

Bannockburn Civic Heart Project

Vision Plan Report
January 2014

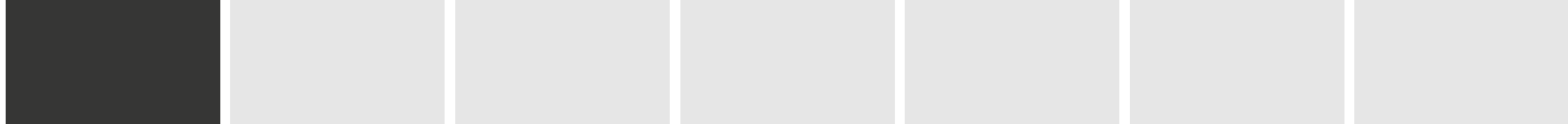
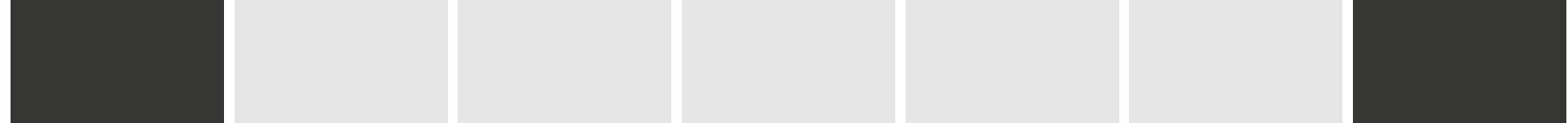


Figure 1: Bannockburn Civic Heart site





1. Introduction

1.1 Project Overview

Golden Plains Shire has commenced a planning and design process to identify a suitable option for the future development of the Civic Precinct in Bannockburn.

This project will be a once in a generation opportunity to ensure a vibrant civic 'heart' in the centre of the fastest growing township in the municipality.

The CFA and SES are currently located within the precinct and have been working with Council on the identification of, and transition to, a new site on the eastern side of the railway line. This provides an opportunity to consider what the precinct could become into the future.

As this relocation is not confirmed, the project must factor in a staged redevelopment of the precinct to enable existing uses to be progressively relocated.

The key objectives of the project are:

- To identify the highest and best use for land in the Bannockburn Civic Precinct located at 27-29 High Street

- To engage with the Bannockburn community and a range of key stakeholders to produce a development plan that reflects the wishes of the community and promotes a vibrant and viable town centre

- To integrate and reference new policy documents and other relevant studies which will improve the final development plan

1.1.1 What is the Study Area?

The Bannockburn Civic Heart precinct encompasses the existing Library and Cultural Centre, the CFA and SES buildings and associated infrastructure, the gravel car park and two vacant lots to the rear. The study area also incorporates the area currently used for the farmers market.

The precinct is influenced by the nearby primary school on the northern side of High Street, the active recreation precinct and Council services to the south east and the retail uses along High Street.

1.2 Purpose of this Report

This report outlines important background information and describes the process that has been undertaken to develop the Bannockburn Civic Heart Final Vision.

The Final Vision has been informed by background research, community consultation, feedback from Council officers, as well as site and context analysis.

The Final Vision Report will guide future development of the study area and inform future strategic planning and funding decisions.

The key components of this report include:

- Analysis of the key opportunities and constraints for the precinct

- A summary of Community and Stakeholder Engagement

- Guiding principles for the precinct

- Draft Project Vision

- Final Project Vision

- Indicative costings associated with implementing the Final Vision

Figure 2: Images of current site conditions



SES and CFA are currently located at the northern area of the site, facing High Street



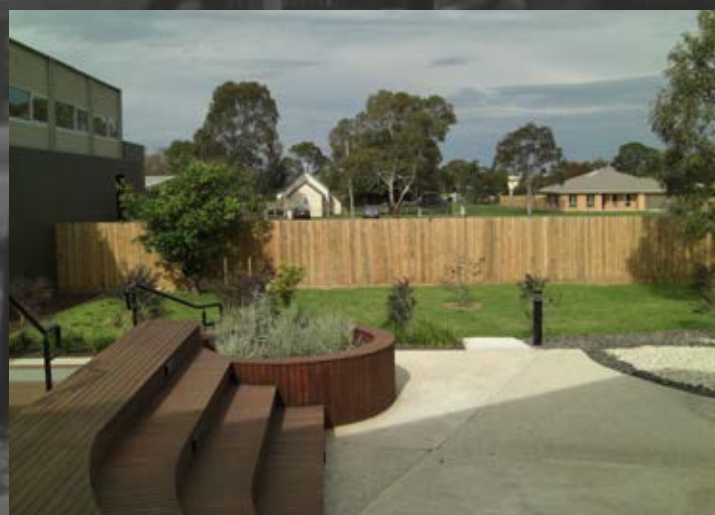
View from existing car park looking towards a recently constructed townhouse development on Byron Street



The main entrance to the Bannockburn Cultural Centre is compromised by its adjacency to the CFA/SES building



Current car parking on the site is unmarked and inefficient



The recently completed courtyard behind the Library is a pleasant space to read a book and must be accessed through the Library



A recently completed path runs through the site, parallel to Milton Street. This path serves as a link in a bike path and provides circulation for the monthly farmers' market



Two 144,000L water tanks are located on the site. Their purpose is to provide fire protection to the Bannockburn Cultural Centre.



View from the existing car park looking towards the public hall, which forms part of the Bannockburn Cultural Centre

2. Context and Analysis

2.1 Overview

This section provides an analysis of the study area, including its strategic context and the key issues and opportunities to be addressed as part of the future planning of the precinct.

This information and early community feedback has driven the development of the guiding principles and layout scenarios included within this report.

2.2 Analysis, Issues and Opportunities

2.2.1 Overview

In order to understand the existing character and features to be addressed in the Bannockburn Civic Heart project, an analysis of the precinct was undertaken. Information for this analysis was gathered from past studies, Council officer input and site visits.

The map opposite provides a summary of this analysis and the key issues and opportunities identified.

Figure 3: Analysis, Issues and Opportunities Plan

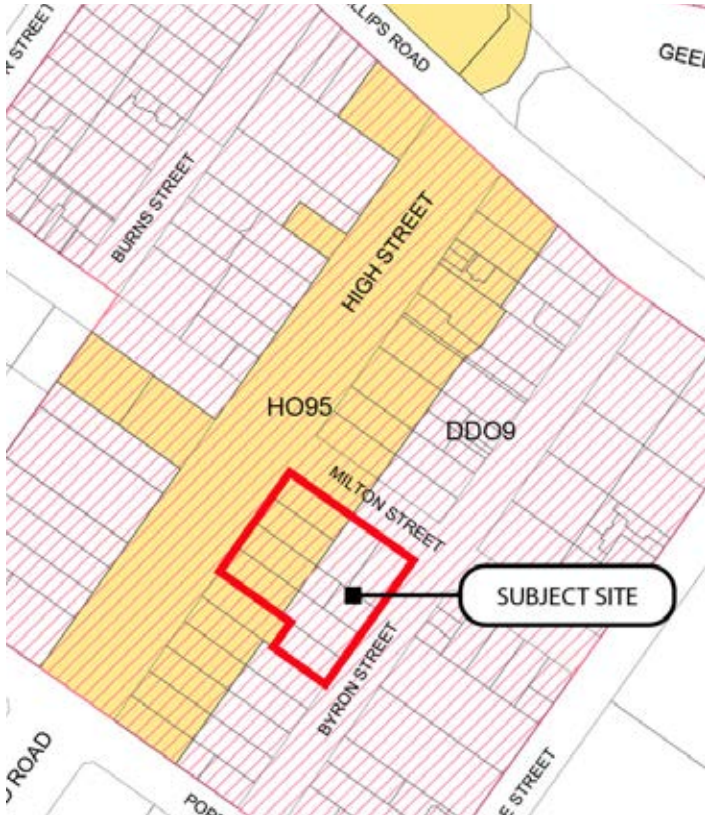


2.3 Strategic Context

The Bannockburn Civic Heart project will be guided by a body of planning controls, policies and studies that will need to be considered in the future planning and design of the precinct.

2.3.1 Planning Controls

Control	Summary	Key considerations
Public Use Zone (PUZ6)	Indicates public land to be used for public utility and community services & facilities and provides for uses that are consistent with the intent of the land – in this case Local Government.	Any land uses recommended or accounted for in the CPMP will need to be consistent with the intent of the zoning.
HeritageOverlay(HO95)	Indicates that the properties at 25 & 27 High Street are of heritage significance to the Bannockburn Precinct Heritage Overlay.	<p>It is noted that the buildings at 25 & 27 High Street are identified as being “Not Contributory” therefore their removal from the site should not have any impacts upon the significance of the area.</p> <p>However any indicative land use and development masterplans will need to consider the scale, form and overall design constraints that the Heritage Overlay may impose</p>
Schedule 9 to the Design & Development Overlay (DDO9)	Encourages quality design work and a well-coordinated expansion of the town centre through activated frontages to main roads and pedestrian links. Other objectives include providing public spaces with suitable access for all and facilitating the provision of necessary infrastructure such as roads, pedestrian links, car parking and drainage.	<p>The CPMP needs to encourage and promote high quality urban design outcomes especially in the context of the site including partial heritage controls to ensure the final outcome is one that is respectful of existing built form elements. It will also need to provide:</p> <p>public spaces that are accessible to all;</p> <p>for possible road widening for a key pedestrian link and avenue style street tree planting on Milton Street.</p>



2.4 Community Services

A number of new and upgraded community services are planned for Bannockburn, which will support the town's growing population.

The Bannockburn Civic Heart Project will further compliment the range of existing and proposed services in the area and support Bannockburn's liveability into the future.

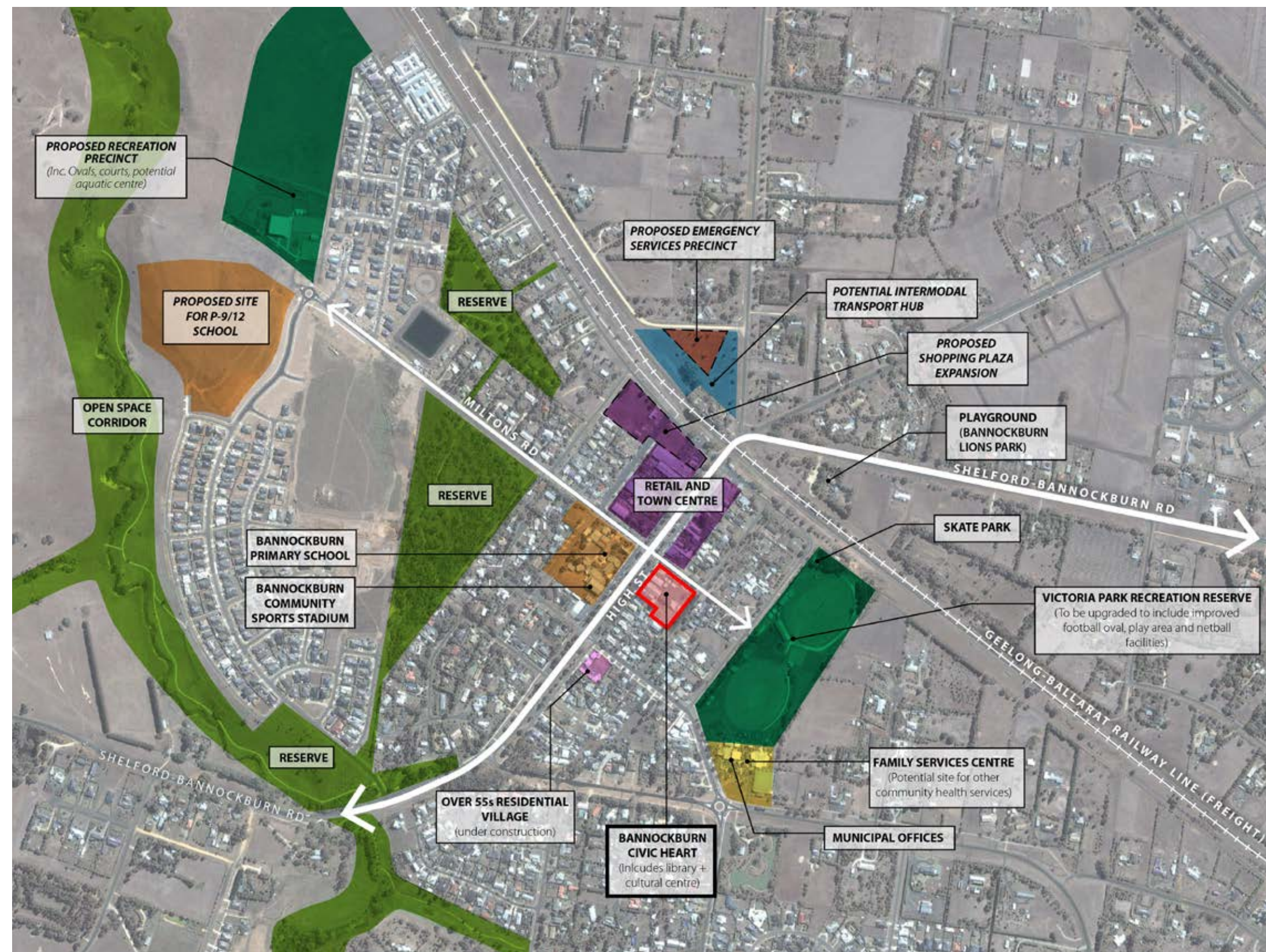
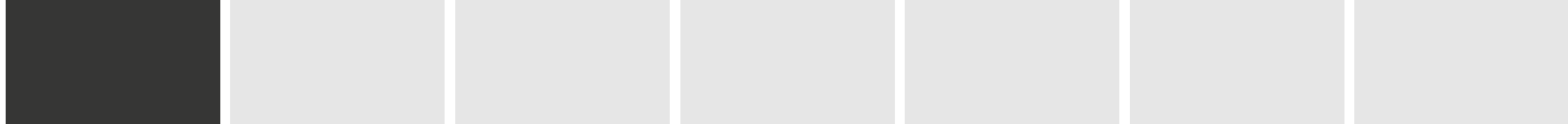


Figure 4: Current and future community services and infrastructure



2.4.1 Strategic Documents

Document	Summary	Key considerations
G21 Regional Growth Plan	Bannockburn is identified as a district town that will contribute to future population growth in the region. A key employment node/sector identifies the Town Centre expansion.	Any land uses recommended or accounted for in the CPMP will need to be consistent with the intent of the zoning.
Bannockburn Urban Design Framework (UDF)	<p>The UDF provides commentary of the key considerations for the future of the town and its town centre including Movement, Public Transport, Car Parking, Permeability and Links, Road Avenues etc.</p> <p>Specific to the site, the UDF identifies the desirable uses that the Civic/Community Precinct should include such as a larger library, cultural centre and gallery.</p> <p>The UDF also provides some basic commentary on the urban design and development outcomes that are preferred for the Town Centre.</p>	<p>The CPMP will need to priorities in the UDF with particular focus on the preferred location for a park or plaza and Milton Street being identified as a key pedestrian/cycling link which may trigger road-widening and new street tree planting.</p> <p>A new library is under construction on High Street near the corner of Milton Street.</p> <p>The cultural centre and an art gallery are the remaining potential uses and any suggested land uses through the CPMP would need to be compatible.</p>
Bannockburn Town Centre Investment Strategy	<p>The civic precinct is located on the south-eastern corner of High and Milton Streets, which incorporates the existing town hall. Council proposes to develop the land for a neighbourhood house and public library.</p> <p>This proposal can be complemented with the integration of an open space area to facilitate multi uses on the single site. It is recognised that the main building existing on site has heritage value and should be retained and incorporated into the open space area to preserve its significance and enhance the passive space.</p> <p>The provision of traffic signals at the intersection of Milton Street and High Street will provide some assistance for pedestrians crossing at this point.</p> <p>New reticulated drainage to be provided along High & Byron Street.</p>	<p>The CPMP will need to incorporate the possible land uses of a neighbourhood house and a library although it is noted that as of 2011 a new library was under construction on High Street near the corner of Milton Street.</p> <p>Promote an open space area on the corner of High & Milton Street to compliment the civic centre. The CPMP will need to have account for the desired retention of the existing heritage building and consider options to incorporate it with the open space – however it is noted that the existing buildings on the site are non-significant buildings. This will need to be clarified with the Shire.</p> <p>The CPMP should investigate how the pedestrian crossing at Milton Street and High Street will integrate with the overall design outcomes of the site.</p> <p>Need to address the provision of these services and how it may impact the use and development of the site.</p>
Bruce’s Creek Master Plan	Implement key recommendations in the Bannockburn UDF and to provide an integrated open space network for the needs of residents and protects/enhances biodiversity and heritage values.	Predominantly addresses the creek corridor and environs but it does however identify on the Context Plan the Recreation & Education Precinct which will be key community assets that will be connected to the Town Centre by the key pedestrian link along Milton Street.

2.5 Fire Services

A significant amount of fire services infrastructure is located on the site to provide fire protection to the Bannockburn Cultural Centre. In addition to in-ground pipework, the fire services system comprises two 144,000L water tanks, two diesel pumps and a booster connection.

The water tanks and, to a lesser extent the pumpset, are dominant features of the site and represent a challenge to the best use and arrangement of the site.

A Fire Safety Engineer was engaged to investigate the current fire services infrastructure and provide advice on options for removal and / or modification of the system. The Engineer's recommendations are currently being investigated to determine a final solution.



Photo No. 1: dual diesel fire pumps



Photo No. 3: hydrant booster connection



Photo No. 2: fire pump-house (on left)



Photo No. 4: two 144,000 kl water tanks

Figure 5: Photographs of existing fire services infrastructure (extract from Fire Safety Engineer's Report)

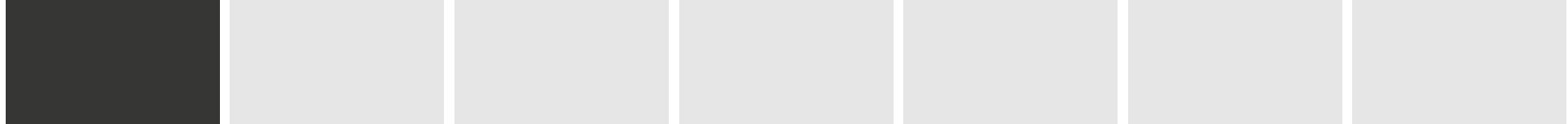
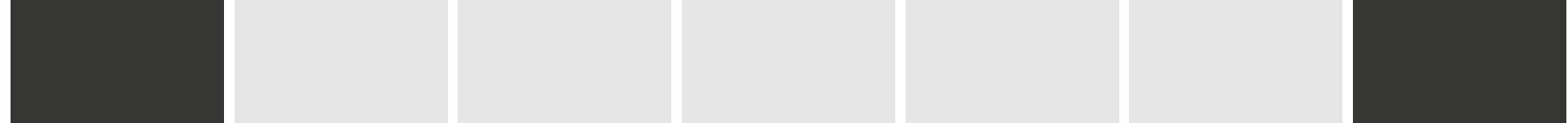


Figure 6: Bannockburn Phase 1 engagement - Community Voting at the Listening Post, 7 September 2013





3. Community Engagement

3.1 Overview

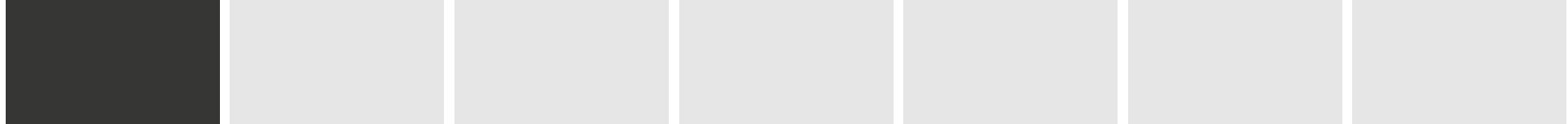
Community engagement has been central to the development of the Bannockburn Civic Heart Vision. Engagement has occurred over two phases:

- Phase 1 focussed on understanding the particular needs and ideas of the local community
- Phase 2 aimed to gather community feedback on the Draft Vision

The community engagement has been supported by a comprehensive communications strategy, which has included the development of a project brand, a dedicated website, media releases and advertising in local newspapers, an ideas competition and give-aways.

3.2 Why is Community Engagement important?

Community engagement is critical to ensuring that the Bannockburn Civic Heart Vision benefits from the wealth of local ideas and expertise that existing in the community. Involving the community in the plan-making process also supports improved longevity of the vision, by fostering deep community 'buy-in'.



3.3 Branding

In order to increase the profile and community buy-in to the project, Tract undertook a series of branding exercises, which included the development of a project logo.

The logo represents the inclusive nature of the Bannockburn Civic Heart Project and makes reference to icons of the Bannockburn township and aspirations of the project.

This branding has been used throughout the project and was applied to t-shirts, balloons and a range of marketing materials associated with the project.



Figure 7: Project Logo

3.4 Publicity & Media Engagement

Notifying the community of the project and the ways in which they can be involved is critical to successful engagement with the Bannockburn community.

In order to ensure community awareness of the Listening Post event, held at the project site on Saturday 7th September, Tract and Council employed a number of media channels.

3.4.1 Media Releases

On 28 August 2013, council issued a media release to the following news outlet: The Miner. The purpose of the media release was to provide information about the BHP and invite the community to attend the Listening Post event.

Stories, based on this media release, were subsequently run in the following publications:

- bannews.com.au
- The Golden Plains Miner (also known as “The Miner”)

3.4.2 Advertising

Advertisements to provide notice of the Listening Post event were placed in the following publications:

- Geelong Advertiser
- The Golden Plains Miner

3.4.3 Flyers

A5-sized flyers to provide notice of the Listening Post events were prepared by Tract and made available at local businesses and a number of council facilities.

3.4.4 Word-of-mouth

Almost 200 students from Bannockburn Primary School participated in the engagement process. As part of this process, the students met the consultant team and were informed about the project. Student’s were also given wristbands, branded with “www.bannockburncivicheart.com.au” to take home. This process was aimed at increasing awareness of the project and to provide the students with a message to take home to family and friends.



Figure 8: News item published in the Golden Plains Miner, Thursday 5th September 2013



We want to hear your ideas for the future!

Come along and have your say!

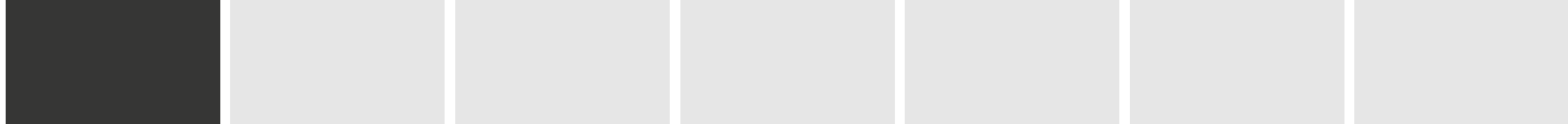
9am - 1pm
Saturday 7th September 2013

Look out for the **orange balloons** in the Bannockburn Library and Cultural Centre carpark

For more information:
www.bannockburncivicheart.com.au



Figure 9: Advertisement published in the Geelong Advertiser, Saturday 7th September 2013



3.5 Website

In addition to the face-to-face engagement processes, a website for the project was developed. This website has been regularly updated to provide the community with information regarding the latest developments in the planning and design process.

Almost 200 wristbands, branded with the website address were distributed to students across a range of year levels at Bannockburn Primary School.

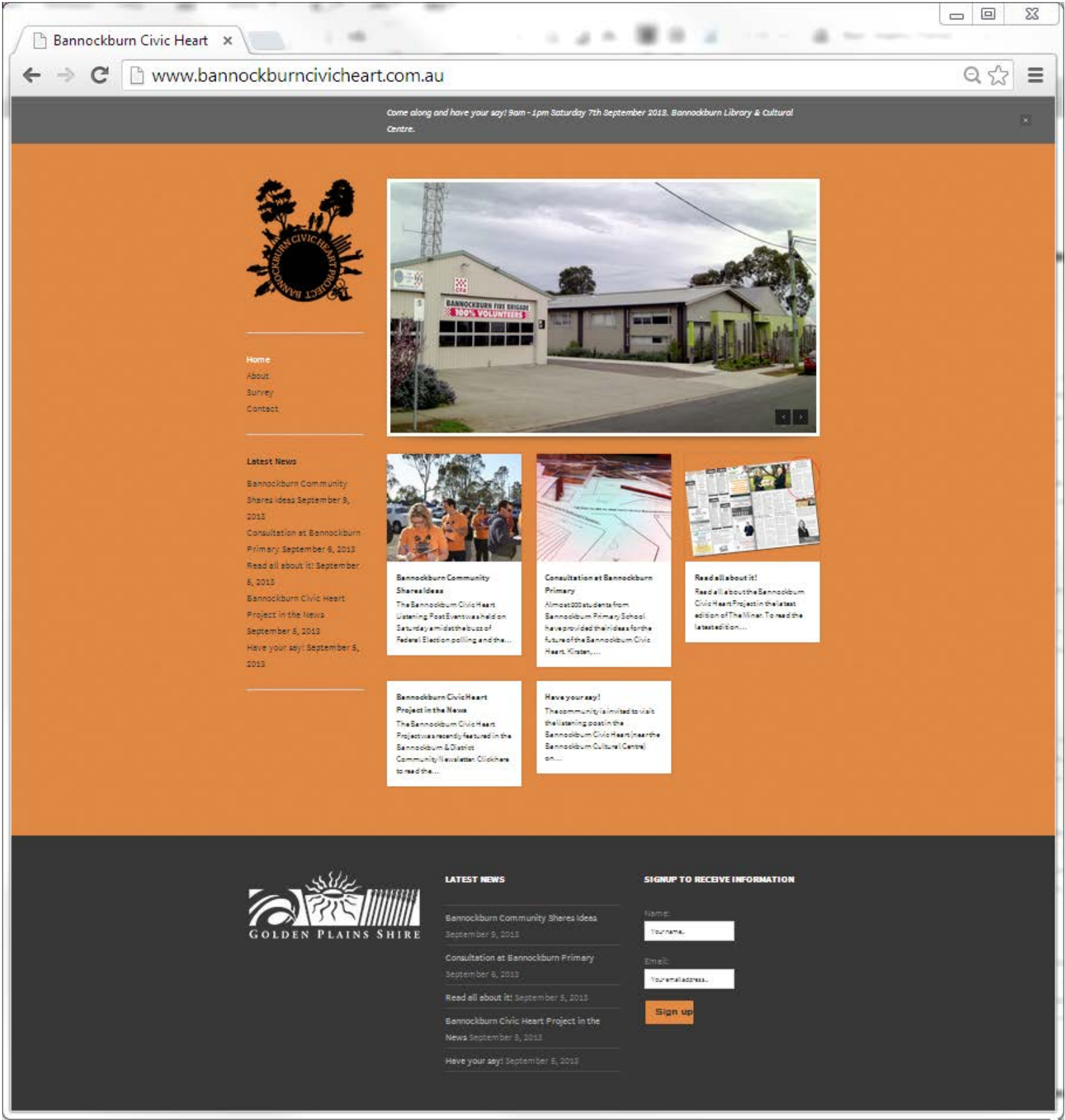


Figure 10: Project Website Homepage

3.6 Website Traffic Data

The response from the Bannockburn Civic Heart Project website data has been positive, with over 450 people visiting the site.

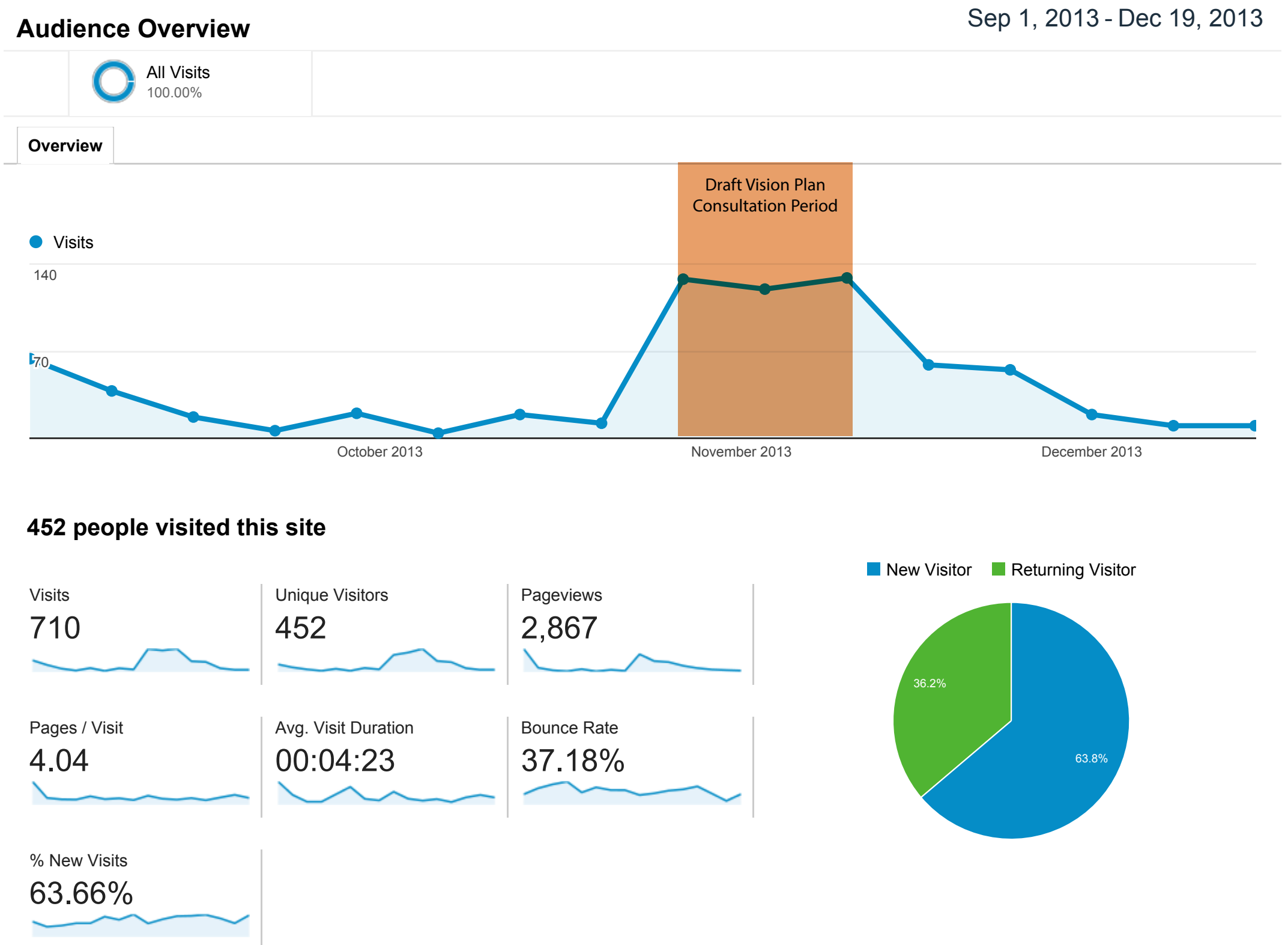
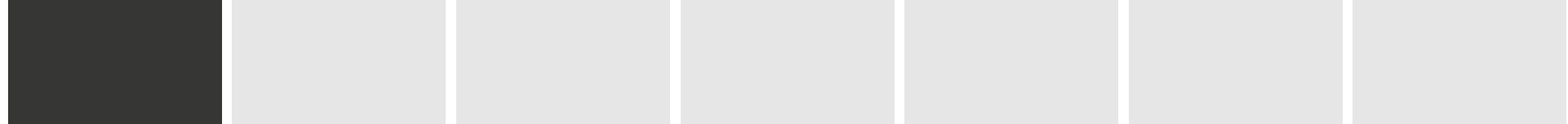


Figure 11: Details of website traffic as at 19 December 2013



3.7 Phase 1 Engagement

3.7.1 Student Engagement

On Friday 6th September the consultant team held a series of workshops with almost 200 students at Bannockburn Primary School.

The purpose these workshops was:

- To raise awareness of the project within the school community
- To seek the students' ideas about the things that they would like to see and do on the project site

Each workshop was structured in the following way:

- Introduction of the project and team
- Brief introduction of the project team and an explanation of their roles in the project
- Explanation of the project
- Student ideas
- Each student was provided with a piece of A3 paper printed with three shapes
- Students were asked to draw and/or write three ideas for the things that they would like to do or see on in the Bannockburn Civic Heart
- To help ignite the students' imaginations, sheets showing exemplar images were circulated. These sheets were themed as *Water Play, Adventure Play, Environmental Play, Food and Gathering, Lighting, Interpretation and Heritage, Performance Spaces, Events and Festivals, and Open Space and Landscape*

- Thank you and 'take-home message'
- Following the completion of the exercise, the students were thanked for their help and told about the project launch event on Saturday 7th September 2013
- Each student was given a wristband printed with the project website address



Figure 12: Wristbands printed with website address www.bannockburncivicheart.com.au



Figure 13: Completed student ideas sheets and exemplar sheets

3.7.2 Student Ideas

Students from Bannockburn Primary School provided a wealth of ideas around what they would like to do and see in the Bannockburn Civic Heart. Incorporation of play areas and water were popular themes.

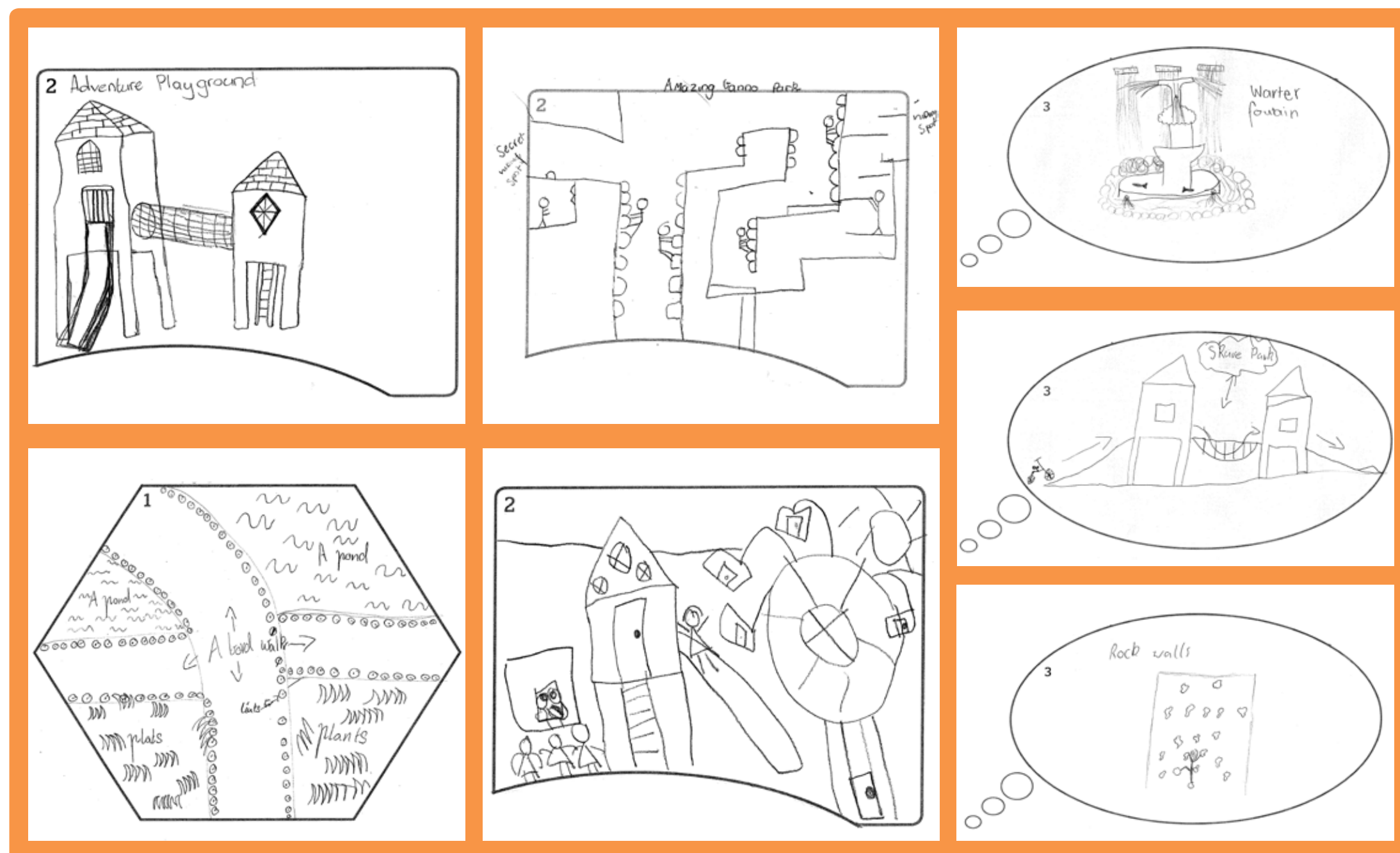
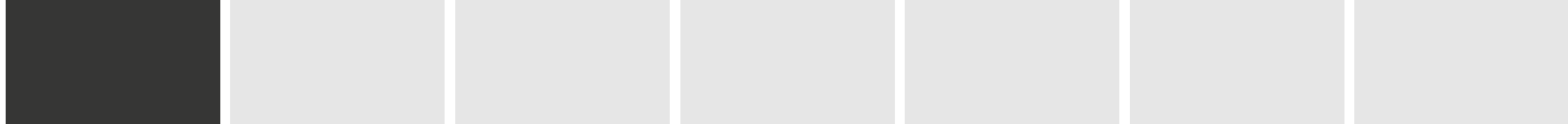


Figure 14: A selection of student ideas



3.7.3 Listening Post / Project Launch

The Bannockburn Civic Heart Project was launched on Saturday 7th September 2013 at the project site near the Bannockburn Civic Centre. Coinciding with the Federal Election and the monthly Golden Plains Farmers’ Market, the listening post was located near the polling station so that people could drop by after voting to hear about the project and provide ideas about the things that they would see and do on the site.

Panels of images, similar to those used in the student consultation, were displayed and the community was invited to vote on the nine themes.

The project team also had forms available for people to make additional comments and provide contact details so that they could stay informed throughout the process. 79 people registered their details on the day and provided ideas through the feedback forms.



Figure 15: Photographs of Listening Post / Project Launch event

3.74 Community Voting

Panels of images were displayed at the Listening Post event and the community were invited to vote on the nine themes.

'Themed/adventure play' received the most votes. Other popular themes were 'Water play', 'Open space & landscape', 'Environmental play' and 'Food & gathering'.

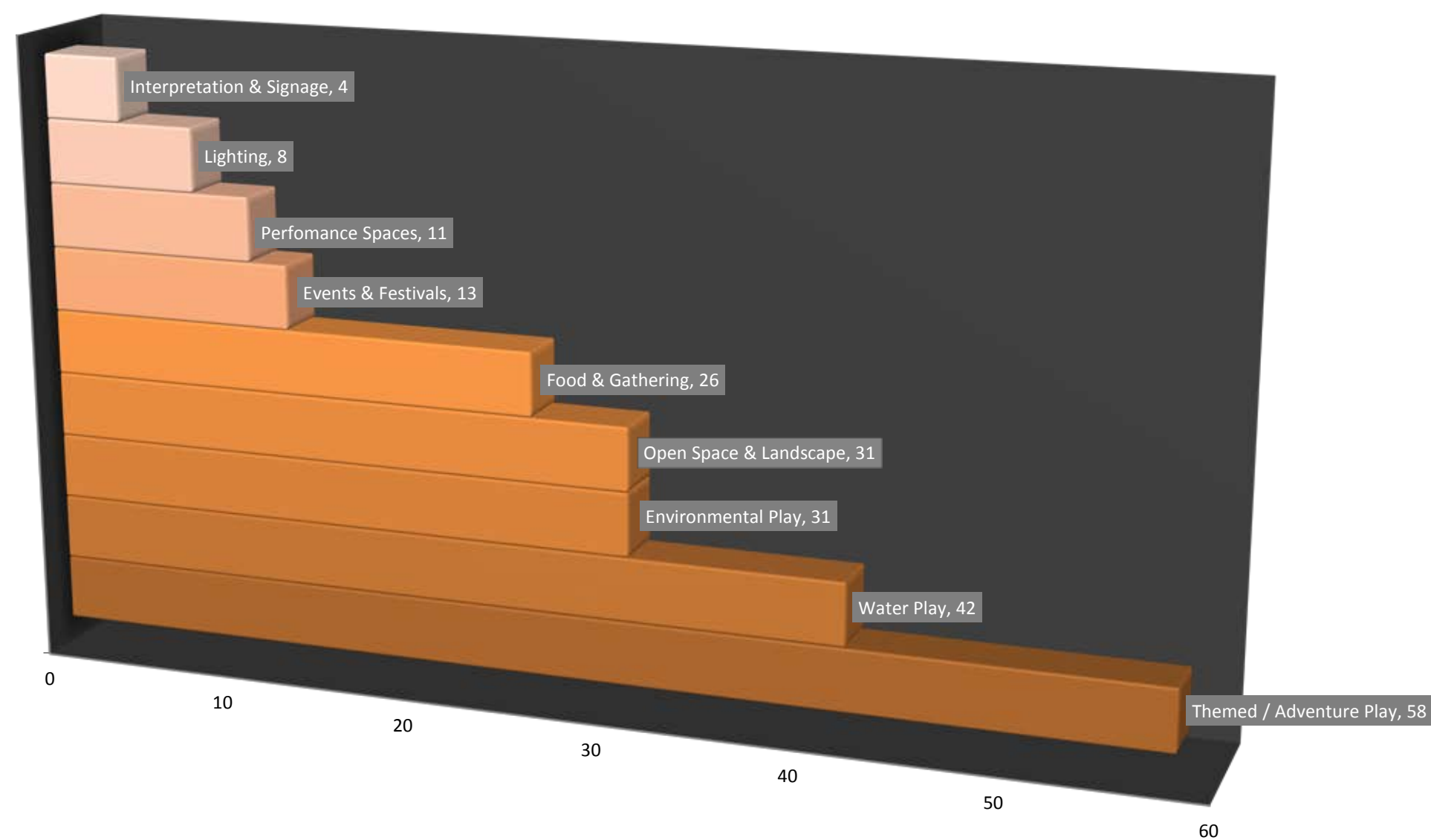
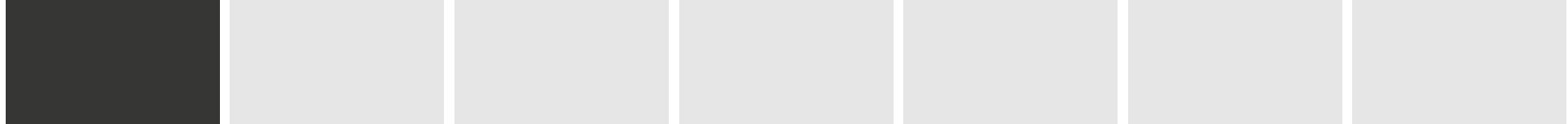


Figure 16: Results of community voting



3.7.5 Feedback form ideas

79 people provided ideas for what they would like to see in the Bannockburn Civic Heart at the Listening Post. The graph to the right shows the collated results of the community ideas. Similar views have been grouped. A number of participants highlighted the need for a pool. Council has plans for a future swimming pool, however this is likely to be on a separate site and is not part of this project.

*Suggestions for “pool” have been included within the water category.

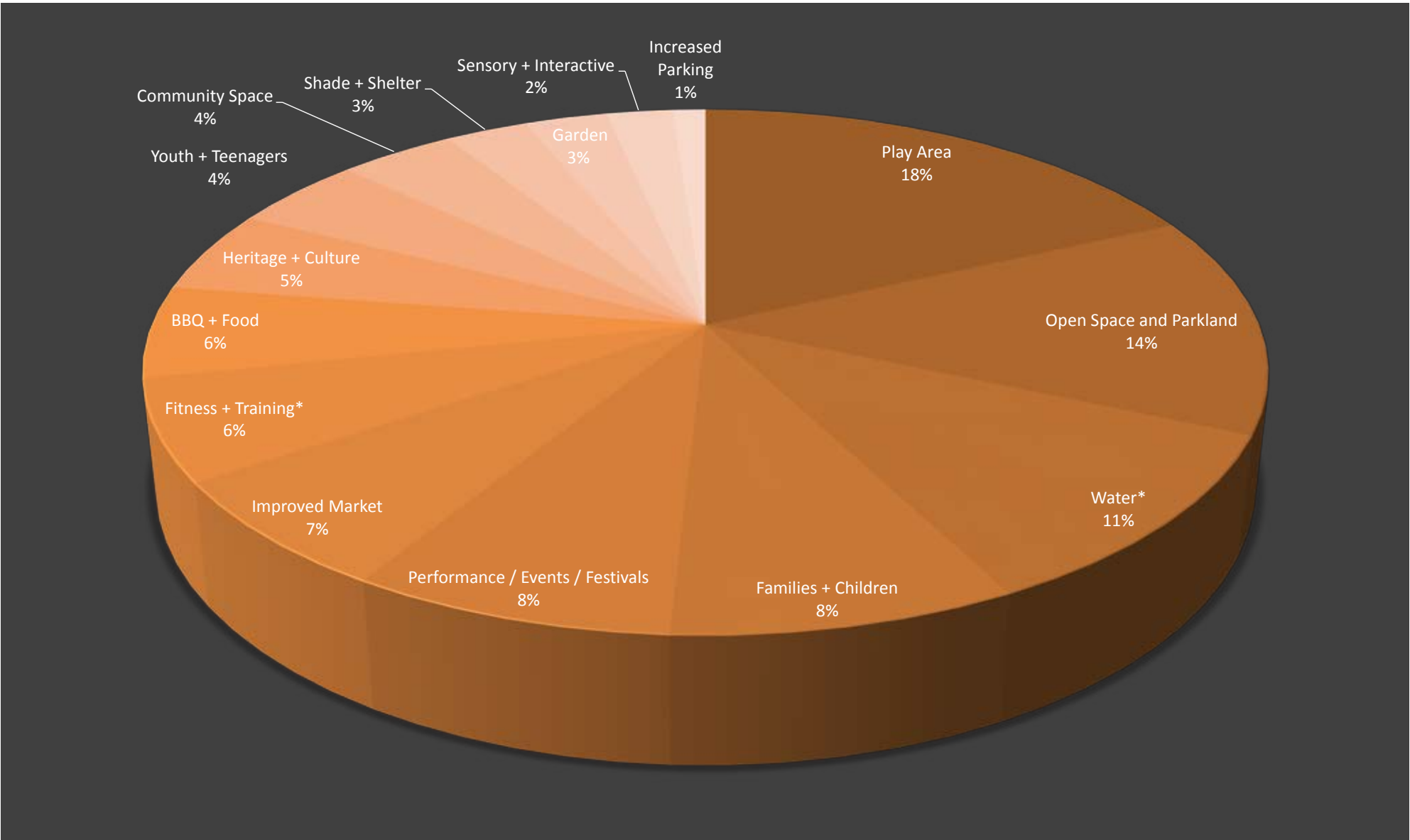


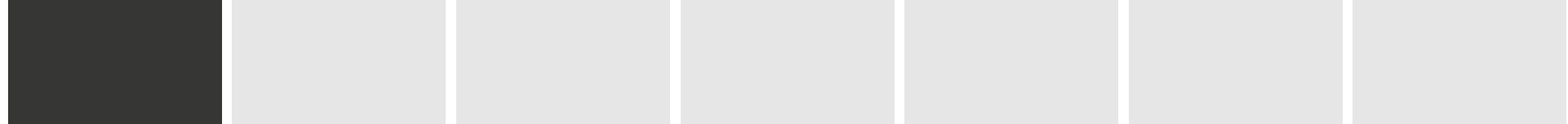
Figure 17: Pie graph illustrating popularity of community ideas

3.76 Phase 1 Consultation Outcomes

Phase 1 Engagement demonstrated significant community support for development of the study area as a civic heart precinct. Popular ideas included:

- a play area
- open space & parkland
- water play
- family & children areas
- a space for performances, events & festivals





3.8 Phase 2 Engagement - Draft Vision feedback

Phase 2 Consultation involved communicating the Draft Vision Plan, which was developed from the ideas put forward by the community in Phase 1 Consultation, and listening to the community’s feedback.

3.8.1 Feedback details

Community feedback for Phase 2 Engagement was gathered through the website and from forms available at listening post events. Respondents were asked:

- What do you like about the design?
- What else would you like to see on the site?
- Other comments

Respondents were given the option to provide their name and contact details so that they can be notified when the Final Vision is released.

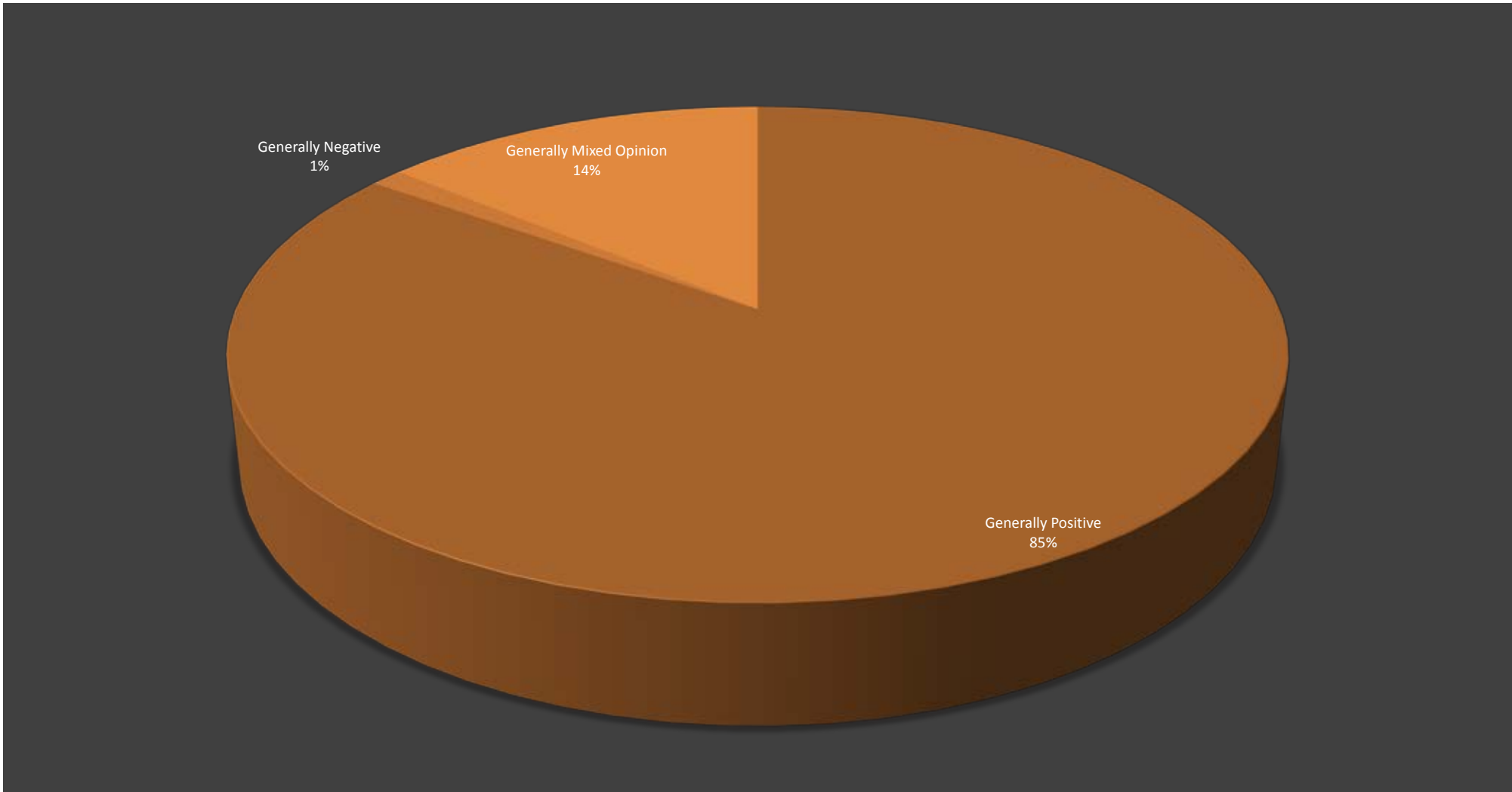


Figure 18: Results of Phase 2 Engagement feedback, sorted by general response to the Draft Vision.
Note: Feedback that was generally positive, but expressed concern about the future of the playgroup, has been categorised as being Generally Positive. These responses amounted to 19% of all generally positive feedback.

3.8.2 Engagement materials

The Draft Vision Plan was made available on the project website and at consultation events. A 3D model of the existing site and the proposed vision was constructed and animated to demonstrate how the site could evolve into the draft vision.



Figure 19: Still extracts from Draft Vision video. An animation of the Draft Vision was prepared by Tract and uploaded to the project website. Additionally, the video was available for viewing on iPads at consultation events. The video proved useful in communicating the spatial aspects and staging of the project

3.8.3 Key issues

The comments received from the community were generally positive, with a number of respondents expressing excitement about the draft plan and suggesting that they would use the space if the draft vision were to be realised. The feedback indicated that the project is of great importance to the community, in part due to a lack of high quality family-friendly public realm in the area. The feedback indicated that the Draft Vision Plan generally addressed this need well.

“It has everything a young family would love to have to spend beautiful days together.”

Improvements to the draft plan that were commonly suggested included ensuring that adequate shading and shelter is provided and that the place will be safe for all ages. The adventure and water play areas are generally well supported, however respondents were keen to know how these spaces will be designed in more detail. There were also suggestions that the water used for water play should be managed in a sustainable way.

There were a number of comments relating to the need for the design to better-incorporate local history and heritage. Art was suggested as a means of telling these stories, enabling local creative expression and building civic pride.

“Community art projects could be incorporated in the design of the paving and sound screens.”

A number of respondents expressed concern around the future of the playgroup, which is currently located on the site. A number of useful recommendations about the specific programmatic needs of the playground were provided to inform decision making relating to the relocation of this community facility.

Another organisation who currently use the site is the Scouts. Some consultation participants expressed concern that the Scouts, who one respondent told us have been using the site since the 1930s, appeared not to have been adequately considered in the Draft Vision Plan.

A small number of responses expressed a desire for a community garden.

The need for more information about the relocation of the CFA and SES was also expressed.



Figure 20: The Bannockburn Civic Heart Project listening post at the Golden Plains Farmers’ Market Bannockburn, 2 November 2013

3.8.4 Response to key issues

The Draft and Final Vision Plans are not detailed designs, however, the requirement for detailed designs to consider factors such as safety, sustainability, as well as the celebration of heritage through public art will be included in the Final Vision Plan.

The Final Vision Plan will show a multi-use area at the western corner of the carpark, adjacent to the Proposed Community Space. This area may be closed off, using bollards or similiar treatment, to be used by the Scouts and other community groups for particular events.



Figure 21: The Bannockburn Civic Heart Project listening post at the Bannockburn Primary School Twilight Fair Bannockburn, 8 November 2013

Figure 22: High quality community facilities have been delivered on site in recent years



4. Guiding Principles

4.1 Overview

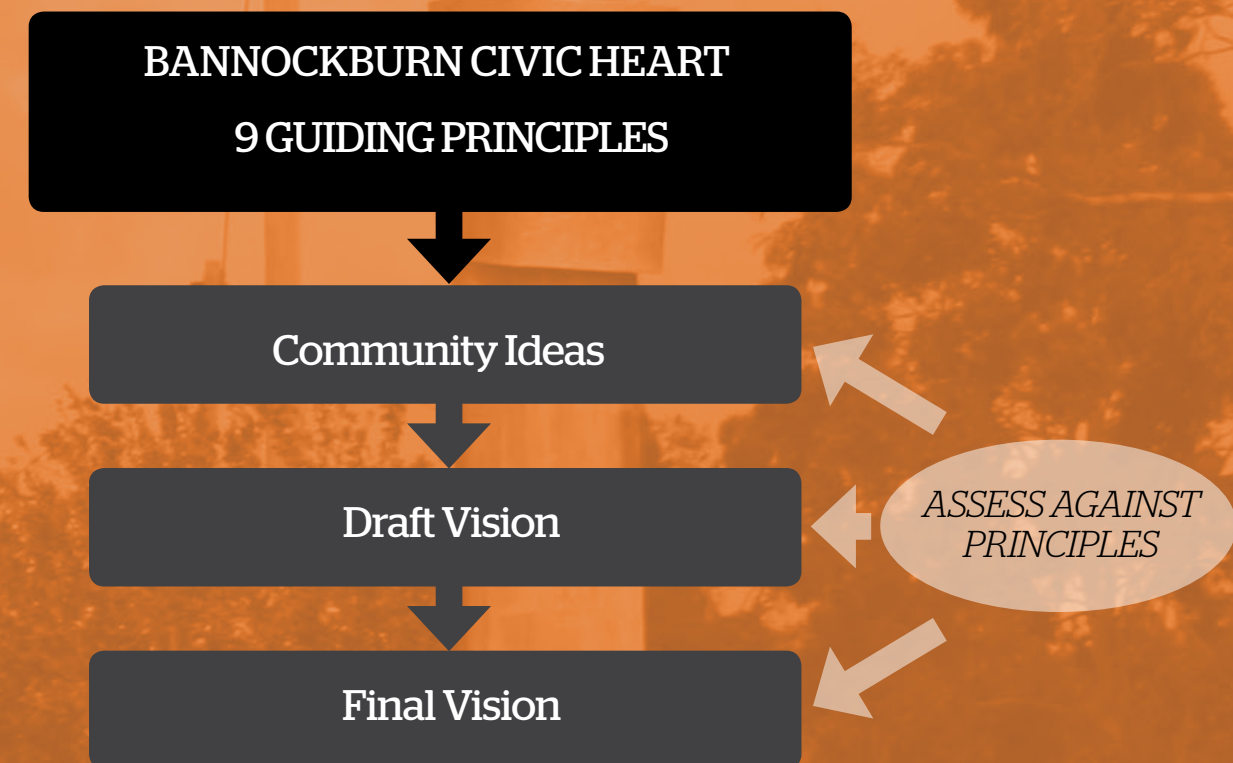
The Bannockburn Civic Heart Plan will be guided by a set of 9 principles. These principles have been developed through initial stages of community and stakeholder consultation, analysis of the key opportunities and challenges for the precinct.

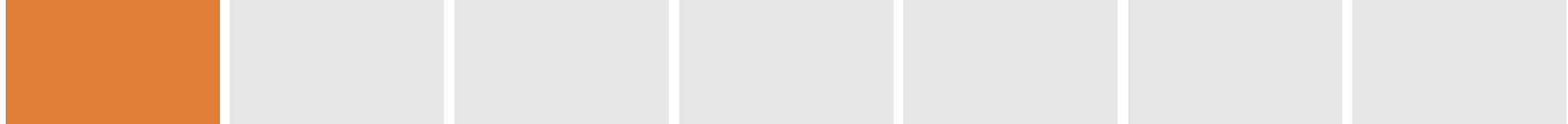
The principles are intended to provide guidance in regards to the 'on the ground' outcomes within the precinct. They have been used to guide the precinct Layout Scenarios in Section 2 and will be used in later detailed planning and design within the precinct.

4.2 Why are the Guiding Principles important?

The principles will be used to direct and assess all future planning and design decisions within the precinct to ensure that future development is consistent with the community and stakeholders' aspirations for the precinct.

These guiding principles may be refined following feedback on the Ideas Paper.





4.3 The Guiding Principles

PRINCIPLE 1

The precinct will be the civic and community heart for Bannockburn

What does this mean for the Bannockburn Civic Heart?

- The precinct should have a primarily community and civic focus
- Commercial uses within the precinct should be limited and complement the civic uses
- The function and amenity of the Farmers' Market should be improved



PRINCIPLE 2

The Civic Heart should celebrate and interpret the historical and cultural values of the area

What does this mean for the Bannockburn Civic Heart?

- Interpretative material should be provided within the site to tell the story of the site and Bannockburn
- Spaces should be provided for events that have cultural significance to Bannockburn
- Materials and the design of buildings and spaces should celebrate the historic role and character of the precinct



PRINCIPLE 3

The site should a place for people, to gather, interact and enjoy the public spaces

What does this mean for the Bannockburn Civic Heart?

- Provide a mix of paved and green spaces that provide opportunities for people to gather
- Ensure spaces are flexible so that the Civic Heart can cater to both large and small events
- Surrounding buildings should engage with and open up to the public space

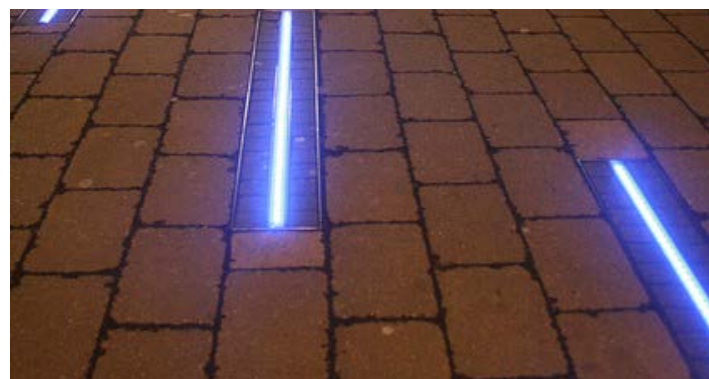


PRINCIPLE 4

Public spaces should provide for a high level of comfort, amenity and safety for people

What does this mean for the Bannockburn Civic Heart?

- Provide shade trees in key gathering spaces
- Provide appropriate levels of seating and tables at strategic locations
- The public spaces should maximise northern aspect
- The space should be of a size that feels comfortable for people and contained
- Good levels of lighting should be provided
- Public spaces should be located to provide good passive surveillance



PRINCIPLE 5

The natural qualities of the precinct should be protected and enhanced

What does this mean for the Bannockburn Civic Heart?

- Significant vegetation should be retained where possible
- Revegetation should occur where possible whilst considering impacts on views into and out from the site

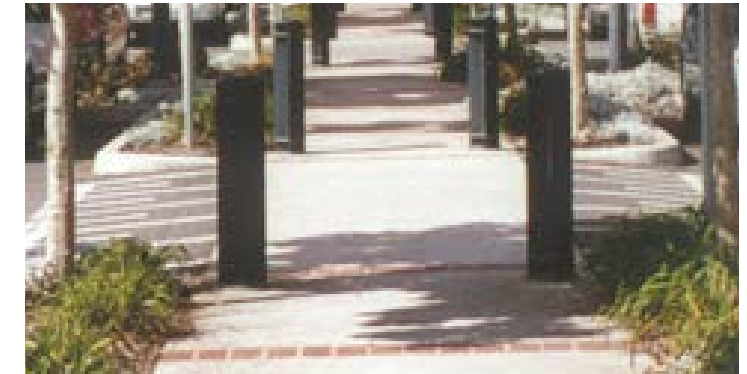


PRINCIPLE 6

The Civic Heart and its surrounds should be considered together in an integrated way

What does this mean for the Bannockburn Civic Heart?

- Provide safe connections between the Civic Heart and the school
- Provide land uses within the precinct that complement the Civic uses on the site and the town centre
- Provide landscape buffers to adjoining properties



PRINCIPLE 7

Vehicle access and parking should be flexible and convenient but not dominate the core of the precinct

What does this mean for the Bannockburn Civic Heart?

- Car parking should not dominate key public spaces within the precinct
- Car parking and vehicle access areas should be designed so that they provide for safe and legible movements for pedestrians
- Disabled parking should be provided in the most convenient locations

PRINCIPLE 8

Future development within the precinct should utilise best practice Environmental Sustainable Design (ESD) techniques

What does this mean for the Bannockburn Civic Heart?

- Buildings and structures should maximise opportunities for passive energy generation utilising the unique climatic conditions
- Water Sensitive Urban Design should be incorporated into the design of public space

PRINCIPLE 9

The Bannockburn Civic Heart must be deliverable

What does this mean for the Bannockburn Civic Heart?

- The plan must be of a scale and design that is economically viable
- The plan should be stageable and flexible so that it can respond to economic conditions and needs
- Future use and development should be consistent with relevant legislation, policies and plans
- The future use and development of the precinct should be supported by stakeholders



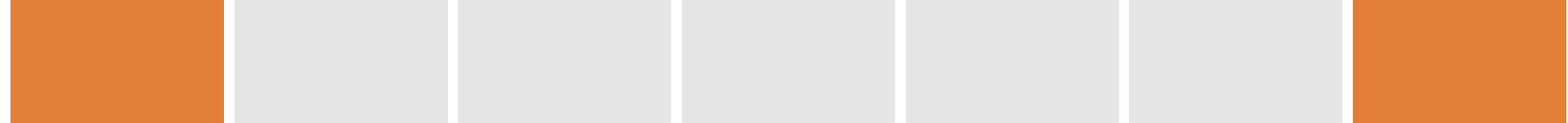


Figure 23: The Golden Plains Farmers' Market is an important monthly event for the Bannockburn community

Figure 24: Community consultation at the Golden Plains Farmers' Market, Saturday 11 November 2013





5. Bannockburn Civic Heart Draft Vision

5.1 Overview

The Draft Vision brings together the ideas and opportunities identified by the community in Phase 1 Consultation, the Golden Plain's Shire Council Officers and analysis undertaken by the project planning and design consultants.

5.2 Why is the Draft Vision important?

The Draft Vision focuses the design direction, provides a sense of how the precinct might feel and indicates locations and types of functions that are being considered for the site. This provides the various stakeholders in the design process with a cohesive vision to which they can respond - identifying the things they like, areas that could be improved and things that are missing. The Draft Vision and associated consultation is critical to achieving a Final Vision that addresses key issues, is achievable and has community support.



5.3 Draft Vision

Key Elements

- CFA and SES relocate to off-site location
- Adventure playground provided
- Water play area provided
- BBQ facilities
- Farmers' Market remains in current location with potential to expand into Village Green and Civic Plaza
- New Civic Plaza provided
- Large Village Green including Stage
- Additional community facilities and storage provided
- A small kiosk may be provided on site
- Car parking to be located at the back of the site to minimise impact on the new public space
- Improved lighting and safety across the precinct
- Disabled access to all buildings on site

Figure 25: Draft Vision 3D Impressions



Figure 26: Draft Vision Plan

Village Green



Village Green provides shaded spaces for relaxing, eating lunch, gathering or watching a performance

Stage



Stage to be used for performances in the village green and the Farmers Market

CFA Tower



Potential for CFA tower to be used for public art / lighting

Plaza

Hard surfaced area providing usable space for functions, events and gatherings

Community space



New multi-purpose community facility provided with an attractive outlook to the library courtyard

Existing CFA and SES building removed and re-built on new site

Fire fighting water tanks to be relocated / removed (subject to further investigation)



Kiosk, public toilets and seating area



Kiosk to provide food, coffee and refreshments utilising outdoor dining areas

Bannockburn Farmers market



Farmers market area enhanced with stage and potential expansion into the plaza space

BBQ Facilities and Shelter



BBQ facilities and shelter provided adjacent to the adventure playground

Water play



Water play provided during summer periods. Space becomes part of the plaza for the remainder of the year and during large events

Adventure Playground



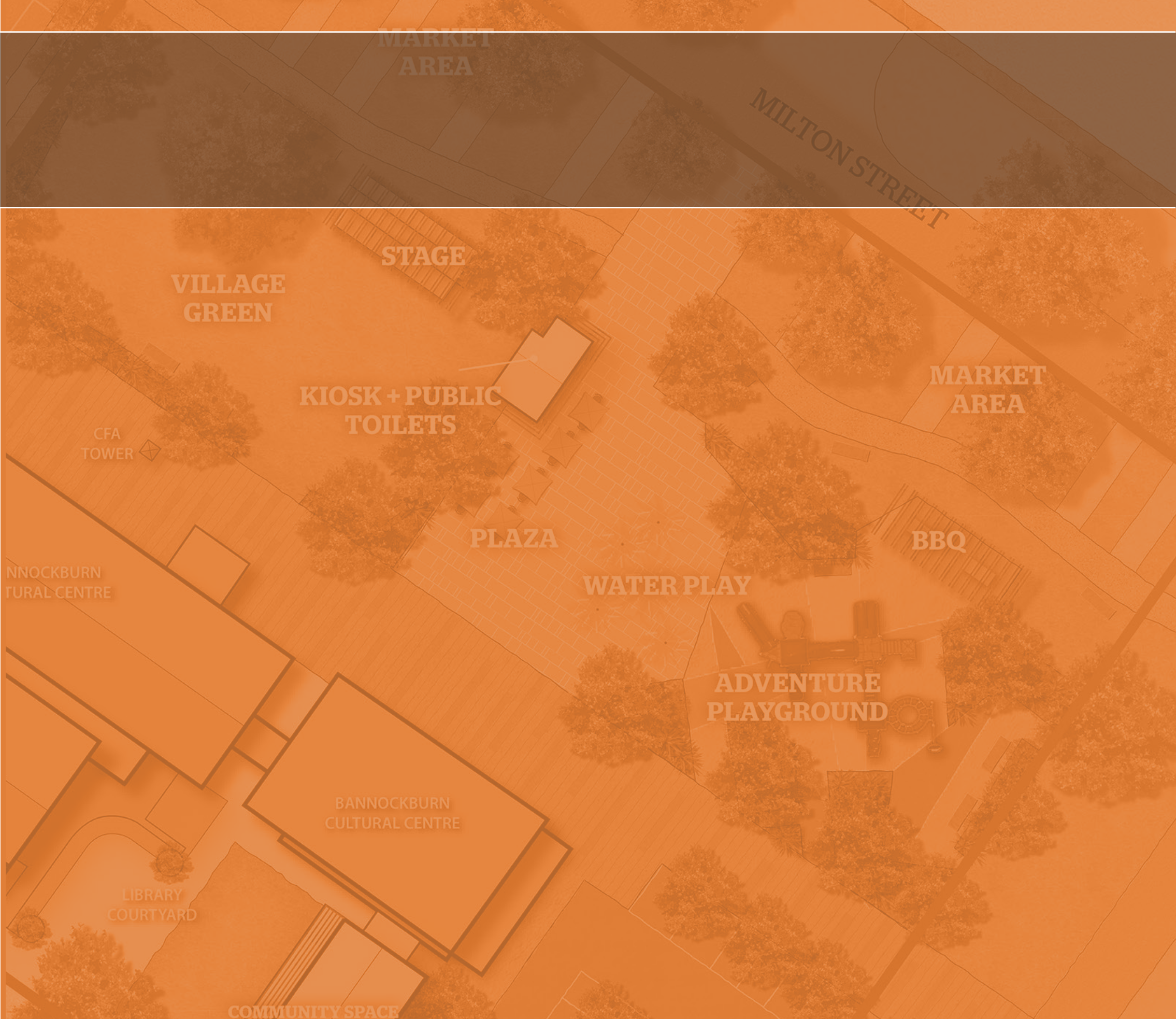
Opportunity for the adventure playground to be themed around the history of the site or Bannockburn

Car Park

New car park (60 spaces) provided at the rear of the site to minimise impacts of vehicles on the key pedestrian gathering spaces. A clear pedestrian link between car park and Civic Heart is provided

Figure 27: 3D impression of the Final Vision Plan





6. Bannockburn Civic Heart Final Vision

6.1 Overview

The Final Vision Plan represents Council's vision for the Bannockburn Civic Heart. This vision will be used to guide future development in the precinct and inform Council's economic and strategic planning. The Bannockburn Civic Heart Final Vision Plan captures the ideas and aspirations of the local community and relevant stakeholders for the future of this important space at the heart of Bannockburn. The Final Vision Plan is high level and conceptual, as such, detailed design of landscape and architectural elements is not represented and will be investigated in detail as subsequent design projects.

6.2 Why is the Final Vision Plan important?

This vision will be used to guide future development in the precinct and inform Council's economic and strategic planning.

The plan provides Council with indicative spatial requirements for the proposed functions, options for staging to assist in the preparation of business cases, funding bids and stakeholder negotiations associated with the future development of the precinct.



6.3 Final Vision

Figure 28: Final Vision 3D Impressions

Key Elements

- CFA and SES relocate to off-site location (this relocation is part of a separate project)
- Adventure playground provided
- Water play area provided (ensure that water is managed in a sustainable way)
- BBQ facilities
- Farmers' Market remains in current location with potential to expand into Village Green and Civic Plaza
- New Civic Plaza provided
- Large Village Green including Stage
- Additional community facilities and storage provided
- A small kiosk may be provided on site
- Car parking to be located at the back of the site to minimise impact on the new public space
- North-western area of the car park can be partially closed off for use by Scouts and other community groups for events and activities
- Improved lighting and safety across the precinct
- Disabled access to all buildings on site
- Incorporation of story-telling / celebration of local heritage through public art
- The two 144KL water tanks and associated fire services currently on site may be modified. Investigations have begun to look at options such as undergrounding the tanks, relocating the pumps to the proposed kiosk/public toilet building, and complete removal or reduction of the tanks and pumps. The outcome will be determined by an investigation of pressure and flow rates in the town water mains. This plan has been designed to accommodate a range of final fire service options



Figure 29: Final Vision Plan

Village Green



Village Green provides shaded spaces for relaxing, eating lunch, gathering or watching a performance

Stage



Stage to be used for performances in the village green and the Farmers Market

CFA Tower



Potential for CFA tower to be used for public art / lighting

Plaza

Hard surfaced area providing usable space for functions, events and gatherings

Community space



New multi-purpose community facility provided with an attractive outlook to the library courtyard



Detailed design

This is a high-level vision for the Bannockburn Civic Heart. The vision will be used to inform subsequent detailed landscape and architectural design. As such, the designs of play equipment, landscape and structures are conceptual only

Celebrate Heritage and Culture

Future public spaces, buildings and public art should celebrate and interpret the rich history, heritage and culture of Bannockburn and the surrounding district

Car Park

New car park (60 spaces) provided at the rear of the site to minimise impacts of vehicles on the key pedestrian gathering spaces. A clear pedestrian link between car park and Civic Heart is provided. The Loading Area / Multi-Use Area of the car park can be closed-off as required for use by Scouts and other community groups

Kiosk, public toilets and seating area



Kiosk to provide food, coffee and refreshments utilising outdoor dining areas

Bannockburn Farmers market



Farmers market area enhanced with stage and potential expansion into the plaza space

BBQ Facilities and Shelter



BBQ facilities and shelter provided adjacent to the adventure playground

Water play



Water play provided during summer periods. Space becomes part of the plaza for the remainder of the year and during large events

Adventure Playground



Opportunity for the adventure playground to be themed around the history of the site or Bannockburn



Tract
Landscape Architects
Urban Designers
Town Planners

Tract