LOCAL AREAS

This clause focuses on local area implementation of the objectives and strategies in the Greater Bendigo Planning Scheme. Each section relates to a particular location in the municipality and should be read in conjunction with the rest of the Municipal Strategic Statement.

Strathfieldsaye

Overview

Strathfieldsaye was once a rural hamlet that has developed over time into a suburban satellite of Bendigo, with a small commercial town centre. Its character is defined by: gently undulating hills and creek flats with areas of extensive native vegetation; a mix of spacious and rural style housing with no front fences or reticulated services and more standard suburban development with full services; and extensive recreation precincts. It also adjoins the Greater Bendigo National Park to the north.

The population of Strathfieldsaye is growing rapidly with it more than trebling between 1991 and 2011. The population is currently approximately 5700 and is forecast to grow to approximately 13,000 to 15,000 by 2036 depending on the density of development (Strathfieldsaye Town Centre Urban Design Framework, February 2017).

The key planning and development issues for Strathfieldsaye are:

- Protecting the town's semi rural and natural bushland character and environmental attributes, particularly vegetation and creek frontages.
- Providing adequate services and accommodation for the changing population.
- Managing the un-sewered residential areas in the north of the town to reduce the impacts on the environment.
- Strengthening the town centre by consolidating retail development on the north side of Wellington Street and developing a town square.

Objective

1. To support an economically viable, lively and compact town centre with a major gathering community space and a wide range of commercial, employment and business options that service the local community.

Strategies

1.1 Ensure that any proposed use and development is generally in accordance with the Strathfieldsaye Local Area Plan, as shown on Map 1.

1.2 Strengthen retail and civic gathering places, and facilitate a wide range of employment, businesses and services in the Town Centre Precinct.

1.3 Locate combined medium density housing and retail/office developments in the Town Centre Precinct with retail and office uses at street level and residential on upper floors particularly where adjoining a residential neighbourhood.

1.4 Support in the Transitional Town Centre Precinct a mix of medium density residential and office ‘shop top’ combination in the Mixed Use Zone area, and residential uses where adjoining the Transitional Residential Precinct.

1.1 Consider medical centres in the Transitional Residential Precinct areas closer to the town centre.

Objective

2. To create a strong sense of place that supports the preferred natural and rural neighbourhood character.
Strategies

2.1 Support development that reinforces the desired character of the seven precincts, as shown in Map 1 and described below:

- **Town Centre Precinct**: a lively and compact town centre that provides a wide range of commercial, employment and residential options that services the local community, in a native vegetated setting.

- **Transitional Town Centre Precinct**: a transitional area between the Town Centre Precinct and the Transitional Residential Precinct. This precinct encourages medium density residential and mixed use activities that are framed by large trees and native vegetation.

- **Transitional Residential Precinct**: a transition area between the medium density residential and mixed use activity of the Transitional Town Centre Precinct and lower scale general residential areas, framed by large trees and native vegetation.

- **Town Entrances Precinct**: a low scale residential development area in a bushland and spacious setting, where large native trees dominate the streetscape, and that clearly identifies the town entrances.

- **General Residential Precinct**: a largely conventional residential area with a mix of lot sizes, typically includes concrete kerbing but retains a spacious character through a lack of front fences, low scale buildings, retained and and planted native vegetation, and generous setbacks.

- **Large Lot Residential/Low Density Residential Precinct**: large semi-rural lots, often with native vegetation cover, low scale buildings and no reticulated sewerage.

- **New Development Areas Precinct**: new development areas east and west covered by Development Plan Overlay, Schedule 26.

2.2 Support development that meets the following criteria:

- A mixture of materials including timber and earthy coloured render.

- Car parking facilities setback at least 1 metre behind the facades of buildings and dwellings.

- Setback of buildings and no front fences in residential areas to maintain and strengthen the spacious setting of Strathfieldsaye, and to allow the planting of native vegetation.

2.3 In the Transitional Residential Precinct, dwellings should be setback 4-6 metres from the front boundary, new lots must have a frontage facing onto existing roads and where a lot is on a corner it should have two frontages, and if front fencing is required it should be a minimum 75 per cent transparency and not exceed 1.2 metres in height.

2.4 In the General Residential Precinct, dwellings should be setback from front and side boundaries and not protrude above tree canopy, vegetation should be retained or replanted where possible, and there should be no front fencing and farm style side fencing, where possible.

2.5 In the Large Lot Residential/Low Density Residential Precinct, dwellings should be low scale and follow the contours of the site where possible, have substantial setbacks from front and side boundaries, have site building coverage not greater than 50 per cent to allow for vegetation, retain or replant native vegetation where possible, and have no front fencing and farm style side and rear fences.

Objective

3. To provide a range of dwelling types and lot densities for a diverse mix of household types.

Strategies

3.1 Support development that provides smaller lots and higher densities in the Town Centre Precinct, the Transitional Town Centre Precinct and the Transitional Residential Precinct.

3.2 Integrate medium to high density housing into the street system and avoid gated communities.
In the General Residential Precinct, lots should be 300-1500 square metres with large lots fronting Sullivans Road and Ryalls Lane, and in the area north east of Strathfieldsaye Road, north west of Ryalls Lane and south of the Greater Bendigo National Park.

In the Large Lot Residential/Low Density Residential Precinct, lots should be between 4000 square metres and 2 hectares to accommodate flooding, vegetation and effluent disposal requirements. However, if reticulated sewerage can be provided then smaller lots can be considered.

Objective

4. To facilitate good design of buildings and public spaces to improve community safety and adapt to changes in climate efficiently.

Strategies

4.1 Create active interfaces by fronting residential development to open space, waterways, walking and cycling links and roads.

4.2 Support environmentally sustainable design by using passive solar design techniques in subdivisions and buildings.

4.3 Create high quality, well connected and safe public spaces including a safe and attractive network of shared paths and along waterways, as shown in Map 1.

4.4 Minimise vehicle access from Wellington Street and Strathfieldsaye Road to assist traffic flow and provide space for native vegetation.

4.5 Create a new road between Taylors Lane and Tannery Lane to provide a safer connection.

Objective

5. To protect and enhance native vegetation and waterways.

Strategies

5.1 Provide suitable setbacks to waterways from development.

5.2 Protect native vegetation in new developments where possible, and facilitate new plantings.