



Bannockburn

KEY ISSUES & OPPORTUNITIES

COMMUNITY ENGAGEMENT SUMMARY REPORT

JUNE 2020

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ACKNOWLEDGEMENT OF COUNTRY

We acknowledge the traditional Wadawurrung owners of the land that now comprises Golden Plains Shire. We pay our respects to Wadawurrung Elders both past and present and extend that respect to all Aboriginal and Torres Strait Islander People who are part of Golden Plains Shire.

1 INTRODUCTION

1.1 CONTEXT AND PURPOSE

The Victorian Planning Authority (VPA) recognises that community input is integral to achieving its vision of planning great places and is committed to undertaking robust and comprehensive engagement with the communities and other stakeholders it works with.

The VPA in partnership with Golden Plains Shire Council (Council) are preparing the Bannockburn Growth Plan (Growth Plan). The Growth Plan will guide the sustainable growth of the town to the year 2050

The VPA and Council conducted community engagement between 2 March and 30 March 2020. The purpose of the engagement was to seek the community's feedback on key issues and opportunities we identified, and to find out if there's something we missed. The engagement process also sought to inform the community of Bannockburn's future growth and introduce the VPA, who are leading this project in partnership with Council. The findings from the engagement process will inform the draft Growth Plan.

The engagement included:

- an online survey
- a community pop-up session
- secondary school engagement
- project newsletter (digital and printed copies)
- mail out of project newsletter and survey
- project information on relevant VPA/Council platforms including geo-targeted Facebook posts.

The response to the engagement process consisted of:

- 394 people completed the survey
- 69 secondary students participated in the 'Letter to the Mayor' activity
- Approximately 60 people attended the community pop-up event
- Approximately 10 direct contacts from the community (phone calls)
- 2 submissions were received via email

This community engagement report summarises and responds to the feedback received throughout the engagement process, with best efforts made to accurately reference feedback from all contributors.

The key issues and opportunities we sought feedback on were arranged under four themes. The top 2 priorities expressed by the community under each of these themes were:

1. Growth and Renewal

- a. Define and protect Bannockburn's rural character
- b. Collect funding from developers to fund infrastructure required to support new developments

2. Economy and Employment

- a. Plan for additional retail land to meet the needs of the growing population
- b. Provide opportunities for local employment

3. Environment and Water

- a. Explore the use of recycled water for urban, environmental and agricultural uses
- b. Identify open space and define its role

4. Infrastructure

- a. Advocate for an improved bus network within and connecting to Bannockburn
- b. Consider a heavy vehicle bypass road

1.2 PROJECT BACKGROUND

The Growth Plan is a high-level and broad strategy that will:

- Set out the future vision for sustainable growth and land use planning in Bannockburn.
- Identify future residential and employment areas to ensure adequate land supply for the next 30 years.
- Identify the key considerations for further detailed planning and development of growth areas.
- Define key projects and infrastructure to facilitate growth.
- Provide a more certain environment for both public and private investment decisions.

Key issues and opportunities were developed from a review of existing literature and engagement with key stakeholders. These were arranged under four overarching themes and formed the basis of the engagement process:

1. Growth and Renewal

- Identify precincts for new housing to accommodate short-medium 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.

2. Economy and Employment

- 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.

3. Environment and Water

- 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.

4. Infrastructure

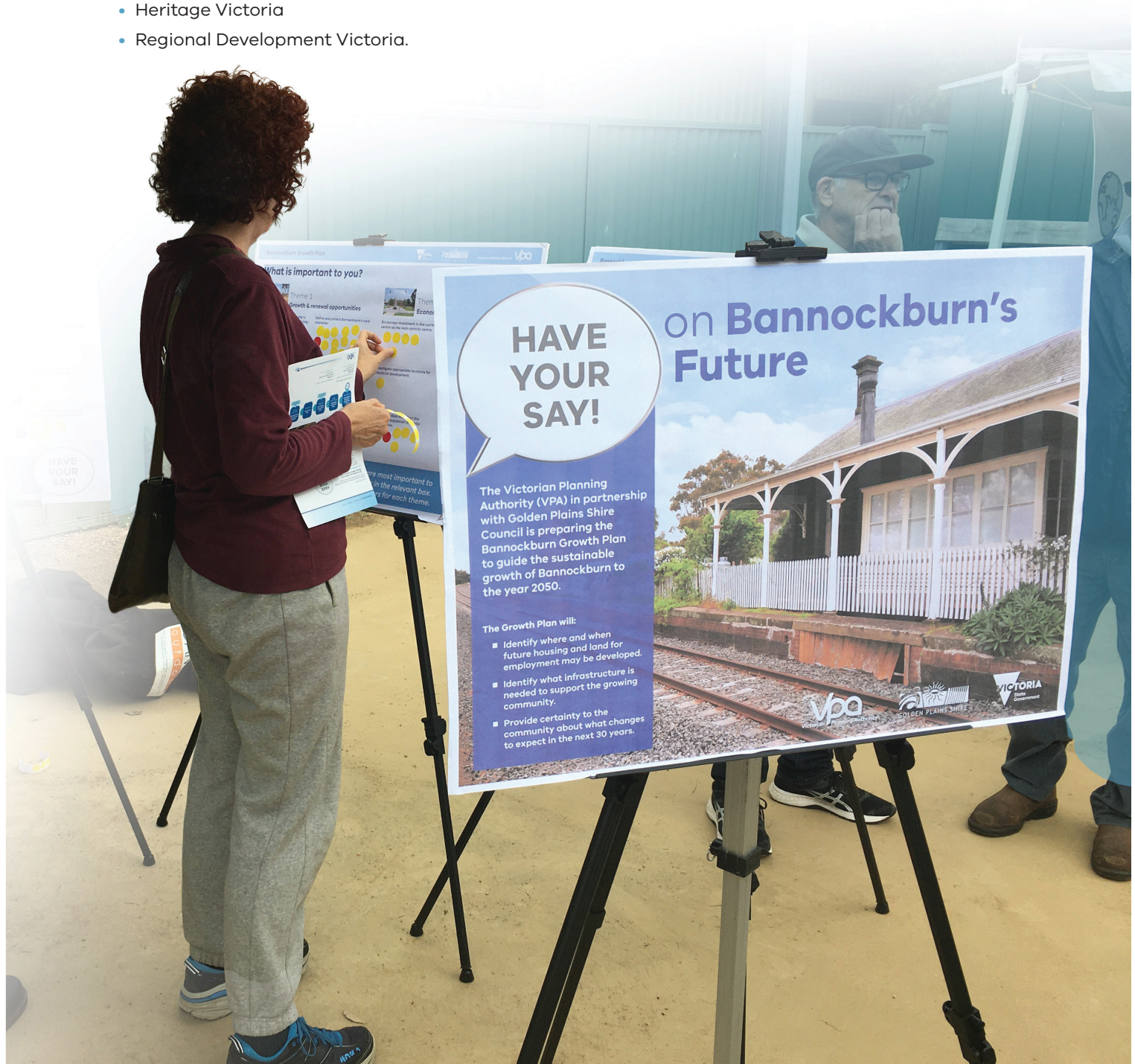
- Consider a heavy vehicle bypass road.
- Improve connectivity across Bruce's Creek and the railway corridor.
- Identify infrastructure for education and community needs.
- Define a future transport network for vehicles, pedestrians and cyclists.
- Advocate for a passenger rail service between Geelong,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

1.3 PROJECT PARTNERS

The VPA worked in partnership with government agencies, utility providers and Council to develop the key issues and opportunities to share with the community.

Some of the agencies consulted with to date include:

- Barwon Water
- Corangamite Catchment Management Authority
- Department of Transport
- Department of Education and Training
- Department of Environment, Land, Water and Planning
- Environment Protection Authority
- Heritage Victoria
- Regional Development Victoria.



2 THE ENGAGEMENT PROCESS

2.1 METHOD OF ENGAGEMENT

Engagement on the key issues and opportunities occurred between 2 March and 30 March 2020. This was shared with the community through:

- an online survey
- a community pop-up session
- secondary school engagement
- project newsletter (digital and printed copies)
- mail out of project newsletter and survey
- project information on relevant VPA/council platforms

A number of community groups including sporting groups and volunteers were also directly contacted about the engagement process and invited to participate.

Due to the impact of COVID-19 and associated public health measures, such as social distancing, the VPA was required to cancel two planned community engagement activities. These were:

- 1) Pop-up session #2. This session was planned for Thursday 19 March 2020 at Bannockburn Plaza, 4-6pm.
- 2) Primary school engagement. Members of the VPA were scheduled to visit two primary schools in Bannockburn on Thursday 24th March, however this had to be cancelled. Instead, VPA liaised with the schools to see if the teachers could run the activities with our guidance. Schools were locked down before this could go ahead so the activity was cancelled.

The online survey continued throughout this time and we continued to promote this via social media.

2.1.1 COMMUNITY SURVEY

The purpose of the community survey was to understand which of the key issues and opportunities were most important to the community and to give the community an opportunity to identify what we may have missed. It was available online and hardcopy surveys were made available at Council's Customer Service Centre and distributed to Bannockburn households.

The survey received 394 responses of which 335 were submitted online, 29 were completed at the pop-up session and 30 were submitted as hard copy surveys.

2.1.2 FACEBOOK GEOTARGETTED ADVERTISEMENT

The community survey was promoted through the VPA and Council Facebook pages. The VPA ran a three-week advertising campaign promoting the engagement survey and pop-up engagement event.

The adverts were targeted using the below criteria:

- **Audience:** Anyone living within a 17km radius of central Bannockburn (smallest available radius), any age and any gender
- **Placements:** Facebook newsfeed and Instagram feed on desktop and mobile
- **Budget:** \$400 total
 - \$50 to promote the Bannockburn Farmers Market pop up
 - \$350 to promote the online survey

These helped reach a total of 38,238 people.

Facebook advertisement results were as follows:

Impressions*	74,723
Cost per impression	\$0.005
Clicks	2,629
Cost per click	\$0.15
Survey leads	1,195
Cost per lead	\$0.33

*Impressions = the total number of times an ad was seen

One advertisement in particular received a significant amount of interaction. It was posted on 5 March 2020 and garnered 70 reactions, 65 comments and 22 shares.

2.1.3 COMMUNITY POP-UP EVENT

A pop-up event was held on Saturday 7 March 2020 at the Bannockburn Farmers Market, 9:30am-12:30pm.

A1 boards were prepared with background to the project and with the key issues and opportunities being explored. The A1 boards included:

- An introductory "Have your say on Bannockburn's future!" boards with the purpose of the Growth Plan.
- An "Opportunities for the future of Bannockburn" giving an overview of the key issues and opportunities.
- Interactive "What is important to you?" boards which allowed the community to place sticky dots on the themes most important to them. Themes were:
 1. Theme 1: Growth and Renewal Opportunities
 2. Theme 2: Economy and Employment Opportunities
 3. Theme 3: Environment and Water Opportunities
 4. Theme 4: Infrastructure Opportunities
- Interactive "Have we missed anything" A1 board where community members could add sticky notes to key themes, they care about.
- Interactive general questions about Bannockburn board which asks:
 1. What is something you would like to see in Bannockburn in the Future?
 2. What makes Bannockburn a special place to live, work or visit?
 3. What most concern you about population growth in Bannockburn?

A table of project collateral including hardcopies of the newsletter, surveys and a "sign-up" to be added to the project subscriber list.

The pop-up event provided the community an opportunity to speak to the VPA team and Council officers in person and learn more about the project. Approximately 60 people attended of which 29 completed the interactive survey.

2.1.4 SECONDARY SCHOOL ENGAGEMENT

Council, in partnership with the VPA, conducted targeted secondary school engagement. This was intended to provide students an opportunity to voice their ideas for the future of Bannockburn to inform the draft Growth Plan. The engagement occurred on Wednesday 11th March, 2020 at the Bannockburn P-12 College. A total of 69 students participated who were from year levels 8-10.

Students were given a template to help them formulate a letter to the Mayor of Golden Plains Shire, explaining what they like about Bannockburn, or the place where they live, and where they would like to see change (see Appendix 6.1).

The template included three prompts:

1. The things that make Bannockburn a great place to live are.....
2. The things I think we could improve or change in Bannockburn to make it even better are....
3. I hope that by 2050 Bannockburn is.....

A summary of the key findings from the engagement process have been provided back to the school and will be presented to the Mayor.

3 WHAT WE HEARD



We heard from:

- 394 people responded to the community survey:
 - 335 submitted a response online
 - 29 submitted a response at the pop-up event
 - 30 submitted a response as a hard copy
- Approximately 60 people attended the community pop-up event
- Approximately 10 direct contacts from the community (phone calls)
- 2 submissions were received via email

The top 2 priorities expressed by the community in response to each of the 4

Growth and Renewal

1. Define and protect Bannockburn's rural character
2. Collect funding from developers to fund infrastructure required to support new developments

Economy and Employment

1. Plan for additional retail land to meet the needs of the growing population
2. Provide opportunities for local employment

Environment and Water

1. Explore the use of recycled water for urban, environmental and agricultural uses
2. Identify open space and define its role

Infrastructure

1. Advocate for an improved bus network within and connecting to Bannockburn
2. Consider a heavy vehicle bypass road

Some broad emerging overarching themes from the all aspects of the engagement activities include:

- Retaining Bannockburn's rural character and community feel
- Providing more retail opportunities
- Upgrading and providing new recreation facilities
- Coordinating infrastructure to support growth
- Improving public transport and accessibility
- Enhancing environmental qualities.

3.1 COMMUNITY SURVEY



The community survey sought to capture the community's vision for Bannockburn, what key issues and opportunities were most important to the community, and what we may have missed. The survey included several open-ended questions to allow respondents to be creative and visionary. The last questions also allowed respondents to vote for their top two opportunities from each theme. Survey can be found in Appendix 6.2.

The results from each survey question are outlined below. For questions 2-5, top responses in order of popularity, have been recorded.



Q1 *What is your relationship to the project?*

The majority of respondents were Bannockburn residents as identified in Figure 1. A significant proportion were also from neighbouring towns.

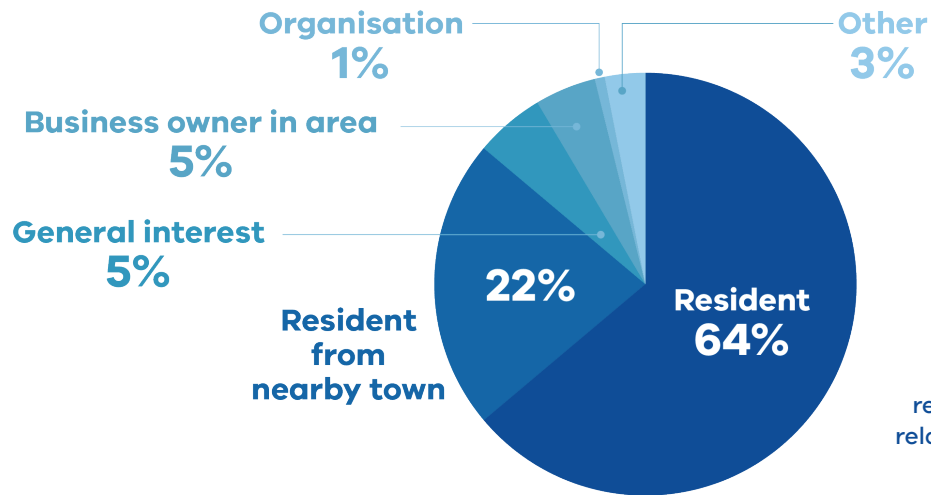


Figure 1
Pie chart of respondents' relationship to the project



Q2 *Something you'd like to see in Bannockburn in the Future?*

The top six responses to this question were:



1. More shopping facilities
(216 responses)



2. Public Transport to and from Bannockburn (116 responses)



3. Recreational facilities
(120 responses)



4. Improved transport and road infrastructure (63 responses)



5. Green spaces and biodiversity (30 responses)



6. Better infrastructure (26 responses)



Q3 *What makes Bannockburn a special place to live, work or visit?*

The top responses to this question were:

1. The peaceful country, rural feel (203 responses)
2. Community and social connections (78 responses)
3. Proximity to Geelong (44 responses)
4. Local amenity and convenience (28 responses)
5. Parks and open space (27 responses)
6. Proximity to Melbourne (24 responses)



Q4 What most concerns you about population growth in Bannockburn?

The top responses to this question were:

1. Inability to fund services and infrastructure for growth (162 responses)
2. Increased traffic and poor road infrastructure (75 responses)
3. Destroying rural character and lifestyle (74 responses)
4. Becoming a suburb with too many subdivisions and poor controls (43 responses)
5. Crime and safety concerns (42 responses)
6. Destroying natural environment (10 responses)



Q5 Please select two opportunities that are most important to you

Respondents were asked to pick their top two opportunities under each of the four themes. They were also asked if there was anything that was missed. The top responses were:

Economy and Employment

55%	Plan for additional retail land to meet the needs of the growing population.	217 responses
47%	Provide opportunities for local employment.	184 responses
45%	Encourage investment in the current town centre as the main activity centre.	177 responses
25%	Ensure growth does not affect the operation and expansion of nearby agricultural uses.	100 responses
11%	Investigate appropriate locations for industrial development.	46 responses

Growth and Renewal

68%	Define and protect Bannockburn's rural character.	264 responses
42%	Explore the opportunities for different uses and activities around the precinct.	164 responses
22%	Define and protect Bannockburn's rural character.	86 responses
16%	Consider buffers between urban and rural land uses.	64 responses
16%	Identify precincts for new housing to accommodate short-term, medium-term and long-term growth.	62 responses

Environment and Water

43%	Explore the use of recycled water for the urban, environmental and agricultural uses.	167 responses
40%	Identify open space and define its role.	155 responses
35%	Identify and protect existing biodiversity.	136 responses
34%	Enhance the environmental and recreational opportunities associated with Bruce's Creek.	133 responses
22%	Improve connections to Bannockburn lagoon as a recreational fishing location	88 responses

Infrastructure

62%	Advocate for a passenger rail service between Geelong, Bannockburn and Ballarat.	246 responses
44%	Consider a heavy vehicle bypass road.	173 responses
30%	Advocate for an improved bus network within and connecting to Bannockburn.	120 responses
27%	Define a future transport network for vehicles, pedestrians and cyclists.	107 responses
20%	Identify infrastructure for education and community needs.	82 responses

Q5 (continued): Top responses for 'anything that was missed' under each of the themes:

The findings from this section are presented as word clouds. Word clouds are generated by entering the raw data from all the responses to each section. The automatic generator picks up the words repeated most often which are made the largest. The words repeated least are the smallest, and so on.

Major themes that emerged from each section:

1. Growth and Renewal: Protect rural and farming land, concerns related to development and housing estates, manage infrastructure to support growth.
2. Economy and Employment: Improve the town centre, more local and diverse employment opportunities, and more retail and shops.
3. Environment and Water: Better water management, enhance Bruce's Creek and the lagoon, improving amenity and access of all open spaces, more trees, protecting bushland.
4. Infrastructure: Improve road network, safety and maintenance, bypass route to remove truck off main street, rail connection, bus network, recreational infrastructure e.g pool, walking and cycling tracks.

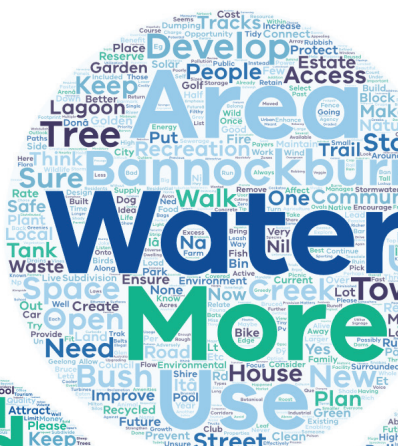
Growth & Renewal



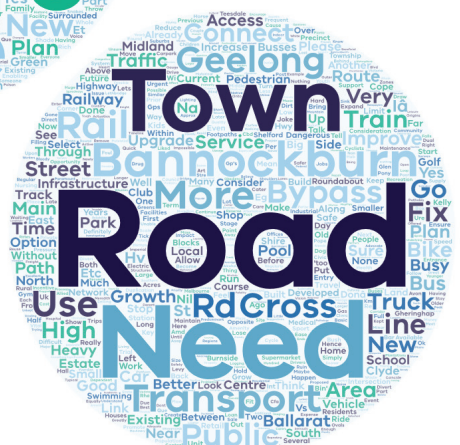
Economy & Employment



Environment & Water



Infrastructure



3.2 FACEBOOK GEOTARGETTED ADVERTISEMENTS

The comments received through the Facebook geotargetted advertisements highlighted some major themes:

- Resistance to further development (13 comments)
- Improvements to road/rail connection with Geelong (10 comments)
- Infrastructure improvements (3 comments)
- More community facilities such as a pool and community centre (2 comments)
- More retail (1 comment)
- Miscellaneous (15 comments)

Remaining comments were people tagging their friends to complete the survey.



“ I like the **rural aspect**. I like the **quietness of a country town**. I like the fact that when you walk into the pharmacy, post office or newsagent that **people know your name**. ”

“ Progress on **new shopping centre** but we only have the one chance to get it right so please ensure it meets the Growth needs. More attention to **beautification of High Street** – simple things such as grass, plantings & regular maintenance. ”

“ The **road system** is becoming inadequate to cope with the extra people. ”

“ Potential negative impacts on **native vegetation** including threatened grassy woodlands, natural wetlands (e.g. the one on the Midland Hwy in between Bannockburn and Gheringhap) and endangered species (e.g. Bellarine Yellow Gum). The added volumes of **water** and **energy** that are required, be great if all houses had their own water tanks and solar panels at a minimum. ”

“ Focus on **infrastructure**, roads, transport etc **before** more housing and estates. This small town cannot accommodate the population growth at this rate. ”

“ It has a **small town feel** still
– trees down the street, walking tracks. ”

“ Making the bush and trail walks and lagoon area **more accessible and inviting** to local and people from surrounding areas. ”

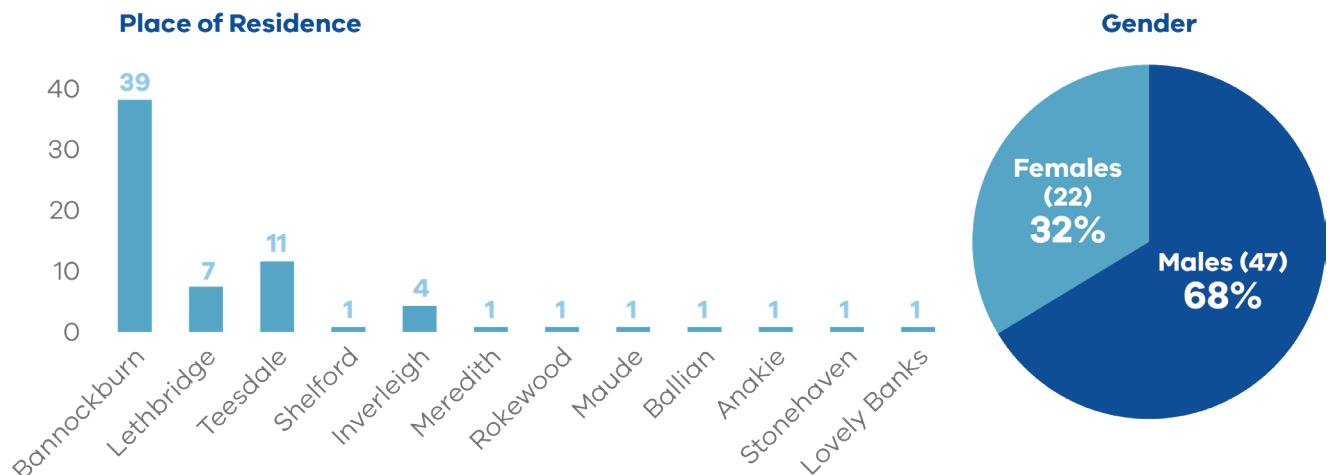
3.3 SECONDARY SCHOOL ENGAGEMENT

The secondary school engagement activity was to write a letter to the Mayor. The VPA provided a template which to guide the responses under three prompts (see Appendix 6.1).

Prior to the activity, facilitators asked the students to note their place of residence and gender. Results were as follows:



69
Survey
Responses



The majority were students who live in Bannockburn. There was also more than double the amount of male respondents than females. This was simply due to there being more boys than girls in the classes that were surveyed.

Top six answers for each prompt are recorded below in order of popularity:

The things that make Bannockburn a great place to live are...

1. Tight-knit friendly community (17 responses)
2. Accessibility of amenities (15 responses)
3. Sporting facilities (12 responses)
4. Ample open land and rural feel (9 responses)
5. Quiet (6 responses)
6. Good schools (5 responses)

The things I think that we could improve or change to make Bannockburn better are:

1. More shops (95 responses)
2. More dining options (mainly fast food) (18 responses)
3. More sporting facilities (16 responses)
4. Motocross track (15 responses)
5. Pool (11 responses)
6. More public transport (9 responses)

I hope that by 2050, Bannockburn is...

1. ... the same as it is now (25 responses)
2. ... a safe and happy community (23 responses)
3. ... a bigger town (13 responses)
4. ... a fun place with many things to do (9 responses)
5. ... a clean and green place (5 responses)
6. ... a great place to live (4 responses)

Dear Mr. Mayor,

The things that make Bannockburn a great place to live are...

It's an **eco friendly** place where things are continuing to grow overtime.

I hope that by 2050, Bannockburn is...

a **cleaner town** with more facilities like **transport** and **more shops**.

Dear Mr. Mayor,

The things that make Bannockburn a great place to live are...

All of the **communal spaces** that engage the community, eg: parks, playground and skate park.

The things I think we could improve or change in Bannockburn to make it even better are...

Newer **football clubrooms** and a wider **variety of shops**.

I hope that by 2050, Bannockburn is...

continues to **expand** and still continues to **engage** and **support the community**.

I hope that by 2050, Bannockburn is...

I hope it won't be a **very populated** place but I hope there are **more places for the kids** in the community.

I hope that by 2050, Bannockburn is...

A bigger place of **not just houses**, but of stores, restaurants, doctors, pools, a cinema and have a **clean environment**.

3.4 WHAT WE HEARD AND RESPONSE

406 submissions were received in total via the survey, email and phone calls. These have been grouped into key themes and a planning response is provided in Table 1. The themes that emerged from the submissions are:

- Retaining Bannockburn's rural character and community feel
- Providing more retail opportunities
- Upgrading and providing new recreation facilities
- Coordinating infrastructure to support growth
- Improving public transport and accessibility
- Enhancing environmental qualities

Table 1. Planning response to each of the major themes

Theme:	VPA and Council response
Retaining Bannockburn's rural character and community feel	The Growth Plan will provide guidance on neighbourhood character objectives to be implemented as part of the future more detailed planning stage. Neighbourhood character objectives could be related to issues such as built form, scale of development, materials and other considerations such as open space and infrastructure design.
Providing more retail opportunities	The Bannockburn Retail Study has been prepared which will inform the Growth Plan. We are in the process of reviewing this study's recommendations to determine the best way to reflect these in the Growth Plan. This study supports planning for additional retail opportunities in Bannockburn.
Upgrading and providing new recreation facilities	Bannockburn has received significant recent investment in recreation facilities, particularly at the Bannockburn Recreation Precinct. We will be reviewing the existing provision and determining what facilities might need to be upgraded or if new facilities are needed to service the growing population.
Coordinating infrastructure to support growth	The Growth Plan will identify the infrastructure that's needed to support the growing population. This will include new infrastructure and upgrades to existing infrastructure. As the Growth Plan is looking at the town holistically, it will identify the infrastructure needed and provide guidance for it to align with development as it happens.
Improving public transport and accessibility	The delivery of public transport services is the responsibility of the Department of Transport (DoT). DoT is a key stakeholder in the development of the Growth Plan. We will work with them as the Growth Plan develops to advocate for improved public transport services. Ultimately, it will be up to the DoT to make a decision on the type and frequency of public transport connections to Bannockburn.
Enhancing environmental qualities	<p>The environmental qualities of Bannockburn are a key consideration of the Growth Plan. A Biodiversity Assessment has been prepared to ensure the Growth Plan considers the presence of significant flora and fauna species.</p> <p>The Growth Plan will also consider better use of Bruce's Creek for recreation such as expanding the existing shared path network. We are also considering opportunities to improve connections and access to other environmental area's such as the lagoon and the Bannockburn Reserve.</p>

4 REFLECTION & IMPROVEMENTS

The VPA reviews every engagement event it hosts, to build on success and refine processes that did not meet expectations.

The community survey was very successful in relation to response rate. It allowed community members to easily and simply, leave clear and direct feedback on the issues and opportunities and shape the direction of the Growth Plan. The VPA will consider using this method of engagement again in the future. The online survey was the favoured method of completing the survey.

One consideration is to perhaps use less open-ended questions in the future. The multiple open-ended questions created a large data set that was challenging to sort into themes. Reducing the number of open-ended questions will help concentrate the responses to ensure the most meaningful data set is collected.

In relation to the Facebook post that received a large number of comments, it seems like some people may have had the impression that we were seeking their thoughts in the comments section instead of in the survey itself. One example of such a comment is: “put the trains back on line”. We will consider adding more detail in the caption to specify that submissions should be made through the survey link only. However, it is likely that people will continue to express their thoughts in the comments section and this will still need to be captured and reflected.

The secondary school engagement provided a valuable insight into the experiences and desires of students in Bannockburn and we received many insightful responses. However, some questions could have been worded or explained more clearly particularly with the last question which asked students to reflect on their vision for Bannockburn. Some simply wrote the same as they did when asked about what they would like to see in Bannockburn in the future. A more detailed explanation or providing some examples would be beneficial. Further, the proportion of males to females was more than double which may have skewed the results. Although this is not always controllable, consideration should be taken into achieving a more balanced data set in the future. The VPA will consider using this method of engagement again in future projects.

5 NEXT STEPS

All the feedback and comments received during this engagement process will be considered and will inform the Growth Plan. We will keep the community updated on the progress of the Plan.

6 APPENDIX

6.1 LETTER TO THE MAYOR – YOUTH ENGAGEMENT

Write a Letter to Mayor, Owen Sharkey

Write a letter to Mayor of Golden Plains Shire, Owen Sharkey in it tell him what it is you love about living in Bannockburn or its' surrounds, and what you would like to see changed to make it an even better place.

This will be summarised in an Engagement Summary Report.

Dear Mr. Mayor,

The things that make Bannockburn a great place to live are.....

The things I think we could improve or change in Bannockburn to make it even better are.....

I hope that by 2050 Bannockburn is.....

|

Yours sincerely,

6.2 SURVEY






BANNOCKBURN GROWTH PLAN

HAVE YOUR SAY



The **Bannockburn Growth Plan** is an exciting opportunity for the Bannockburn community to shape the future of their town! We encourage you to complete this hard copy survey and:

-  mail it to Golden Plains Shire Council,
PO BOX 111, Bannockburn, VIC 3331
 -  drop your completed survey to the
Bannockburn Customer Service Centre,
2 Pope Street Bannockburn
 -  send it via email to
enquiries@aplains.vic.gov.au

This survey can also be completed online at bit.ly/BannockburnGrowthPlan

YOUR RELATIONSHIP TO THE PROJECT
(please tick the options that apply)

- ☐ Bannockburn resident
- ☐ Resident from nearby town
- ☐ Business owner within the area
- ☐ General interest
- ☐ Agency / Organisation
- ☐ Other (please specify)

WHAT IS SOMETHING YOU'D LIKE TO SEE IN BANNOCKBURN IN THE FUTURE?

WHAT MAKES BANNOCKBURN A SPECIAL PLACE TO LIVE, WORK OR VISIT?

WHAT MOST CONCERNS YOU ABOUT POPULATION GROWTH IN BANNOCKBURN?

please turn over



Your partner in planning great places for a growing Victoria

vpa.vic.gov.au



6.3 NEWSLETTER



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.



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BANNOCKBURN GROWTH PLAN - FEBRUARY 2020

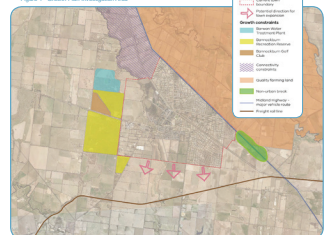
GROWTH PLAN INVESTIGATION AREA

Some work is being done for development in the area. We've identified a Growth Plan Investigation Area to help decide the best location for new houses and other buildings. 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.

HOW MUCH LAND WILL BE IDENTIFIED FOR HOUSING?

There is some land within the current town boundary that is set aside for development. 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.

Figure 1 - Growth Plan Investigation Area



BANNOCKBURN GROWTH PLAN - FEBRUARY 2020

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.

COMMUNITY ENGAGEMENT OPPORTUNITIES

- Identify precincts for new housing to accommodate short-term, medium-term and long-term growth.
- Define and plan 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 feedback from developers to find infrastructure needed 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.
- Encourage growth close to the station and the airport.
- Identify agricultural land.

ENVIRONMENT AND WATER OPPORTUNITIES

- Identify open space and define its role.
- Improve connections to Bannockburn region as a recreational fishing location.
- Enhance the environmental and recreational opportunities associated with Barwon Creek.
- Identify and protect existing biodiversity.
- Explore the use of recycled water for urban, environmental and agricultural use.
- Create buffers from existing businesses and sites with odorous activity.

INFRASTRUCTURE OPPORTUNITIES

- Consider a heavy vehicle bypass road.
- Improve connections across Barwon 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.



BANNOCKBURN GROWTH PLAN - FEBRUARY 2020

SAVE 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.
2. Golden Plains Farmer Market, 20 Bays Street, Bannockburn, 8.30am to 12.30pm, Saturday 7 March, 2020.
3. Bannockburn Plaza, 148 High Street Bannockburn 9.00am to 5.00pm, Thursday 19 March, 2020.
4. Complete the online survey at <https://www.vic.gov.au/bannockburn-growth-plan>
5. Contact the VPA or Council project manager on the details below to provide a hard copy survey, or bring one from the Bannockburn Customer Service Centre, 2 Page 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 the Council. Your feedback will guide the preparation of the Growth Plan. We plan to release the final Growth Plan for community engagement in July 2020. Submitters to the survey will be invited to provide feedback to the final Growth Plan, or visit the website for the latest updates: <https://www.vic.gov.au/bannockburn-growth-plan>



For more information, please contact:

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