Planning. We are anticipating exhibition in early 2025 should the amendment be authorised.

Contact: Wonona Fuzzard or Brendan Aikman

Elmore Structure Plan

The Elmore Structure Plan is currently in development and intends to:

- Detail a long-term vision for how to guide change in Elmore over the next 25 years
- Consider the needs of the community
- Identify what growth opportunities exist
- Recommend facilities, services and infrastructure to support that growth
- Respect the existing character and qualities of the town

Officers are currently working on technical reports, potential road safety improvements and ensuring the Structure Plan aligns with our Managed Growth Strategy.

The City is aiming to release a draft Structure Plan and Urban Design Framework for community engagement mid-2025.

For more information on the project and community engagement please visit www.letstalkgreaterbendigo.com.au/elmore-plan

Contact: Leah Morris

Golden Square Structure Plan

Planning Scheme Amendment C270gben was recently exhibited in August and September 2024 which seeks to implement the Golden Square Structure Plan, Urban Design Framework and Heritage Study.

Officers are currently working through the submissions, which will be presented to the new Council later in the year. This report will recommend that a planning panel is appointed to review submissions and to provide a recommendation.

Contact: Sumaya Tonny

Goornong Structure Plan

Preparation of the Goornong Structure Plan is currently underway, and the next steps include:

- Wastewater options - Goornong currently uses on-site septic systems to manage wastewater. We are currently investigating future wastewater options for the town
- Flood study - The City has been successful with a funding application to complete a Goornong Flood Study. The flood study will commence in early 2025 and may take 1-2 years to complete

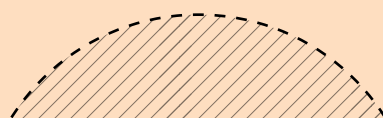
For more information on the project and community engagement please visit www.letstalkgreaterbendigo.com.au/goornong-plan

Contact: Leah Morris or Sumaya Tonny

Heathcote Urban Design Framework

The Heathcote Urban Design Framework (UDF) project has recently commenced and will provide detailed guidance for the future development and enhancement of Heathcote town centre.

Early community engagement was undertaken in August and September 2024 to ensure the UDF considers the aspirations of the community.



The community told us that they appreciate Heathcote’s unique character, highlighting its natural beauty, historic charm, and strong sense of community pride. Residents highlighted the town’s connection to local wineries and the surrounding landscape and recognised the potential for enhancing tourism. There was also enthusiasm for improving public spaces and recreational facilities, with a desire for development that respects Heathcote’s heritage while providing new opportunities for recreational activities.

This community feedback will inform the development of the draft Heathcote UDF, which is now in progress.

Contact: *Kavana Ramachandra*

Huntly Structure Plan

Background work is currently underway on the Huntly Structure Plan, which will:

- Revise the existing township pattern in Huntly
- Identify future development opportunities
- Provide guidance for the future expansion of the town
- Explore options for more shops and businesses
- Plan for the infrastructure needs of the community for the next 30 years

The draft plan so far includes community feedback, and the vision supported by the community. We’re also currently working on:

- Technical studies to inform the plan, including heritage, neighbourhood character, transport and drainage
- Aligning the Structure Plan with the Managed Growth Strategy

The Structure Plan will include a background report and urban design frameworks for the town centre and railway station future activity centre.

After the documents are drafted and Council has reviewed them, they will be released for public comment in mid-late 2025.

Contact: *Alison Kiefel*

Maiden Gully Urban Design Framework

The Maiden Gully Urban Design Framework (UDF) is the second in a series of documents addressing the future of Maiden Gully, with the first being the Maiden Gully Precinct Structure Plan (PSP).

Community consultation to inform the draft Maiden Gully UDF was undertaken in August and September 2023, where a diverse range of opinions were received.

Some members of the community wanted to maintain the town centre’s rural character and opposed significant upgrades, while others advocated for a more developed town centre with increased residential options. The same kind of division was seen concerning the number and types of shops within the town centre. Concerns were raised about transportation safety, including active transport, which led to recommendations for infrastructure improvements, enhanced amenities and more greenery along cycling and walking routes.

The draft UDF is likely to be released for community consultation in early 2025.

Contact: *Kavana Ramachandra*

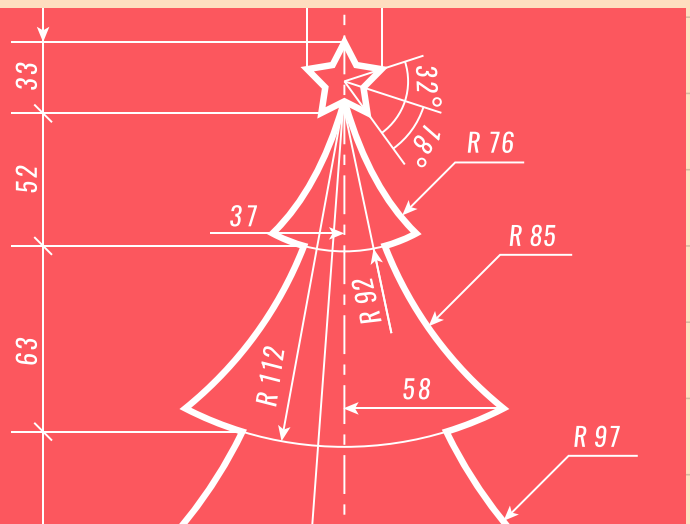
Marong Township Structure Plan

Council resolved to adopt the amendment in June following receipt of the Panel Report. The amendment is currently with the Minister for Planning for approval.

Contact: *Alison Kiefel*

Public notice over the Christmas period

The last day for commencing the public notice (advertising) process for planning applications leading up to the Christmas holiday period is Wednesday December 4. Advertising can re-commence from Thursday January 2, 2025.



Heritage Program update

The Precinct Planning and Heritage team are also progressing a number of initiatives to strengthen the City's heritage character. These include some planning initiatives and work to promote heritage in other ways.

Greater Bendigo Heritage Strategy and Action Plan 2024-2028

Council adopted the Heritage Strategy and Action Plan at their September meeting. This is the first strategy of its kind for Greater Bendigo and includes 35 actions that promote and strengthen the City's heritage management and protection; most of which are applicable outside of the planning system.

Contact: Leah Morris

Victorian Heritage Restoration Fund

The first two projects funded in part by the Victorian Heritage Restoration Fund have now been completed. These were an outbuilding restoration in Eaglehawk, and a rendered fence repaired at St Aidan's in Kennington.

Details of the scheme can be found at www.vhrf.org.au

There are four rounds each year, with applications for the next round closing in February 2025. Applicants need to have two quotes for works and can receive up to 50% of the cost of works. Works must contribute to the public realm and can't be for general maintenance tasks (e.g. painting). Genuine restoration works can include replacing roof tiles, underpinning, render repairs, replacing rotten timbers.

Contact: Kylie Howe

Eaglehawk Heritage Study

Consultants have been appointed to prepare Stage 1 of the Heritage Study. As they undertake their research, the City is planning a community information sharing evening to be held in early December. More details will be announced in the coming weeks.

Contact: Brendan Aikman

Former Shire of Huntly Heritage Study

Consultants are currently drafting this heritage study, and a draft is expected to be released to the community for comment in early 2025.

Contact: Leah Morris



Post War Thematic Environmental History

Council endorsed the Post War Thematic Environmental History at their September meeting. This work extends the Greater Bendigo Thematic Environmental History that was completed in 2013. This new study gives a clearer understanding of what is significant from the period 1945-1980 and will inform studies going forwards.

Contact: Kylie Howe

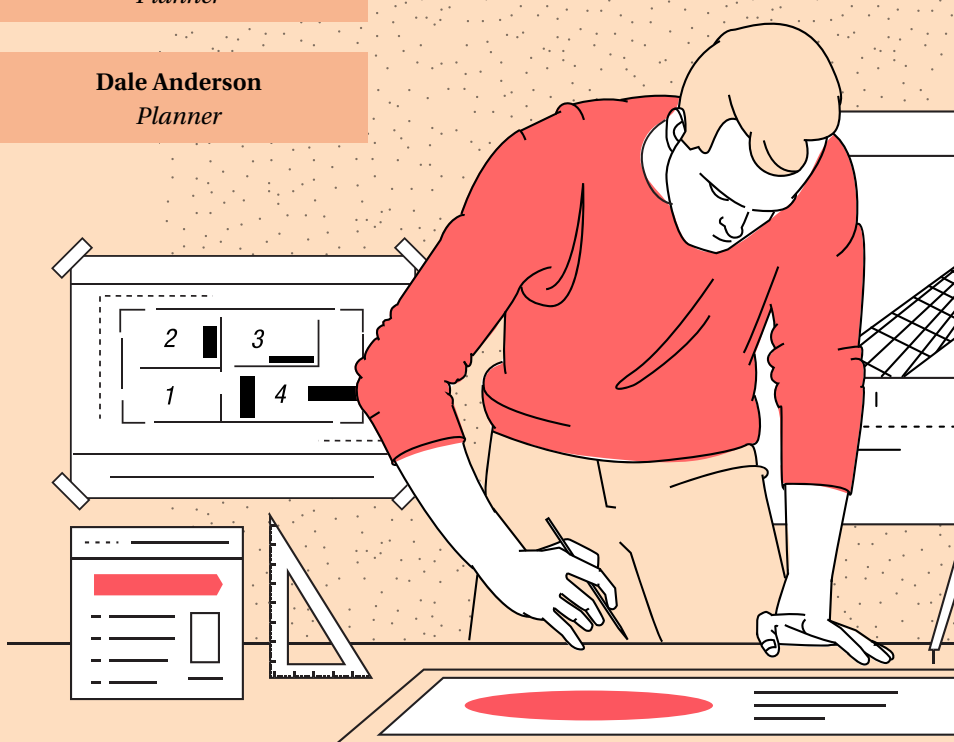
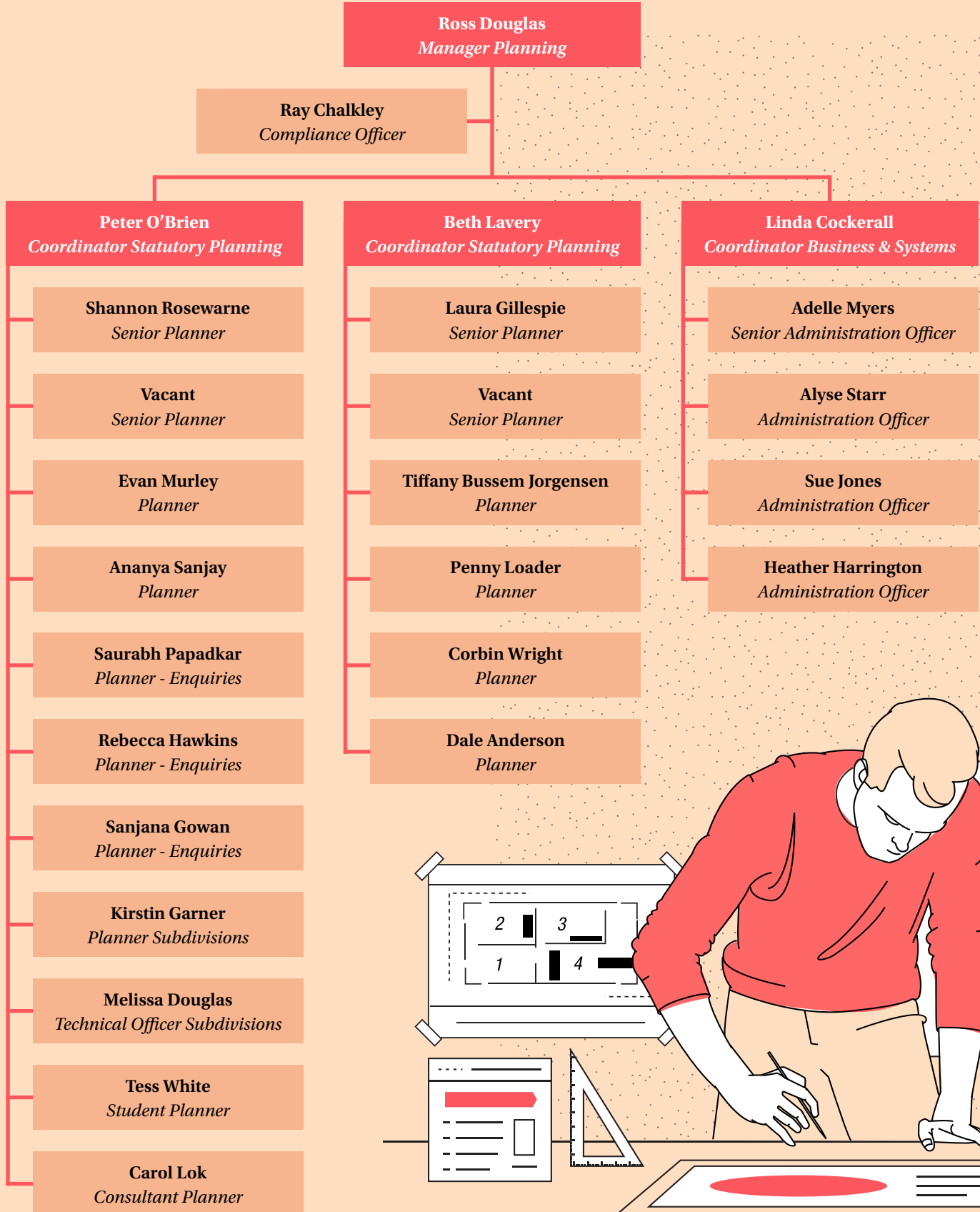
Heritage Design Guidelines

The adopted Heritage Design Guidelines are currently under review. They will be renamed as Residential Heritage Design Guidelines, and updated to include additional sections and remove reference to commercial aspects. Additionally, new Commercial Heritage Design Guidelines are being prepared to guide commercial heritage properties. It is expected that the City will release the draft Residential and Commercial guidelines for community consultation by mid-2025.

Contact: Kavana Ramachandra

Planning Department staff structure

In response to recent queries from industry about reporting lines in our unit, this is our current staff structure.



Planning Information Request vs pre-application meeting, what should I request?

Planning Information Request (PIR)

If you need to supply your building surveyor with written confirmation of whether a planning permit is required, you can apply for written advice using our Planning Information Request (PIR) service.

You will need to submit supporting documentation such as site plans, elevations and a current copy of title.

Pre-application meetings

For larger or more complex developments, a planning pre-application meeting can help to identify any planning issues prior to lodging an application and understand the information you need to include in your planning application.

There are three types of pre-application meeting service offered by the Planning unit: Basic, Intermediate and Detailed.

Recommended for Basic:

- Rural subdivisions
- Small subdivisions (3-15 lots)
- New commercial/industrial development under \$3M

Recommended for Intermediate:

- Dwelling in a Rural Conservation Zone or Farming Zone
- Multi-unit development
- Mixed use development
- Medium sized subdivisions (15-100 lots)
- Land use applications
- Childcare or medical centres
- Medium-large projects (\$3M-\$15M)
- Heritage overlay applications
- Amendments to permits which were decided by Council or VCAT

Recommended for Detailed:

- Proposals with high potential for environmental or amenity impact
- Proposals that are expected to gain significant community interest
- Proposals for place of assembly
- Proposals on public land
- Large projects over (\$15M)

Please note, if your proposal looks straightforward the next step may just involve a planner contacting you by phone or email to discuss. If this occurs and you have paid a fee for a pre-application meeting or written advice, you will receive a refund.

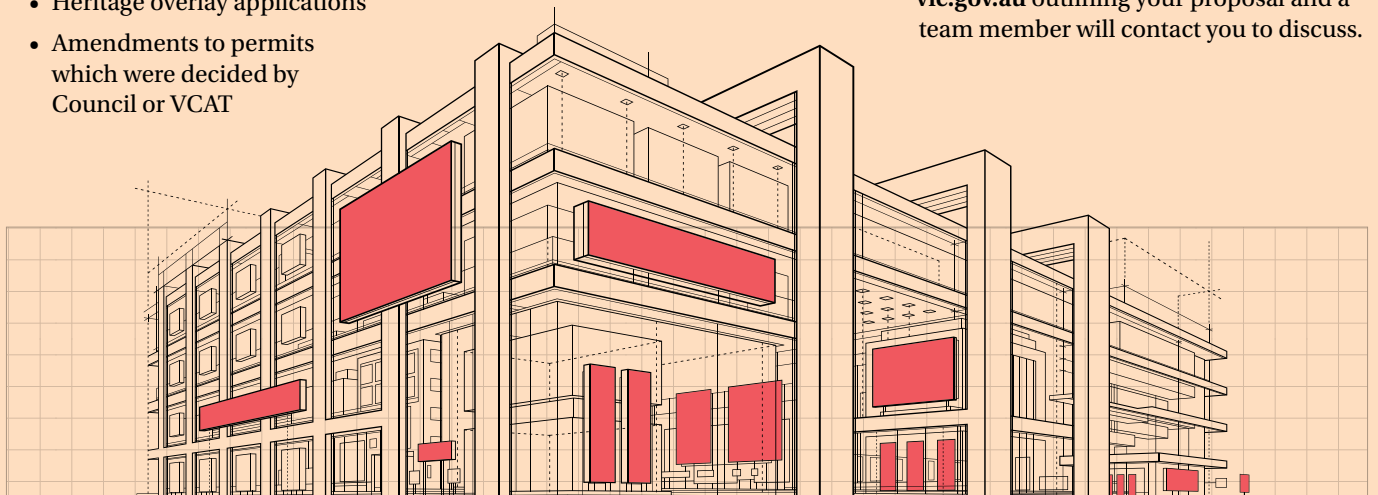
Major projects panel

The purpose of the Major Projects Panel (MPP) is to provide information and advice to proponents on Council's vision and emerging directions for an area.

Eligible projects for the Major Projects Panel:

- Proposals with a value exceeding \$5 million
- Proposed large commercial or industrial business operations
- Unique or new, untested initiatives
- Private proposals on Council owned land
- A development or subdivision with 30 or more dwellings
- A development of four or more storeys above ground level
- Private planning scheme amendments (that will lead to or include one of the above projects)

The Major Projects panel is coordinated by the Strategic Planning unit. Please email strategic.planning@bendigo.vic.gov.au outlining your proposal and a team member will contact you to discuss.



Social research

Strategic Planning have a Social Research Officer who can help with research/ statistics and any other data you may need.

Social research studies people and communities to understand their needs and help to design policies, services and projects to meet those needs.

Social research uses techniques like:

- Data analysis
- Focus groups
- Surveys
- Observing behaviour

If you have any social research or data analysis needs contact Darren Matthews at strategic.planning@bendigo.vic.gov.au

Dwelling statistics for the City of Greater Bendigo (ABS Census 2021)



Greater Bendigo Rural Areas Strategy

The City is preparing a Rural Areas Strategy (RAS) that will provide guidance and direction on future land use and development of rural areas across Greater Bendigo. It seeks to balance competing demands, support the long term sustainability of rural areas and support the continued growth of agricultural enterprises.

The Issues and Opportunities Paper for the RAS will be on consultation throughout November 2024. Included in the matters discussed in the Paper is agricultural productivity, intensive agriculture, how non-agricultural should be considered, environment and climate change, bushfire, rural dwellings and subdivision, and application of zones and overlays.

As part of the consultation process, the City is keen to understand whether all the issues and opportunities have been captured, has anything been missed and are there any gaps in information. The Issues and Opportunities Paper can be found at www.letstalkgreaterbendigo.com.au/rural-areas-strategy

The feedback received will inform the draft RAS that will be presented to Council in 2025. For more information, please email strategic.planning@bendigo.vic.gov.au

Tribunal talk

Can I retain an existing outbuilding on the vacant lot when subdividing?

In a recent VCAT case *Clarke v Greater Bendigo CC* [2024] VCAT 528 (May 31, 2024) the Tribunal provided some guidance on the retention of existing outbuildings on subdivided lots. The member found that an outbuilding once separated from a dwelling through subdivision would no longer be an outbuilding, and the use would change to a store.

A store under the land use terms at clause 73.02 is defined as *land used to store goods, machinery or vehicles*. In the General Residential Zone, a store is a section 2 permit required use and the condition within the table must be met. The condition in the table is a store *must be in a building, not a dwelling, and used to store equipment, goods, or motor vehicles used in conjunction with the occupation of a resident of a dwelling on the lot*. Following subdivision, the contents of the store would no longer be used in conjunction with the occupation of a resident of a dwelling on the lot as there is no dwelling on the lot, the use therefore becomes prohibited in the General Residential Zone. In this case the condition of the permit being appealed was retained and the sheds are required to be removed prior to statement of compliance.



Small second dwellings and laundry facilities

Whilst the Planning Scheme's Clause 73.03 definition of 'small second dwelling' does not list laundry facilities as a requirement, under the National Construction Code (NCC), a 'small second dwelling' is considered a Class 1A building.

The NCC states a Class 1A building must contain laundry facilities.

A May 2024 article on the Victorian Building Authority's (VBA) website confirms that *a Certificate of Occupancy of a separate Class 1A dwelling could not be issued [without the provision of laundry facilities], as it would not be a self-contained dwelling*.

The article can be viewed at www.vba.vic.gov.au



Have any questions or feedback about the stories featured in this edition? Get in touch at plt@bendigo.vic.gov.au