

**PSP2.0**

# Bannockburn South East

PRECINCT STRUCTURE PLAN

## Vision & Purpose Summary

AUGUST 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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# Introduction

## Purpose of this document

This document is a summary of the information captured during the Vision and Purpose Workshop [Workshop] for the Bannockburn South East Precinct Structure Plan (PSP).

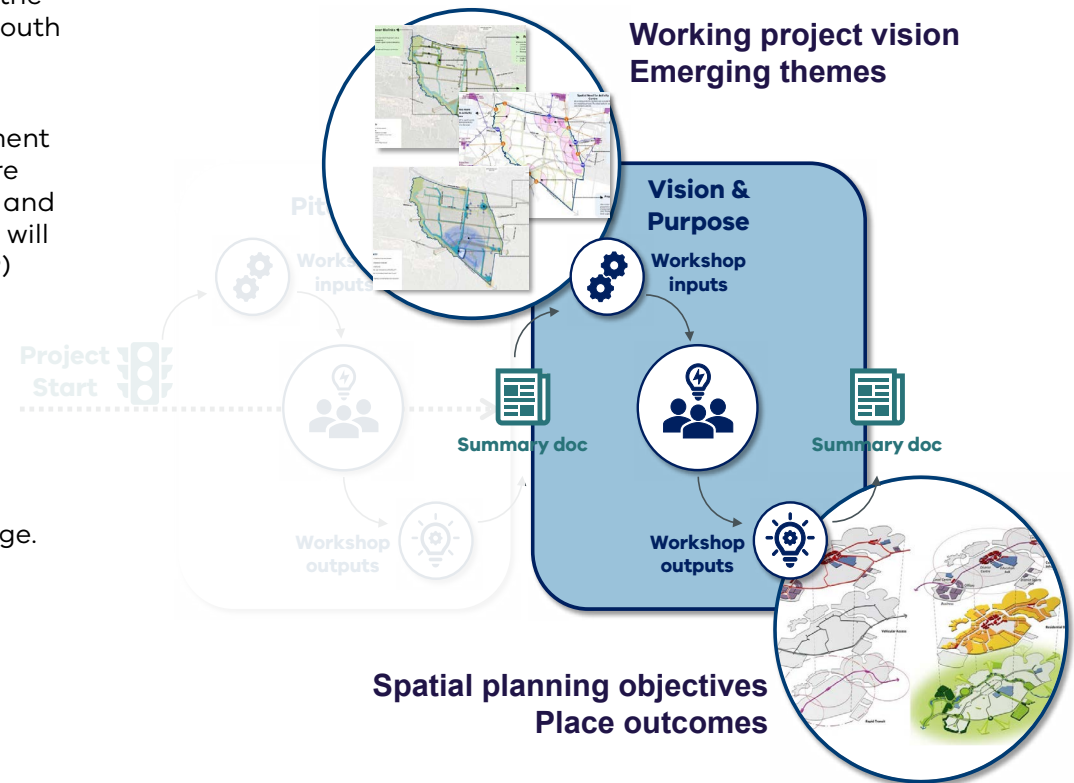
The objective of the Workshop was to develop the ideas and information captured in the Vision and Purpose Summary Document to form a clear vision of what the PSP aims to achieve in the future and how we will get there. What we heard will guide placemaking and the configuration of land use and infrastructure outcomes, which will be outlined in the PSP and Development Contributions Plan (DCP) during the next phase.

Our approach:

- Keeps the vision for the precinct high level
- Gives certainty where we can
- Gives stakeholders a clear line of sight to proposed planning
- Provides a draft vision to test with stakeholders at the next stage.

The material covered in this summary document will provide the basis of the furthering the Bannockburn SE PSP.

## Summary of Vision and Purpose process



This summary document is structured in four parts:

- **Part 1** recaps the strategic and local context covered in the pitching summary document
- **Part 2** outlines the emerging themes from pitching and the emerging project vision
- **Part 3** goes through each of the emerging themes and summarises the main ideas discussed, and matters for further investigation
- **Part 4** provides information for the upcoming Co-Design Workshop.



## Who attended the Vision & Purpose sessions?

Sessions were held on 19 May 2022 online via Zoom and were attended by approximately 50 stakeholders including the VPA project team, representatives from Golden Plains Shire and:

- Golden Plains Shire
- Barwon Water
- Melbourne Archdiocese of Catholic Schools
- Corangamite Catchment Management Authority
- Friends of Bannockburn Bush
- The Department of Environment, Land, Water & Planning (DELWP)
- The Department of Transport (DoT)
- The Department of Education and Training (DET)
- Ausnet
- Country Fire Authority (CFA)

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



# Part 1 Precinct structure planning guidelines for new communities

Victoria's recently-adopted *Precinct Structure Planning Guidelines: New Communities in Victoria* (the Guidelines) apply to planning undertaken for these precincts and are in place to ensure that the VPA (and other planning authorities) prepare plans for places that enable best practice, liveable new communities.

The Guidelines are based on planning for

20-minute neighbourhoods, a principle in *Plan Melbourne 2017–2050* that advocates for living locally to ensure accessible, safe and attractive local communities.

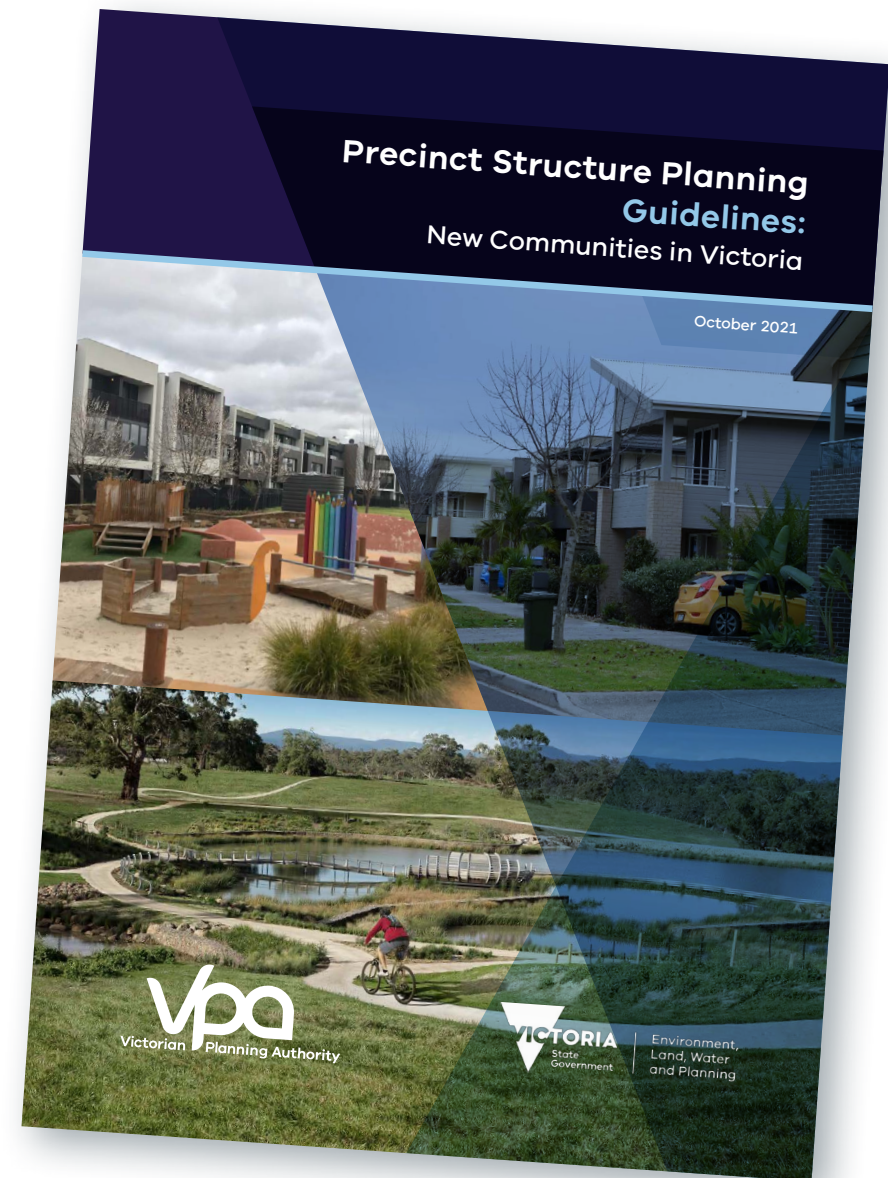
The Guidelines set out a framework to deliver

20-minute neighbourhoods and include a series of planning principles and targets that should be adhered to when preparing a PSP.

These principles and targets will guide the planning approach for the precincts and will be further supported by the place-based opportunities and ambitions of key stakeholders.

For more information visit:

[www.vpa.vic.gov.au/project/psp-guidelines/](http://www.vpa.vic.gov.au/project/psp-guidelines/)





# Strategic context

## Location

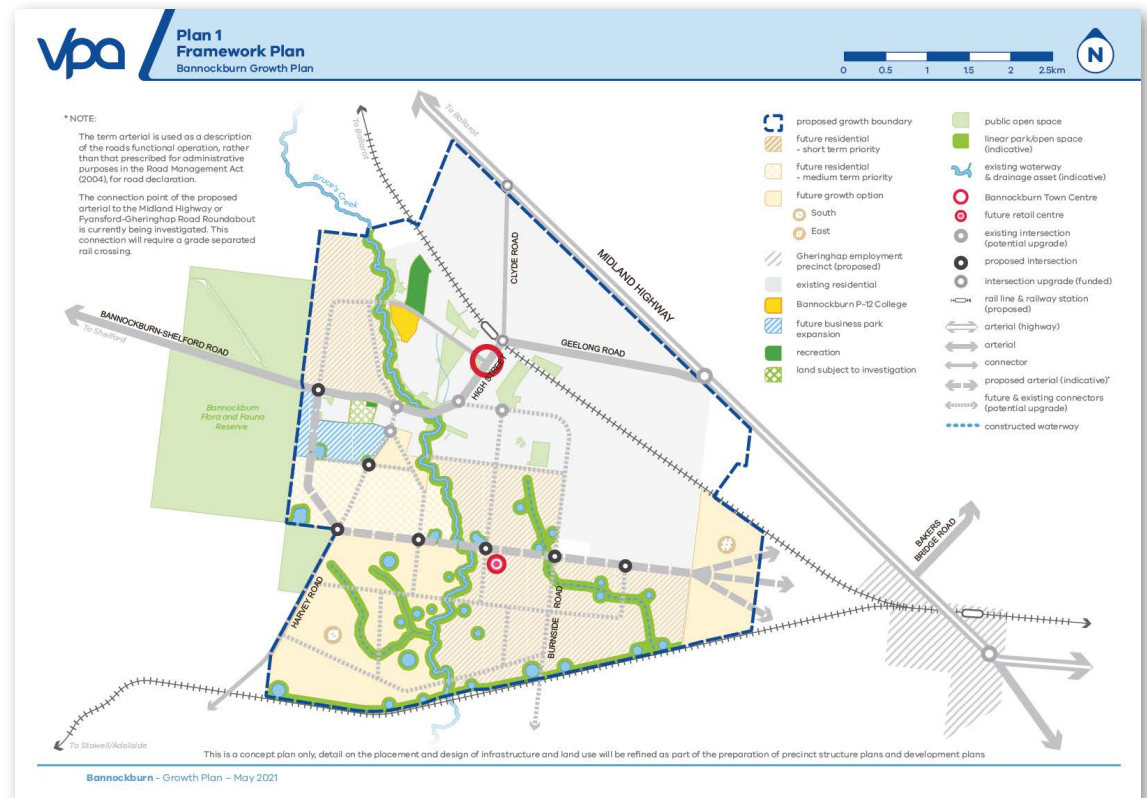
Bannockburn South East is located in Golden Plains Shire, part of the Geelong Regional Alliance Region (G21). Bannockburn is a town peri-urban to Greater Geelong, and is located approximately 18km northeast of Geelong CBD, or 75km southwest from Melbourne's CBD.

Bannockburn sits between the Midland Highway and the Gheringhap-Maroon Freight Railway, making it a strategic gateway location connecting Geelong, and to some degree Melbourne, to the west of the state. As the largest urban centre in Golden Plains, Bannockburn serves to support a network of southern townships in the shire including Teesdale, Inverleigh, Lethbridge, Batesford and Gheringhap.

## G21 Region

Bannockburn is identified as a Regional Centre in the North West Gateway of the G21 region. The G21 Regional Growth Plan (2013) acknowledges Bannockburn's provision of larger lifestyle lots and relatively affordable housing options as a major drawcard for growth in the area. Settlements such as Bannockburn play an important role in supporting surrounding rural communities and productive farming activity.

Bannockburn Growth Framework Plan



## Bannockburn Growth Plan

The precinct was defined in the *Bannockburn Growth Plan* (2021), prepared by the VPA, and was identified as being a priority development area to accommodate short term growth in the fast-growing town.

The framework plan (above) identified the South East Precinct as the priority for growth amongst the three precincts and two future investigation areas across Bannockburn.

The Growth Plan identified a number of major features to be delivered within the precinct, including the secondary arterial route, a constructed waterway corridor, a local activity centre, and an array of community facilities and services.

The vision set out for the South East Precinct in the growth plan touched on the creation of a high amenity neighborhood with environmental values at the forefront by creating an integrated green and open space network, in addition to creating an attractive neighbourhood with potential for diverse housing typologies. This will be done by providing retail opportunities and community infrastructure.

Specific outcomes planned for the precinct included:

- Protecting, enhancing and promoting Wadawurrung Cultural Heritage and values within the urban landscape.
- Protecting and enhancing biodiversity and providing for ecological links and corridors.
- Establishing the local activity centre and community facilities as a meeting place.
- Creating high amenity neighbourhoods that respect rural character.
- Providing community places and services that cater to all.
- Providing a range of transport opportunities.

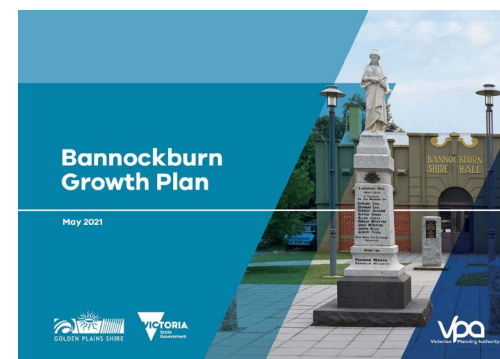
## Wadawurrung Healthy Country Plan

The Wadawurrung Healthy Country Plan, or *Paleert Thaara Dja* – Let's make Country good together 2020-2030, sets out a number of values that should be adhered to and threats that should be minimised to achieve the vision of 'All people working together to make Wadawurrung Country and Culture Strong'.

Values that could be especially relevant to the PSP include:

- Wadawurrung cultural sites and places
- Yulluk (Waterways, Rivers, estuaries and wetlands)
- Inland Country
- Native animals
- The PSP could help to address matters such as:
- Urban development
- Insufficient coordination
- Insufficient recognition

The PSP will aim to integrate and consider these values and considerations as part of the creation of the vision and in the ultimate outcomes of the precinct.



Bannockburn Growth Plan cover



Wadawurrung Healthy Country Plan cover



# Local context

Golden Plains Shire is undergoing significant population growth, largely propelled by rapid growth in its largest settlement, Bannockburn. The population of Bannockburn is expected to reach 13,090 by 2036, up from 7,120 in 2018, with a relatively high 3% growth rate projected over the next 30 years. At these rates, it is estimated an additional 5,500 dwellings will be required across the town to accommodate population growth to 2050.

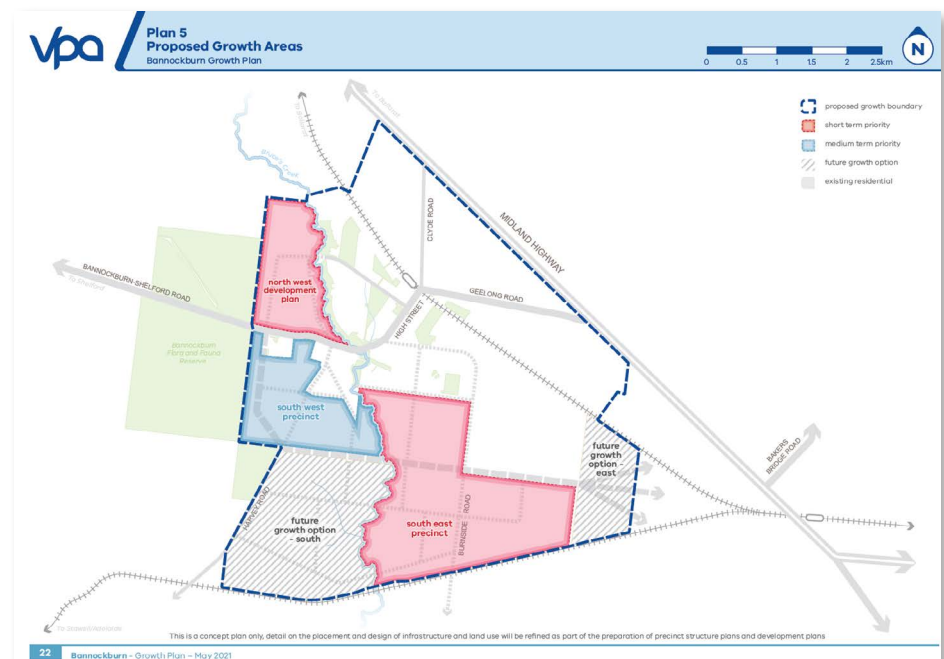
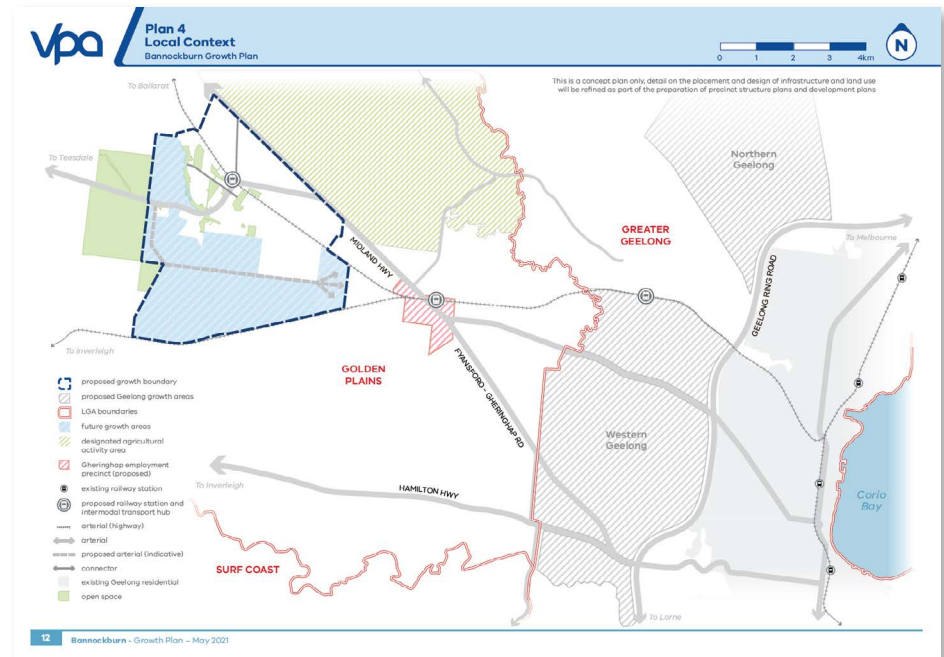
Growth in Bannockburn is largely driven by young families, with the 0-14 age group representing the greatest proportion of projected population growth to 2036. Key drivers for the attraction of young families to the area are proximity to Geelong and Melbourne, the town's rural lifestyle and character, access to education and community services, and proximity to Golden Plains' thriving agricultural industry.

The Bannockburn South East Precinct has an area of 523 hectares, approximately the same size as Melbourne's Central Business District. The precinct is the most significant of those identified in the *Bannockburn Growth Plan* and is expected to accommodate 3,700 dwellings for a population of around 11,000.

The South East Precinct bounds both identified Future Investigation Areas, as well as the South West Precinct, and planning for the PSP will need to carefully consider future integration with these areas.

There are a number of points of interest in close proximity to the precinct, providing a range of opportunities and constraints. These include:

- Bruce's Creek
- Seasonal herbaceous wetlands
- Broiler/poultry hatchery farms
- Gheringhap Employment Precinct



## Part 2

# The emerging vision for Bannockburn South East

The Vision and Purpose workshop continued to develop the four themes that emerged from the pitching sessions. The emerging themes are:

- Environment and Water
- Housing and Community
- Transport and Movement
- Rural Character and Context

These themes are summarised in the following parts of this document.

The themes should not be thought of as self-contained topics but rather overlapping focus areas that collectively articulate the high-level ideas, opportunities and matters for further investigation identified so far.

This working vision was first drafted based on feedback at the pitching session and reviewed by stakeholders at the Vision & Purpose Workshop. This document is an emerging vision that will continue to draw on feedback at the co-design workshop.

## Emerging themes from pitching – an evolving vision

*Bannockburn is Wadawurrung Country. The precinct will place Wadawurrung culture, heritage and values at the centre of its design and ethos. 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. Wadawurrung values and stories will be embedded into open spaces, trails and community places.*

*At the centre of Bannockburn's southern growth zones and this vision will be Bruce's Creek. Its ecological and intrinsic cultural values 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. 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 towards a new vibrant community linking from Bruce's Creek in the west to the pre-European wetland in the east.*

*The southern community will facilitate high levels of sustainable travel from Bruce's 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.*



## Part 3 Emerging Themes

The Vision and Purpose Workshop raised the following key challenges and opportunities for each of the four emerging themes. The **feedback** from stakeholders has been summarized and marked up on each of the four emerging theme plans.

We then examined what **objectives** and **outcomes** were being sought by stakeholders and have summarized them under the heading of each Emerging Theme.

Consideration has also been given to the relevant PSP **guidelines and targets** that apply to the matters raised by stakeholders, and the themes in general, and have listed them for further consideration of stakeholders.

With the key messages conveyed, we then set out a list of potential **actions** and **method** moving forward to resolve these items as part of the PSP for further discussion at the co-design workshop.

### Ideas and opportunities discussed

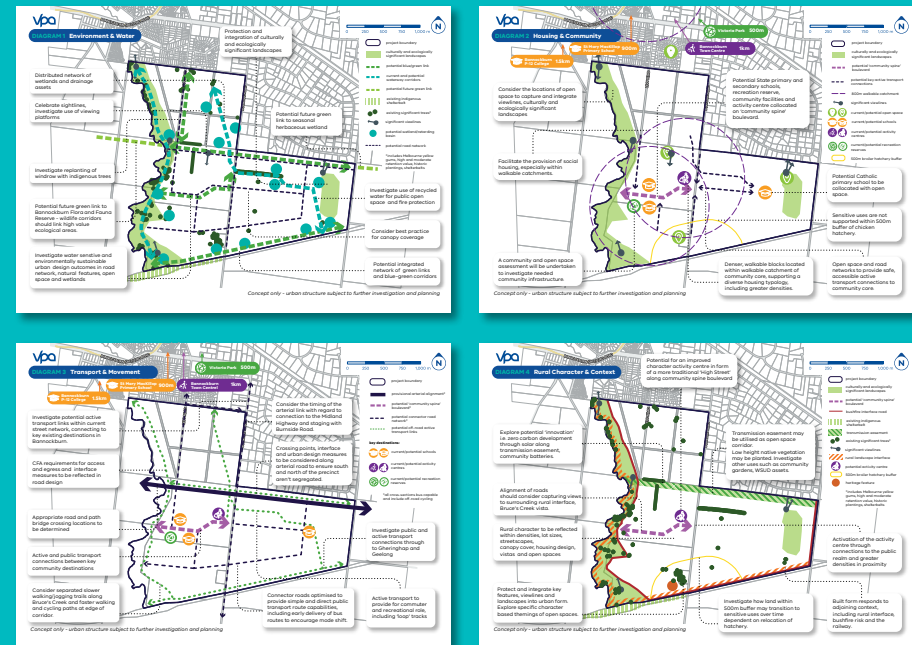
- Planning Objectives
- Priority Place Outcomes
- Relevant PSP Guideline targets
- Action
- Method

#### Theme 1 - Environment and Water

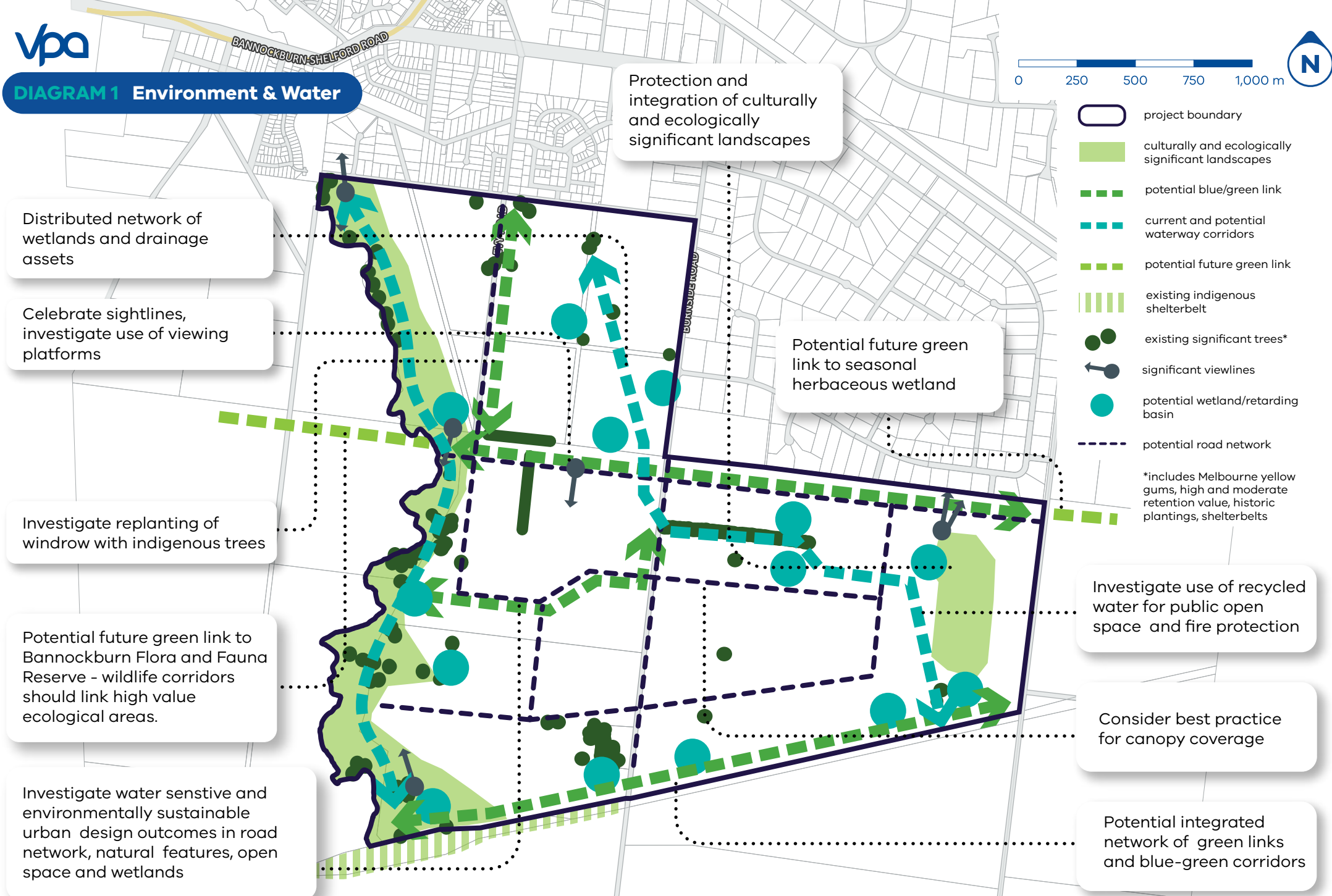
#### Theme 2 - Housing and Community

#### Theme 3 - Transport and Movement

#### Theme 4 - Rural Character and Context



# DIAGRAM 1 Environment & Water



Concept only - urban structure subject to further investigation and planning



# THEME 1 Environment and Water

## Planning objectives

- 1 To ensure the impacts of climate change are mitigated and prevented in an efficient and effective manner.
- 2 To implement integrated water management plans and corresponding infrastructure to support the community and all its needs.
- 3 To retain, protect and enhance features of the natural environment which improve local character, cultural values, amenity and ecology.
- 4 To ensure development incorporates environmental sustainability and the natural environment.
- 5 To protect and enhance vulnerable, sensitive and endangered flora and fauna.

## Priority place outcomes

- Climate change resilience and mitigation is considered and incorporated into built outcomes, including;
  - Housing and built form design guidelines encourage construction of new homes that are climate resilient, such as through consideration of sustainable material use and energy efficiency.
  - Homes and community uses are encouraged to implement sustainable energy production systems.
- Required waterways and drainage assets are incorporated into the precinct in a way that:
  - Prioritises the development and implementation of Water Sensitive Urban Design and Integrated Water Management principles.
  - Embeds sustainable water use, including the potential use of recycled water and passive irrigation.
  - Implements blue-green links that connect key environmental and recreational assets.
- Existing landscape and environmental features, which make a significant contribution to Bannockburn's rural character and local Wadawurrung cultural values, are protected, integrated and enhanced. Specifically;
  - Protect, maintain and enhance the Bruce's Creek corridor, with a focus on biodiversity, ecology and Wadawurrung cultural values.
  - Protect and integrate significant vegetation into open space and streetscapes, enhance vegetation in key areas such as through revegetation works along Bruce's Creek.
  - Key environmental and recreational assets are linked with a network of blue/green corridors.
  - Passive recreation emphasises significant areas of biodiversity, cultural values and natural features.

## Relevant PSP Guideline targets

### High-quality public realm:

- T11 –** The open space network should seek to meet minimum targets as per page 74 of the *VPA Precinct Structure Planning Guidelines: New Communities in Victoria*.
  - Relevant VPP: Clause 19.02-6S, 53.01
- T13 –** 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).
- T14 –** All streets containing canopy trees should use stormwater to service their watering needs.
- T15 –** Design of the street network should be capable of supporting at least 70% of lots with a good solar orientation.
- T16 –** All conservation areas identified in relevant Commonwealth, state and local government strategies should be retained in accordance with relevant legislation.
- T17 –** IWM solutions should meaningfully contribute towards the actions and targets from the relevant Catchment Scale Public Realm & Water Plans and any relevant water-related strategies, plan, or guideline (including the Healthy Waterways Strategy 2018–2028).

### Other relevant guidance

The following *Wadawurrung Healthy Country Plan* goals are important and should align with the objectives of the PSP:

- By 2030, there is enough water in the waterways of *Barre Warre Yulluk* (the waterways of the Barwon/Moorabool, Yarrowee and Leigh Rivers) that it flows through the system, without barriers and is clean enough to drink.
- By 2030, the current extent of volcanic grass lands and woodlands is increased by 5%.
- By 2029, native vegetation extent remains or increases, and cultural places are protected.
- By 2030, no more of our native animals have become threatened
- By 2035, at least one threatened species is no longer threatened. (The number of these threatened species is an indicator: Striped Legless Lizard, Golden Sun Moth, Growling Grass Frog)
- By 2028, Wadawurrung priority diseases, pest weeds and animals are reduced in our important cultural places and landscapes.
- By 2030, Wadawurrung People's principles of sustainability are incorporated into housing estates such as emission reduction targets, water minimisation and green energy are mandatory in housing developments.

## Actions

### Climate change

- Investigate measures and built form outcomes for climate change resilience and mitigation.
- Investigate Innovation Pathways for sustainability and climate resilience outcomes.
- Investigate how homes and communities can implement actions and processes that combat climate change.

### Water

- Develop an Integrated Water Management response and determine Water Sensitive Urban Design outcomes.
- Investigate the impact of the precinct on potential outflows and water quality in the Seasonal Herbaceous Wetlands and Bruce's Creek.
- Review current and future hydrology flows.

### Flora and Fauna

- Continue to monitor and evaluate ecology.
- Investigate fauna and flora sensitive design approaches in the precinct.
- Respond to and protect species listed within the *Environment Protection and Biodiversity Conservation Act 1999*.
- Confirm the retention value and determine approaches for the retention of vegetation and environmental features within the precinct.

### Culturally significant areas

- Confirm the extent of the Stony Rise and features of retention.
- Investigate measures to enhance and integrate the Bruce's Creek corridor protect its cultural and environmental significance.
- Determine measures to enhance and protect culturally significant features.

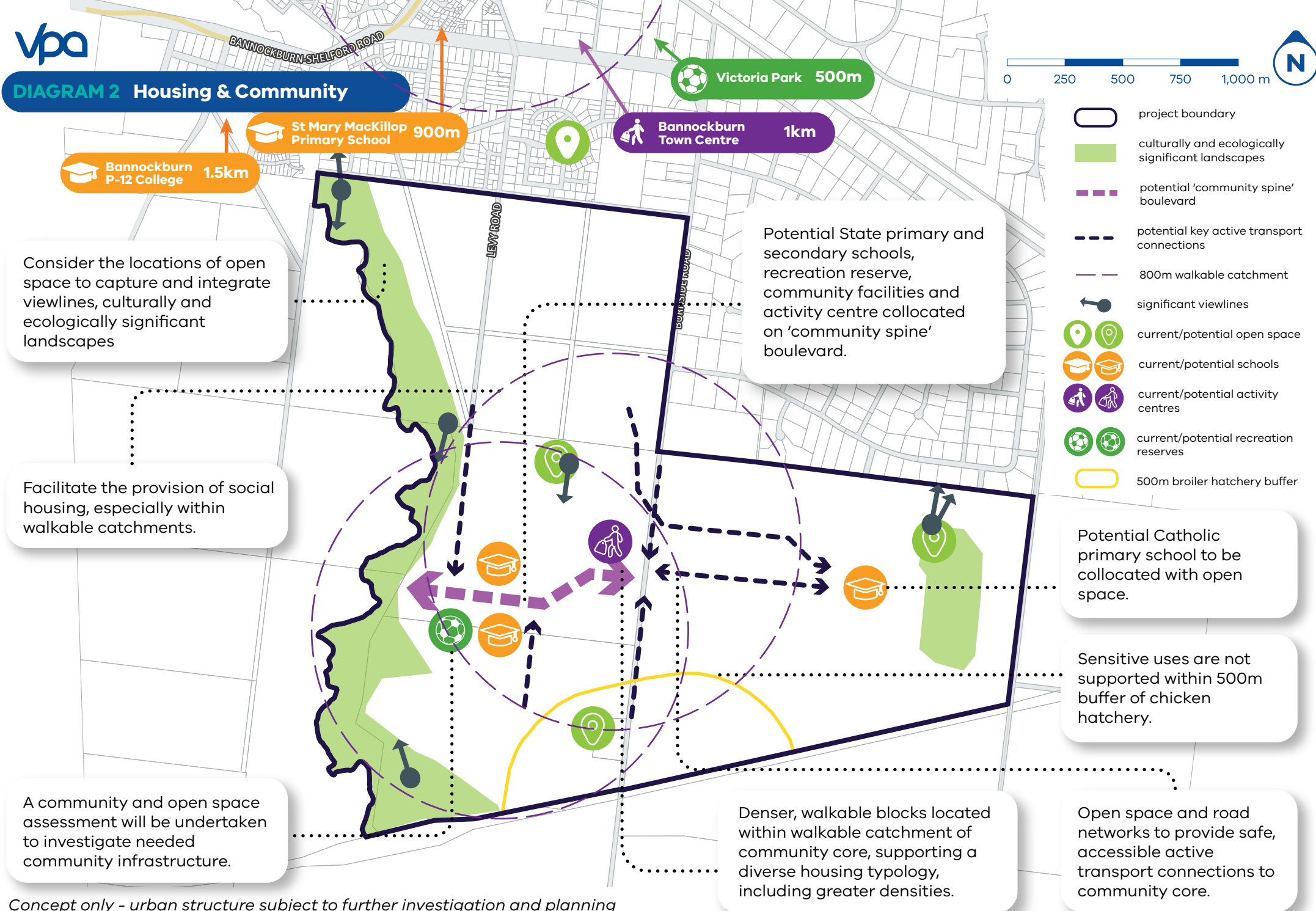
## Method

The above actions will be addressed through the following technical assessments, and in consultation with the relevant stakeholders/ government agencies:

- Sodic soils assessment
- Integrated water management (IWM) assessment
- West side of Bruce's Creek assessments for:
  - Arboriculture
  - Historic heritage
  - Biodiversity
- Utility servicing assessment
- Bushfire assessment
- Infrastructure design and costings



## DIAGRAM 2 Housing & Community



Concept only - urban structure subject to further investigation and planning

## THEME 2 Housing & community

### Planning objectives

- 1 To support a diverse community through housing and social infrastructure.
- 2 To ensure different housing options are available to suit an array of different needs.
- 3 To create homes and communities that mitigate the impacts of climate change.
- 4 To offer a range of community infrastructure and services to support different needs and uses.
- 5 To incorporate cultural values and ideas into the community.
- 6 To greatly incorporate native vegetation in public open space.
- 7 To offer a range of unique and high amenity places across the open space network.

### Priority place outcomes

- Provision of a range of housing to meet the needs of diverse residents, including;
  - Facilitate the provision of social and affordable housing.
  - Provide a mix of housing typologies, including areas of higher or lower density where suitable.
  - Provide flexibility in delivery of residential development.
- A range of community uses such as education, activity centres and community facilities are provided to:
  - Adequately reflect benchmarked needs of the community.
  - Create a 20-minute neighbourhood, allowing residents walkable access to everyday needs, services and recreation.
- Provision of an integrated open space network to provide for a high amenity and liveable neighbourhood, including;
  - Encouraging a range of high amenity, character enhancing local open spaces.
  - Co-location of open space with community infrastructure.
  - Providing a strong, interconnected network for recreation, habitat and active transport through blue-green and linear open space corridors.
  - Co-location of open space and active recreation uses alongside prominent natural features, specifically the Bruce's Creek corridor.

## Relevant PSP Guideline targets

### Viable Densities

- T1** The PSP may facilitate increased densities with an average of 30 dwellings or more per Net Developable Hectare (NDHA) within:
- 400m walkable catchment of an activity centre or train station.
  - 50m of open space, (both credited and encumbered open space), boulevards and major public transport routes, including but not limited to the Principal Public Transport Network (PPTN) or similar.
- T2** The PSP may facilitate increased densities with an average of 20 dwellings or more per NDHA across the entire PSP area.
- T3** The PSP should facilitate increased housing diversity, with at least three distinct housing typologies to be included in higher density areas (defined by T1).
- T4** Set a minimum target for provision of affordable housing in accordance with affordable housing policy, evidence, and guidance.

### High-quality public realm:

- T11** The open space network may seek to meet minimum targets:
- Within residential areas (including activity centres):
    - 10% of net developable area for local parks and sports field reserves
    - 3-5% of net developable area set aside for local parks
    - 5-7% of net developable area set aside for sports field reserves.
  - Within dedicated employment and/ or economic activity areas, 2% of the net developable area for local parks.

- T12** Open space and sports reserves may be located to meet the distribution targets:

- A sports reserve or open space larger than 1 hectare within an 800m safe walkable distance of each dwelling
- A local park within a 400m safe walkable distance of each dwelling.

### Services and destinations:

- T18** The location of dwellings should achieve the following accessibility targets in relation to education and community facilities:
- 70% of dwellings located within 800m of a government primary school.
  - 100% of dwellings located within 3,200m of a government secondary school.
  - 80% of dwellings located within 800m of a community facility.
  - 80% of dwellings located within 800m of a health facility.
- Note: A health facility may include areas where a general practitioner would be capable of operating (e.g. commercial or mixed-use zone).

### Thriving local economies:

- T19** 80-90% of dwellings should be located within 800m of an activity centre.



## Actions

### Housing

- Work with Council, landowners and developers to determine approach for delivery of social and affordable housing that meets local demand.
- Identify suitable locations for higher density housing types, for example in proximity to community uses and the activity centre.
- Determine appropriate staging for early delivery of housing.
- Investigate different housing options to suit diverse needs.

### Schools

- Determine the number and suitable location of schools within the precinct.
- Investigate school benchmarking and catchment areas.

### Community infrastructure and open spaces

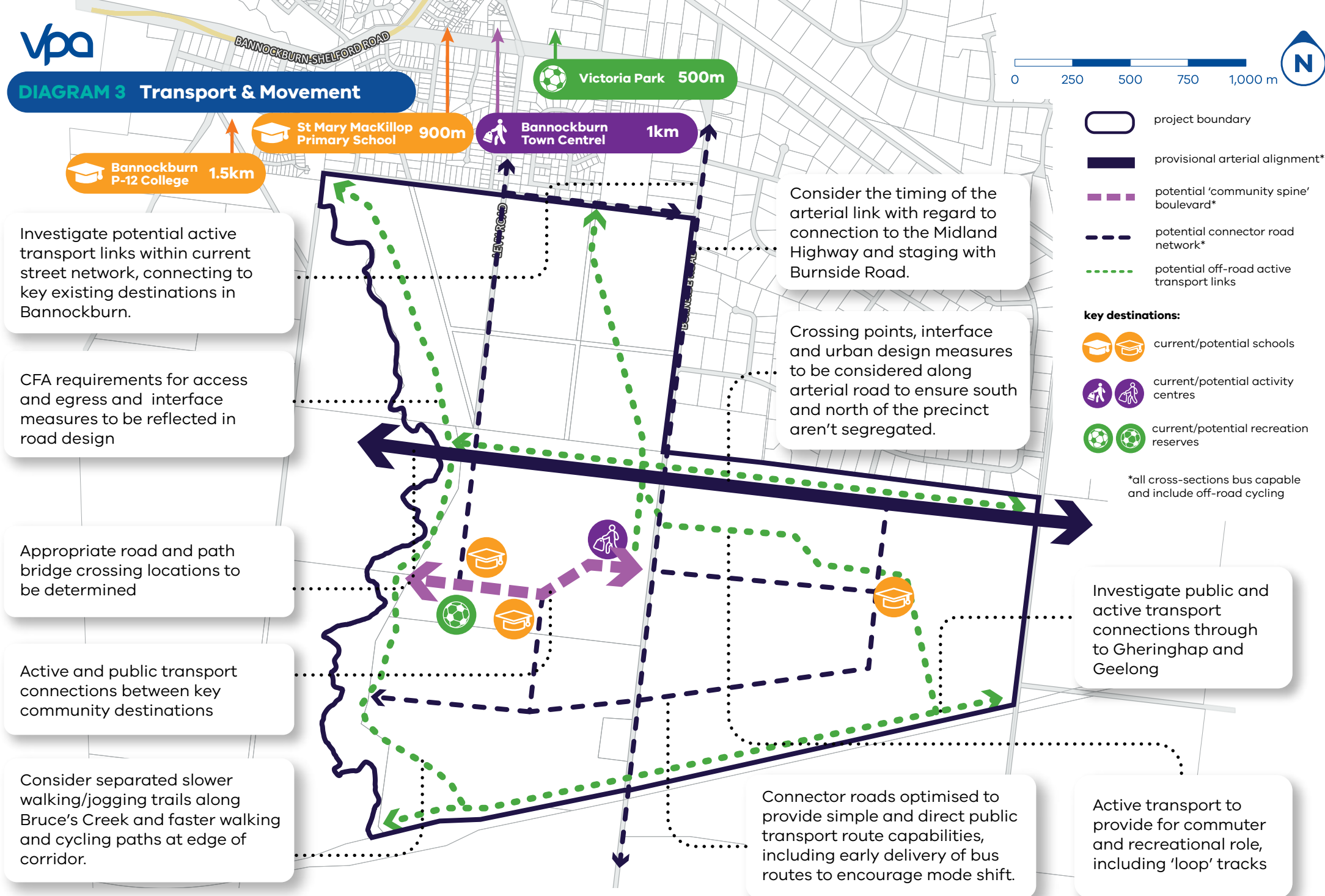
- Determine benchmarks for required community infrastructure within the precinct.
- Determine suitable locations for community infrastructure.
- Investigate connections to allied health.
- Identify priority locations for local parks, recreation and linear open space, including blue-green corridors.
- Consider a hierarchy of open spaces with active space available near the natural environment.

## Method

The above actions will be addressed in consultation with the relevant stakeholders and government agency partners, and through the following technical assessments:

- Integrated water management (IWM) assessment
- Community Infrastructure and open space needs assessment
- Economic and retail assessment
- Infrastructure design and costings

# DIAGRAM 3 Transport & Movement



Concept only - urban structure subject to further investigation and planning

## THEME 3 Transport and Movement

### Planning objectives

- 1 To ensure key transport infrastructure and connections are provided in a timely way to support optimal development outcomes and benefits for residents.
- 2 To plan for a comprehensive active transport network that encourages mode shift through connections to key destinations such as the town centre, schools, activity centre and active open space, and connects into the existing Principal Bicycle Network and Strategic Cycling Corridors.
- 3 To provide high amenity, accessible and safe active transport links that utilise open space and blue-green corridors to encourage use by residents and visitors of all ages and abilities.
- 4 To plan for the early provision of effective local and intercity bus connections that support commuter mode shift.
- 5 To ensure the road network prioritises managing and mitigating bushfire and emergency risks.
- 6 To plan for a transport network that effectively responds to local context and protects key ecological, cultural and heritage values.

### Priority place outcomes

- Plan for an arterial route that;
  - Is delivered in a timely and coordinated manner.
  - Provides an alignment that is cost effective, deliverable and minimises negative amenity impacts.
  - Protects key cultural values, heritage and ecological features, including the Seasonal Herbaceous Wetland.
- Provide an integrated cycling and walking network throughout the precinct that:
  - Provides for both recreational and commuter trips.
  - Ties into key destinations to allow everyday use, such as the town centre, activity centre, open spaces and community infrastructure.

- Connects into and expands the existing Principal Bicycle Network and Strategic Cycling Corridors.
- Utilises opportunities in open space and green corridors, including Bruce's Creek, the transmission easement, constructed waterway and linear open spaces.
- Ensures high levels of visibility and safety, particularly on routes to schools.
- Supports and protects current and future biodiversity.
- Provide a transport and road network that;
  - Allows for early, comprehensive and effective public and active transport connections.
  - Facilitates appropriate staging of transport provision and utility servicing.
  - Is functional in emergency situations and responds to bushfire risk landscapes.

### Relevant PSP Guideline targets

#### Safe, accessible and well connected:

- T5** The arterial road network should provide a 1.6km road grid with safe and efficient connections, adjusted where necessary to reflect local context.
- T6** 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.
- T7** All streets should have footpaths on both sides of the reservation.
- T8** Pedestrian and cyclist crossings provided every 400-800m, where appropriate, along arterial roads, rail lines, waterways and any other accessibility barriers.



- T9** 95% of dwellings may be located within either of the following walking distances:
- 800 metres to a train station.
  - 600 metres to a tram stop; or
  - 400 metres to a future bus route or bus capable road.

### Infrastructure Coordination

- T20** Identify all basic and essential infrastructure with spatial requirements on the Future Place-based Plan (e.g. open space, schools, community centres, integrated water management, etc.)

## Actions

### Arterial route

- Identify appropriate locations for Bruce's Creek crossing points for the arterial, connector and active transport networks.
- Determine suitable alignment for arterial route with considerations to deliverability, costing, and protecting of landscape and heritage features.

### Integrated transport network

- Confirm optimal layout of connector network, considering connectivity through to key destinations, 400m catchment for bus routes and cycling connections.
- Confirm road interface requirements and hazard landscapes for bushfire management.
- Identify potential public transport routes that can service new residents and provide a commuter function at point of moving in.
- Model the anticipated future traffic capacity requirements and confirm the function and character of key streets and connections.
- Identify primary pedestrian and cycling network.

### Other

- Identify any additional planning tool required to achieve the relevant targets identified under the PSP Guidelines.
- Identify potential innovation pathways to deliver on desired objectives and PSP outcomes.
- Confirm approximate cost and allocation of required transport infrastructure to be funded through the development contributions plan.

## Method

The above actions will be addressed in consultation with the relevant stakeholders and government agency partners, and through the following technical assessments:

- Bushfire assessment
- Additional west of Bruce's Creek technical work for the following:
  - Arboriculture report
  - Biodiversity assessment
  - Historic heritage assessment
- Bridges feasibility assessment
- Transport modelling assessment
- Community infrastructure and open space assessment
- Bruce's Creek concept design
- Infrastructure design and costings

# DIAGRAM 4 Rural Character & Context

Potential for an improved character activity centre in form of a more traditional 'High Street' along community spine boulevard

Explore potential 'innovation' i.e. zero carbon development through solar along transmission easement, community batteries.

Alignment of roads should consider capturing views to surrounding rural interface, Bruce's Creek vista.

Rural character to be reflected within densities, lot sizes, streetscapes, canopy cover, housing design, vistas and open spaces

Protect and integrate key features, viewlines and landscapes into urban form. Explore specific character based themings of open spaces.

Transmission easement may be utilised as open space corridor. Low height native vegetation may be planted. Investigate other uses such as community gardens, WSUD assets.

Investigate how land within 500m buffer may transition to sensitive uses over time dependent on relocation of hatchery.

Activation of the activity centre through connections to the public realm and greater densities in proximity

Built form responds to adjoining context, including rural interface, bushfire risk and the railway.

0 250 500 750 1,000 m



- project boundary
- culturally and ecologically significant landscapes
- potential 'community spine' boulevard
- bushfire interface road
- existing indigenous shelterbelt
- transmission easement
- existing significant trees\*
- significant viewlines
- rural landscape interface
- potential activity centre
- 500m broiler hatchery buffer
- heritage feature

\*includes Melbourne yellow gums, high and moderate retention value, historic plantings, shelterbelts

Concept only - urban structure subject to further investigation and planning

## THEME 4 Rural Character and Context

### Planning objectives

- 1 To enhance the current characteristics of Bannockburn's rural living feeling.
- 2 To maintain Bannockburn's small-town feeling, while signifying its place in the region.
- 3 To develop streetscapes with high amenity and character.
- 4 To make sure streetscapes embed sustainable and climate resilient outcomes.
- 5 To make sure streetscapes incorporate wider streets and native vegetation to capture rural character and further improve amenity.
- 6 Ensure a smooth transition between the rural interface and the precinct through providing larger lot sizes along precinct borders.
- 7 To increase recognition of cultural values and sites through enhancement and incorporation into the precinct.
- 8 To include various housing types, guidelines and densities to accommodate diverse individuals while also maintaining rural character aspects.
- 9 To ensure the precinct and its communities are bushfire resilient.

### Priority place outcomes

- The precinct captures and enshrines Bannockburn's rural character through;
  - Streetscape design which implements sustainability measures, landscaping and vegetation.
  - Density guidelines which respond to amenity and context of area.
  - Housing design guidelines that incorporate setbacks, lot coverage, fire safety.
  - Protection, enhancement and integration of key precinct features.
  - An interface with the surrounding uses and landscape that provides a suitable and effective transition from urban to rural use.
  - An urban form which captures key landscape and heritage features, cultural values and view lines.
- The precinct reflects Wadawurrung cultural values and protects cultural heritage through;
  - Protecting and enhancing landscapes with significant cultural values, such as the Bruce's Creek corridor and Stony Rise.
  - Incorporate and protect sites of cultural heritage, such as through integration into open spaces.
- The precinct responds to the surrounding rural context and uses, such as through;
  - Providing uses and features that effectively utilise the high voltage transmission easement.
  - Providing suitable guidance for uses within the poultry hatchery separation distance.
  - Provide effective access and egress for the CFA across the precinct to ensure all areas are protected from fire risk.
  - Provide a built form response that considers amenity issues surrounding the freight rail line at the southern boundary.



## Relevant PSP Guideline targets

### Viable Densities

- T1** The PSP may facilitate increased densities with an average of 30 dwellings or more per Net Developable Hectare (NDHA)\* within:
- 400m walkable catchment of an activity centre or train station.
  - 50m of open space, (both credited and encumbered open space), boulevards and major public transport routes, including but not limited to the Principal Public Transport Network (PPTN) or similar.
- T2** The PSP may facilitate increased densities with an average of 20 dwellings or more per NDHA across the entire PSP area. (\*Please note in Regional Settings – Adaption may be required as noted in the PSP Guidelines)
- T3** The 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
- T4** Set a minimum target for provision of affordable housing in accordance with affordable housing policy, evidence, and guidance.

### Safe, Accessible and Well Connected

- T7** All streets should have footpaths on both sides of the reservation.

### Connect People to Jobs & Higher Order Services

- T10** Land provided for local employment and economic activity may be capable of accommodating the minimum job density target of one job per dwelling located within the wider growth corridor.

### High-quality Public Realm

- T13** 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).
- T14** All streets containing canopy trees should use stormwater to service their watering needs.
- T15** Design of the street network should be capable of supporting at least 70% of lots with a good solar orientation.
- T17** IWM solutions should meaningfully contribute towards the actions and targets from the relevant Catchment Scale Public Realm & Water Plans and any relevant water-related strategies, plan, or guideline (including the Healthy Waterways Strategy 2018–2028).

## Other relevant guidance

PSP objectives and outcomes should make considerations towards contributing to the follow *Wadawurrung Healthy Country Plan* goals:

- By 2027, 50% of Wadawurrung language names for places are back on Country.
- By 2029, 70% of people who are living on Wadawurrung Country know that it is Wadawurrung Country and who we are.
- By 2027 WTOAC is known and being engaged by 60% of our stakeholders in any decisions to do with cultural and environmental management in our Country.
- By 2027, Cultural Heritage Plans or Agreements are in place to guide the protection of priority cultural places.
- By 2022 key planning committees and plans have incorporated Wadawurrung management concerns and this is informing decisions.

## Actions

### Character

- Identify rural character outcomes that could be capture within streetscape and open space designs and themes
- Confirm character sensitive housing density, design and typologies
- Identify key view lines and features to be captured, protected or enhanced within the precinct.

### Cultural Heritage

- Identify measures to protect and integrate sites of cultural heritage and values.
- Confirm extent of the Stony Rise and areas of significance.

## Interfaces

- Confirm approach to development and handling of uses within the separation distance (buffer) of the poultry farm.
- Confirm land uses and features which can occur within the transmission easement extension.
- Determine suitable transition from urban to rural uses.
- Investigate amenity impacts of southern freight rail line.
- Determine extent of bushfire risk landscapes and appropriate built form responses.

## Method

The above actions will be addressed in consultation with the relevant stakeholders and government agency partners, and through the following technical assessments:

- Additional technical work west of Bruce's Creek for the following:
  - Historic Heritage assessment
  - Arboriculture assessment
  - Biodiversity assessment
- Integrated Water Management (IWM) assessment
- Utility servicing assessment
- Community infrastructure and open space assessment
- Bruce's Creek concept design
- Bushfire assessment
- Potential adverse amenity/odour assessments for the poultry farm (if required)
- Consider the best use of the transmission easement, with consideration of the arterial road.

## Part 4 Next steps

### Co-Design Workshop

The next step for the project is the Co-Design Workshop. The workshop will be held online and will run for approximately three hours.

All stakeholders are invited to attend.

#### Purpose

The workshop is an opportunity to discuss the initial ideas from the Vision and Purpose phase, provide feedback, develop a shared position on the outcomes we want to achieve, and what we need to do to get there.

#### Format

The workshop will be a 'world cafe' style event, which is a simple, effective format for hosting large group dialogue.

Participants will be organised into four virtual rooms, with each room dedicated to one of the emerging themes summarised in this document.

After a pre-determined amount of time (approximately 15-20 minutes), participants will be rotated to a new theme to continue the conversation. Participants arriving at new tables will be briefed on the previous conversation and invited to provide further feedback, adding depth to the overall conversation.

#### Outputs

The information captured from the workshop will be used to update the draft project vision and identify the key spatial planning objectives to be delivered by the project.

This information will, in turn, continue to inform the technical background studies, and eventually PSP ideas plan to be workshopped at exhibition stage in 2023.

#### Registration

The VPA will be hosting the Co-Design Workshop on **Thursday 25 August 2022**.

If you would like to attend the workshop and haven't already RSVP'd, please contact Lachlan Buck at [Lachlan.Buck@vpa.vic.gov.au](mailto:Lachlan.Buck@vpa.vic.gov.au)



## Indicative Project Timeline

You can also stay up to date with Bannockburn South East project on the VPA website. Information is updated regularly to reflect the status of the project and any upcoming consultation events.

You can visit the website at:

[vpa.vic.gov.au/project/bannockburn-south-east/](https://vpa.vic.gov.au/project/bannockburn-south-east/)

We look forward to working with you on this project and appreciate your willingness to be involved in preparing the Bannockburn South East PSP.

If you wish to discuss any aspect of the project further, please contact one of the project team:

**Sarah Salem**, Strategic Planning Manager

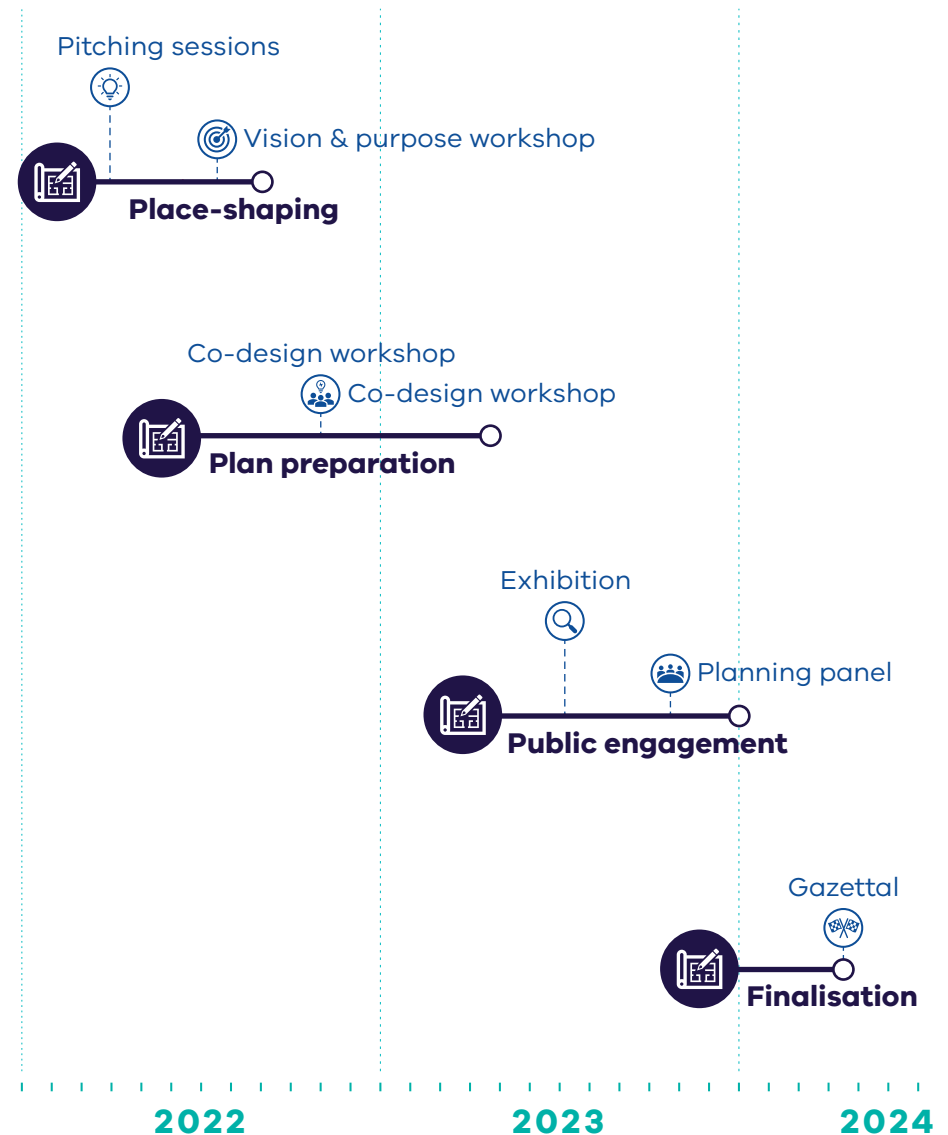
[Sarah.Salem@vpa.vic.gov.au](mailto:Sarah.Salem@vpa.vic.gov.au)

**Lachlan Buck**, Planner

[Lachlan.Buck@vpa.vic.gov.au](mailto:Lachlan.Buck@vpa.vic.gov.au)

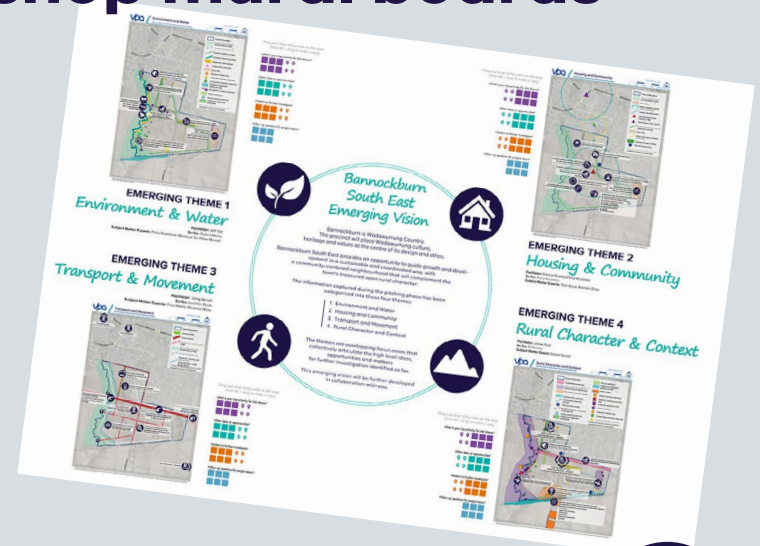
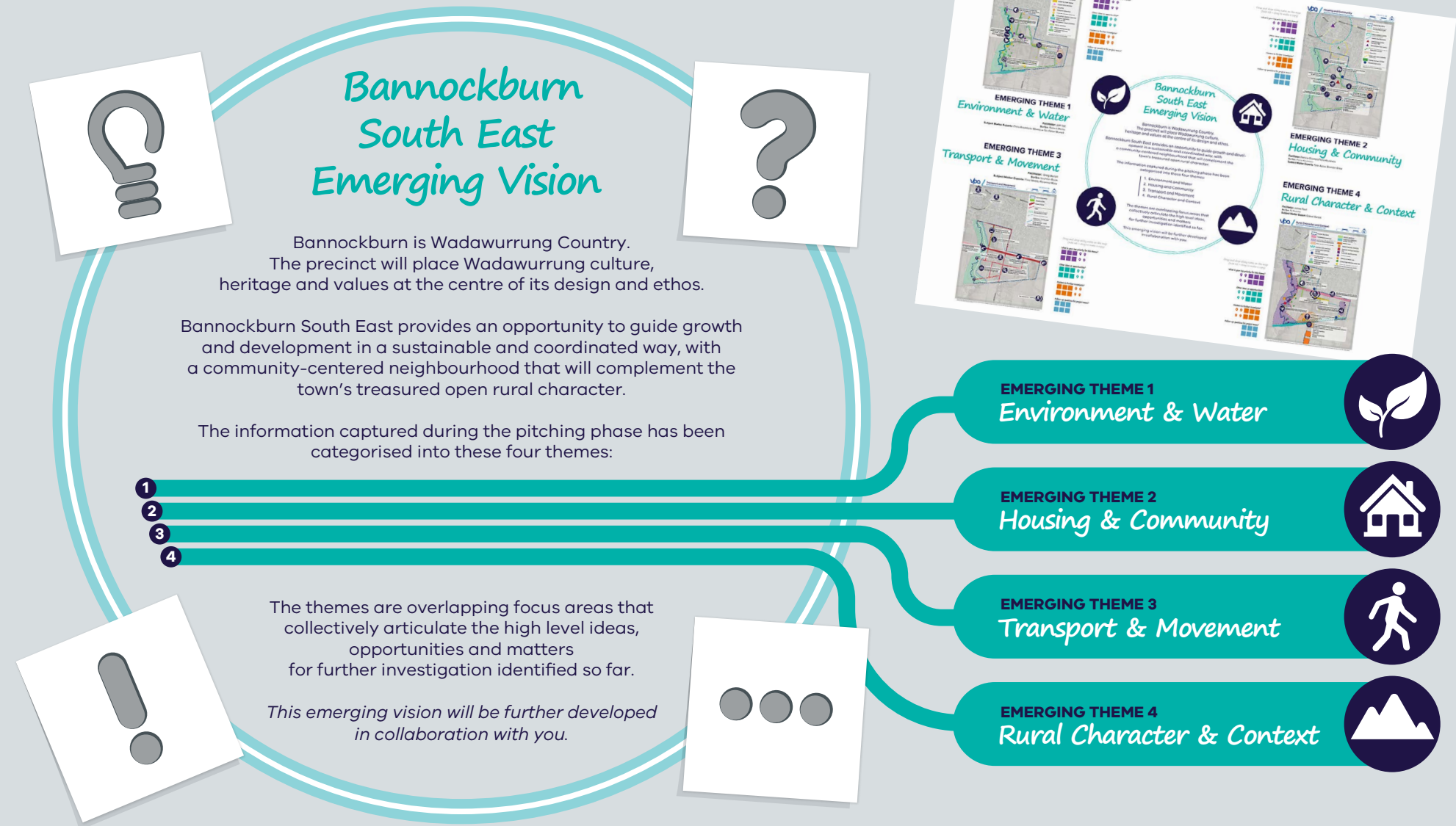
**PJ Pusello**, Student Planner

[PJ.Pusello@vpa.vic.gov.au](mailto:PJ.Pusello@vpa.vic.gov.au)



*Note - project timelines are current estimates and may be subject to change as a result of technical or planning related issues*

# APPENDIX A Vision & purpose workshop mural boards



# Bannockburn South East PSP Vision & Purpose Workshop

## EMERGING THEME 1

# Environment & Water

**Facilitator:** Jeff Tait

**Scribe:** Robert Marks

**Subject Matter Experts:** Chris Braddock, Monique So, Peter Murrell

what you said...

Protect and manage  
Bruces Creek corridor  
in line with  
Wudawurrung  
Healthy Country Plan

Determine how to  
protect key trees and  
Melbourne Yellow  
Gums outside of the  
creek corridor

Design blue-green  
space and wildlife  
corridors to support  
indigenous wildlife

Protect and preserve  
habitat for the Golden  
Sun Moth,  
Tussock  
Skink  
and  
Growling  
Grass Frog

Bruces Creek is a  
defining feature of the  
precinct - Enhance and  
support biodiversity  
within Bruces Creek  
corridor through  
indigenous plantings  
and revegetation works

Develop  
water-sensitive  
urban design  
principles for the  
precinct

Retain and enhance  
area of Stony Rises  
Determine best use.  
Q: Retain within open  
space or keep within  
school ground?

## BREAKOUT GROUP 1

Confirmation  
of trees for  
protection and  
aboriginal sites -  
can we confirm  
these? They  
aren't clear

Guidance on ESD  
exists in PSP  
guidelines,  
ensuring they are  
applied through  
the PSP

Removing gas infrastructure  
all electric precincts  
Developer have to provide  
gas to achieve permit  
approval, to achieve the  
aspiration.  
The Requirements must  
change to allow these to  
occur.  
Apply learnings from their  
industries.

Stormwater  
retention  
priority, PSP  
guidelines  
aspiration, don't  
apply planning  
controls

Water reuse a  
high priority -  
Council climate  
emergency plan  
being developed

Permaculture  
and natural  
systems applying  
neutrality  
principles for  
years

Developer partnership  
with Council on their  
objectives, difficult for  
developers to  
implement innovation  
without support from  
Council

Replace  
cypress with  
sheoke for  
windrows

White roofs  
& things to  
reduce  
Urban heat  
island effect

Site-based  
infrastructure  
to be self-  
sustainable

Intense farming  
of land for  
majority of  
precinct,  
minimal existing  
biodiversity

Wetland just  
outside precinct  
that needs  
protection/  
retention, south  
of Trident Rd  
(EPBC protected)

Carbon  
neutrality  
must be  
applied at  
site level

Likely a lot of  
native grass  
adjacent to  
wetland, plan  
around corridor

## BREAKOUT GROUP 2

Canopy  
cover  
targets to  
be applied  
in the PSP

Site is all  
paddocks,  
history of  
farming

Council doing full  
IWM plan for  
Bannockburn,  
looking to align  
Bannockburn PSP  
with this

Tying in IWM  
initiatives  
with  
community  
places

Armstrong Creek  
has similar 30m  
buffer - provides  
protection of  
waterway and  
POS

Tree streetscape  
element is  
important to  
Council for shading  
and amenity, apply  
also to public spaces

Use of recycled  
materials for  
consideration.  
But materials for roads,  
footpaths, etc is difficult  
to apply, reluctance  
from builders to use  
untested materials.

Rabbits and  
serrated  
tossuck and  
needle grass  
on site

CCMA requirement  
of 30m buffer from  
ridge line  
- why is this required  
given the distance from  
the creek vertically?  
Applied from creek line,  
not edge of reserve.

Highest water  
level.  
Highest seen was  
1ft below the top  
of the railway  
culverts

Difficulties with  
applying IWM  
features.  
Using many  
recycled materials  
as possible

Erosion protection,  
maintain  
environmental  
flows.  
Clay soil and flat  
land

Housing orientation to  
maximise solar panel  
exposure to the sun.  
Capturing subdivision  
directions to ensure  
ESD principles can be  
applied

Sustainable modes  
of transport for  
short trips, reduce  
car dependency,  
walk/bike/scooter  
options

Land next to  
creek undulating,  
no resi  
development there  
at all so far.  
Why is this?

## BREAKOUT GROUP 3

Integrate  
WSUD with  
open space

IWM and  
WSUD  
important for  
resilient  
communities

Spiire intend to  
integrated WSUD  
into open space,  
benefits of amenity  
and interest,  
consider this in  
planning

Bird species can be  
easily planned for but  
macropods may prove  
challenging, define  
clearly the ecological  
outcome, IWM can  
support this with  
multiple functions

Creek is a high  
priority.  
Concerned about  
impacts to Bruces  
Creek and native  
vegetation and  
fauna

The biodiversity/  
landscape values  
are protected and  
integrated into  
future  
communities

Passive recreation  
use to get  
community to  
interact with  
biodiversity areas

Ensuring  
unassessed  
land parcels  
are assessed  
for biodiversity

Designing area to  
enhance ESD  
SWED values,  
monitoring of  
objectives and  
targets

BSWCA maintenance of  
Bruces Creek, prefer road  
adjacent to creek rather  
than houses backing on to  
it, also a safety issue and a  
road provides vehicle  
access, also fire safety,  
provides fire break

Stoney Rise also of  
significance.  
Usually set aside as  
conservation  
area with minimal  
interactions

Need to clarify the  
heritage significance  
of the Stoney Knoll -  
has been utilised as a  
stockpile of rocks from  
farming of the  
site

Electrical easement  
views are amazing,  
open space  
connection/node for  
this area.  
Viewing platforms  
encouraged.

Apply WSUD  
learnings from other  
developments,  
considered Barwon  
IWM forum, ensuring  
council can maintain  
assets to a high  
standard

Not sure Stoney Rise  
is a cultural heritage  
area given history of  
farming, Bruces  
Creek corridor  
important to provide  
passive surveillance  
design

## BREAKOUT GROUP 4

Bushfire resilient  
town, clear design  
guidelines to be  
integrated,  
ensuring these are  
built into the PSP

Many services are  
on crown land  
along water  
frontages,  
consider how this  
gets ongoing  
management

Function of wildlife  
corridors,  
potentially multiple  
uses?  
Co-located with  
other recreational  
uses.

Houses to be built to  
respond to the  
specific environment  
of Bannockburn, even  
on houses to provide  
heat protection.  
Bannockburn is  
very hot!

Stormwater /  
drinking water  
recycling due to  
water scarcity  
in Barwon

Stormwater  
harvesting  
recycling, WSUD,  
enhancing public  
space with these  
features

IWP to service  
sports reserves  
and cover  
ongoing irrigation  
costs would  
be wise

Appetite from  
community for  
Bruces Creek to  
connect up to  
existing corridors.  
Info along trails,  
walking and active  
transport a priority.

distance and  
loop provided  
walking/  
cycling

Pocket parks  
to protect  
higher  
priority trees

Consideration of  
waste management,  
policy around  
circular economy,  
supporting reduction  
of waste in new  
communities

How network of  
developments work  
together to deliver  
waste initiatives,  
storage, sorting,  
collection etc.  
Localised energy  
generation.

Housing  
fronting  
Bruces Creek  
corridor (with  
road reserve)

Open space could be  
right for the Stoney  
Rise, useful to  
determine the extent  
of that area and  
define the boundary.  
Additional work to  
assess the Stoney Rise.

IWM Barwon forum  
prepared strategic  
direction  
statements, connect  
with Bannockburn IWM  
plan



# Bannockburn South East PSP Vision & Purpose Workshop

## EMERGING THEME 2

# Housing & Community

**Facilitator:** Patricia Ocampo/Fiona Koutsivos

**Scribe:** Fiona Koutsivos

**Subject Matter Experts:** Tyler Agius; Brendan Drew

what you said...



## BREAKOUT GROUP 2

DET determining the provision needs, locations, density, constraints

Consider co-location with compatible uses

Gov't schools to be located within a walkable catchment area with highest density of housing for increased catchment

P-12 in Bannockburn and other areas are growing rapidly

There maybe a need for medical facilities

Primary school and secondary school provision requirements from DET: Primary schools 3.5ha of land and collocated with kindergartens and open space Secondary school: 8.4ha Specialist school: 1.9ha

How does DET determine provision?

requirements for reduced amount of fuel loads in interface areas

Initial thinking from Council was to co-locate schools around the creek and open space -but what is the reality? Is it better to have it close to Burnside Road?

Water is a constraint in the area

Need for diversity while thinking about rural character - focusing on areas of open space and links. Housing stock needs to cater to various sectors of the market

DET: Ensure that the densities are as accurate as possible and provided to DET to ensure our provision team can determine the need for school types and how many are needed within an area. Accessibility and walkability are extremely important to selecting locations, which is why it's important for us to know these numbers as soon as possible.

Addressing the UHI though housing design (e.g. type and colour of roofs)

Permaculture and natural systems applying neutrality principles for years

## BREAKOUT GROUP 3

Demand study investigating underlying demand for attached housing in Bannockburn

Replace cyprus with sheoke for windrows

Community facilities accessible by AT and PT

Higher density housing around public transport interchanges

Allow for general residential detached homes

MACS: Has the VPA decided on locations for schools? Is the reopportunity to liaise early with the landowner?

### Local parks

Logical to include existing patches of native vegetation within local parks (Council owned) - ease of maintenance

Identify potentially threatened fauna these. Surveys are likely still happening to identify these

Facilities are best located where there are good public transit connections and accessibility to open space

Golden Plains: Current location seems logical but ensure LAC and high density is away from highly ecological areas, e.g. creeks to ensure they are protected

### Housing

Diversity of homes to cater to elderly and young families. Larger density interfacing rural interfaces and smaller housing for smaller families

Keep larger land hungry uses outside of walkable catchment of town centre wherever that may be

Possible larger lots interfacing with rural interfaces

### Local activity centres

Work will be underway to prepare a retail assessment to determine

## BREAKOUT GROUP 4

Need to ensure recreation needs from this community and existing community are met.

Opportunities for public art, community together and ownership to create a sense of place

Indigenous theme - engage with TO and how that can be represented in PSP

Aged care services required. If the PSP could identify this that would be good

There should be higher density housing near services and the character can still be maintained

co located facilities

Social Housing - general comment in the PSP isn't enough. It needs to be clear and it needs to be incorporated into another tool whether that is an overlay. There should be an open discussion early with developers/Homes Vic

The growth plan location isn't good

Ensuring the delivery of social housing is mandated in some way. Also what is the percentage of social housing delivery. How is that going to be calculated.

There isn't a lot of guidance in the Planning Scheme on social housing

Would it make sense to locate some social housing around an activity centre?

The list included on the slide is really good

Need for aged care facility

# Bannockburn South East PSP Vision & Purpose Workshop

## EMERGING THEME 3

# Transport & Movement

**Facilitator:** Greg Bursill

**Scribe:** Lachlan Buck

**Subject Matter Experts:** Tina Webb; Rianne Mata

what you said...



## BREAKOUT GROUP 1

White roofs and things to reduce Urban heat island effect

consider transport from Bannockburn p-12

### Plan for pedestrian/bike crossings over

Bus capable roads so that services can be provided to link people to key destinations - work, school, shops

Future railway station for commuters

Douglas Court a key link through to Bannockburn -Likely sewer and water trunk alignment

Levy Road - Future greenway or services route? Services need to go in at the start so how do they connect to the existing area

Bruce's Creek to connect the reserves on either side of the creek and facilitate access

EV charging stations at key community locations

ensuring connection of arterial road through to the Gheringhap employment precinct

role of burnside road and upgrade ahead of the arterial road

stormwater connections and sequence of development, no temporary retarding basins

cycle opportunities as a commuter option

Will growth continue southbeyond 2050-2070? Should the road layout consider this?

Will growth continue southbeyond 2050-2070? Should the road layout consider this?

## BREAKOUT GROUP 2

Burnside Road needs to be upgraded to fit for purpose before arterial is delivered

Need to determine route of arterial road to protect Seasonal Herbaceous Wetland

Ensure appropriate roads and street cross sections are chosen when considering proximity to schools, given car/bus pick up/drop off. This will avoid congestion issues and improve schools materials.

Would like to see separated cycling paths - provide more direct, faster safer connections.

This was the approach for the north of Bruce's Creek. Suggestion to swap the two paths

Active transport links along transmission line easement integrated with pocket parks and community facilities

Active transport links along transmission line easement integrated with pocket parks and community facilities

Active transport links along transmission line easement integrated with pocket parks and community facilities

Growth Plan location of the arterial route is seen as most beneficial for transport functionality over alternatives.

Need to consider protecting wildlife movements as part of transport network.

Bruce's Creek provides opportunities for both recreational and commuter active transport connections i.e. to town centre.

Northwest portion of precinct bounding existing town at Charlton Road also seen as an optimal starting point for development

## BREAKOUT GROUP 4

Reintroduction of passenger rail-tying into new station in North/West Geelong is a long term opportunity. DoT is keen to service area via buses, but we should be careful not to build out options for future rail (i.e.preserving land for station at Gheringhap)

Need connections to community facilities via active transport loops.

Barwon Water needs guidance around locations of roads within the precinct to be able to plan infrastructure delivery.

Early delivery of arterial route important, need to determine best delivery mechanisms.

Transmission easement is a great opportunity for bikepaths, potentially mountain biking.

See where Strategic Cycling Corridors can connect into the precinct.

protection of windrow vegetation along Levy Road - these are cypress trees in generally poor condition.

Plan for the construction of active transport connections into the town centre.

Creation of larger and smaller active transport loops, that tie into destinations such as activity centre and active open space.

Arterial road is key issue to be resolved before other features/items of the precinct can be determined.

Ensure that active transport connections into township are delivered early.

Ensure that streetscapes aren't over engineered and meet rural character i.e.concrete/pavement isn't too dominant, and there are opportunities for landscape.



# Bannockburn South East PSP Vision & Purpose Workshop

## EMERGING THEME 4

# Rural Character & Context

**Facilitator:** James Paull

**Scribe:** PJ Pusello

**Subject Matter Experts:** Goksel Karpat

what you said...



## BREAKOUT GROUP 1

Can we have an explanation as to why certain trees, vegetation belts, cultural site are important, what should be protected, what isn't really important

Can we look at walking /biking tracks here?

identify transit corridors

How do we challenge any identified areas features if we think the information is correct

Is this the final southern boundary of Bannockburn. If not then an interface is unnecessary as it will eventually continue south

Armstrong Creek has similar 30m buffer - provides protection of waterway and POS

### Scribe Notes

Vegetated buffer strips on the boundary of development beside rural are problematic for maintenance unless they are wide enough to allow for mowing and maintenance.

to ensure for example min 1metre setback of buildings from boundary

Can we look at walking /biking tracks here?

Landscape design guidelines to ensure a uniform approach to individual dwelling front yard planting

Landscaping themes for each lot / development to give rural feel using similar trees rocks plantings

could we include (accessibly) outdoor exercise equipment here?

Opportunity to use transmission easement for community gardens or other open spaces

Use powerlines easement for wildlife, bikepath, planting of trees

Maintain views across and through the Bruces Creek corridor

wide road reserves, trees and open space

## BREAKOUT GROUP 2

R3: Hatchery separation distance requires further information to determine sensitive uses.- The land within the buffer may be difficult to determine what can occur (i.e. sensitive uses or not).- Current planning may/should need to account for non-sensitive uses.

R3: Bannockburn urban design framework - Using native trees, vegetation, wider streets/boulevards to create the sense of ruralness

Support so open space at stony rise but don't support the size of the area

R3: Density - Density of housing on the ground and the corresponding population/potential trade off between going upwards and leaving open space, rather than having larger lots)- Need to recognize the need for shared common green space

R3: - Drainage and pumping uses should be utilized. - How to create sustainable water management.

R3: - Wider streets, protection of vistas, and guidelines which aid the holistic nature of the developments

Defining the existing Rural Character will be important.

R3: Hatchery - Potential issues in regard to how you communicate the context and business of the farm.- Potential to highlight how the area is a part of a farming/agricultural region; don't hide its use rather emphasize the farming aspect.

R3: Minor amenity issues surrounding the southern train line.

R3: Determining the best solution for maintaining farming activity and the uses which can occur with the buffer.- Hatchery should be able to continue operations whilst the precinct exists

## BREAKOUT GROUP 3

R4- How to best enhance public realm through recognizing how to best create streetscapes.

Review significance of stony knoll - has been utilised as a stockpile for rocks from farming activity

R4:- Implementing remnant native grassland near/along the transmission easement.- There is an opportunity to utilize the space to enhance vegetation.

Larger lot transition to rural interface

R4: Larger lot interfaces to highlight the transmission for the rural interface.

R4:- Further investigation into how different communities from other sides of the arterial are connected.- Further investigation into accessibility

R4: Density- There will need to be arrangement of densities to suit range of needs.- Certain areas will need higher densities where as other areas in the precinct will have lower densities.

R4- IWM provides and opportunity to be included in streetscapes.

R4: Heritage - Really important to highlight and incorporate the cultural values.- Don't take a cookie cutter approach like other PSP.- The maintenance of these in the area.

R4:- Active frontage, and open space should be around the arterial rather than the back of homes and their fences.

R4: Interface - Determining the uses within the buffer zone should be classified as residential in moving forward in the PSP process. Difficult to recognize how sensitive uses (i.e. employment) can be located in that area.

R4: Urban heat island effect can be combated through intuitive streetscape designs to limit the impacts.- Understanding the true process of tree growth/canopy cover as the tree develops

R4: Transmission- Ausnet supports the ideas that the easement corridor is incorporated into public open space.- The extension of the buffer would also be like to be seen as public open space.



**BANNOCKBURN SOUTH EAST**  
**PRECINCT STRUCTURE PLAN**  
**VISION & PURPOSE SUMMARY** | AUGUST 2022