# 11.03-6L

**09/07/2020**

**Proposed C##gpla**

# Bannockburn

**Policy application**

This policy applies to the land identified on the Bannockburn Growth Plan.

**Settlement strategies**

Avoid out of sequence residential subdivision and development.

Maintain a fire buffer area at the urban growth boundary of Bannockburn.

Reinforce the Bannockburn Town Centre as the primary location for retail floorspace in Bannockburn.

Provide a supplementary retail centre in the location supported by the Bannockburn Growth Plan.

Develop Milton Street to provide a future road link across Bruce’s Creek to serve future residential areas to the west of Bannockburn.

Support medium density housing in locations close to retail and community facilities.

Identify appropriate buffers to surrounding agriculture uses, transport corridors and utilities infrastructure and plan for compatible, non-sensitive uses within these buffers.

**Land use and development strategies**

Support a wide range of industry and business activities to meet the needs of a growing population and to provide increased employment opportunities.

Support a diversity of uses within the Bannockburn Town Centre.

Support the re-use of existing housing stock, particularly heritage buildings for professional/commercial uses in the Township Zone and Commercial 1 Zone to retain a sense of the existing town fabric.

Support cafés and restaurants to include an outdoor seating area, particularly where it activates the use of open plaza areas.

Consolidate uses within the existing consolidated commercial precinct to build upon the accessible nature of the town centre.

Deliver a second arterial road to support Bannockburn’s growth and enable more efficient through-freight movements.

Identify bushfire risk mitigation measures and plan an appropriate defendable space between development and the town’s natural edges.

Protect and enhance Aboriginal Cultural Heritage significance and promote Aboriginal history and culture when planning for new urban development.

**Urban design strategies**

Maintain the village character of Bannockburn by:

Protecting historic buildings, wide tree-lined avenues and low-scale streetscapes.

Providing walking and cycling linkages to open space areas, community facilities and the town centre in new development and subdivision.

Providing attractive and usable public spaces adjacent to or close to the town centre to encourage social activity.

Design development to maintain view corridors to the Shire Hall.

Encourage the provision of off-street car parking in accessible locations with good pedestrian and cycling links.

Locate car parking so it does not dominate road frontages and the streetscape.

Encourage residential subdivision and development that respects Bannockburn’s rural character.

Support residential and other development at the rural interface where it provides a sympathetic transition to the adjoining rural landscape.

**Open space strategies**

Provide open space areas in new developments that incorporate pedestrian, bicycle or riding trail paths to other open space areas such as the Bruce’s Creek Corridor.

Create bicycle and riding trail paths that are preferably off street.

Create flora and fauna corridors within open space reserves that incorporate locally indigenous vegetation, where there are identified biodiversity values.

Provide fire break buffer areas on residential land between residential development and vegetated public land.

Create open space and drainage assets that perform both recreational and environmental functions.

Create a linear open space network connecting Bannockburn’s growth areas with the Bruce’s Creek corridor.

Facilitate a vegetation belt at the Bannockburn growth boundary for future use as a walking, cycling and riding trail.

**Bruce’s Creek strategies**

Protect and regenerate areas of native vegetation and existing stands of significant trees within the environs of Bruce’s Creek to preserve and improve habitat.

Support the use of Bruce’s Creek as an active transport corridor.

Protect and enhance the function of and connectivity between the key environmental assets of Bruce’s Creek and the Bannockburn Flora and Fauna Reserve.

Facilitate open space connections into the Bruce’s Creek corridor.

Provide walking and cycling trails, preferably on the eastern side of the creek. Protect vistas, view lines and visual amenity along the creek environs.

Facilitate the acquisition of all land between the tops of the escarpment and forming the rim of the creek valley as public open space.

Facilitate opportunities for passive surveillance of the open space system.

Set back the roadway from the rim of the Creek to form a separation to the public open space.

Include Integrated Water Management (IWM) principles in the planning of future growth areas.

**Policy documents**

Consider as relevant:

* *Bannockburn Growth Plan* (Victorian Planning Authority, 2020)

*Bannockburn Town Centre Investment Strategy* (Connell Wagner, 2008)

*Bruce’s Creek Master Plan* (Land Design Partnership, 2009)

*Golden Plains Heritage Study* (Heritage Matters, 2009)

**Expiry**

This policy will expire three years from the date of gazettal of Amendment C90gpla.

**Bannockburn Growth Plan**

**Bannockburn Land Use Precinct Plan**

