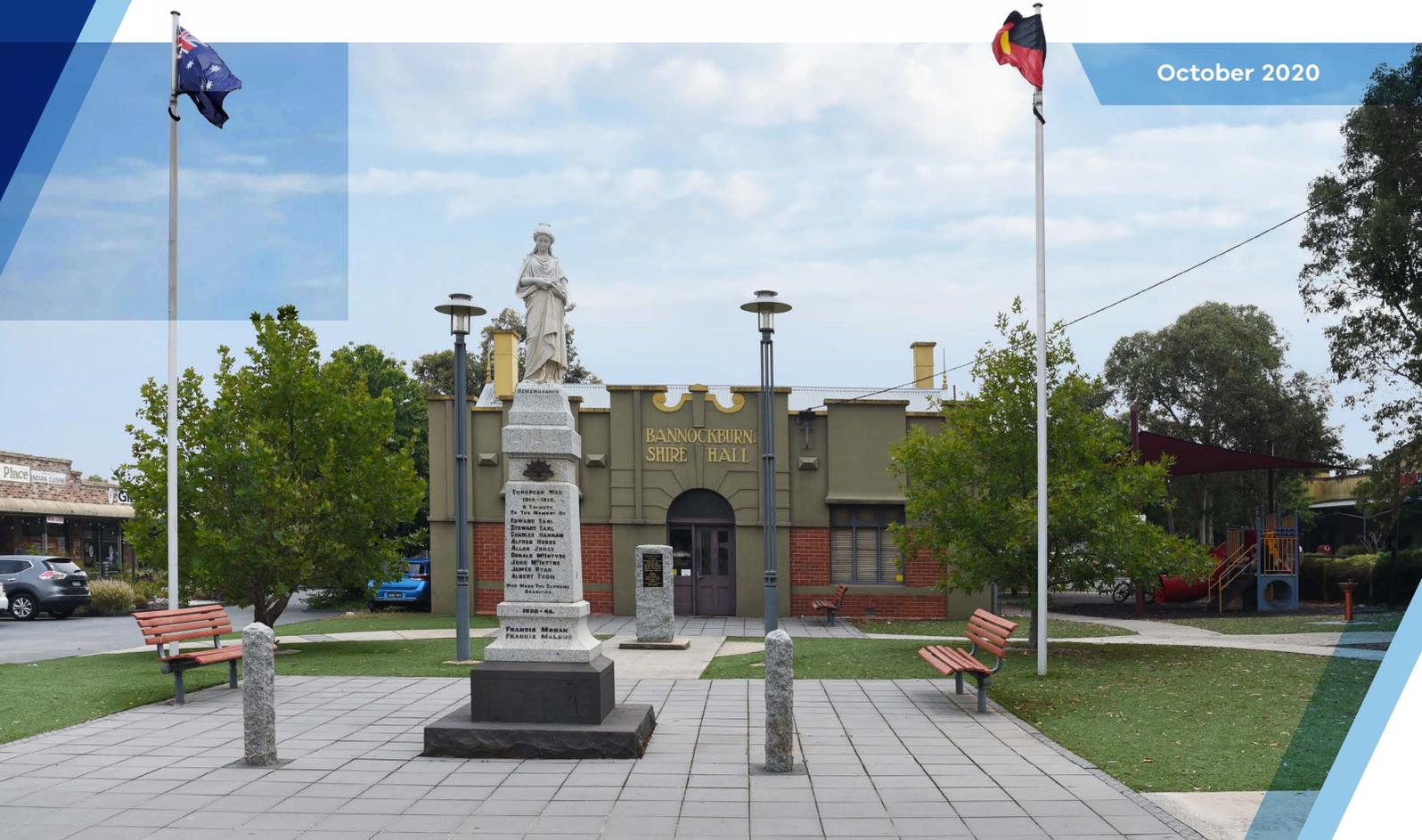


Have your say on the **BANNOCKBURN** GROWTH PLAN

October 2020



The Bannockburn Growth Plan (Growth Plan) guides the sustainable growth of Bannockburn to the year 2050. The Growth Plan identifies where and when future housing will be developed and what infrastructure is needed to support the growing community, such as roads and community facilities, and land for employment and retail. This will provide certainty to the local community about what changes to expect in Bannockburn in the next 30 years.

The vision for Bannockburn in 2050

New residents and visitors are attracted to Bannockburn as a regional hub due to its distinct identity, affordable lifestyle and local amenity.

The community conveniently accesses the services, employment and education opportunities offered by regional cities via the re-instated passenger services on the Geelong-Ballarat rail line and improved bus connections.

Investment in road and path connections allow people and goods to move around the town and access surrounding urban centres with ease.

Local employment opportunities respond to the town's rural character through an enhanced agricultural sector and diverse industrial precincts.

Bannockburn's unique environmental assets are protected and enhanced, and places of cultural heritage significance safeguarded. Sustainable water use and management is at the forefront of decision making, and water quality in local sources is protected.

Bannockburn's built form is respectful of the natural environment and heritage values. New development responds to climate change by adopting Environmentally Sustainable Design (ESD) principles. Underpinning the town's growth is a healthy and well-connected community.

The plan for Bannockburn

The Victorian Planning Authority (VPA) has prepared the Growth Plan in consultation with Golden Plains Shire Council, government agencies and the community. The Growth Plan has also been informed by technical background documents such as a biodiversity assessment and drainage catchment assessment.

The VPA has prepared a draft amendment to the Golden Plains Planning Scheme to include the Bannockburn Growth Plan as a Background Document and make changes to the Planning Policy Framework (PPF). The draft amendment will enable future decisions about the town's growth to be guided by the Growth Plan.

The Growth Plan:

- Identifies areas for future housing development to accommodate projected population growth to the year 2050.
- Identifies locations for industrial land to support local jobs.
- Reinforces the existing Bannockburn Town Centre as the main retail centre and proposes a second local town centre in the south of the town.
- Identifies opportunities for new walking and cycling connections.
- Identifies ways that new development can respond to the existing character of the town.
- Advocates for investment in improved public transport connections.
- Identifies potential community infrastructure that will be required to service population growth.
- Sets a vision for sustainable development and sustainable water use.

To achieve this, the Growth Plan identifies strategies and actions under four themes:

- Housing & Community Infrastructure
- Economy & Employment
- Environment & Water
- Transport & Movement

Past engagement

The VPA engaged with the Bannockburn community in February and March 2020. We asked the Bannockburn community to identify your top two priorities for the town under four planning themes.

The *Community Engagement Summary* report from this consultation process can be found on the VPA website at vpa.vic.gov.au/bannockburn-growth-plan

The planning responses to the community's top eight priorities are summarised below:

Growth and Renewal Opportunities

Community Priority 1. Define and protect Bannockburn's rural character

Growth Plan response: Develop housing design guidelines, maintain urban breaks and invest in open space and greening.

Community Priority 2. Collect funding from developers to fund infrastructure required to support new developments

Growth Plan response: Prepare development contribution plans or Section 173 Agreements to support new growth areas.

Economy and Employment Opportunities

Community Priority 3. Plan for additional retail land to meet the needs of the growing population

Growth Plan response: Encourage investment in and plan for an expansion of the existing Bannockburn Town Centre. Plan for a new local activity centre in the south of the town. Encourage neighbourhood activity centres as part of other future growth areas.

Community Priority 4. Provide opportunities for local employment

Growth Plan response: Plan for an expansion of the existing Bannockburn business park. Encourage investment in the Gheringhap employment precinct.

Environment and Water Opportunities

Community Priority 5. Explore the use of recycled water for urban, environmental and agricultural uses

Growth Plan response: Advocate for funding for an Integrated Water Management (IWM) strategy for the town. In the absence of this funding, investigate the inclusion of IWM and sustainable development outcomes identified in Figure 5 of the Growth Plan as part of future growth areas.

Community Priority 6. Identify open space and define its role

Growth Plan response: Plan for linear open space along existing and proposed waterways. Install playgrounds and recreation uses in these spaces.

Infrastructure Opportunities

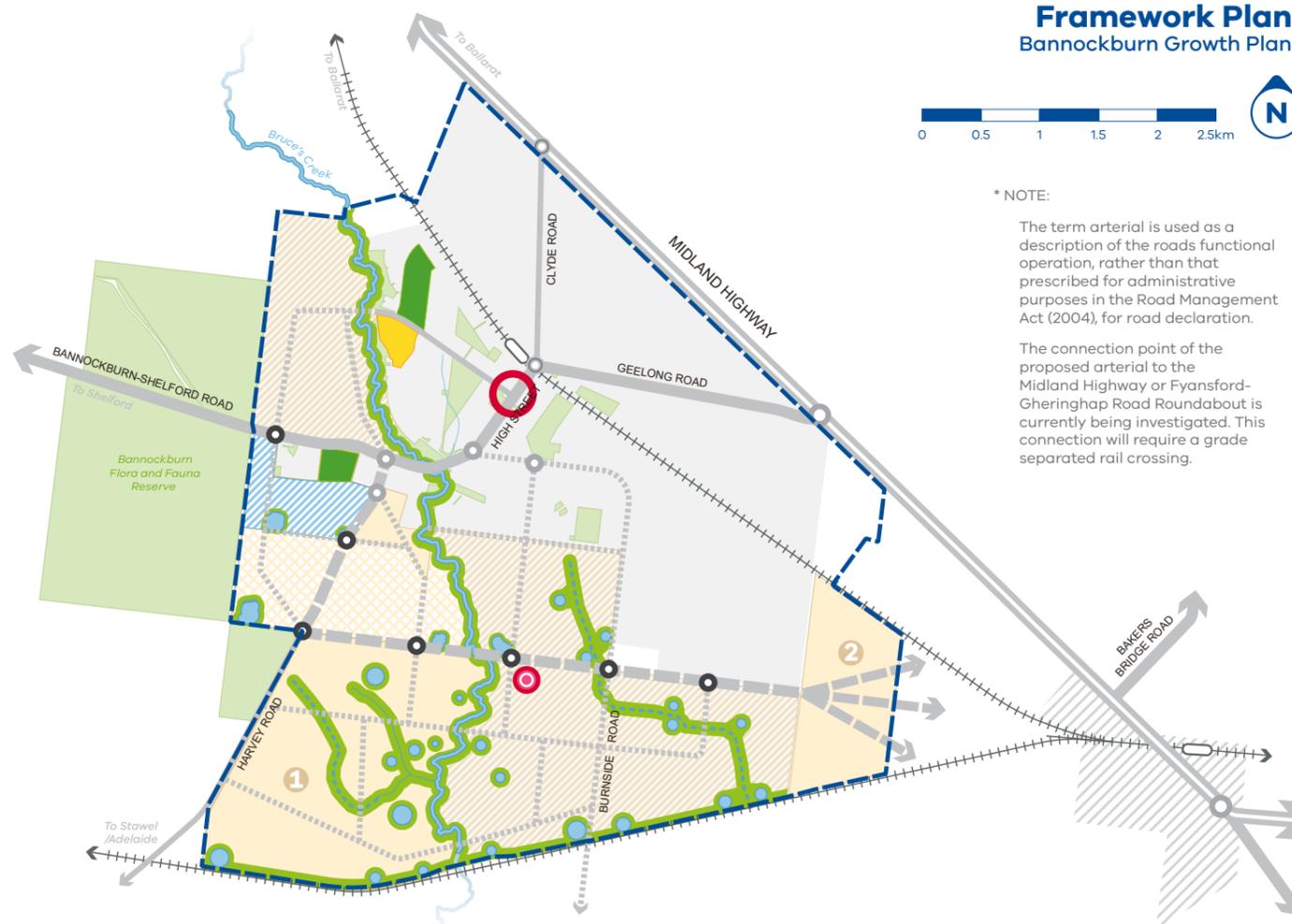
Community Priority 7. Advocate for an improved bus network within and connecting to Bannockburn

Growth Plan response: As the population grows, advocate for improved public transport connections. The Growth Plan identifies a network of roads that are bus-capable.

Community Priority 8. Consider a heavy vehicle bypass road

Growth Plan response: Plan for a second arterial road that could provide an alternative route for through-freight movements.

Framework Plan Bannockburn Growth Plan



* NOTE:
The term arterial is used as a description of the roads functional operation, rather than that prescribed for administrative purposes in the Road Management Act (2004), for road declaration.
The connection point of the proposed arterial to the Midland Highway or Fyansford-Gheringhap Road Roundabout is currently being investigated. This connection will require a grade separated rail crossing.

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|---|---|---|--|
| proposed growth boundary | Gheringhap employment precinct (proposed) | existing waterway & drainage asset (indicative) | arterial (highway) |
| future residential - short term priority | existing residential | Bannockburn Town Centre | arterial |
| future residential - medium term priority | Bannockburn P-12 College | future retail centre | connector |
| future growth option | future industrial expansion | existing intersection (potential upgrade) | proposed arterial (indicative)* |
| 1 South | recreation | proposed intersection | future & existing connectors (potential upgrade) |
| 2 East | public open space | intersection upgrade (funded) | constructed waterway |
| | linear park/open space (indicative) | rail line & railway station (proposed) | |



WHY ARE WE CONSULTING DURING THE PANDEMIC?

The Victorian Government is keen to make sure our economy is ready to switch back on after COVID-19 restrictions can be eased. We're progressing the Growth Plan to help open up new land supply and stimulate jobs and economic activity in Bannockburn as soon as possible.

Have your say

Residents, landowners, and other affected community members are invited to submit comments on the Growth Plan and accompanying draft planning scheme amendment documents.

You can provide feedback until **5:00pm 23 November 2020**.

VPA staff will be available at various times throughout this period to speak with you about the plan and answer any questions you may have.

WRITTEN SUBMISSIONS

Submissions on the Growth Plan and accompanying draft amendment must be made in writing to the VPA and sent via email or post.

Email: amendments@vpa.vic.gov.au

Post: Victorian Planning Authority
c/- Bannockburn Growth Plan
Level 25, 35 Collins Street
Melbourne VIC 3000

PHONE

You can call the project team at any time during business hours, Monday to Friday.

Additionally, the project team will be available to speak with you over the phone outside of business hours on **Tuesday 10 November between 5:00pm and 7:00pm**.

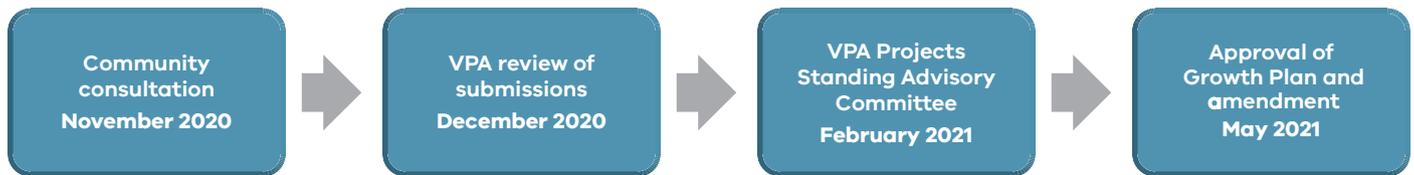
Call (03) **9651 9600**.

VIRTUAL MEETING

Register your interest to attend an online drop-in-session on **Wednesday 18 November from 5.30pm until 6.30pm at** engage.vic.gov.au/bannockburn-growth-plan.

The session will commence with a short presentation, followed by the opportunity to ask questions of the project team in small break-out groups. You are welcome to leave the meeting at any time.

Next steps



FIND OUT MORE

Visit engage.vic.gov.au/bannockburn-growth-plan to find out more about the plan for Bannockburn, including a full set of draft planning scheme amendment documents, frequently asked questions and instructions on how to make a submission.

For more information, please contact

VICTORIAN PLANNING AUTHORITY

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The Victorian Planning Authority is the Victorian Government's specialist authority for land use and infrastructure planning in growing urban areas across the state.

Disclaimer: Submissions provided to the Victorian Planning Authority are part of an open public process where all parties affected by the planning scheme can provide input into the draft amendment.

If you choose to make a submission, you consent to your submission being made public, and being identified as the author of the submission.

Your submission will be made available for public inspection on the VPA website until two months after gazettal of the resulting planning scheme amendment and will also be made available to relevant Ministers and local councils, and other involved government agencies. In addition, your submission will be made available to developers, landowners, other submitters and interested parties on request.

Your submission may be provided in its entirety to a Standing Advisory Committee appointed to advise the Minister for Planning on referred projects and plans and associated draft planning scheme amendments.

If you are a private individual, your personal information will be removed from your submission before it is released to parties outside government or local councils. Contact details do not include the address of land which is the subject of your submission.

By making a submission, you also give permission for copyright material to be copied and made public.

For further information consult the VPA website at www.vpa.vic.gov.au or phone the VPA (9651 9600).