

## BANNOCKBURN GROWTH PLAN

Project Introduction, Opportunities and Constraints

FEBRUARY 2020



### WHAT IS THE BANNOCKBURN GROWTH PLAN?

The Bannockburn Growth Plan (Growth Plan) will guide the sustainable growth of Bannockburn to the year 2050. The Growth Plan will identify where and when future housing may be developed. It will also identify what infrastructure is needed to support the growing community, such as roads and community facilities, and land for employment and retail.

The Growth Plan will set out how the town is likely to change in the future. This will provide certainty to the local community about what changes to expect in Bannockburn in the next 30 years.

### WHO IS PREPARING THE BANNOCKBURN GROWTH PLAN?

The Victorian Planning Authority (VPA) is preparing the Growth Plan with Golden Plains Shire Council (Council). The VPA is a Victorian government body that undertakes strategic planning and coordinates infrastructure for the future growth and transformation of Victoria's cities and regions. The VPA and Council will work closely with other state government agencies and the community to plan for Bannockburn's vibrant future.

### WHY IS THE BANNOCKBURN GROWTH PLAN REQUIRED?

Bannockburn is one of the fastest growing towns in regional Victoria. The population is expected to reach more than 13,000 people by 2036, but there's a shortage of land available to develop for new houses. The Growth Plan will identify the most appropriate land for houses and ensure the infrastructure is provided to support these new homes.

Bannockburn is the largest town in Golden Plains Shire. The Victorian Government and Council see it as an ideal place to support Golden Plains' growing population, thanks to its existing infrastructure and amenity.

### HOW WILL THE VPA AND COUNCIL DECIDE WHAT LAND TO IDENTIFY FOR HOUSING?

Development will be directed away from areas:

- with high environmental values
- with an unmanageable bushfire risk
- that are highly productive for agricultural purpose
- that can't be easily serviced by infrastructure
- that are too steep.

These decisions will be informed by technical reports and by working with agencies such as the Country Fire Authority and Barwon Water.

### WILL THE GROWTH PLAN REZONE THE LAND FOR DEVELOPMENT?

No. The Growth Plan will identify the location and timing of areas for housing. More detailed planning work will take place to rezone the land once the Growth Plan has been finished. This more detailed planning work may take two to three years. We will also welcome community input into this detailed planning work as it happens.



## GROWTH PLAN INVESTIGATION AREA

Some land is better suited for development than others. We've identified a Growth Plan Investigation Area to help decide the best location for new homes and jobs (see Figure 1). The Growth Plan Investigation Area is to the south of the town due to the constraints in other locations:

- North – connectivity constraints associated with Bruce's Creek, Midland Highway and the railway line.
- East – Midland Highway, quality farming land and non-urban break between Gheringhap and Bannockburn.
- West – Bannockburn Recreation Reserve and Barwon Water infrastructure.

Technical work on issues such as bushfire management, drainage, transport and biodiversity values will guide the best location for new development.

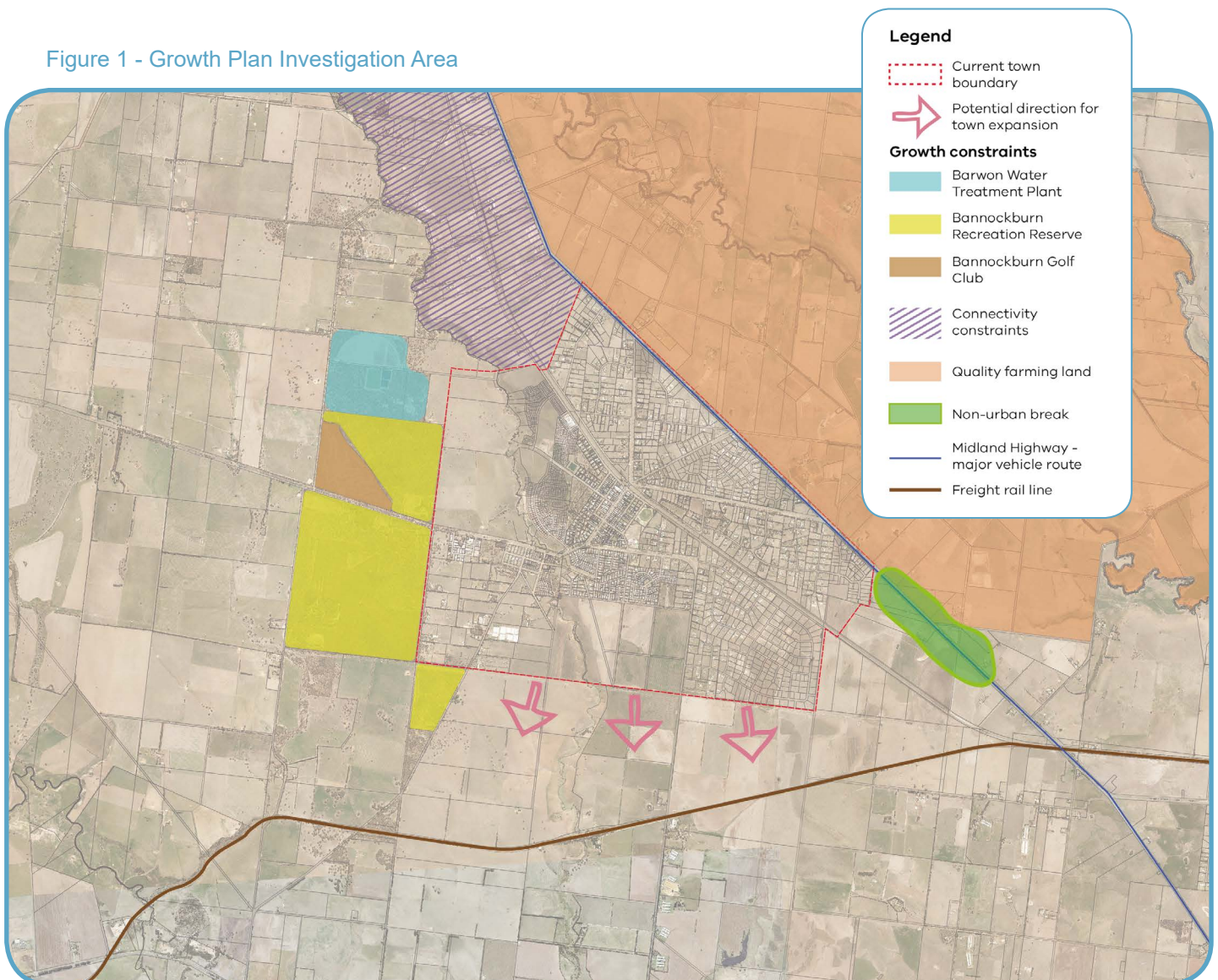
## HOW MUCH LAND WILL BE IDENTIFIED FOR HOUSING?

There is some land within the current town boundary that is yet to be developed. The Growth Plan will identify when this land might develop and what infrastructure is required to service it.

Not all of the land in the Growth Plan Investigation Area will be suited for development. We expect approximately 6,500 new homes will be needed to accommodate the population growth to the year 2050.

The Growth Plan will not only identify what land should be developed, but when it should be developed in stages. By staging development in the short, medium and long term, infrastructure can be funded and delivered so it's built at the time it's needed.

Figure 1 - Growth Plan Investigation Area



## OPPORTUNITIES FOR THE FUTURE OF BANNOCKBURN

The Growth Plan is an exciting opportunity for the Bannockburn community to shape the future of their town!

We want to know which of these opportunities are most important to you, or if there is anything you think we've missed.

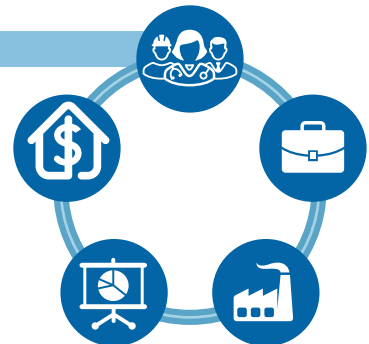
### GROWTH AND RENEWAL OPPORTUNITIES

- Identify precincts for new housing to accommodate short-term, medium-term and long-term growth.
- Define and protect Bannockburn's rural character.
- Plan for smaller houses (such as townhouses and units) close to existing services.
- Protect heritage sites.
- Direct growth away from productive agricultural land.
- Collect funding from developers to fund infrastructure required to support new development.
- Consider buffers between urban and rural land uses.



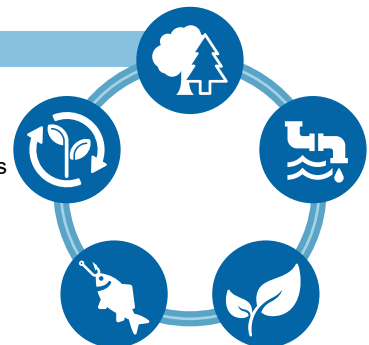
### ECONOMY AND EMPLOYMENT OPPORTUNITIES

- Encourage investment in the current town centre as the main activity centre.
- Plan for additional retail land to meet the needs of the growing population.
- Investigate appropriate locations for industrial development.
- Provide opportunities for local employment.
- Ensure growth does not affect the operation and expansion of nearby agricultural uses.



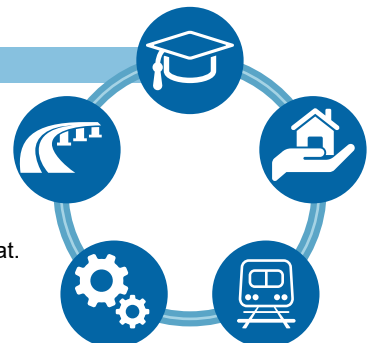
### ENVIRONMENT AND WATER OPPORTUNITIES

- Identify open space and define its role.
- Improve connections to Bannockburn lagoon as a recreational fishing location.
- Enhance the environmental and recreational opportunities associated with Bruce's Creek.
- Identify and protect existing biodiversity.
- Explore the use of recycled water for urban, environmental and agricultural uses.
- Ensure buffers from existing businesses and sites with adverse amenity.



### INFRASTRUCTURE OPPORTUNITIES

- Consider a heavy vehicle bypass road.
- Improve connectivity across Bruce's Creek and the railway corridor.
- Identify infrastructure for education and community needs.
- Define a future transport network for vehicles, pedestrians and cyclists.
- Advocate for a passenger rail service between Geelong, Bannockburn and Ballarat.
- Advocate for an improved bus network within and connecting to Bannockburn.





## HAVE YOUR SAY!

We want to know which of these opportunities are most important to you, or if there is anything you think we've missed.

**We are seeking your feedback from  
Monday 2 March to Monday 30 March 2020.**

## YOU CAN PROVIDE FEEDBACK IN SEVERAL WAYS:

1. Meet with VPA and Council staff to discuss your ideas and learn more about the Growth Plan:
  - a. Golden Plains Farmers' Market, 22 Byron Street, Bannockburn, 8.30am to 12.30pm, Saturday 7 March, 2020
  - b. Bannockburn Plaza, 12/6 High Street Bannockburn 4.00pm to 6.30pm, Thursday 19 March, 2020
2. Complete the online survey at:  
[bit.ly/BannockburnGrowthPlan](https://bit.ly/BannockburnGrowthPlan)
3. Contact the VPA or Council project manager on the details below to receive a hard copy survey, or collect one from the Bannockburn Customer Service Centre, 2 Pope Street, Bannockburn.

## WHAT ARE THE NEXT STEPS?

We will summarise your feedback in a Community Engagement Summary Report which will be published on the VPA website and shared with our subscriber list.

Your feedback will guide the preparation of the draft Growth Plan. We plan to release the draft Growth Plan for community engagement in July 2020.

Subscribe to stay up-to-date on planning for the future of Bannockburn, or visit the website for the latest updates:  
[vpa.vic.gov.au/project/bannockburn-growth-plan/](https://vpa.vic.gov.au/project/bannockburn-growth-plan/)



For more information, please contact:

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