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[REDACTED]

Emily Killin
Senior Strategic Planner
Victorian Planning Authority
LEVEL 25 35 COLLINS ST,
MELBOURNE, VIC, 3000

Dear Emily,

RE: BANNOCKBURN GROWTH PLAN AND DRAFT AMENDMENT TO GOLDEN PLAINS PLANNING SCHEME

Thank you for the opportunity to provide further comment on the preparation of the Bannockburn Growth Plan received by [REDACTED] on 26 October 2020.

[REDACTED] understands that VPA have prepared a draft amendment to incorporate the Bannockburn Growth Plan into the Golden Plains Planning Scheme as a background document. The Growth Plan is intended to guide future planning and development in Bannockburn.

The Growth Plan is intended to guide the sustainable growth of Bannockburn to the year 2050. It identifies where and when future housing may be developed and what infrastructure is needed to support the growing community.

[REDACTED] have previously provided advice on the Growth Plan to both Golden Plains Shire Council [REDACTED] and VPA [REDACTED]

[REDACTED] previous advice has been adopted in relation to recognising the need to recognise potential off site impacts from existing industry including Barwon Water (wastewater treatment plant) and several agricultural uses, using indicative buffers within the draft Growth Plan.

It is [REDACTED] understanding that further work to assess any appropriate site-specific buffers will be undertaken in the future precinct structure plan phases.

[REDACTED] also notes the *Land Capability Assessment – Bannockburn Growth Area May 2020* undertaken by [REDACTED] and reminds VPA that any recommendations made in this report should be followed in future precinct structure plan phases, including any further contamination assessments for sites identified within the document as requiring further assessment.

[REDACTED]

Closing

Overall, [REDACTED] supports the inclusion of the Growth Plan into the Golden Plains Planning Scheme as a background document to support the growth of Bannockburn in a way that recognises existing and future industry and seeks to manage impacts from pollution and waste.

[REDACTED] thanks VPA for the opportunity to provide input into this process and would like to be involved in future processes as the precinct structure plan(s) and planning controls are developed.

If our preliminary assessment is not aligned with your view of the environmental risk, or if the proposal is amended, please contact our Senior Planning Officer, [REDACTED]
[REDACTED]

Yours sincerely,

[REDACTED]

[REDACTED]