

**11.03-6L-01 Bannockburn**08/09/2022  
C99gpla**Policy application**

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

**Settlement strategies**

Identify existing and future bushfire hazards and ensure buffers between vegetation and development are provided and managed to reduce bushfire risks and improve community resilience.

Manage interim bushfire hazards during settlement expansion.

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 Framework 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.

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

Encourage the use of perimeter roads adjacent to bushfire hazards to provide a hard surface edge between vegetation and development.

Locate land uses associated with vulnerable people including residential aged care facilities and education centres away from bushfire hazards, particularly the Bannockburn Flora and Fauna Reserve.

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.

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.

Ensure the design and layout of development appropriately manages and responds to the settlement bushfire interface.

Ensure development is designed to be capable of implementing vegetation management requirements to reduce bushfire risks on private and public land.

Ensure the use of non-combustible design elements for the construction of walking, cycling and riding trails and flammable resistant building materials for public assets such as street furniture and art work to reduce bushfire risk.

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

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.

Ensure vegetation within the Bannockburn Flora and Fauna Reserve, Bruce's Creek, constructed waterway corridors and other local environmental assets are managed to mitigate bushfire risk.

### **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.

Manage vegetation in Bruce's Creek environs to ensure bushfire risks are not increased over time and to ensure that development surrounding the waterway corridor caters for future regeneration activity.

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 Bruce's Creek.

Protect vistas, view lines and visual amenity along the Bruce's Creek environs.

Facilitate the acquisition of all land between the tops of the escarpment and forming the rim of the Bruce's Creek valley as public open space.

Facilitate opportunities for passive surveillance of the open space system.

Set back the roadway from the rim of Bruce's 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, May 2021)

## GOLDEN PLAINS PLANNING SCHEME

- *Strategic Bushfire Risk Assessment for the Bannockburn Growth Plan Investigation Area* (Ecology and Heritage Partners Pty Ltd, August 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)

Bannockburn Framework Plan



Plan 1  
Framework Plan  
Bannockburn Growth Plan



\* NOTE:

The term arterial is used as a description of the roads functional operation, rather than that prescribed for administrative purposes in the Road Management Act (2004), for road declaration.

The connection point of the proposed arterial to the Midland Highway or Fyansford-Gheringhap Road Roundabout is currently being investigated. This connection will require a grade separated rail crossing.



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

This is a concept plan only, detail on the placement and design of infrastructure and land use will be refined as part of the preparation of precinct structure plans and development plans

Bannockburn Land Use Precinct Plan

