

FACT SHEET: FEBRUARY 2024

# DARDEL DRIVE

(Bannockburn Recreation Reserve)



Scan the QR code to see the Planning scheme amendment

## 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 15 years! Back when this land was purchased for the future major recreational reserve, no one could have foreseen that Bannockburn South would create the opportunity for 15,000 new residents, 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 prepared the necessary documents and plans and lodged an application to rezone the land to 'Neighbourhood Residential'. The application also included permission to subdivide the land into 51 lots.

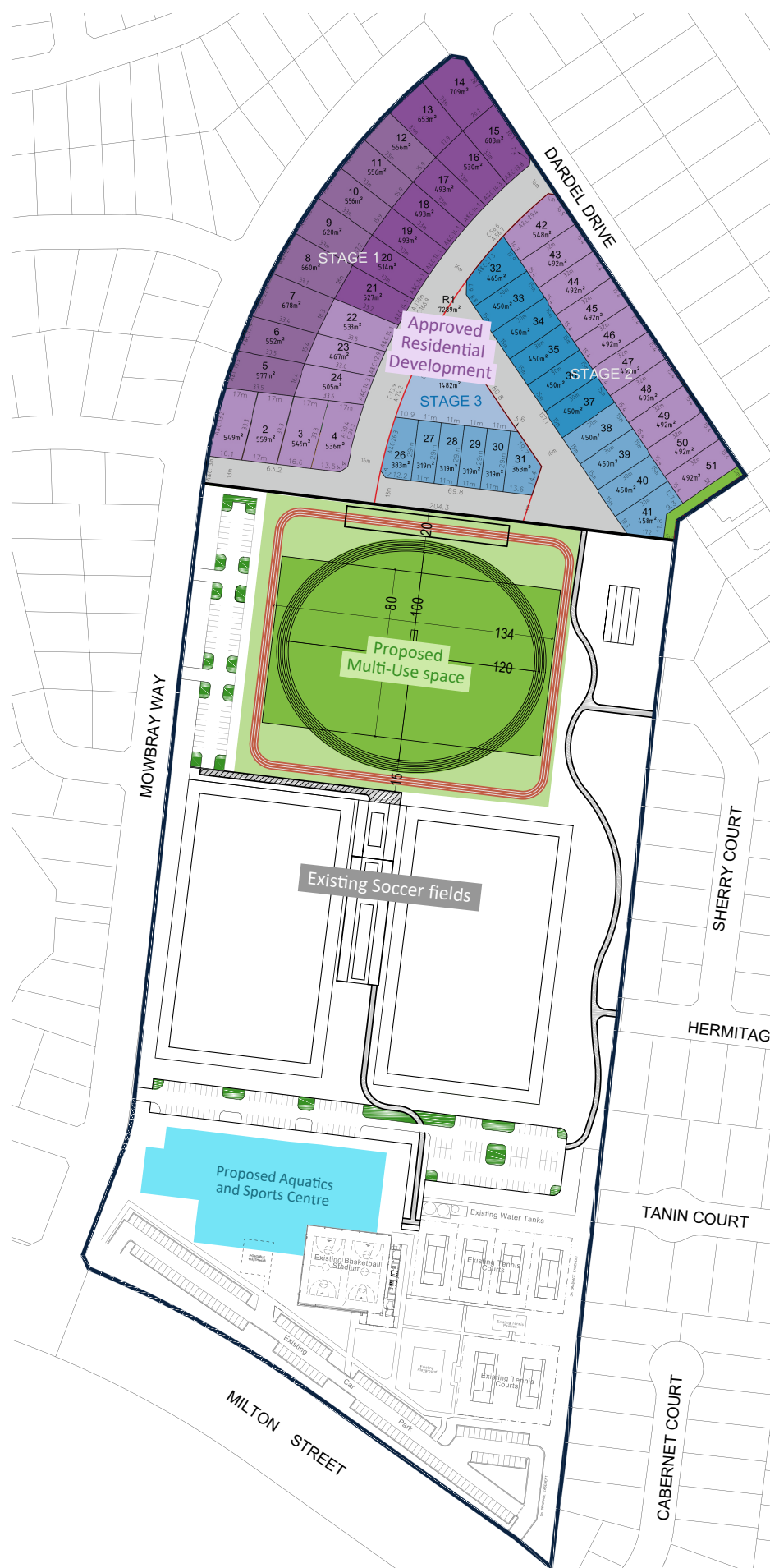
Rezoning applications are normally administered by Council, however in response to the COVID-19 pandemic, the State Government established a Development Facilitation Program (DFP) to fast-track projects of significance through the planning process.

This program was mainly limited to Melbourne, however as Golden Plains is a high growth area that has almost run out of residential land, the application was processed through the DFP.

In [March 2023](#), the Minister for Planning commenced the [public exhibition of the proposal](#) to rezone the land. As part of the Planning Scheme Amendment process, the community was invited to make submissions. Residents were then provided with the opportunity to present their submissions to a Ministerial Panel in September, 2023, including an expert in open space who represented the community.

The Panel made a recommendation to the Minister that they agreed that the underlying zoning of the land should be residential, but that additional strategic work should be undertaken to ensure that the loss of the nearly 4ha of land will be adequately provided elsewhere. The Minister, being aware of all the strategic planning underway as part of the Bannockburn South Precinct Structure Planning felt that the rezoning was warranted and necessary, given the lack of available residentially zoned land in Bannockburn.

As a result, in December 2023 the Minister rezoned the land and a planning permit for a 51 lot residential subdivision was issued. The Minister also agreed with Council's position that any profits from the sale of the Public Open Space should be quarantined to provide for future recreational needs. This Recreational Future Fund (Reserve) will reduce the impost on the rest of the Shire contributing to costs associated with the unprecedented growth and infrastructure needed in Bannockburn.





### 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?

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 Golden Plains Shire so we need to ensure community infrastructure can support this growth, such as recreational improvements, community amenities and potential residential development. Council's vision and long-term planning is to ensure Bannockburn's growing population has equitable access to community amenities, and affordable housing.

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

Council decided to establish a special Recreational Future Fund (Reserve) so that net profits from the sale of the land will be set aside to enable future recreational improvements. Money can only be withdrawn or used, once approved by Councillors.

There is no doubt, that some of the money may be used to pay for the development of the remainder of the Bannockburn Recreational Precinct development (as highlighted below, which will be in excess of \$40m).

There is some misunderstanding that the land declared surplus includes all the land north of the 2 soccer pitches, which is incorrect. 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, hurdles, 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?

To some extent, sale of this land may also 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, monies 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 that all residents of the Shire will be affected, unless we find alternate sources of income.

### Will the subdivision include social / affordable housing?

Yes, social/affordable housing will be included in the subdivision. However, in accordance with most new subdivisions, such as Bannockburn South, the State Government and Council's aim for around 5-10% within all communities, translating to 3-5 residences in this specific subdivision, not the entire 51 lots.



### Where to from here?

With the land rezoned and a planning permit issued, the next step would be for Council to undertake the process under the Local Government Act to initiate the sale of the land. Community will be able to make submissions as part of that process. Council will consider those submissions and determine when and if they will proceed to sell the land.

If you have any further questions, please contact us via [enquiries@gplains.vic.gov.au](mailto:enquiries@gplains.vic.gov.au)