



**PSP2.0**

# Bannockburn South East

PRECINCT STRUCTURE PLAN

## Co-Design Summary Document

OCTOBER 2022

**VICTORIA**  
State  
Government

**vpa**  
Victorian Planning Authority



# Acknowledgement of Traditional Custodians

**The land, skies and waters that make up Bannockburn and its surrounds are Wadawurrung Country. The Victorian Government proudly acknowledges Victoria's Aboriginal communities and their rich cultures and pays respect to their Elders past, present and emerging. We acknowledge Aboriginal people as Australia's First People and as the Traditional Owners and custodians of the land and water on which we rely. We recognise and value the ongoing contribution of Aboriginal people and communities to Victorian life and how this enriches us. We embrace the spirit of reconciliation and ensuring that Aboriginal voices are heard.**

## Victorian Planning Authority's commitment

The Victorian Planning Authority commits to continuing to improve our practices, to better protect and acknowledge Aboriginal values and heritage in our plans, precinct structure plans and strategic documents.

The protection of tangible and intangible Aboriginal cultural heritage is an important part of continuing cultural practice, understanding history and recognition of the Traditional Owners of Victoria. Commonwealth and State Acts and Regulations provide protection of places and areas of Aboriginal cultural heritage significance.

The ultimate custodians of Aboriginal cultural heritage are Traditional Owners, including groups formally recognised as Registered Aboriginal Parties (RAPs) which are appointed by the Victorian Aboriginal Heritage Council under the Aboriginal Heritage Act 2006. In 2021 there are 11 RAPs with decision-making responsibilities for approximately 74 per cent of Victoria. Traditional Owner Groups without formal recognition also have a vital role to play as key partners and stakeholders.

Strategic planning for Aboriginal cultural heritage also involves a range of different stakeholders including State Government agencies, local government, developers, landowners and community groups.

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# 1 Introduction

## Who are the VPA / Role in the PSP?

The Minister for Planning has appointed the VPA as the Planning Authority to lead this project from conception to finalisation. Throughout the project, we are working closely with Golden Plains Shire Council, State Government agencies and local community members to ensure the plan considers and reflects their input.

The role of Planning Authority involves preparation of the Precinct Structure Plan (PSP), Development Contribution Plan (DCP) as well as preparing a planning scheme amendment to implement the PSP.

## The PSP 2.0 Process

The PSP 2.0 process developed through the Precinct Structure Planning Guidelines: New Communities in Victoria, 2021 (VPA), encourages an innovative and site-responsive approach. It enables meaningful collaboration between stakeholders, guided by a clearly articulated place-based vision, that provides a mission statement for the PSP.

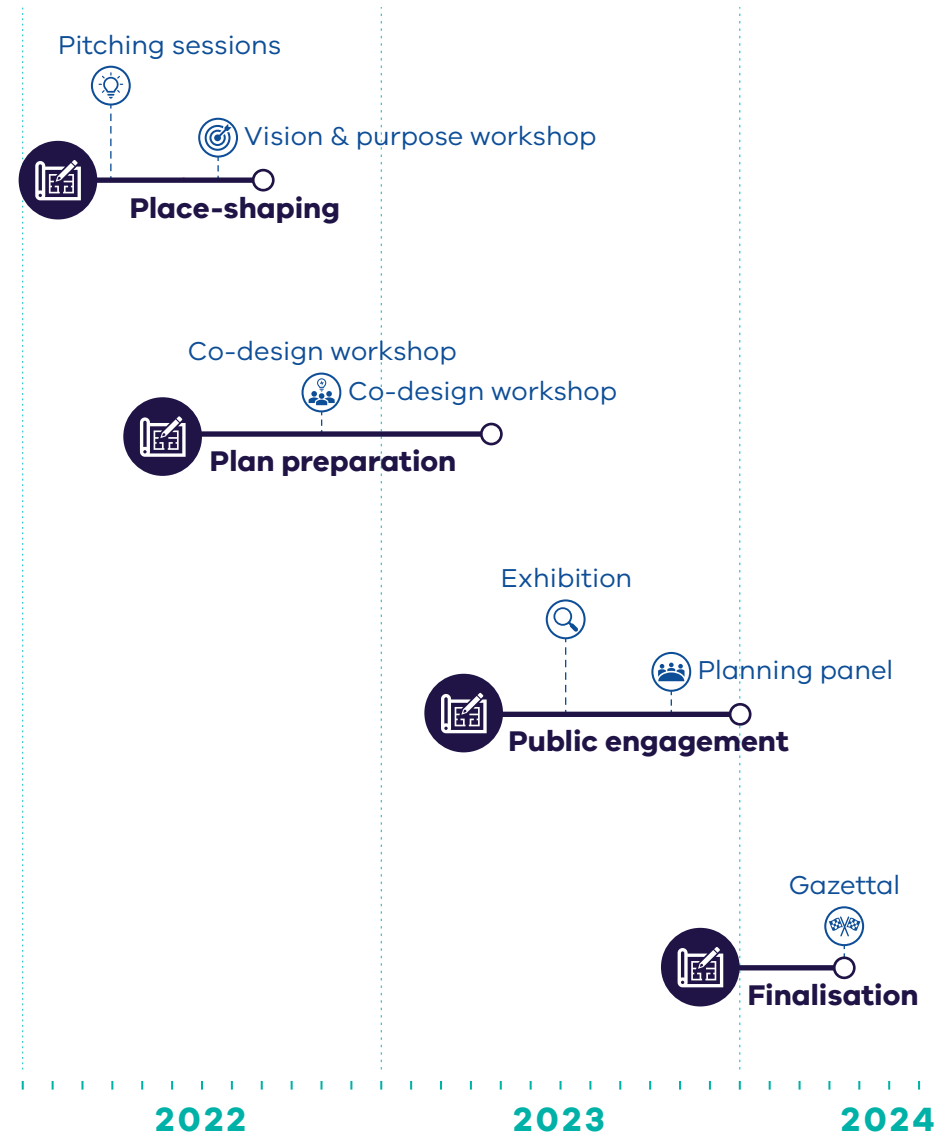
Early collaboration and co-design ensures key issues and possibilities for their resolution can be considered effectively. This also supports the goal to engage broadly on the PSP and to embed relevant opportunities and ideas in the preparation phases.

## Purpose of the document

This document is a summary of the information captured during the Co-Design Workshop (Workshop) for the Bannockburn South East PSP held online in August 2022.

The material covered in this summary document will provide the basis for the development of a place-based plan for the Bannockburn SE PSP.

## Timeline





## 2 Co-Design Engagement

### 2.1 Background

The PSP 2.0 process represents a commitment to provide better opportunities for collaboration with the broader community and key stakeholders. The PSP preparation process offers various opportunities for engagement, in order to best capture and reflect stakeholder ideas and concepts for the future precinct.

Previous engagement sessions held between the VPA and stakeholders include:

- Pitching Sessions: An opportunity for stakeholders to pitch concepts and innovations for the Bannockburn SE precinct.
- Vision and Purpose Workshop: An opportunity to form a clear vision of what the PSP aims to achieve in the future and how we will get there.

#### 2.1.1 Emerging vision and themes

Bannockburn is Wadawurrung Country. The precinct will place Wadawurrung culture, heritage and values at the centre of its design. The precinct will incorporate cultural heritage places, waterways, environs, vantage and viewing points, flora and fauna that make up Wadawurrung Country.

It will enhance these values and minimise threats identified in the Wadawurrung Healthy Country Plan (values being cultural sites and places, waterways, native animals and inland country; threats being inappropriate visitation, vandalism, water extraction, weeds and pests). The PSP seeks to preserve areas of Aboriginal importance such as Bruce Creek corridor and the Stony Rises in the east as well as trees of Aboriginal significance within the precinct. Wadawurrung values and stories will be embedded into open spaces, trails and community places (See Figure 1).

Bruce Creek is known for its ecological and intrinsic cultural values. It will be protected and enhanced to form an open space, environmental and active transport spine for the precinct, with pedestrian and cycling paths, wayfinding, storytelling and recreational facilities.

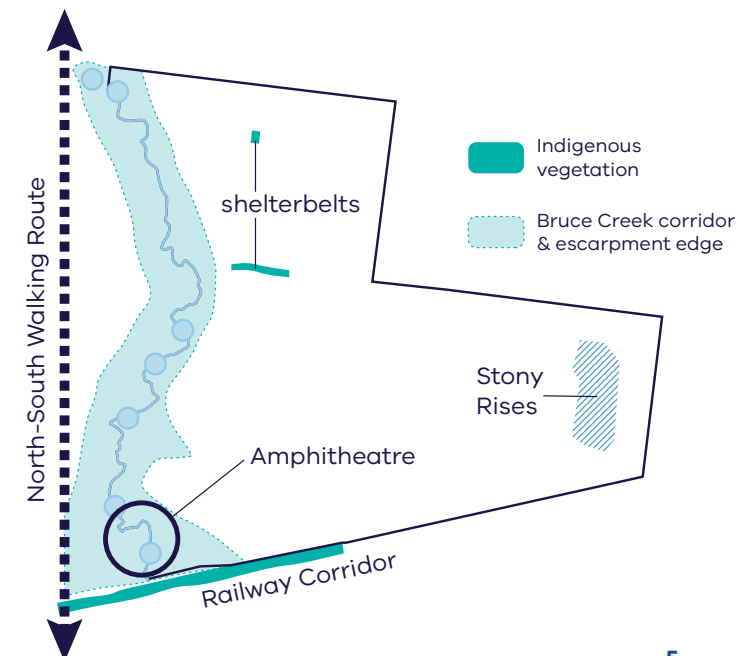
New community master planning will reflect comprehensive urban and landscape design guidelines that incorporate built form that is consistent with Bannockburn's treasured open rural township character.

A new attractive east-west transport boulevard, which is a critical traffic artery, will define a northern and southern neighbourhood as defined in the Bannockburn Growth Plan. This boulevard will connect to the Midland Highway to both protect the existing Bannockburn town centre so it can achieve its bold vision, to protect existing traffic routes from being overwhelmed and to provide critical linkages to employment and the Geelong region.

The northern neighbourhood will have a strong connection to the existing Bannockburn town centre and its social and economic infrastructure. The southern neighbourhood will be focused toward a new vibrant community linking from Bruce Creek in the west to the pre-European wetland in the east.

The southern community will facilitate high levels of sustainable travel from across Bruce Creek. This area will connect schools, recreation spaces, community hubs and the new local town centre by way of active transport corridors and green corridors and to act as a magnet for community life, events and cultural expression.

**Figure 1:** Key Wadawurrung sites within the PSP



## 2.2 Purpose

The following points summarise the purpose of the Co-Design Workshop.

- To highlight what was previously heard during the Vision and Purpose Workshop.
- To provide an update on the current status of the project and summarise the background technical studies.
- To provide an opportunity for key stakeholders and landowners to visually map out key constraints, opportunities, features, transport connections and land uses.
- To encourage innovative ideas in determining the urban structure for Bannockburn South East.
- To provide strong, transparent, and inclusive consultation opportunities.
- To collaboratively develop and inform preparation of a conceptual place-based plan for the Bannockburn SE PSP.
- To outline the next steps for the Bannockburn SE PSP.

## 2.3 Co-Design Workshop

### 2.3.1 Overview

The Co-Design Workshop was held online via Zoom on Thursday 25 August 2022.

The workshop was attended by approximately 50 stakeholders including the VPA project team, representatives from Golden Plains Shire and:

- Barwon Water
- Melbourne Archdiocese of Catholic Schools
- Corangamite Catchment Management Authority
- Friends of Bannockburn Bush

- Department of Environment, Land, Water & Planning (DELWP)
- Department of Transport (DoT)
- Department of Education and Training (DET)
- Ausnet
- Country Fire Authority (CFA)
- Homes Victoria
- Regional Development Victoria
- Australian Energy Market Operator

A number of consultants appointed to prepare technical work for the precinct also sat in on the workshop, including:

- ASR Research
- Ethos Urban
- WSP
- Spiire

Other parties who were invited but were unable to attend were representatives from:

- Wadawurrung
- Ausnet
- Australian Energy Market Operator
- Regional Development Victoria.

VPA will circulate the Co-Design report to all stakeholders to provide additional opportunity for feedback. The VPA will also meet with stakeholders to resolve design details, including with the Wadawurrung to determine cultural sensitivity along Bruce's Creek, retention of trees of significance and the retention and use of Stony Rises. VPA will meet with Ausnet to discuss works within the transmission easement.

These discussions will inform future stages of the PSP development and be incorporated into the next stage known as Agency Validation.



### 2.3.2 Structure

Participants were organised into four virtual rooms, with each room dedicated to one of the emerging themes for the precinct - Environment and Water, Housing and Community, Transport and Movement, and Rural Character and Context.

As the workshop was held online via Zoom, the digital application 'MURAL' was utilised by participants providing a digital workspace for visual collaboration. With guidance from group facilitators, stakeholders used a range of tools provided in the 'MURAL' boards to visually convey ideas and opinions on the plans. The tools generally included sticky notes, shapes, and icons.

Participants were placed in a starting room with a dedicated theme, where they could discuss relevant ideas, opportunities and constraints from each theme with a VPA facilitator leading the discussion. After approximately 15-20 minutes, participants were rotated into a new themed room to continue the conversation on a new topic.

The following materials were developed and provided prior to the workshop:

- Precinct Structure Plan 2.0 (PSP) Guidelines
- Vision and Purpose Summary Document
- Workshop question prompts
- Indicative theme based plans (Placed on MURAL for annotating)

### 2.3.3 Key Points of Discussion

#### *Environment and Water*

- Integration and protection of culturally significant areas.
- Retention of trees and their corresponding values regarding cultural, environmental or character benefits for the precinct.
- The enhancement and integration of Bruce Creek and waterways into the precinct.
- Integrated Water Management (IWM) opportunities.
- Climate change resilience (opportunities, mitigation, prevention).
- The protection and management of the natural environment.

#### *Housing*

- Diverse housing options and range of lot sizes.
- Housing density and its corresponding locations.
- Social and affordable housing options and locations.
- Sequencing on the precinct and infrastructure.

#### *Community*

- Location and size of schools, emergency services, recreational spaces, open spaces and activity centres.
- Incorporation of cultural values into the community.
- Built form requirements of homes and housing guidelines.

#### *Transport and Movement*

- Efficient servicing of transport infrastructure and connections.
- Bridge crossings.
- Safety and accessibility.
- Active transport connections through and around the precinct.
- Bicycle Network and Strategic Cycling Corridors.
- Public transport opportunities and routes.

### *Rural Character and Context*

- Maintain Bannockburn's small town feeling, while signifying its place in the region.
- Climate resilient and landscaped streets with pleasant amenity and character.
- Housing density and its impact on rural character.
- Retention of trees for rural character and/or environmental benefits.
- Smooth transition from rural to developed areas
- Incorporating the transmission easement and Stony Rises into the PSP.
- Poultry Farm buffer extent and long term potential
- Increased recognition of Aboriginal cultural values and sites.
- Maintain sightlines to Bruce Creek and distant landmarks

### 2.3.4 Key Findings from Draft Technical Studies and Reports

#### Community Infrastructure and Open Space Needs Assessment

- Uses recommended in the precinct, including health and emergency services, recreation, an activity centre, community facilities and a library;
- Three suggested community hubs: Hub 1 a community precinct, library and play space, Hub 2 a health precinct, Hub 3 sports facilities. 18.2ha is recommended for the sports purposes.

#### Economic and Retail Assessment

- Identifies strong levels of growth for Bannockburn;
- Health Care & Social Assistance and Retail Trade are the largest industries of employment in Golden Plains Shire;
- Confirmed the need for the future activity centre with a supermarket anchor. Indicative size of approximately 6,200m<sup>2</sup>.

#### Integrated Water Management

- Put forward a number of key opportunities, including potential for locating drainage assets within the transmission easement, recycled and rainwater reuse initiatives.

#### Arboriculture, Ecological, Historic heritage and Aboriginal heritage reports

- Sets out specific features and areas of consideration which contain sensitive artifacts, features and flora as detailed within the Vision and Purpose and Pitching Summary documents.



## 3 Summary Findings

### 3.1 Structure of Findings

The following section will present the wide range of feedback gathered from the stakeholders across the workshop session. Each section will focus on the key themes of the precinct and their corresponding ideas.

The findings from each theme have been divided into the following concepts:

- **Ideas Supported:** Refers to the ideas and subjects which were broadly agreed upon by various stakeholders.
- **PSP Guidelines:** General principles (F) and performance targets (T) from the PSP Guidelines which correspond to the ideas supported.
- **Example Outcome:** Outcomes taken from a recent regional Victoria PSP (Wonthaggi North East PSP). These are split into Objectives (O), Requirements (R) and Guidelines (G). These examples display the ways in which ideas supported may be built into future precinct guidance. These are example only and not reflective or prescriptive of what will be included in the Bannockburn South East PSP.
- **Further Investigation:** Refers to the ideas and potential issues which required additional exploration and examination to best suit the precinct.

These findings are high level only and will be further refined with input from relevant stakeholders in the process of developing the place based plan.

You can find more information on the VPA's PSP Guidelines on our webpage, here: <https://vpa.vic.gov.au/project/psp-guidelines/>

VPA will meet with stakeholders, including those who did not attend the co-design meeting to discuss any issues where further investigation is required. (see Appendices). Their feedback will be incorporated into the next stages of PSP development.



## 3.2 Summary Findings

### 3.2.1 Environment and Water

Ideas Supported	PSP Guidelines	Example Outcome O – Objective R – Requirement G – Guideline
<p><b>Integrated Water Management</b></p> <p>Integrated Water Management practices should be embedded in the precinct.</p> <p>Opportunities for stormwater reuse, recycled water and rainwater tanks should be maximised where practical.</p> <p>Maximise use of stormwater for passive irrigation of street trees, open space and recreation.</p>	<p><b>T14</b> All streets containing canopy trees should use stormwater to service their watering needs.</p> <p><b>F 13.1</b> Urban planning, including water systems, should have meaningful regard to the seven key Integrated Water Management (IWM) strategic outcomes:</p> <ul style="list-style-type: none"> <li>- provide a safe, secure and affordable supply of water in an uncertain future</li> <li>- use effective and affordable wastewater systems</li> <li>- optimise opportunities to manage existing and future flood risks and impacts</li> <li>- maintain and enhance healthy and valued waterways</li> <li>- maintain and enhance valued landscapes for health and wellbeing purposes</li> <li>- strengthen community knowledge and local values and reflect them in place-based planning support jobs, economic benefits and innovation</li> </ul> <p><b>F 10.2</b> Proposed sporting reserves should be located, designed and configured to be:</p> <ul style="list-style-type: none"> <li>- able to take advantage of opportunities for alternative water supply (including co-location with stormwater harvesting and treatment facilities)</li> </ul>	<p><b>O</b> – Deliver an integrated water management system that encourages reduced reliance on reticulated potable water, encourages the re-use of alternative water, minimises flood risk, ensures waterway health, and contributes toward a sustainable and green urban environment.</p> <p><b>G</b> – Development should have regard to relevant policies and strategies being implemented by the Responsible Authority and retail water authority, including any approved Integrated Water Management Plan.</p> <p><b>G</b> – Development should demonstrate a reduced reliance on potable water through the use of alternative design features such as stormwater collection, and recycled water. In particular, the use of lot scale rainwater tanks plumbed for internal reuse (e.g. toilets).</p> <p><b>G</b> – The design and layout of roads, road reserves and public open space should optimise water use efficiency and long-term viability of public landscaped areas through use of Water Sensitive Urban Design (WSUD) initiatives.</p>



Ideas Supported	PSP Guidelines	Example Outcome O – Objective R – Requirement G – Guideline
<p><b>Sustainable Design</b></p> <p>The precinct should embed practices for climate resilience</p> <p>Built form should provide lots with suitable solar access where practicable</p>	<p><b>T15</b> Design of the street network should be capable of supporting at least 70% of lots with a good solar orientation.</p> <p><b>F 11.1</b> Design of the public realm, public infrastructure amenity and open space should:</p> <ul style="list-style-type: none"> <li>- support climate change adaptation and integrated water management opportunities (for example, greening and tree canopy for cooling and shade and to manage urban heat island effect, integrated use of water resources, renewable energy infrastructure, etc.)</li> </ul>	<p><b>O</b> – Ensure subdivision design, developments and public spaces are aesthetically pleasing, respond to the natural context and incorporate environmentally sustainable design.</p>
<p><b>Bushfire Resilience</b></p> <p>Bushfire mitigation and resilience to be embedded in built form and precinct.</p>	<p><b>F12.3</b> Future neighbourhoods should be planned to strengthen the resilience of communities to bushfire risk through appropriate planning and design that prioritises protection of human life. Relevant VPP: Clause 13.02-1S</p>	<p><b>O</b> – Ensure that bushfire risk is considered in the layout, staging and design of development and the local street network.</p> <p><b>R</b> – Vegetation within bushfire hazard areas shown on the Bushfire Plan must be managed in way that does not exceed the nominated vegetation classification identified in the plan, unless otherwise agreed by the Responsible Authority and CFA.</p> <p><b>G</b> – Subdivision should include a network of streets that provide multiple evacuation routes away from bushfire risks and areas of bushfire hazard.</p> <p><b>G</b> – Landscape design and plant selection in open spaces, including waterways and drainage corridors, should not increase bushfire risk beyond the categorisation shown in the Bushfire Plan.</p> <p><b>G</b> – Interim bushfire hazards should be identified and risks appropriately mitigated during development.</p>

Ideas Supported	PSP Guidelines	Example Outcome O – Objective R – Requirement G – Guideline
<p><b>Vegetation and Biodiversity</b></p> <p>Canopy coverage should be increased within the precinct, with respect for bushfire and urban design considerations.</p> <p>Trees with significant environmental or character values should be retained and integrated into built form where practical.</p>	<p><b>T13</b> Potential canopy tree coverage within the public realm and open space should be a minimum of 30% (excluding areas dedicated to biodiversity or native vegetation conservation).</p> <p><b>F 11.1</b> Design of the public realm, public infrastructure amenity and open space should:</p> <ul style="list-style-type: none"> <li>- support climate change adaptation and integrated water management opportunities (for example, greening and tree canopy for cooling and shade and to manage urban heat island effect, integrated use of water resources, renewable energy infrastructure, etc.)</li> <li>- identify opportunities to incorporate existing healthy and safe canopy trees where possible.</li> </ul> <p><b>F 12.2</b> Removal of native vegetation should be avoided, minimised and/or offset in accordance with the relevant legislation and strategies (for example, the Melbourne Strategic Assessment Act 2020 and Biodiversity Conservation Strategy). Where possible, any native vegetation to be retained that is not within designated conservation areas should be appropriately integrated into the urban structure of the area.</p>	<p><b>O</b> – Encourage the retention and establishment of trees through responsive layout of lots, streets and open spaces.</p> <p><b>R</b> – Street trees must be provided on both sides of all roads/streets (excluding laneways) in accordance with the cross-sections, and at regular intervals appropriate to tree size at maturity and not exceeding the average intervals below unless otherwise agreed by the responsible authority or located within a bushfire hazard setback area:</p> <p><b>G</b> – Significant elements of the landscape and built form should be used as focal points for view lines along streets. Elements may include items such as hill tops, ridge lines, prominent vegetation and other landmarks.</p> <p><b>G</b> – Existing windrows and significant vegetation should be retained within the public domain, including parks and road reserves, where practical.</p>

Further Investigation
Workshop canopy coverage and street tree species outcomes that consider habitat and biodiversity needs, WSUD, fire risk, urban design and practicality/maintenance.
Landscaping requirements, environmental function and compatible land uses within the transmission easement need to be understood.
Determine appropriate setback and interface measures along Bruce Creek that are mindful of bushfire, topography, ecology, artefact scatter, heritage and passive surveillance.
Determine appropriate extent for significant landscapes to be protected within open space.
Determine significance and approach for retention, replanting or removal of trees within the precinct.
Explore ideas for innovative sustainable practices, such as electric vehicles, neighbourhood batteries, energy efficient design guidelines.
Clarify current and future bushfire risk landscapes and responses.
Investigate appropriate responses for stormwater management, including extent and location of drainage assets.



### 3.2.2 Housing and Community

Ideas Supported	PSP Guidelines	Example Outcome
<p><b>Schools and Community Facilities</b></p> <p>School sites should be co-located with recreation reserves and community facilities where possible.</p> <p>Secondary and primary schools may be co-located, but combined P-12 colleges are not a supported outcome.</p> <p>Health services should be provided near or adjacent to the future town centre.</p>	<p><b>F 14.1</b> Education and community facilities (i.e. primary, secondary and specialist schools, kindergartens, community centres, health facilities and sport reserves) should:</p> <ul style="list-style-type: none"> <li>- be co-located within community hubs</li> <li>- have good visual and physical links to a local centre</li> </ul> <p><b>F 15.2</b> The location and design of education and community facilities should cost-effectively maximise functional use, flexibility, safety, amenity and operational efficiency (e.g. shared use of facilities with active open space, alternative funding models, adaptable design models, community access to school grounds, etc.)</p> <p><b>F 9.2</b> Co-locate complementary commercial, retail, education, medical and other employment uses within or adjacent to activity centres.</p>	<p><b>O</b> – Deliver an accessible and integrated network of local parks, sports reserves and community facilities that meet the needs and aspirations of the new community with adaptable, flexible and multi-use designs.</p> <p><b>O</b> – Deliver a highly accessible, functional and vibrant activity centre with a sense of place that encourages social interaction and community engagement.</p> <p><b>G</b> – Any private childcare, medical, or similar facility should be located proximate to the activity centre as appropriate.</p> <p><b>G</b> – Community facilities, schools, and sporting reserves which are co-located should be designed to maximise efficiencies through the sharing of car parking and other complementary infrastructure.</p> <p><b>G</b> – The design and layout of schools, community facilities and sports reserves should be integrated where possible with neighbouring facilities, and fencing minimised, to enable community use of facilities out of hours; to deliver continuous pedestrian paths of travel; and to achieve efficiencies such as sharing and overall reduction of car parking spaces.</p>

Ideas Supported	PSP Guidelines	Example Outcome
<p><b>Housing Density</b></p> <p>Residential densities should reflect Bannockburn's rural character and local market conditions.</p> <p>Provision of higher densities within the future town centre's walkable catchment and high amenity areas is supported.</p> <p>Lower densities should be provided at the precinct's periphery to support a suitable rural interface.</p>	<p><b>T3</b> PSP should facilitate increased housing diversity, with at least three distinct housing typologies to be included in higher density areas (defined by T1). Relevant VPP: Clause 11.03-2S Reference: Plan Melbourne, Policy 2.5.2</p> <p><b>F 1.2</b> Target densities should be achieved in the long term. The arrangement of residential densities should consider likely development staging and market acceptance of proposed densities in the short-to-medium term.</p> <p><b>F 1.1</b> Residential density should achieve higher densities closer to existing or proposed jobs, services, high quality public transport and areas of amenity.</p> <p><b>F 1.3</b> Different types of housing needed to meet the current and future demands of the community, municipality and region should be encouraged. Housing types should consider the physical form of housing (detached housing, terraces, apartments, etc.), the type of housing (single family, group accommodation, retirement living, etc.), tenure options (freehold, rental, social housing, etc.) and size/composition (scale, number of bedrooms, etc.).</p>	<p><b>O</b> – Promote greater housing diversity and affordability with lots capable of accommodating a variety of dwelling types and sizes that encourage a variety of tenure and household types in appropriate locations.</p> <p><b>R</b> – Residential subdivisions must deliver a broad range of lot sizes capable of accommodating a variety of housing types.</p> <p><b>G</b> – Subdivision of land within a walkable distance of neighbourhood centres, public transport or areas of high amenity should create a range of lot sizes suitable for the delivery of medium-density housing.</p>
<p><b>Social and Affordable Housing</b></p> <p>Social and affordable housing should be co-located with future town centre and community uses.</p>	<p><b>F 3.1</b> Affordable housing should be located in areas that have convenient access to commercial and community facilities, services and public transport. Relevant VPP: Clause 56.04-1</p> <p><b>F 1.3</b> Different types of housing needed to meet the current and future demands of the community, municipality and region should be encouraged. Housing types should consider the physical form of housing (detached housing, terraces, apartments, etc.), the type of housing (single family, group accommodation, retirement living, etc.), tenure options (freehold, rental, social housing, etc.) and size/composition (scale, number of bedrooms, etc.).</p>	<p><b>O</b> – Promote greater housing diversity and affordability with lots capable of accommodating a variety of dwelling types and sizes that encourage a variety of tenure and household types in appropriate locations.</p> <p><b>G</b> – Medium-high density residential development, affordable housing typologies and specialised housing forms such as retirement living or aged care should, be subject to limitations imposed by utilities:</p> <ul style="list-style-type: none"> <li>- Be integrated into the wider urban structure.</li> <li>- Be located in close proximity to neighbourhood centres and community hubs.</li> <li>- Be accessible by public transport.</li> </ul>

Further Investigation
Workshop density and typology outcomes that are both consistent with rural character and provide a diverse, well-designed and sustainable housing stock.
Clarify potential school setback requirements for the transmission easement.
Workshop targets and typologies for social and affordable housing.
Investigate opportunities for co-location or broad adjacency between future town centre and schools.

### 3.2.3 Transport and Movement

Ideas Supported	PSP Guidelines	Example Outcome
<p><b>Active Transport</b></p> <p>Key activities and features across the precinct should be interconnected with strong active transport links.</p> <p>Bruce Creek corridor should be utilised for active transport routes.</p>	<p><b>T6</b> Off-road bicycle paths should be provided on all connector streets and arterial roads, connecting with the Principal Bicycle Network and Strategic Cycling Corridors where possible</p> <p><b>F 6.1</b> Streets should be carefully and deliberately designed (in terms of their scale, design speeds, configuration and landscaping treatments) to respond to the site context (i.e. topography, natural features), proposed land use context (i.e. future urban form, intensity of activity) and to support early habits for walking and cycling. This includes:</p> <ul style="list-style-type: none"> <li>- direct, comfortable and legible off-road footpaths, shared paths, cycle paths and lanes that connect open spaces and key destinations</li> <li>- pedestrian crossings on key pedestrian routes, all legs of signalised intersections in activity centres, and at appropriate bus stops</li> <li>- ensuring design of road and traffic management devices minimise impediments to safe and comfortable pedestrian cyclist movement, (such as slip lanes, cross overs and roundabouts) on high volume routes</li> <li>- greater access to walking and cycling options in areas anticipated to support high trip generating uses (for example, activity centres, schools, community facilities).</li> </ul> <p><b>F 4.3</b> Permeability of the street network for pedestrians and cyclists and direct access routes to services and facilities should be a feature of the street and path network in precincts. Heightened permeability should be considered in areas where a higher intensity and density of land uses are proposed.</p>	<p><b>O</b> – Facilitate active and healthy living by creating an urban environment that encourages cycling and walking.</p> <p><b>O</b> – Establish an integrated and permeable transport network to encourage public transport, walking and cycling, reduced car dependency</p> <p><b>R</b> - Subdivision layouts must provide:</p> <ul style="list-style-type: none"> <li>- A permeable, direct and safe street network that encourages walking and cycling; and</li> <li>- Convenient access to local points of interest and destinations for effective integration with neighbouring properties.</li> </ul> <p><b>R</b> - Any connector road or access street abutting a school, neighbourhood centre, village convenience centre, or sporting reserve must be designed to achieve slow vehicle speeds and provide designated pedestrian crossing points as required by the responsible authority.</p> <p>- <b>G</b> – Street block lengths should not exceed 240 metres to ensure a permeable and low speed environment for pedestrians, cyclists and vehicles is achieved.</p>



Ideas Supported	PSP Guidelines	Example Outcome
<p><b>Public Transport</b></p> <p>Transport routes between key destinations including schools, activity centres and community infrastructure are designed to be safe, effective, accessible and inclusive.</p> <p>The precinct should be serviced with a bus network that connects activities across the precinct and wider town.</p>	<p><b>T9</b> 95% of dwellings should be located within either of the following walking distances: • 800m to a train station • 600m to a tram stop; or • 400m to a future bus route or bus-capable road.</p> <p><b>F 7.1</b> The public transport network identifies public transport as the preferred means of transport, when cycling or walking is not possible or practical (i.e. distance or physical mobility). This includes:</p> <ul style="list-style-type: none"> <li>- public transport (including the provision of the Principal Public Transport Network where applicable), in high density areas, along high trafficked routes, and connecting to key destinations internal and external to the PSP area, such as major activity centres, employment areas and other major trip generating facilities</li> <li>- local public transport routes through neighbourhoods (for example, on bus-capable connector streets)</li> <li>- special provisions necessary for access of service integrity that may influence design or land requirements (for example, pick-up and drop-off bays or bus movements at high activity locations).</li> </ul>	<p><b>O</b> – Establish an integrated and permeable transport network to encourage public transport, walking and cycling, reduced car dependency</p>
<p><b>Access and Safety</b></p> <p>Street cross sections are designed to allow for access and egress by emergency vehicles.</p> <p>The utilisation and location of roads to limit the spread of potential bushfires.</p>	<p><b>F 5.1</b> Adopt a ‘movement and place’ approach to identifying an arterial and connector road network that provides a supportive context for the proposed type and intensity of land uses. The transport and movement network should:</p> <ul style="list-style-type: none"> <li>- facilitate access to public transport modes and emergency services</li> </ul> <p><b>F 12.3</b> Future neighbourhoods should be planned to strengthen the resilience of communities to bushfire risk through appropriate planning and design that prioritises protection of human life. Relevant VPP: Clause 13.02-1S</p>	<p><b>O</b> – Provide a high-amenity, low speed and permeable local road network that prioritises community access and safety.</p> <p><b>G</b> – A frontage road should be provided along the township boundary, where appropriate. In areas where the lots directly adjoining the township boundary, road reserves and open spaces terminating on the boundary should be provided at regular intervals to provide open views of and access to the rural landscape</p>

Further Investigation
The location and number of bridge crossings needs to be refined, based on potential costings, connectivity and environmental/cultural values constraints (avoid archaeological sites).
Ensure the precinct can connect into the broader region (e.g. existing active transport links such as bicycle routes, bus routes and arterial roads and highways such as the Midland Highway and Bannockburn -Shelford Road).
Traffic modelling needs to be revisited to determine function and design of arterial road and broader transport network.
Mechanism and apportionment of funding for the arterial road need to be clarified. Further discussions to be held with DoT.

### 3.2.4 Rural Character and Context

Ideas Supported	PSP Guidelines	Example Outcome
<p><b>Wadawurrung Cultural Values</b></p> <p>Wadawurrung areas of cultural and environmental importance and cultural values should be incorporated into the precinct (in particular Bruce Creek, Stony Rises, view lines to Barrabool Hills, You Yangs landmarks).</p>	<p><b>F11.2</b> Aboriginal cultural heritage should be protected and managed in accordance with the Aboriginal Heritage Act 2006. Relevant VPP: 15.03-2S</p> <p><b>F11.3</b> Aboriginal cultural and post-contact heritage values and features (including buildings, structure, trees, gardens, historical archaeology sites and relics) should be considered and incorporated into the design of the public realm or otherwise protected or celebrated, where appropriate.</p>	<p><b>O</b> – Protect, conserve and celebrate places of Aboriginal cultural heritage and post contact cultural heritage significance.</p> <p><b>R</b> – A mandatory Cultural Heritage Management Plan must be prepared if development designs are on land identified in Precinct features plan as “area of Aboriginal cultural heritage sensitivity”.</p> <p><b>G</b> – The PSP seeks to encourage development of land close to areas of Aboriginal Cultural Heritage sensitivity to incorporate prominent interpretation features. The design of any local parks in proximity to these areas should incorporate interpretation mediums.</p> <p>Colocation of educational facilities near areas of environmental and cultural significance.</p>
<p><b>Lot Sizes</b></p> <p>The precinct should deliver a broad range of lot sizes.</p>	<p><b>F 1.2</b> Target densities should be achieved in the long term. The arrangement of residential densities should consider likely development staging and market acceptance of proposed densities in the short-to-medium term.</p> <p><b>F 1.3</b> Different types of housing needed to meet the current and future demands of the community, municipality and region should be encouraged. Housing types should consider the physical form of housing (detached housing, terraces, apartments, etc.), the type of housing (single family, group accommodation, retirement living, etc.), tenure options (freehold, rental, social housing, etc.) and size/composition (scale, number of bedrooms, etc.)</p>	<p><b>O</b> – Promote greater housing diversity and affordability with lots capable of accommodating a variety of dwelling types and sizes that encourage a variety of tenure and household types in appropriate locations.</p> <p><b>R</b> – Residential subdivisions must deliver a broad range of lot sizes capable of accommodating a variety of housing types.</p> <p><b>G</b> – Residential subdivision should provide across each neighbourhood a broad range of lot sizes capable of accommodating a variety of housing types.</p> <p><b>G</b> – Subdivision of land within a walkable distance of neighbourhood centres, public transport or areas of high amenity should create a range of lot sizes suitable for the delivery of medium-density housing.</p>

Ideas Supported	PSP Guidelines	Example Outcome
<p><b>Rural Character</b></p> <p>Innovative and creative streetscapes and landscaping should be utilised to capture rural character. Habitat and biodiversity creation as first principle for informing landscaping.</p>	<p><b>F4.1</b> Nominated densities are supported by appropriately scaled and composed streets, blocks and open spaces. Relevant VPP: Clause 56.04-1</p> <p><b>F5.1</b> Adopt a 'movement and place' approach to identifying an arterial and connector road network that provides a supportive context for the proposed type and intensity of land uses. The transport and movement network should:</p> <ul style="list-style-type: none"> <li>- provide a road classification and design that supports the purpose of the place and preferred urban form</li> </ul> <p><b>F11.1</b> Design of the public realm, public infrastructure amenity and open space should:</p> <ul style="list-style-type: none"> <li>- identify opportunities for alternative street engineering design to achieve high amenity outcomes</li> </ul>	<p><b>O</b> – Provide a high-amenity, low speed and permeable local road network that prioritises community access and safety.</p> <p><b>O</b> – Ensure subdivision design, developments and public spaces are aesthetically pleasing, respond to the natural context and incorporate environmentally sustainable design.</p> <p><b>O</b> – Develop a strong identity by incorporating elements of the rural character into landscaping and streetscapes.</p> <p><b>R</b> – Street tree planting must use locally appropriate species and be consistent with any guidance provided on the relevant cross section within this Precinct Structure Plan unless otherwise approved by the responsible authority.</p> <p><b>G</b> – Street networks should be designed to maximise the number of connections and direct views to waterways, open space.</p>



Ideas Supported	PSP Guidelines	Example Outcome
<b>Transmission Easement</b> The precinct should pursue opportunities for innovative and creative uses within the transmission easement.	<p><b>F 10.5</b> The public realm network should be located, configured and designed to enhance and optimise the role of encumbered or restricted public land (for example, waterways, conservation, utility easements, schools) for multifunctional spaces and cater for a broad range of local users and visitors. Where possible, the provision of open space should be integrated with and/or link with waterways and Water Sensitive Urban Design (WSUD) elements. The public realm network should account for provision of multifunctional water management assets. Relevant VPP: Clause 56.05-2, 19.03-3S</p> <p><b>F11.4</b> Public land set aside for utility or service infrastructure should be optimised and designed to be multifunctional where possible; providing land for infrastructure, amenity, environmental systems and for passive recreation (where safety risks can be managed).</p> <p><b>F11.1</b> Design of the public realm, public infrastructure amenity and open space should:</p> <ul style="list-style-type: none"> <li>- support climate change adaptation and integrated water management opportunities (for example, greening and tree canopy for cooling and shade and to manage urban heat island effect, integrated use of water resources, renewable energy infrastructure, etc.)</li> <li>- be responsive to the different needs of the forecast future community</li> <li>- identify opportunities to incorporate productive vegetation, community gardens or urban agriculture where possible</li> </ul>	<p><b>O</b> – Deliver an accessible and integrated network of local parks, sports reserves and community facilities that meet the needs and aspirations of the new community with adaptable, flexible and multi-use designs.</p>

Further Investigation
What will the rural interface connections consist of, as each interface is different?
The determination of what uses will be located within the poultry farm buffer based on further investigation including an odor/amenity buffer technical assessment to determine the appropriate land use and/or design response for land within the buffer to the poultry farm hatchery.
Investigate the extent of the Stony Rises with input from the Wadawurrung.
Confirm trees for retention within the precinct and consider staged removal of trees deemed appropriate for removal.
Finalisation of the Stony Rises extent and consideration of future use/function and management.
Consider housing design and typologies.
Determine density requirements within the precinct and suitable transitions.
Determine extent of bushfire risk landscapes and appropriate built form responses.
Determine if west boundary of the PSP should dissect the creek or include the whole creek corridor

## 4 Indicative Co-Design Summary Plan



Where previously consultations only included plans that depicted areas of significance and constraints, the co-design workshop was the first instance where a plan depicted potential land uses and features of the PSP amalgamated together. We note that the plan will evolve with additional feedback from stakeholders, as issues are investigated post co-design.

\*location to be investigated further

## 5 APPENDICES

### 5.1 Summary Response Table

Item No.	Topic	Discussion	Response
<b>Theme 1 – Environment and Water</b>			
<b>1.01</b>	Integrated Water Management	Passive irrigation should of street trees should be utilised where appropriate.	Ideas supported, to be built into precinct guidance
<b>1.02</b>	Integrated Water Management	Consider the mandating of smart water meters.	Ideas supported
<b>1.03</b>	Integrated Water Management	The constructed waterway and drainage assets should allow for high amenity and active transport links.	Ideas supported, to be built into precinct guidance
<b>1.04</b>	Integrated Water Management	WSUD principals and techniques should be adopted to link stormwater harvesting into street trees, open spaces.	Ideas supported, to be built into precinct guidance
<b>1.05</b>	Integrated Water Management	Installation of rainwater tanks should be considered for dwellings if appropriate.	Ideas supported
<b>1.06</b>	Integrated Water Management	IWM opportunities should be considered to provide water for the growing of food, such as in community gardens and swale permaculture.	Further Investigation Required
<b>1.07</b>	Integrated Water Management	Location and extent of drainage assets should be carefully considered.	Further Investigation Required
<b>1.08</b>	Integrated Water Management	The PSP should incorporate the Bannockburn IWM Plan	Ideas supported
<b>1.09</b>	Integrated Water Management	Prioritise in precinct treatment and conveyance of stormwater.	Ideas supported
<b>1.10</b>	Integrated Water Management	Consider potential of stormwater runoff in supplementing environmental flows downstream.	Further Investigation Required
<b>1.11</b>	Integrated Water Management	Consider placement of drainage assets within transmission easement where practicable.	Further Investigation Required
<b>1.12</b>	Integrated Water Management	Stormwater management plan needs to be adaptable to be able to accommodate a future regional scale reclamation system.	Further Investigation Required
<b>1.13</b>	Sustainable Design	Project should aim to be innovative in areas of IWM, sustainable design.	Ideas supported



Item No.	Topic	Discussion	Response
1.14	Sustainable Design	Sustainability should be embedded in precinct design guidelines.	Ideas supported
1.15	Sustainable Design	Design guidelines should be responsive to climate, embed low carbon outcomes and energy efficiency.	Further Investigation Required
1.16	Sustainable Design	Consider materiality in combatting urban heat, for example light or white roofs.	Further Investigation Required
1.17	Sustainable Design	Design of housing should be accommodating to garden plantings and canopy coverage.	Further Investigation Required
1.18	Sustainable Design	Design guidelines shouldn't require standards beyond what is legislated.	Further Investigation Required
1.19	Sustainable Design	Lot sizes should accommodate larger trees.	Further Investigation Required
1.20	Sustainable Design	Driveway crossovers should be minimized to maximise street tree canopy cover.	Further Investigation Required
1.21	Sustainable Design	Street orientation should be largely north-south to prioritise solar access, where practicable.	Ideas supported, to be built into precinct guidance
1.22	Sustainable Design	Orientation of lots and dwellings should be east west to provide optimal solar access.	Ideas supported, to be built into precinct guidance
1.23	Sustainable Design	Explore opportunities for off the grid/self-sufficient housing.	Further Investigation Required
1.24	Sustainable Design	Explore opportunities for uses such as community solar, electric vehicle charging and neighbourhood batteries.	Further Investigation Required
1.25	Vegetation and Biodiversity	Planting of trees should be minimised in plains grassland to maintain health of these environments.	Ideas supported
1.26	Vegetation and Biodiversity	Consider restricting roads interfacing the Bruce Creek corridor to management and emergency vehicles to protect wildlife.	Further Investigation Required
1.27	Vegetation and Biodiversity	Explore extent and possible integration of grasslands/golden sun moth habitat on Levy Road.	Further Investigation Required
1.28	Vegetation and Biodiversity	Retention of significant vegetation on school sites is supported, where it does not pose a safety risk.	Further Investigation Required
1.29	Vegetation and Biodiversity	Clarify the designations of trees marked as significant, in particular historic and culturally significant trees, to ensure these are not overstated.	Further Investigation Required
1.30	Vegetation and Biodiversity	Sugar gums provide hollows, food source and shade, and should be retained and integrated into open or private space.	Further Investigation Required
1.31	Vegetation and Biodiversity	Significant trees should be protected within open space where practicable, including exploring smaller pocket parks where necessary.	Ideas supported

Item No.	Topic	Discussion	Response
1.32	Vegetation and Biodiversity	References to indigenous vegetation shelterbelt, scar tree (on Levy Road) and historic plantings should be removed.	Further Investigation Required
1.33	Vegetation and Biodiversity	Non-indigenous trees should not be considered for retention.	Further Investigation Required
1.34	Vegetation and Biodiversity	Determine if rows or section of cypress are able to be retained to contribute to both environmental benefits (incl. habitat) and rural character. If retention is not possible, replacement with trees species which best suit the location and purpose.	Further Investigation Required
1.35	Vegetation and Biodiversity	Wind breaks may provide important role in protecting from winds from the plains.	Further Investigation Required
1.36	Vegetation and Biodiversity	Critical and high value trees should be retained.	Ideas supported, to be built into precinct guidance
1.37	Vegetation and Biodiversity	Established trees such as sugar gums and yellow gums should be retained in roadsides and open space.	Ideas supported
1.38	Vegetation and Biodiversity	Open space should be multipurpose and contribute to biodiversity outcomes.	Ideas supported
1.39	Vegetation and Biodiversity	Future residents should be informed on local wildlife and environs such as grassland habitats.	Further Investigation Required, such outcomes are generally not in the scope of a PSP
1.40	Vegetation and Biodiversity	Need for community behaviour and education, including building respect for flora.	Further Investigation Required, such outcomes are generally not in the scope of a PSP
1.41	Vegetation and Biodiversity	Understand potential for transmission easement as a green link in conjunction with Ausnet guidelines.	Further Investigation Required
1.42	Canopy Cover and Urban Heat	Cooling elements such as blue-green infrastructure should be provided across the precinct to provide relief from urban heat and contribute to rural character.	Ideas supported
1.43	Canopy Cover and Urban Heat	Moderate and low retention trees should be maintained based on their contribution to amenity, character and tree cover, balanced with considerations for safety and health of the specimens.	Further Investigation Required
1.44	Canopy Cover and Urban Heat	Utilise indigenous species such as; <ul style="list-style-type: none"> <li>• Blackwood</li> <li>• Myoporum insulare</li> <li>• Plains boobialla</li> <li>• Sheoak</li> <li>• Acacia mearnsii</li> </ul>	Further Investigation Required, dedicated workshop on canopy coverage/street trees recommended.

Item No.	Topic	Discussion	Response
1.45	Canopy Cover and Urban Heat	Street trees should be deciduous to allow for passive heating and cooling over the seasons.	Further Investigation Required, dedicated workshop on canopy coverage/street trees recommended.
1.46	Canopy Cover and Urban Heat	Street trees should: <ul style="list-style-type: none"> <li>• Provide deep shade in summer</li> <li>• Be non-allergenic</li> <li>• Have an urban scale of up to 2 or 3 storeys</li> <li>• Have a non invasive root system</li> <li>• Be architectural and regular in form</li> <li>• Be non-fruiting</li> </ul>	Further Investigation Required, dedicated workshop on canopy coverage/street trees recommended.
1.47	Canopy Cover and Urban Heat	Canopy coverage target should not be mandated without first ensuring it is achievable in practice, in balance with considerations for density targets.	Further Investigation Required, dedicated workshop on canopy coverage/street trees recommended.
1.48	Canopy Cover and Urban Heat	Maximisation of canopy coverage is supported to reduce urban heat island.	Further Investigation Required, dedicated workshop on canopy coverage/street trees recommended.
1.49	Canopy Cover and Urban Heat	As many trees should be retained as possible, regardless of conservation value or indigenous status.	Further Investigation Required
1.50	Canopy Cover and Urban Heat	Street trees should be provided later into development, to avoid potential harm to saplings in building process.	Further Investigation Required, dedicated workshop on canopy coverage/street trees recommended.
1.51	Bushfire	Canopy cover targets need to be considered in conjunction with their potential affect on increasing bushfire risk.	Further Investigation Required, dedicated workshop on canopy coverage/street trees recommended.
1.52	Bushfire	Bushfire resilience should be built into the precinct as a key theme.	Ideas supported, to be built into precinct guidance
1.53	Bushfire	Revegetation works in the Bruce Creek corridor must ensure bushfire risks are not increased.	Ideas supported



Item No.	Topic	Discussion	Response
1.54	Bushfire	Residents should be informed on bushfire risk and management across the area.	Further Investigation Required, such outcomes are generally not in the scope of a PSP
1.55	Bushfire	Bruce Creek corridor to be bounded by a perimeter road for management and bushfire purposes.	Ideas supported, to be built into precinct guidance
1.56	Cultural / Ecological Landscapes	The scale of the landscape and ongoing maintenance impacts for the stony rise area needs to be better understood and qualified by a Cultural Values Statement.	Further Investigation Required
1.57	Cultural / Ecological Landscapes	Need to review the extent of stony rises to ensure it matches with what is on the ground.	Further Investigation Required
1.58	Cultural / Ecological Landscapes	Bruce Creek setback should be consistent with previous developments such as Somerset Estate.	Further Investigation Required
1.59	Cultural / Ecological Landscapes	Setbacks for Bruce Creek should not be mandated at once distance and should instead respond to topographical and ecological conditions.	Further Investigation Required
1.60	Cultural / Ecological Landscapes	In areas of low topographical delineation development should be encouraged to interact more closely with the Bruce Creek corridor.	Further Investigation Required
1.61	Cultural / Ecological Landscapes	Extent of cultural / ecological landscape along Bruce Creek corridor is not supported.	Further Investigation Required
1.62	Cultural / Ecological Landscapes	Housing and vehicular traffic should be separated from creek corridor to protect wildlife.	Further Investigation Required
1.63	Cultural / Ecological Landscapes	Bridge crossings should avoid archaeological sites. Works for road construction, pathways and other infrastructure should minimise impact to waterway environs (including escarpment)	Ideas supported, Further Investigation Required
<b>Theme 2 – Housing and Community</b>			
2.01	Schools	Co-location and joint use agreements should be considered between schools and recreation reserves.	Ideas supported
2.02	Schools	Co-locate educational facilities with cultural landscapes, particularly the stony rise.	Ideas supported
2.03	Schools	Schools should be located at the edge of the community hub while maintaining physical and visual connection.	Further Investigation Required
2.04	Schools	Education facilities to be located away from bushfire risk areas, based on separation distances determined in risk assessment.	Ideas supported, to be built into precinct guidance
2.05	Schools	Consider opportunities for alternative schools (e.g. Montessori)	Further Investigation Required

Item No.	Topic	Discussion	Response
2.06	Schools	School and active open space should be moved to east of Burnside Road to ensure balance of community facilities across precinct.	Further Investigation Required
2.07	Schools	Exact separation distance of schools from the transmission distance is currently unknown.	Further Investigation Required
2.08	Schools	Land for a Catholic primary school, totalling 3ha, should be designated early and worked through with landowners.	Further Investigation Required
2.09	Schools	Any potential adjacencies of Catholic and state primary schools needs to be managed carefully to ensure relevant traffic management issues are avoided.	Further Investigation Required
2.10	Schools	Adjoining PSPs/growth locations need to be considered in future school catchments.	Ideas supported
2.11	Schools	Co-location of primary and secondary schools are supported, but combined P-12 colleges generally are not.	Ideas supported
2.12	Schools	Ensure adherence to DET's School Site Selection Criteria.	Ideas supported, to be built into precinct guidance
2.13	Schools	Schools may be proximate and well connected to the future activity centre, but siting should aim to avoid limiting delivery of denser housing within the walkable catchment.	Further Investigation Required
2.14	Schools	Ensure adherence to Melbourne Archdiocese Catholic Schools siting and Design Guidelines.	Ideas supported
2.15	Schools	Department of Education and Training (DET) proposes two government primary schools and one government secondary school in the South East Precinct.	Ideas supported, further investigation needed to refine location of schools
2.16	Activity Centre	Activity centre should open to street, with active frontages on all sides.	Ideas supported
2.17	Activity Centre	The activity centre should accommodate a full range of retail and commercial uses and consider the limitations of the current Bannockburn Town Centre to accommodate these uses.	Further Investigation Required
2.18	Activity Centre	Future uses and development should be balanced between activity centre and Bannockburn Town Centre to ensure hierarchy is maintained.	Ideas supported
2.19	Activity Centre	Activity centre to be accessible across all modes of transport, prioritising active and public transport.	Ideas supported, to be built into precinct guidance
2.20	Activity Centre	Activity centre should be located at the intersection of Burnside Road and the future arterial.	Further Investigation Required
2.21	Community Facilities	Location of emergency services needs to be carefully considered in consultation with the CFA to ensure site can adequately service all of Bannockburn.	Further Investigation Required
2.22	Community Facilities	Ensure equitable distribution of proposed community facilities across the precinct.	Further Investigation Required
2.23	Community Facilities	Healthcare to be in proximity to or co-located with the activity centre.	Ideas supported

Item No.	Topic	Discussion	Response
2.24	Community Facilities	Consider the potential of some proposed community infrastructure to be delivered in the town centre, such as the library.	Further Investigation Required
2.25	Community Facilities	Community centre with kinder should be co-located with state primary school.	Ideas supported, to be built into precinct guidance
2.26	Community Facilities	Explore potential for ambulance station to be located within hatchery buffer.	Further Investigation Required
2.27	Community Facilities	Community hubs should be inclusive of spaces for allied health providers.	Ideas supported, to be built into precinct guidance
2.28	Community Facilities	Consider potential DCP cost implications in the delivery of proposed community infrastructure.	Ideas supported
2.29	Social and Affordable Housing	Consideration of the typologies and delivery of social housing.	Further Investigation Required, dedicated workshop on social housing recommended.
2.30	Social and Affordable Housing	Social and affordable housing should be co-located with community services and uses.	Ideas supported
2.31	Social and Affordable Housing	A range of housing forms explored for social housing, potentially including;	Smaller (1 & 2 bedroom) units
2.32	Social and Affordable Housing	Social housing should enable ageing in place and be accessible for disabled residents.	Further Investigation Required, dedicated workshop on social and affordable housing recommended.
2.33	Social and Affordable Housing	Denser housing forms within the activity centre's walkable catchment should be utilised to deliver social and affordable housing.	Further Investigation Required, dedicated workshop on social and affordable housing recommended.
2.34	Density and Built Form	Density targets and housing typology need to be considerate of Bannockburn's rural character and market setting.	Further Investigation Required
2.35	Density and Built Form	Density targets should be flexible and not based on those set out in the PSP Guidelines.	Further Investigation Required
2.36	Density and Built Form	A potential suitable overall density target might be 17-18 dwellings per hectare.	Further Investigation Required
2.37	Density and Built Form	Consider smart urban design and landscaping treatments to balance density and rural character outcomes.	Further Investigation Required
2.38	Density and Built Form	Lower density housing should be explored for interfaces with rural land and cultural/ environmental landscapes.	Further Investigation Required
2.39	Density and Built Form	Higher density housing should be delivered in proximity to community hubs and activity centre.	Ideas supported, to be built into precinct guidance

Item No.	Topic	Discussion	Response
2.40	Density and Built Form	Explore potential for tradie lots on transmission easement and rural interface.	Further Investigation Required
2.41	Recreation and Open Space	Consider delivery of a pool/swimming centre or gathering space similar to Bannockburn Heart.	Further Investigation Required
2.42	Recreation and Open Space	Housing should front open spaces, and no back or side fences should be fronting on to parks.	Ideas supported, to be built into precinct guidance
2.43	Recreation and Open Space	Extent of stony rises should be subject to further investigation to determine best location for a park in this landscape.	Further Investigation Required
2.44	Recreation and Open Space	Open spaces should be located to protect heritage sites and significant trees where appropriate.	Ideas supported
2.45	Recreation and Open Space	Determine appropriate extent of Bruce Creek open space landscape.	Further Investigation Required
<b>Theme 3 – Transport and Movement</b>			
3.01	Public and Active Transport	Active transport routes and connections should be extensive and traverse throughout the precinct.	Ideas supported
3.02	Public and Active Transport	The precinct should provide multipurpose transport links which cater for an array of transport modes and uses.	Ideas supported
3.03	Road Network	Determine best route for transport links which avoid bushland reserves, seasonal herbaceous wetlands and riparian areas.	Further Investigation Required
3.04	Public and Active Transport	The precinct should encourage the creation of cycle loops and networks which travel throughout the precinct and into Bannockburn.	Ideas supported
3.05	Safety and Access	Transport routes should effectively and safely connect key locations within the precinct and to Bannockburn.	Ideas supported
3.06	Safety and Access	Ensure safety is the greatest priority for transport infrastructure, particularly in regard to safe commutes to and from schools.	Ideas supported, to be built into precinct guidance
3.07	Public and Active Transport	The implementation of a bus service which travels throughout the precinct and into Bannockburn.	Ideas supported
3.08	Safety and Access	Road networks accommodate for an array of emergency vehicles whilst aiding fire mitigation.	Ideas supported, to be built into precinct guidance
3.09	Road Network	Transport routes and infrastructure need to consider environmental protection.	Ideas supported
3.10	Road Network	Traffic and roads should not run close to riparian zones.	Further Investigation Required

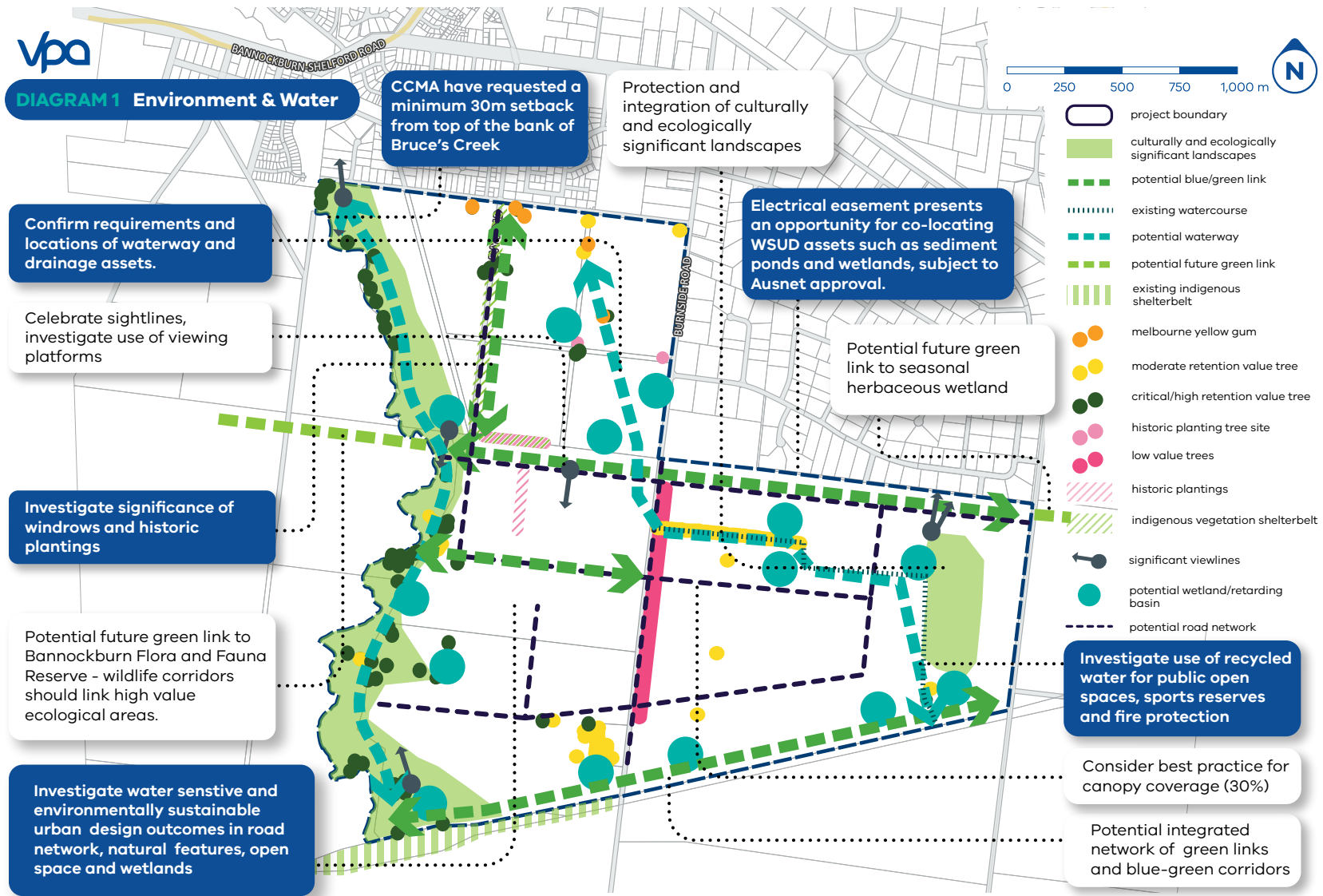


Item No.	Topic	Discussion	Response
3.11	Public and Active Transport	Need to consider that active transport pathways have different levels of impacts dependent on their location.	Ideas supported
3.12	Road Network	Location and number of bridge crossings needs to be determined and finalised.	Further Investigation Required
3.13	Arterial Road	Connection and linkage to the highway needs to be determined and finalised.	Further Investigation Required
3.14	Safety and Access	Ensure safe and accessible transport routes to and from schools.	Ideas supported, to be built into precinct guidance.
<b>Theme 4 – Rural Character and Context</b>			
4.01	Rural Character	The different boundaries of the precinct will need to be considered differently dependent on their surrounding current and future context.	Further Investigation Required
4.02	Lot Sizes and Density	The precinct should provide a variety of lot sizes to cater to an array of needs.	Ideas supported, to be built into precinct guidance.
4.03	Lot Sizes and Density	The precinct should provide densities which better reflect Bannockburn's rural character and not metropolitan character.	Further Investigation Required
4.04	Lot Sizes and Density	Higher densities should be provided near activity centres and areas of high amenity	Ideas supported, to be built into precinct guidance
4.05	Rural Character	Explore and identify trees for retention and trees for potential considering both environmental benefits and rural character.	Further Investigation Required
4.06	Wadawurrung Cultural Values	Explore opportunities to collocate educational facilities with the stony rises, in addition to active transport routes which highlight the cultural significance of the site.	Ideas supported
4.07	Wadawurrung Cultural Values	Determine of extent of stony rises that should be embedded in the open space network, whilst maintaining site values and significance.	Further Investigation Required
4.08	Rural Character	Streetscapes should be character responsive and implement qualities of climate resilience.	Ideas supported
4.09	Rural Character	The precinct should explore incorporating housing design guidelines which to guide character sensitive and sustainable development.	Further Investigation Required
4.10	Transmission Easement	The precinct should explore opportunities for the provision of active transport links, community gardens, dog parks or community battery infrastructure within the transmission easement.	Further Investigation Required
4.11	Hatchery Buffer	The potential uses and approach to development within the hatchery need to be determined.	Further Investigation Required
4.12	Rural Character	Explore integration of viewlines to distant landmarks (Barrabool Hills, You Yangs) as part of urban structure/street networks	Further Investigation Required

## 5.2 Co-Design workshop mural boards

Click here to view co-design workshop feedback:

<https://vpa-web.s3.amazonaws.com/wp-content/uploads/2022/10/Bannockburn-South-East-PSP-Co-Design-Workshop-Mural-Edited-October-2022.pdf>

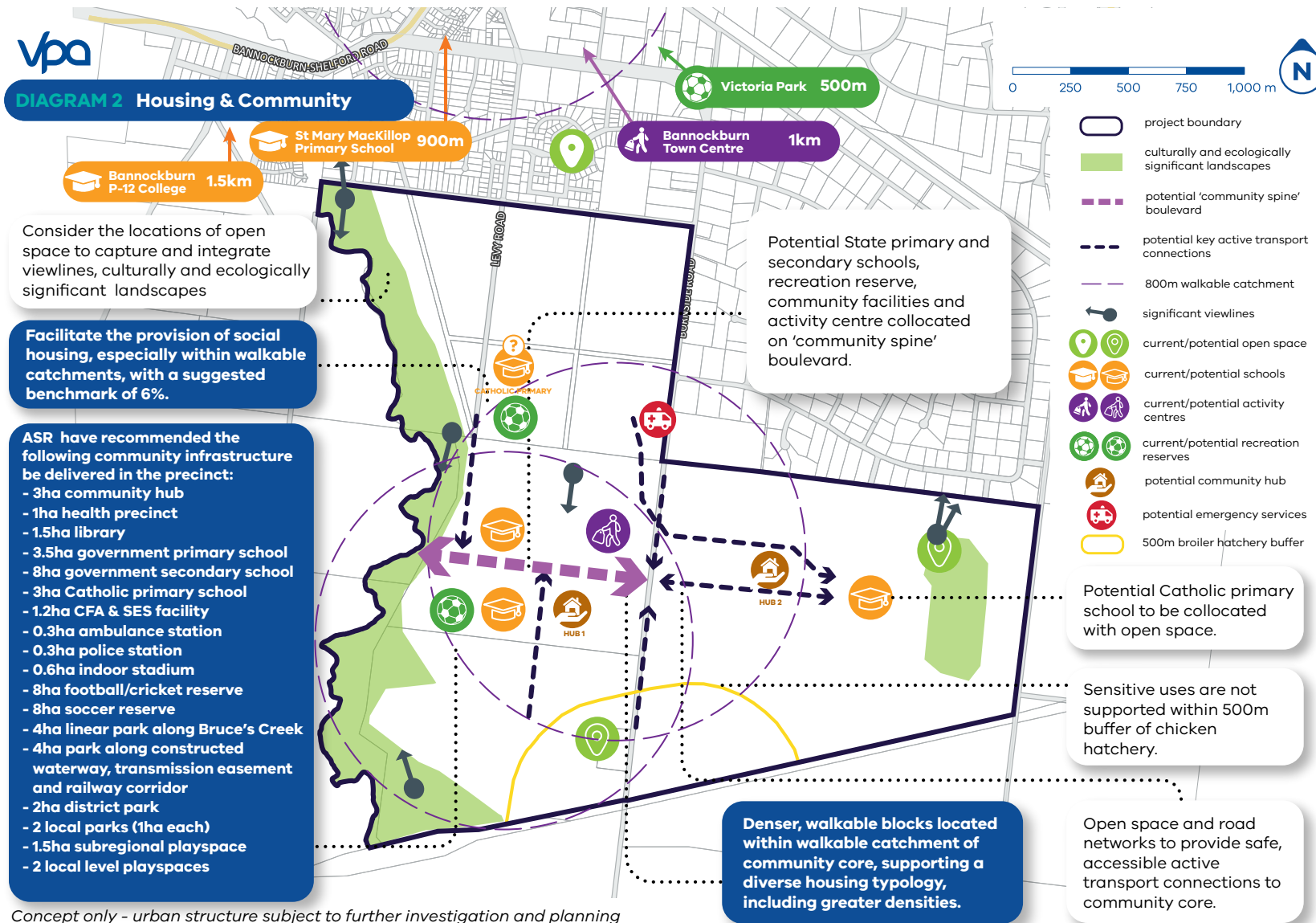


Concept only - urban structure subject to further investigation and planning

**Themed plan as presented on the day of the co-design workshop**

Click here to view co-design workshop feedback:

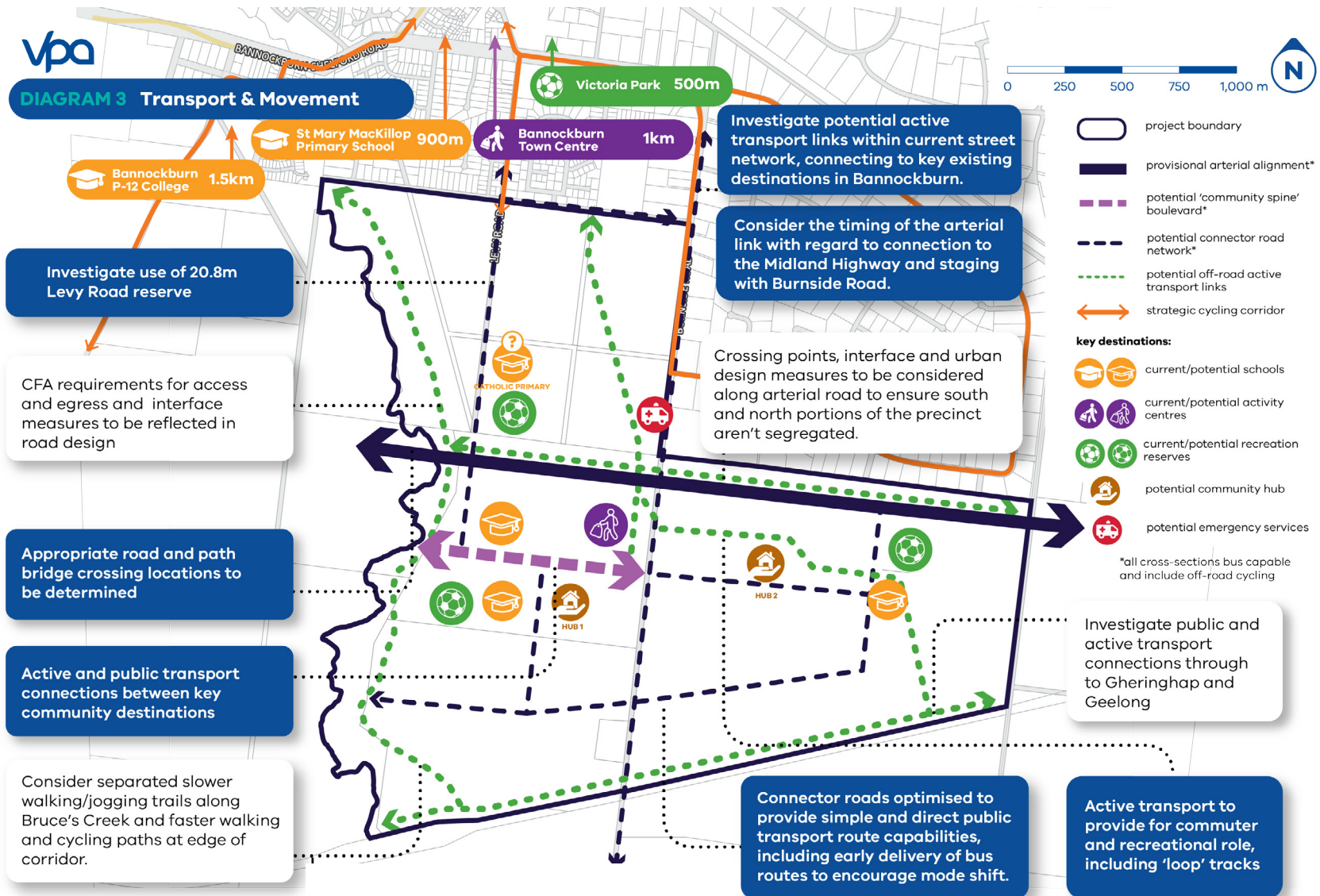
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