

Hi team, I hope you're all having a good day.

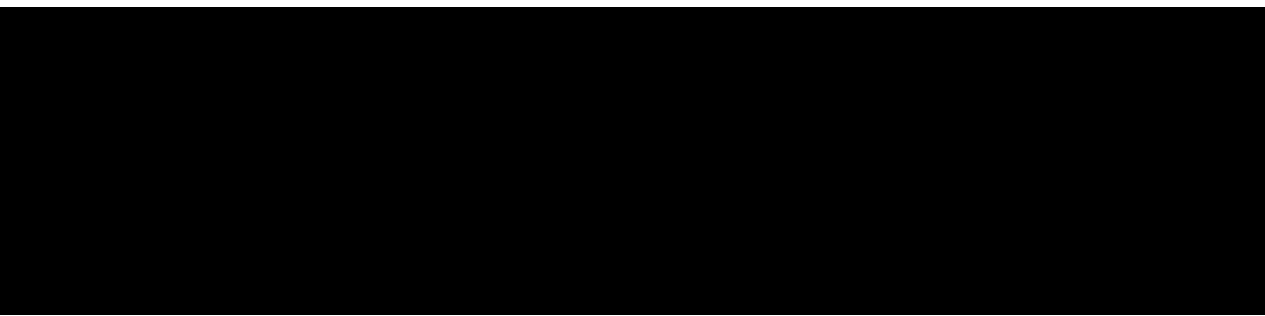
Our consultations with agencies have concluded there is a need for a VICPOL in the Bannockburn South East PSP for them to establish a presence and effectively deliver services to the community within the PSP. Please see attached land requirements for VICPOL.

VICSES, CSV, FRV and CFA have no interest.

Please let me know when the precinct mapping is more mature, and I will review with VICPOL.

Please reach out if you have any questions. Thank you for your time.

Kind regards,

Thank you for engaging with the Victorian Planning Authority on the Bannockburn South East project. Your feedback has been invaluable.

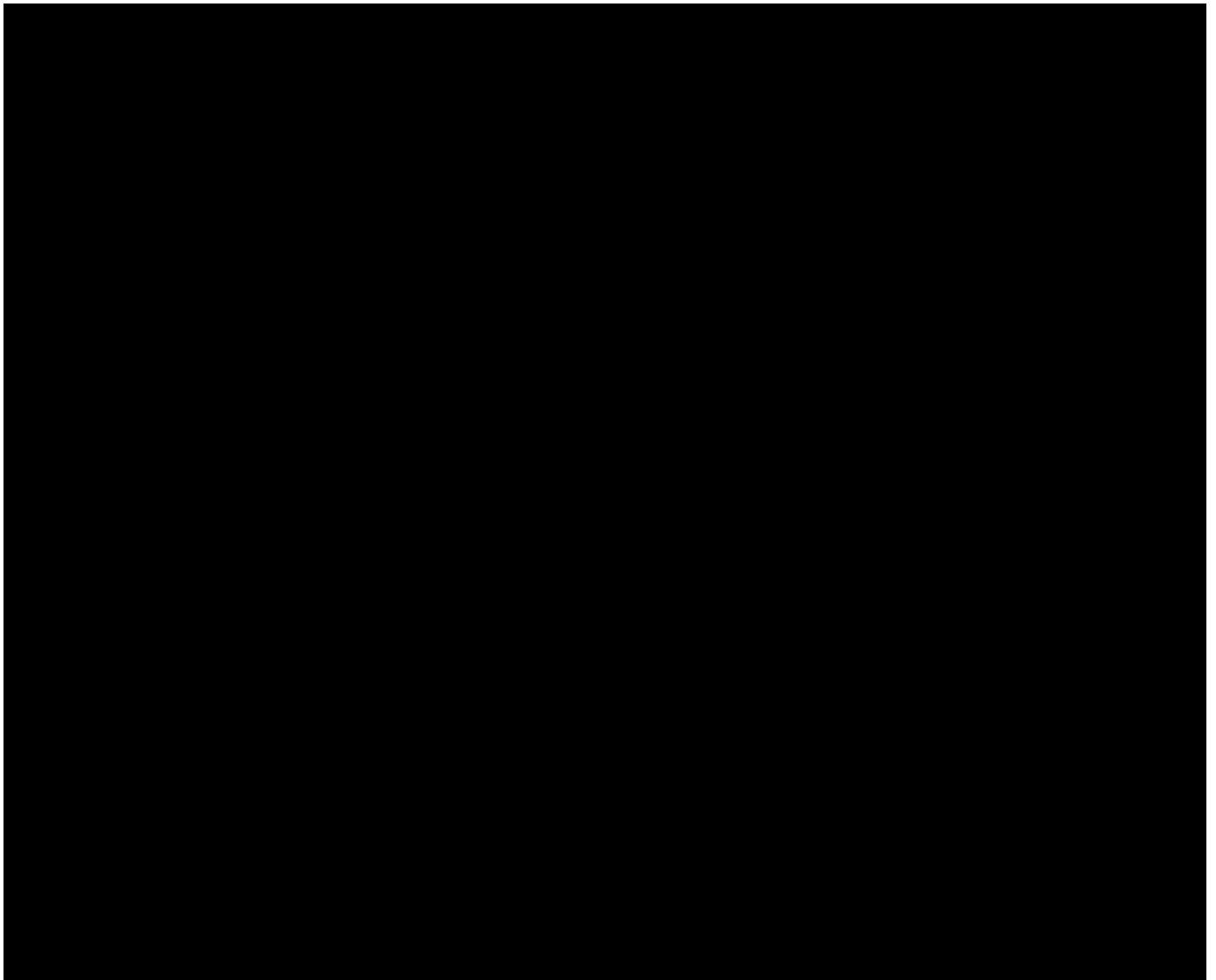
Please refer to the attached letter for information regarding the public consultation of the Bannockburn South East project which includes:

- A Precinct Structure Plan
- A Development Contributions Plan
- Draft amendment C107gpla to the Golden Plains Shire Planning Scheme.

The Bannockburn South East project is now proceeding to public exhibition for a six week period. Public exhibition closes on 15 June 2025.

Should you have any questions please do not hesitate to contact us.

Kind regards,



Land acquisition requirements for Victoria Police (VICPOL)

Requirement	VICPOL	Priority
Area	Between 4000-6000sqm for a 24 hour Police Station	High
Frontage / road	Rectangular Site, not irregular shapes (especially triangular shape site - narrow frontage and wide in the rear)	High
	50-80m of Street frontage	High
	Main Rd, highly visible site	High
	Close to highways, freeways and main roads	High
	North facing preferred	Medium
Location	Located in town centre	High
	High visibility and exposure so public is aware	Medium
	Street parking readily available	High
	Neighbour consideration not next to high rise buildings that can look into our courtyards	Medium
Development constraints	No native vegetation or CHMP requirement as these might have impact on program	Medium
	No contaminated soil land, no former land fill, no problem soil site such as reactive soils - high cost for remediation	High
	Need to have existing services connections i.e. sewer, water, telecommunications, etc	High
	Site topography avoid steep sites or lots change in levels (flat site is preferred)	High
Tenure	Freehold ownership or public freehold	High
Town Planning	No clashes with neighbour or nearby land use.	High
	No clashes with nearby other authority technical requirements, subject to station specific needs e.g., flight path restriction	High
	Does not require multiple statutory approvals e.g., state government and city council might have different requirement such as road widening, crossovers on roads entering and exiting the site	High
	Is not impacted by State Government future planning e.g., recent LXRA and SRL developments impacted on many local town centres, these need to be considered when selecting site near town centres	High
	Site consider future flood levels (site not subject to flood plans)	High
	Avoid site with planning overlays e.g., Bushfire, heritage, etc	High
	Consider planning zoning/use (might have height restriction or number of buildings development constraints, etc)	High
	Avoid site with Authority easements e.g., Melbourne water mains included in their future plan	High
	Avoid site with stringent council car parking requirements or have no access with public transport	High