

# DARDEL DRIVE

(Bannockburn Recreation Reserve)

## Background

In March 2021, Council decided that some of the land in the Bannockburn Recreation Precinct would not be needed for public open space, as originally planned. A lot has changed in Bannockburn over the last 10 – 15 years! Back when this land was set aside as the future major recreational reserve, no one could have foreseen that Bannockburn South would create the opportunity for 15,000 new residents, new primary schools, another high school and two new regional recreation precincts that will eventually cater for the next football/netball club.

Since that decision was made, Council has prepared the necessary documents and plans and lodged an application to rezone the land to 'Neighbourhood Residential' together with a new Development Plan Overlay over the site. The application also includes permission to subdivide the land.

Rezoning applications are normally administered by Council, however in response to the COVID-19 pandemic, the State Government established a Development Facilitation Program (DFP) to fast track projects of significance through the planning process. This program was mainly limited to Melbourne, however as Golden Plains is a high growth area that has almost run out of new opportunities. Council was invited to apply and was notified on 24 February 2023 that the rezoning application and planning permit application would be administered through DFP ([planning.vic.gov.au](http://planning.vic.gov.au)).

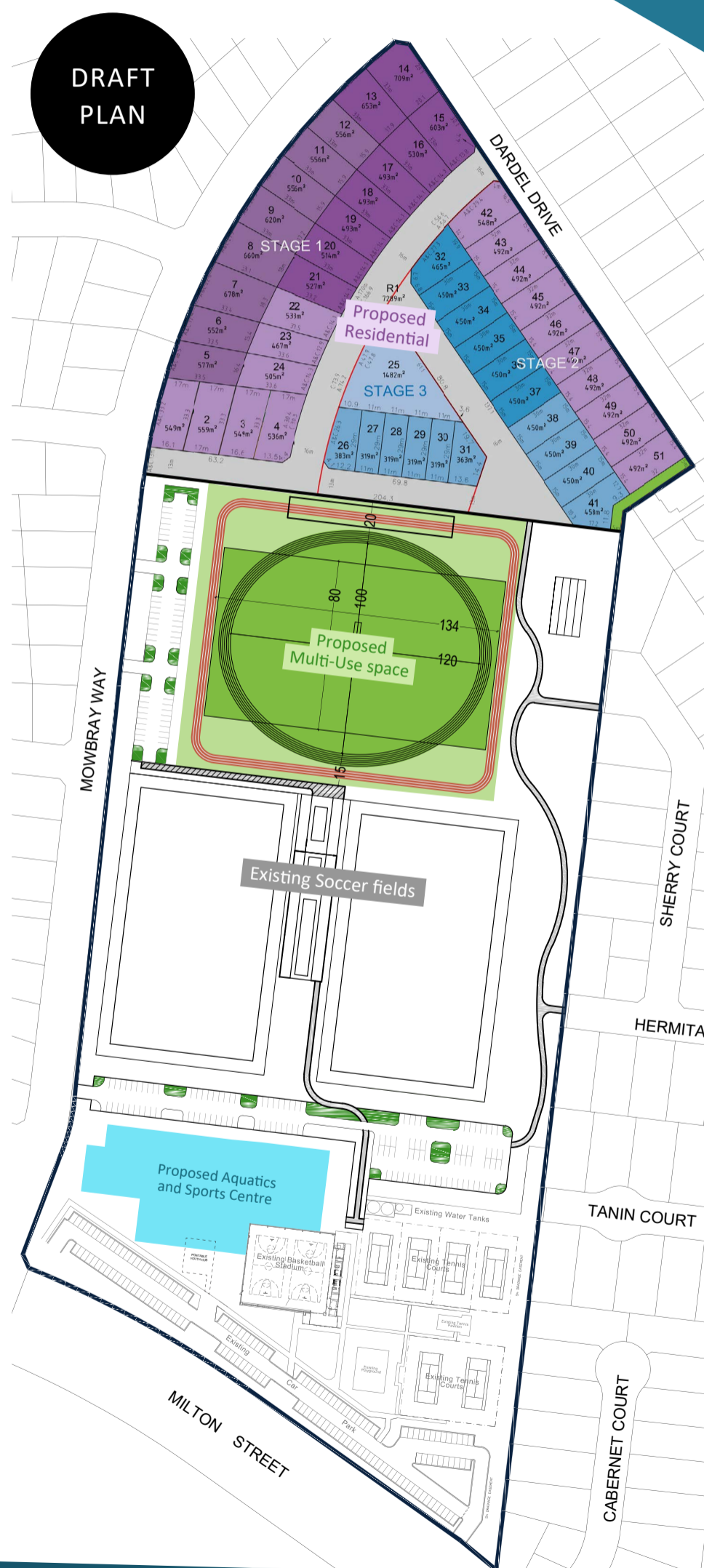
On 10 March, the Minister for Planning commenced the public exhibition of the proposal to rezone the land, and will accept submissions from the public until 24 March, prior to making a final decision.

## Why has Council deemed this land to be surplus?

Council owns land for a variety of reasons, including providing community services, playing sport and enjoying recreation, parks and reserves. Council land is deemed to be surplus for a number of reasons such as when the demand for public services changes, the population changes, or when Council decides to take a new direction with its resources.

## Why is Council considering this development?

Council's vision and long-term planning is to ensure Bannockburn's growing population has equitable access to community amenities, and affordable housing. Most importantly, Bannockburn is one of the fastest growing towns in regional Victoria with population expected to reach more than 15,000 by 2036. More and more people are moving to the town and Golden Plains Shire so we need to ensure community infrastructure can support this growth, such as recreational improvements, community amenities and potential residential development (Please refer to the draft plan on the right).





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## What will happen to the sale of land proceeds?

Council decided to establish a special Trust Fund for all profits from the sale of the land to benefit the whole of the Shire, not just Bannockburn. The profits will not be put into general consolidated revenue. Money can only be withdrawn or used once approved by Councillors.

There is no doubt, that some of the money will be used to pay for the development of the rest of the \$50m Bannockburn Recreational Precinct development (as shown in the draft plan on page 1).

There is some misunderstanding that the land declared surplus includes all the land north of the 2 soccer pitches, that's not correct. The land retained will be sufficient to include a future Multi-use Sporting area, allowing for a 3rd soccer pitch, inclusive of a Junior Cricket oval and opportunity for Little Athletics training – lined marked track, and associated facilities (long jump, hurdle's, high jump). At the southern end, the existing Basketball Stadium could still be expanded to allow for 2 more courts, and the building would also allow for a 25m indoor pool, a gymnasium or other facilities if necessary.

## What is planned for Bannockburn South?

Sale of this land will, to some extent go towards subsidising the \$10's of millions of dollars of future infrastructure within Bannockburn South.

People may believe that developers will pay for all of the new infrastructure in Bannockburn South. In reality money Council will be collecting via development contributions from those new estates, will only account for approximately 40% of the total costs and Council will need to fund the remaining 60%.

We should keep in mind that future Bannockburn infrastructure will come from general rates, which means different parts of the Shire will be affected if we don't find alternative sources of income.

## Where to from here?

The Minister's Advisory Committee will consider submissions and provide a recommendation to the Minister.

Once the Minister's decision is made, further consultation will be undertaken with the community on the implementation of the Masterplan and the potential sale of any residential land.



## Where can I find out more information?

A link to Council's decision can be found here [goldenplains.vic.gov.au/23-march-council-meeting](https://goldenplains.vic.gov.au/23-march-council-meeting)

A link to the Minister's notification of the Planning Scheme Amendment can be found here [planning.vic.gov.au/policy-and-strategy/development-facilitation-program-dardel-drive-bannockburn](https://planning.vic.gov.au/policy-and-strategy/development-facilitation-program-dardel-drive-bannockburn).

If you have any further questions, please contact us on 5220 7111.