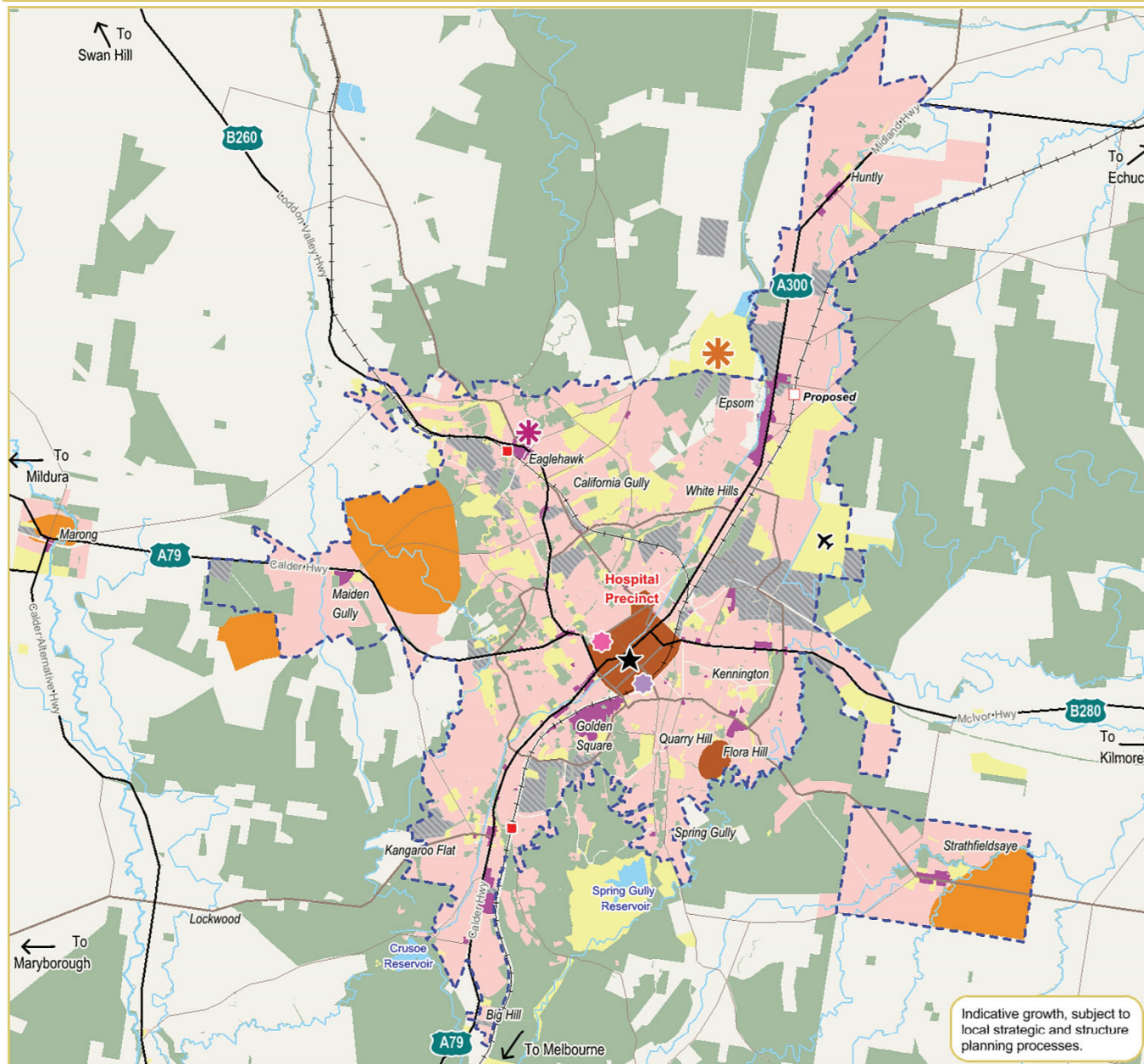




Planned growth in new residential development areas

There is current planned growth for around 38,000 people within the urban growth boundary. Review of land use controls is required to facilitate higher densities than currently envisaged. An additional area is proposed to be added in at Maiden Gully (Amendment C190).

Infill development

Major infill opportunities within the urban growth boundary will be identified to provide for medium and higher density housing in appropriate locations. Other opportunities for infill to be investigated include disused Crown land, surplus golf course and redundant mine sites.

The Bendigo hospital redevelopment and precinct planning

The new Bendigo hospital will provide new jobs in the short- to medium-term with precinct planning to occur to identify and manage change in this and adjoining precincts. Precinct planning is underway to improve linkages to the CBD in terms of movement and access and define future housing and business opportunities.

Latrobe University precinct

The role of the universities and education in the economy is significant. The continued growth of Latrobe University and development of student accommodation are priorities. A demonstration project for student housing is required.

Bendigo CBD including the Gillies and Crystal Ice sites, and the Bendigo railway station precinct

The Bendigo railway station is a regional transport hub with train services to Melbourne and to the northern region. The station is a regional bus terminal. In the medium- to long-term the railway station building and surrounds will require upgrading to accommodate additional population and patronage and reinforce its role as the regional transport hub and interchange. The broader area around the station is underutilised with opportunities to consolidate and redevelop sites and improve the movement network in and around the precinct.

Arts and cultural precinct

Significant development in the cultural and tourism sectors will attract visitors to the region.

Note:

Further detailed investigation and planning for growth should consider natural hazards (including bushfire, flooding and erosion), environmental assets (including water and assets identified in regional catchment strategies), cultural heritage assets (including Aboriginal and historic heritage) and natural resources (including Extractive Industry Interest Areas, other mapped earth resources and timber plantations).



- ★ Bendigo Regional City
- ✳ Arts and culture precinct
- ✳ Bendigo railway station precinct
- ✳ Transport upgrade investigations
- ✳ Bendigo water reclamation plant
- Urban growth boundary

- Identified growth area (Subject to detailed investigation and planning processes)
- Core development areas CBD, Hospital and University
- Residential area
- Commercial area
- Industrial area
- Special use land
- Reserves and public land
- Lakes and reservoirs
- Rivers

- Highway
- Road
- Railway line and station
- Airport



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