



Development Plan Parwan Industrial Precinct (PIP)

MOORABOOL PLANNING SCHEME

Development Plan Approval in accordance with
Clause/s 43.04 of the
Moorabool Planning Scheme.
I certify that this document forms part of the endorsed
Development Plan approved by resolution of Council
on the 18 December 2019

Signature for the Responsible Authority

Date 06.01.2020

December 2019

Prepared for Parwan and Co

Customer:

Honed Property

Customer reference:

30636

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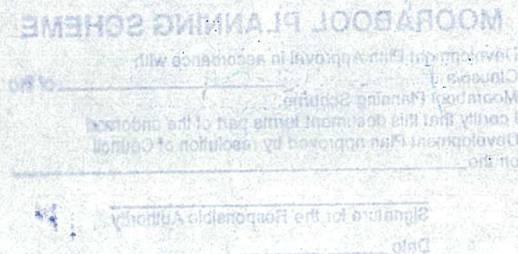
Tom Harrington

Date:

09 December 2019

Ricardo Energy Environment & Planning reference:

Ref: 30636- Final



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1. Introduction

Ricardo Energy, Environment and Planning (Ricardo hereafter) act on behalf of Parwan and Co and submit this Development Plan for approval in relation to land at 3922 Geelong-Bacchus Marsh Road, Parwan.

The approved Development Plan will enable the development of the site for industrial uses generally in accordance with the Moorabool Agribusiness Industrial Area Development Plan Overlay, Schedule 1 (DPO1), Clause 43.04 of the Moorabool Planning Scheme and will deliver the vision established for the Precinct.

Amendment C076 was gazetted on 21 December 2017 and rezoned the subject site from Farming Zone (FZ) to Industrial 1 Zone (IN1Z) and applied the DPO1.

This Development Plan provides a response to the requirements of the Development Plan Overlay specified at DPO Schedule 1 of the Moorabool Planning Scheme. The proposed Urban Design Masterplan forms part of this plan and has been prepared generally in accordance with the Moorabool Agribusiness Industrial Area Concept Plan contained within DPO1.

It is envisaged that Council will use this Development Plan when assessing future planning permit applications for the site.

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This Development Plan was developed by Parwan and Co with assistance from the following specialist consultants:

- **Ricardo:** Lead Consultant: Planning and Environment
- **Alluvium:** Integrated Water Management Strategy
- **Architectus:** Urban Design
- **Axiom Tree Management:** Arboricultural Assessment
- **Benchmark Heritage Management:** Cultural Heritage
- **Nature Advisory:** Ecological Assessment
- **Nicholas and Alexander Architects:** Architecture
- **Reeds Consulting:** Integrated Water Management Strategy and Servicing Strategy
- **To70 Aviation:** Aerodrome Impact Assessment
- **Traffix Group:** Traffic and Transport
- **Weir and Co:** Landscaping

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2. Vision

The Parwan Industrial Precinct (PIP) is a regionally scaled employment precinct. The PIP holds significant economic and employment growth potential for the region, with the ability to attract high levels of new agriculturally focused industrial and business investment. The PIP is beneficially located within the Parwan Employment Precinct (PEP), in close proximity to Bacchus Marsh Irrigation District, markets, suppliers, and key transport nodes. The PIP has the capacity to accommodate agribusiness related industries that add value to agriculture in Bacchus Marsh and the broader region.

The importance and potential of the PEP is recognised at the State level, and government agencies are undertaking planning work to facilitate development infrastructure to support its activation. The Parwan Employment Precinct Business Case (March 2018) prepared for Regional Development Victoria and Moorabool Shire Council identifies some of the key infrastructure and investment priorities required to support the development of the PEP.

Key to the success of the wider employment precinct is the provision of the essential services of gas, power, water and drainage. The PIP will be the catalyst for these upgrade works, but the benefits will be shared by many stakeholders. The PIP will also leverage access to Bacchus Marsh Aerodrome, to support agribusiness freight and logistics.

The first stage within the PIP will deliver a significant agribusiness related industrial hub, creating approximately 500 direct jobs over the next 5 years that will add enormous value to the primary production occurring in the region. It will deliver a large-scale Protein Recovery Facility (PRF), an abattoir and a cold storage facility. The layout and design of the PIP celebrates and protects the environmental and cultural heritage value of the land, including the retention and management of Bingham's Swamp.

Future stages will explore innovative solutions for treatment of organic waste opportunities from the PIP, to complement conventional renewable energy sources, in wind and solar. The sustainable and environmental credentials of the PIP will be further enhanced through emissions standards, measures and controls to achieve carbon neutrality.

Parwan Industrial Precinct Vision:

"A regional scale agribusiness related industrial hub employing best practice agribusiness related industrial techniques within the Parwan Employment Precinct, that adds value to the agricultural sector in western Victoria and demonstrates innovation through industrial symbiosis, advanced agri-tech and circular economy initiatives. It will be the key destination for agricultural related industry in the region, being accessible from key markets and suppliers in western and northern Victoria, and capitalising on access to export related infrastructure in Melbourne and Geelong".

3. Site Information

3.1. Locality

The site is located at 3922 Geelong-Bacchus Marsh Road, Parwan.

The subject site is bounded by the Geelong-Bacchus Marsh Road (west), Nerowie Road (south) and Parwan South Road (east).

On a regional scale, the site is midway between Melbourne and Ballarat being approximately:

- 44km west of Melbourne, and
- 52km east of Ballarat

On a local scale, the site is located within the Parwan Employment Precinct, approximately 7km to the south of the Bacchus Marsh Railway Station. The Bacchus Marsh Aerodrome is directly to the west of the site with the runways being only 1.5km from the site's western boundary.

The township of Melton is approximately 13km to the north-east of the site.

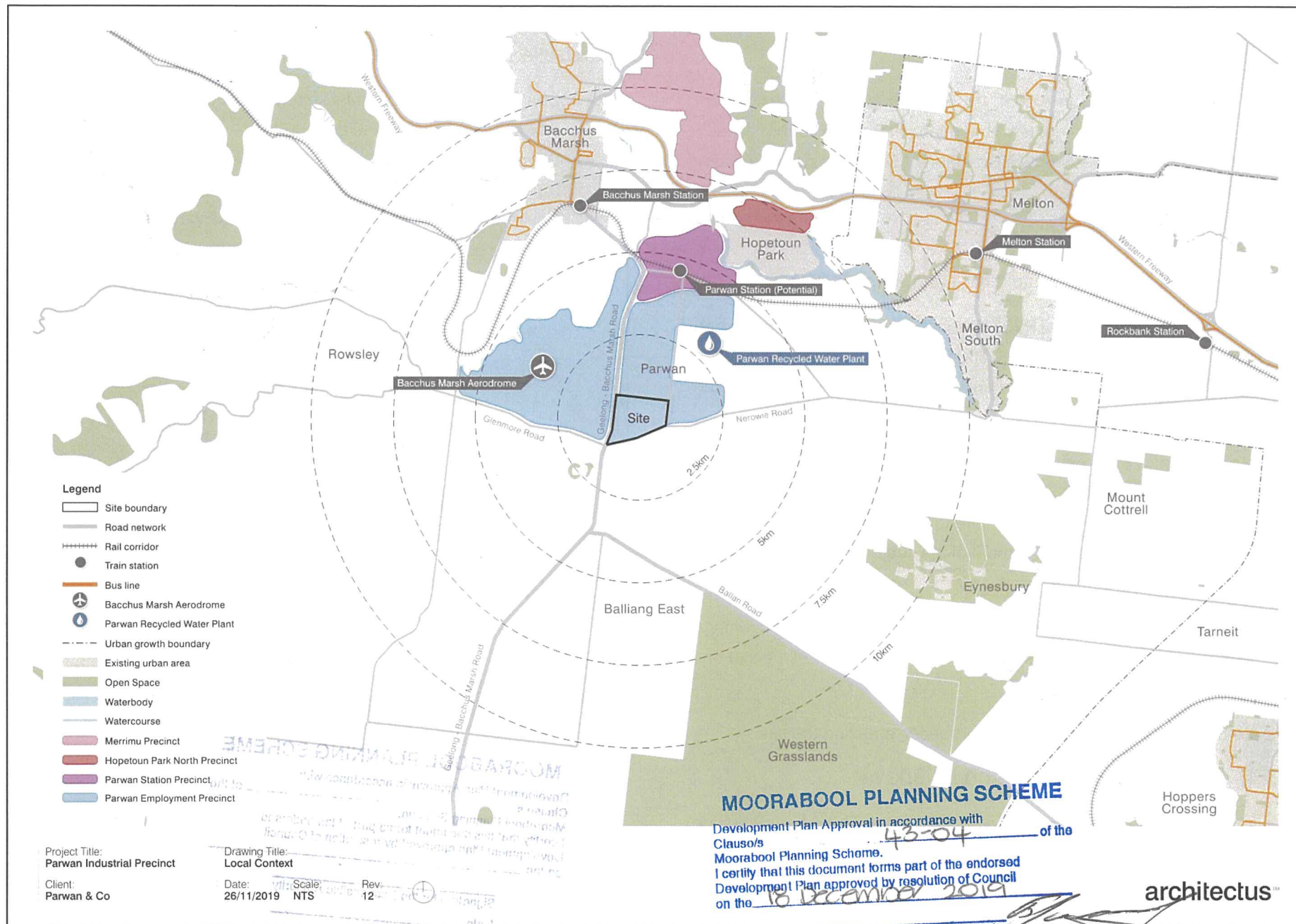


Figure 1 Local context

3.2. Size

The site measures 190.9ha in extent. It has boundary lengths of 1612m (northern boundary), 760m (eastern boundary - Parwan South Road), 1746m (southern boundary – Nerowie Road) and 1542m (western boundary - Geelong-Bacchus Marsh Road).

3.3. Ownership / Legal

The site is owned by Parwan Pty Ltd (Lots 1 and 2 on TP188461).

Lot 1 on TP175583 and Lot 1 on TP253271, in the SW corner of the site and which together measure approximately 360m², are owned by the Australian Telecommunications Commission and are outside of the Development Plan Overlay Schedule 1.

There is a Section 173 Agreement (AQ982928W) relating to development contributions and infrastructure works between the Moorabool Shire Council and Parwan Pty Ltd. A development infrastructure levy must be paid to Council, upon subdivision or development of the subject land, in accordance with the terms of the agreement.

There is also a Section 173 Agreement (AR019905C) relating to drainage works on the property described as PC362391Y, to the north of the site that will serve the industrial land.

There are no further easements or encumbrances affecting the site.

3.4. Existing Zoning and Overlays

The site falls within the Industrial 1 Zone (IN1Z) of the Moorabool Planning Scheme. This zoning became effective on 21 December 2017.

It is also affected by the following overlays:

- Design and Development Overlay (Schedule 2) (DDO2) – Visual amenity and building design;
- Development Plan Overlay (Schedule 1) (DPO1) – Moorabool Agribusiness Industrial Area; and the
- Environmental Significance Overlay (Schedule 4) (ESO4) –

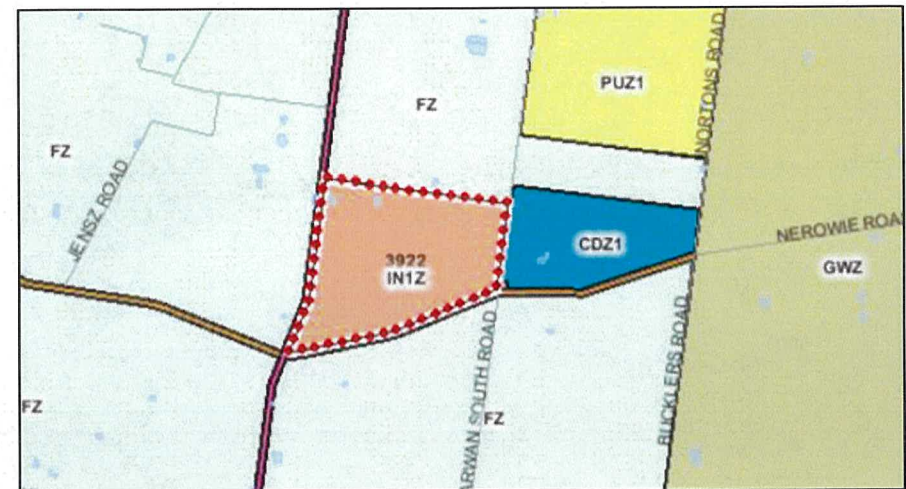


Figure 2: Existing Zone

Wetland areas.

Other overlays in the vicinity but not directly affecting the site are the Airport Environs (AEO) and Heritage (HO) overlays.

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Figure 3 -Design and Development Overlay



Figure 4- Environmental Significance Overlay

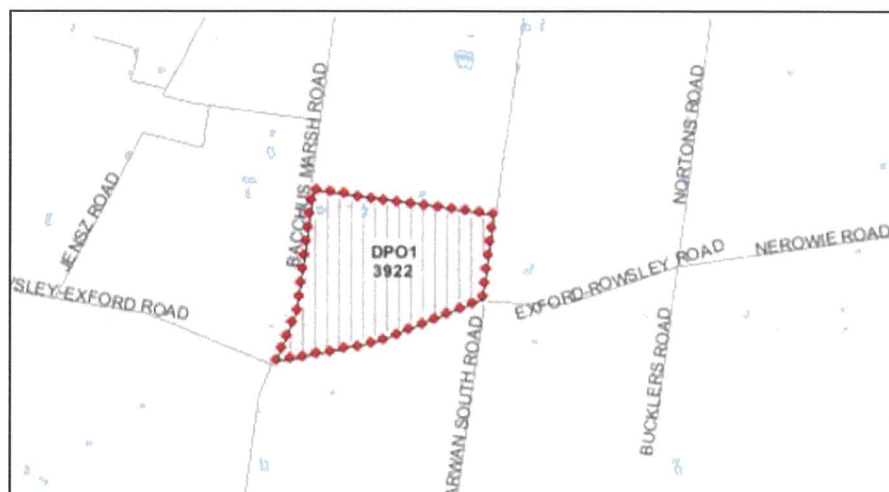


Figure 5- Development Plan Overlay



Figure 6- Airport Environs and Heritage Overlay

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(Note: The site adjoins but is not subject to these overlays)

The concept plan for the Moorabool Agribusiness Industrial Area is contained in Schedule 1 of the Development Plan Overlay (DPO) as

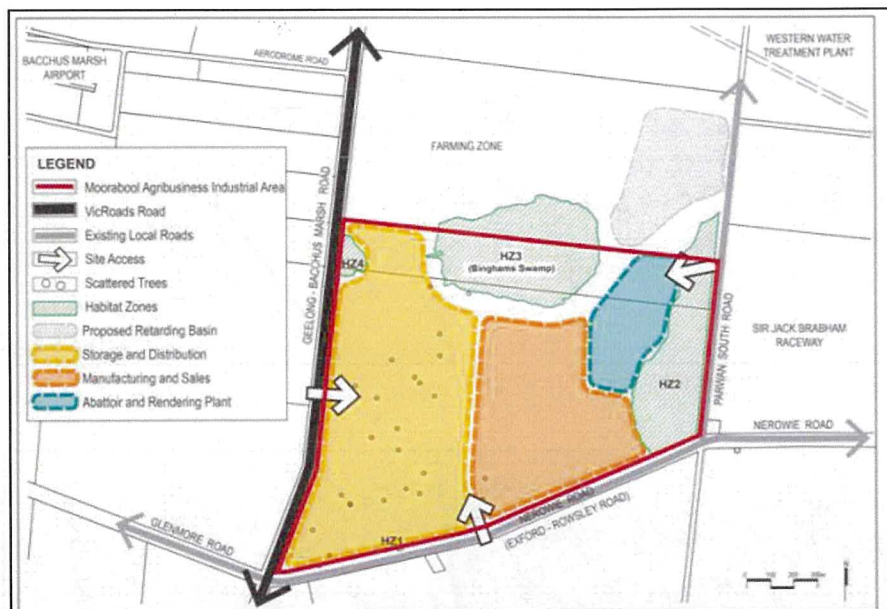


Figure 7: Moorabool Agribusiness Industrial Area Concept Plan

shown below:

3.5. Parwan Employment Precinct

A detailed assessment against State and Local Planning Policies has been undertaken in Section 6 of this report. In addition, any planning and/or development proposals for the site must be cognisant of the planning currently being undertaken for the Parwan Employment Precinct by the

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Victorian Planning Authority (VPA) in association with Moorabool Shire Council.

The Parwan Employment Precinct holds significant economic and employment potential and has the ability to attract significant levels of new agribusiness and related industrial investment. These businesses will add value and complement the produce from the Bacchus Marsh Irrigation District. The Parwan Employment Precinct will also contribute to the delivery of the Eastern Link Road.

3.6. Council Strategic Planning Studies

The Moorabool Shire Council has adopted the following strategic planning studies relevant to the PIP:

- Bacchus Marsh Urban Growth Framework (2018)
- Moorabool Shire Economic Development Strategy (2015)
- Moorabool Industrial Areas Strategy (2015)

3.7. Existing Land Use

The majority of the site is used for agricultural purposes (grazing land). There is a dwelling and shed on the site that gains access from Geelong-Bacchus Marsh Road. The dwelling will not be retained in the development.

There is a Telstra rural telephone exchange facility in the south-western corner of the site, which is outside of the Development Planning Overlay Schedule 1.

The Bingham's Swamp is on the central north part of the site.

3.8. Nature of the Surrounding Area

The Bacchus Marsh Aerodrome is to the west of the site while Western Water's Parwan Recycled Water Plant is to the northeast of the site.

The Sir Jack Brabham Park (motor sports) is located to the east of the site. There is a chicken broiler farm to the north of the site on Parwan South Road and Parwan Valley Mushrooms to the north on Geelong-Bacchus Marsh Road.

The state significant Maddingley Waste and Resource Recovery Hub (and associated brown coal mine) is located approximately 3 kilometres north-west of the site, towards Bacchus Marsh.

There are also several horse training tracks evident in the surrounding area. The surrounding area thus has mixed land uses, mainly focussed on rural agricultural business uses.

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4. Site Constraints

4.1. Natural and Environmental Features

The site contains five patches of remnant native vegetation, as shown in **Figure 8: Native vegetation within study area** and summarised below (refer to Table 1 for a summary of habitat hectare assessment results).

The site slopes from its southern and eastern boundary towards the Bingham's Swamp - see Site Analysis Plan (see Figure 11: Site Analysis Plan). Bingham's Swamp has been identified as an important natural environmental feature, as well as a cultural feature in the local landscape.

There are various scattered trees on the western half of the site that are shown on the Tree Retention Plan (see Figure 14). These 34 trees have been identified and assessed by an arborist (**Arboricultural Assessment, Axiom Tree Management, July 2018**). As shown in Tables 2-4, the trees are all indigenous species (comprising of Bull Oak, Grey Box, River Red Gum and Yellow Gum), with 13 (of 34) assigned a 'high' retention value, 8 assigned a 'medium' retention value and 13 assigned a 'low' retention value.

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Habitat Zone	EVC No.	Area (ha)	Condition score (out of 100)	Listed ecological communities
1	Plains Woodland (EVC 803)	0.028	33	-
2	Low-rainfall Plains Grassland (EVC 132_63)	24.000	40	NTGVVP*
3	Lignum Swamp (EVC 104)	16.811	38	-
4	Lignum Swamp (EVC 104)	1.459	18	-
5	Plains Woodland (EVC 803)	0.040	23	-
6	Remnant wetland #70069, deemed to be a patch of Plains Grassy Wetland (EVC 125)	4.108		No native vegetation occurs in this wetland.
Total		46.446		

*NTGVVP = Natural temperate grassland of the Victorian Volcanic Plain (EPBC Act listed community)

Table 1: Summary of habitat hectare assessment results

ID	Botanical Name	H x W	DBH (cm)	Health	Structure	ULE
7	<i>Eucalyptus microcarpa</i>	14m x 16m	103	Fair	Poor	20+ years
14	<i>Eucalyptus leucoxylon</i>	11m x 16m	128	Poor	Poor	5-10 years
19	<i>Allocasuarina leuhmannii</i>	15m x 7m	56	Fair	Fair	20+ years
25	<i>Eucalyptus microcarpa</i>	11m x 7m	38	Fair	Fair	20+ years
26	<i>Eucalyptus microcarpa</i>	8m x 5m	40	Fair	Fair	20+ years
27	<i>Eucalyptus microcarpa</i>	10m x 10m	53	Fair	Fair	20+ years
29	<i>Eucalyptus microcarpa</i>	17m x 18m	84	Fair	Fair	20+ years
30	<i>Eucalyptus microcarpa</i>	13m x 12m	74	Fair	Poor	20+ years
31	<i>Eucalyptus microcarpa</i>	15m x 5m	53	Fair	Fair	20+ years
32	<i>Eucalyptus microcarpa</i>	14m x 12m	82	Fair	Poor	20+ years
34	<i>Eucalyptus camaldulensis</i>	12m x 14m	87	Good	Fair	20+ years
37	<i>Eucalyptus camaldulensis</i>	20m x 18m	116	Good	Fair	20+ years
38	<i>Eucalyptus camaldulensis</i>	12m x 5m	42	Good	Fair	20+ years

Table 2: Trees with high retention value

ID	Botanical Name	H x W	DBH (cm)	Health	Structure	ULE
4	<i>Eucalyptus microcarpa</i>	12m x 12m	120	Fair	Poor	10-20 years
8	<i>Allocasuarina leuhmannii</i>	5m x 5m	45	Fair	Poor	10-20 years
10	<i>Eucalyptus microcarpa</i>	10m x 8m	57	Fair	Poor	10-20 years
11	<i>Eucalyptus microcarpa</i>	9m x 6m	55	Fair	Poor	10-20 years
15	<i>Allocasuarina leuhmannii</i>	12m x 7m	68	Poor	Poor	5-10 years
28	<i>Eucalyptus macrocarpa</i>	8m x 7m	86	Fair	Fair	10-20 years
33	<i>Eucalyptus camaldulensis</i>	9m x 3m	42	Good	Fair	20+ years
39	<i>Allocasuarina leuhmannii</i>	11m x 8m	63	Fair	Very poor	5-10 years

Table 3: Trees with medium retention value

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ID	Botanical Name	H x W	DBH (cm)	Health	Structure	ULE
3	<i>Allocasuarina leuhmannii</i>	10m x 5m	58	Poor	Very poor	1-5 years
6	<i>Eucalyptus microcarpa</i>	12m x 8m	81	Very Poor	Very poor	0 years
12	<i>Allocasuarina leuhmannii</i>	12m x 7m	85	Fair	Very poor	1-5 years
13	<i>Allocasuarina leuhmannii</i>	10m x 6m	66	Fair	Very poor	1-5 years
17	<i>Allocasuarina leuhmannii</i>	14m x 6m	73	Fair	Very poor	1-5 years
18	<i>Allocasuarina leuhmannii</i>	12m x 8m	82	Poor	Very poor	1-5 years
20	<i>Allocasuarina leuhmannii</i>	10m x 8m	48	Poor	Very poor	1-5 years
21	<i>Allocasuarina leuhmannii</i>	11m x 8m	59	Poor	Very poor	1-5 years
22	<i>Allocasuarina leuhmannii</i>	11m x 3m	70	Poor	Very poor	1-5 years
23	<i>Allocasuarina leuhmannii</i>	11m x 5m	46	Poor	Very poor	1-5 years
24	<i>Allocasuarina leuhmannii</i>	13m x 8m	68	Poor	Very poor	1-5 years
35	<i>Allocasuarina leuhmannii</i>	15m x 4m	65	Fair	Very poor	0 years
36	<i>Allocasuarina leuhmannii</i>	11m x 3m	41	Very Poor	Very poor	0 years

Table 4: Trees with low retention value

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Figure 8: Native vegetation within study area

4.2 Aboriginal Cultural Heritage

The Cultural Heritage Management Plan (CHMP) has been prepared by Benchmark Heritage which identifies that a substantial number of scattered and sub-surface artefacts have been located and it is proposed to seek a single registration called Bingham's Swamp Cultural Landscape which will merge existing artefact sites with new ones. The CHMP requires protection of certain Aboriginal Cultural Heritage Places and establishes a number of management conditions that must be met prior to commencement of the proposed activity.

The Standard and Complex Assessment of the PIP resulted in the identification of three Aboriginal Cultural Heritage Places (ACHP): VAHR 7722-1212 (Bingham's Swamp Cultural Landscape), VAHR 7722-1205 (Parwan South Road, Parwan LDAD1) and VAHR 7722-1190 (Geelong-Bacchus Marsh Road Section 3 LDAD1) (refer to Figure 9 and Figure 10).

The CHMP permits the proposed activity to harm part of ACHPs VAHR 7722-1212 (Bingham's Swamp Cultural Landscape) and VAHR 7722-1205 (Parwan South Road, Parwan LDAD1), in accordance with the management conditions specified in the CHMP. The CHMP does not permit the proposed activity to harm ACHP VAHR 7722-1190 (Geelong-Bacchus Marsh Road Section 3 LDAD1), in accordance with the management conditions specified in the CHMP.

The management conditions of the approved Cultural Heritage Management Plan will be implemented through the Development Plan and future planning permits.

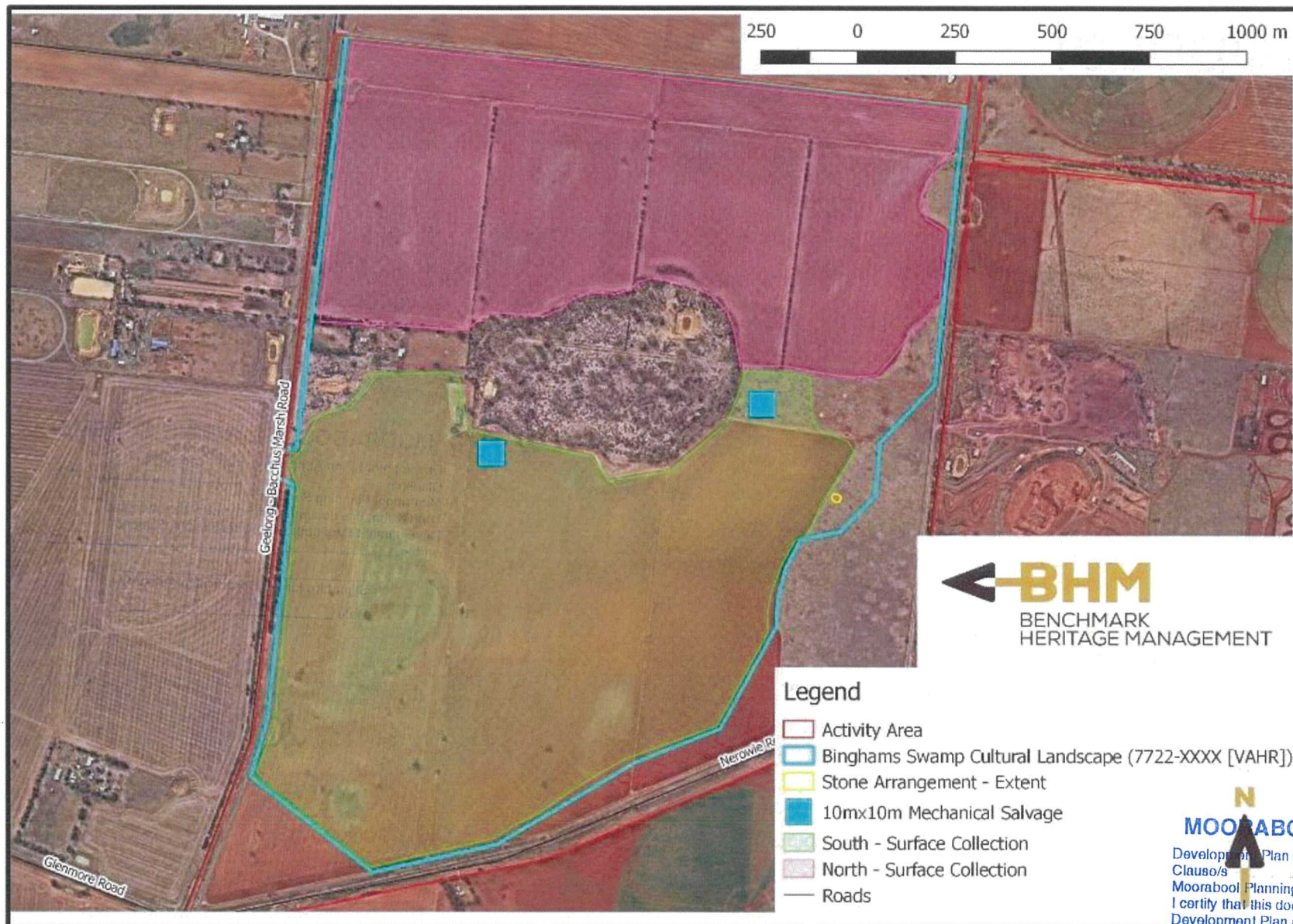
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Map 1: ACHP VAHR 7722-1212 (Binghams Swamp Cultural Landscape) Management Condition Map

Figure 9: ACHP VAHR 7722-1212 Binghams Swamp Cultural Landscape

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5. Proposal

The Parwan Industrial Precinct (PIP) is situated within the proposed Parwan Employment Precinct and provides an ideal opportunity to implement innovative best practice water cycle management and agribusiness-related industrial uses and processes, to propel local agricultural investment and employment.

The Development Plan will deliver the PIP vision by providing a framework for future use and development, including a protein recovery facility, abattoir, cold storage and other complementary uses.

It is generally in accordance with the Moorabool Agribusiness Industrial Area Concept Plan within DPO1 in that it:

- Provides for immediate access to the site from both Geelong-Bacchus Marsh and Nerowie Roads, with potential future access off Parwan South Road
- Retains all Habitat Zones shown on the Moorabool Agribusiness Industrial Area Concept Plan
- Makes provision for land to be used as an abattoir and a PRF
- The retention of all scattered trees identified as high and medium retention value, (refer to Tables 2-4)

The Development Plan has also made provision for the creation of super lots that will be subject to development at a later date. Given industrial development is demand driven by future business owners, the Development

Plan will maintain some flexibility to be able to cater for a variety of future uses and lot sizes.

The DPO established the requirements for a Development Plan. Section 6 establishes how each of these requirements have been met.

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PRELIMINARY LAND USE BUDGET

Item	Area (HA)	%TSA
Total Site Area	190.8	

Open Space

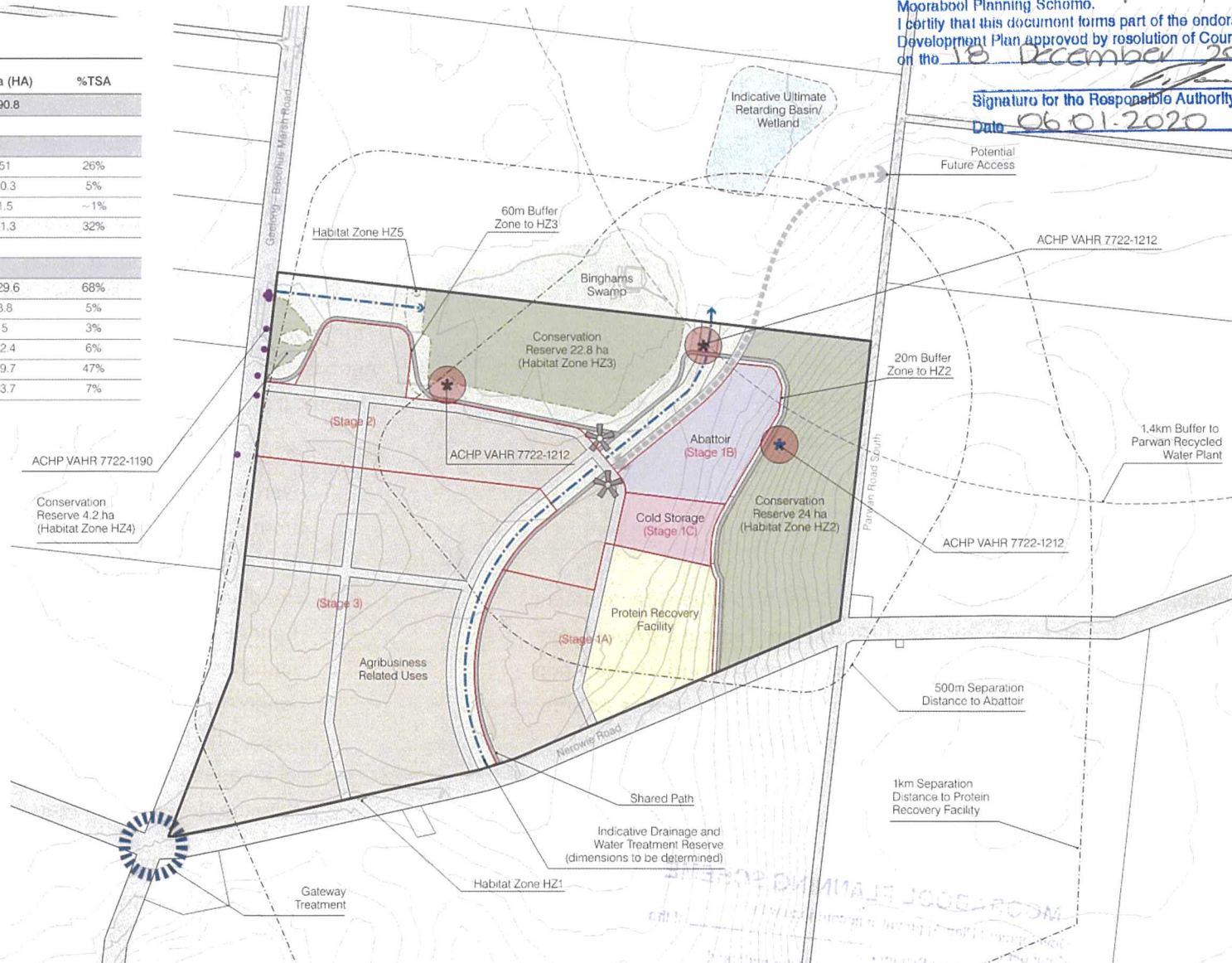
Conservation Reserve	51	26%
Overland Flow Path	10.3	5%
Green Open Space (Buffers)	1.5	~1%
Total Open Space Area	61.3	32%

Proposed Uses

Total Net Developable Area (NDA)	129.6	68%
Abattoir	8.8	5%
Cold Storage	5	3%
Protein Recovery Facility	12.4	6%
Agribusiness Related Uses	89.7	47%
Other Infrastructure (eg. roads)	13.7	7%

Legend

- Site boundary
- Open space
- Conservation reserve/habitat zone
- Buffer to habitat zones
- Drainage and water treatment reserve
- Indicative sediment pond
- Retarding basin / wetland
- Buffer to Parwan Recycled Water Plant
- Road network
- Shared path
- Separation distance to abattoir and PRF
- Abattoir
- Cold storage
- Protein recovery facility
- Agribusiness related use
- Heritage feature
- ACHP
- Stone feature (stone arrangement)
- 50m buffer to stone and earth features
- Gateway treatment



Project Title:
 Parwan Industrial Precinct

Drawing Title:
 Development Plan

Client:
 Parwan & Co

Date:
 06/12/2019

Scale:
 1/10000

Rev
 13



0 100 200 300m

Note: Please see Site Analysis Plan for Bacchus Marsh Aerodrome
 Obstacle Limitation Surface Contours and Maximum Building Heights

architectus™

Figure 10: Urban Design Masterplan

5.1. Moorabool Agribusiness Industrial Area Development Plan Requirements

Schedule 1 to Clause 43.04 Development Plan Overlay includes a number of requirements that must be met by a Development Plan for the subject land. The Development Plan must include:

- An Urban Design Masterplan
- A Site Analysis Plan
- Ecological Assessment Report
- A Bacchus Marsh Aerodrome Impact Assessment Report
- An Integrated Water Management Plan
- A Landscape Masterplan
- An Integrated Transport Management Plan
- An Infrastructure Servicing Plan.

In addition to the above plans and reports, a Cultural Heritage Management Plan (CHMP) has also been prepared (**Proposed Parwan Agribusiness Precinct, City Gate Gas Pipeline and Plant- Cultural Heritage Management Plan- Desktop, Standard and Complex Assessments, Benchmark Heritage management, October 2019**).

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5.2. Urban Design Masterplan

The Urban Design Masterplan (Figure 10) is generally in accordance with the Moorabool Agribusiness Industrial Area Concept Plan in the Development Plan Overlay as follows:

- Subdivision layout including roads, drainage reserves, habitat conservation areas/reserves, land uses and interface treatments. The layout is generally in accordance with the Moorabool Agribusiness Industrial Area Concept Plan in the Development Plan Overlay. It proposes:
 - Access points from Geelong Bacchus Marsh Road, Nerowie Road and a long-term potential future access point from Parwan South Road that avoids Habitat Zone 2
 - Retention of all scattered trees identified as having 'high' or 'medium' retention value
 - Land uses consistent with the zoning and Concept Plan. It identifies an abattoir and PRF in the initial stages and longer-term agribusiness related industrial uses' industrial uses. The Development Plan sets a vision for the delivery of an agribusiness related industrial precinct in accordance with the Development Plan Overlay.
- Identification of uses and relevant separation distances and buffers (see Separation Distances, Figure 12)
- Landscaping (see Landscape Masterplan, Figure 13)
- Staging of subdivision (see Urban Design Masterplan, Figure 10)
- Provision for Integrated Water Management (see Infrastructure Servicing Plan, Figure 19)

- The retention of Bingham's Swamp (Habitat Zone 3) and appropriate buffer area to industrial uses (see Urban Design Masterplan, Figure 10)
- Retention of all other Habitat Zones identified in the Development Plan Overlay, together with Habitat Zone 5 (see Urban Design Masterplan, Figure 10)
- Buffer areas and procedures to protect any site of Aboriginal Cultural Heritage in accordance with the Cultural Heritage Management Plan (see Urban Design Masterplan, Figure 10)
- Recommended maximum heights for buildings and landscaping located within the including Obstacle Limitation Surface Protection Area (OLSPA) from the existing aerodrome (see Site Analysis Plan, Figure 11).
- A pedestrian network that maximises internal pedestrian connectivity by linking key locations, conservation reserves and open space (see Urban Design Masterplan, Figure 10).

Design Objectives

These high-level design objectives have been established to encourage high-quality industrial development that encourages the principles of sustainability and to provide a framework for the development of design guidelines for clear decision making and the establishment of detailed design guidelines.

Ecology and Natural Resources

- To actively seek opportunities for improved environmental outcomes including support for development which provides for environmental protection, restoration or enhancement

- Integrate development into the local environment through site-responsive design which recognises, protects and where possible rehabilitates important landscapes, landform, natural areas and hydrological systems
- Street lighting and external security lighting should be designed to minimise negative impacts on nocturnal native fauna.

Subdivision, Building and Land Use

- To ensure the design of new industrial developments (including subdivisions) respond to the local characteristics of the site and its context
- Buildings should be located at the front of any site apart from when visitor car parking is provided in the front setback, so to present an attractive address to the street
- Buildings heights should generally not exceed 20m. Where it is demonstrated that a taller built form is required, for each 3 metres above 20 metres, the building should be recessed an additional 5 metres from the initial street setback.
- To integrate appropriately with surrounding urban and non-urban areas
- To promote passive solar design through the orientation of buildings
- Ensure a variety of lot sizes to maximise the efficient use of the land and encourage diversity of uses consistent with the minimum lot sizes required by the Development Plan Overlay Schedule 1.
- Buildings should incorporate a variety of forms, features, materials and colours
- Buildings should be designed to address the public realm.
- Street lighting and external security lighting should be designed to minimise negative impacts on nocturnal native fauna.

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- Stockpiles, waste and storage areas should be screened from the public realm
- Seek opportunities to maximise passive surveillance of open space and conservation reserves.

Streets, Access and Movement

- Provide a safe, low-speed street layout with a clearly defined access hierarchy to facilitate traffic flow of heavy goods delivery vehicles as well as commuter and visitor traffic

Landscaping and Interfaces

- A landscaping theme consistent with the Landscape Masterplan should be developed along streets and access ways. Various street tree species should be used to create visual cues in appropriate locations such as at the termination of view lines, key intersections and in parks.
- A 20m buffer zone must be provided around all edges of Habitat Zone 2. The buffer zone must exclude buildings but may include paths, landscaping, public open space and drainage infrastructure
- A 60m buffer zone must be provided around all edges of Habitat Zone 3. The buffer zone must exclude buildings but may include paths, landscaping, public open space and drainage infrastructure
- To ensure that fencing on the public realm interface is semi-transparent and contributes positively to the appearance of the public realm.
- To promote the use of drought-resistant, local vegetation in landscaping.
- Building developments must be provided with a landscape strip of 5m minimum width to all road frontages. Landscape strips of 2m

minimum width should also be provided along side and rear boundaries where feasible, except where walls are built to the boundary.

- A gateway treatment must be provided at the intersection of Geelong-Bacchus Marsh Road and Nerowie Road, to the satisfaction of Moorabool Shire Council and Regional Roads Victoria.

The Urban Design Masterplan meets the requirements for a Development Plan established in clause 3.0 of Schedule 1 to Clause 43.04 Development Plan Overlay.

Site Analysis Plan

The site analysis (see Figure 11) shows the following:

- Orientation, boundaries and dimensions of the site
- Easements
- Surrounding land uses and development
- Contours
- Provision of services
- Surrounding movement network.

The site generally slopes gently from the south-east in a northerly direction towards Bingham's Swamp. The highest part of the site is in the SE corner of the site (approx. 164m AHD) with the lowest point being in the Bingham's Swamp (approx. 142m AHD).

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The existing grassland (Habitat Zone 2) along the eastern boundary of the site has the “steepest” slopes (approx. 1:25) in a westerly direction. Slopes on other parts of the site are approximately:

- 1:250 in a northerly direction on the Geelong-Bacchus Marsh Road boundary
- 1:70 in a northerly direction on the Parwan South Road boundary
- 1:275 in a northerly direction from Nerowie Road to the Bingham Swamp.

The Site Analysis Plan clearly demonstrates that the key features of the site have been protected through the proposed urban design masterplan that has been prepared.

The Site Analysis meets the requirements for a Development Plan established in clause 3.0 of Schedule 1 to Clause 43.04 Development Plan Overlay.

Ecological Assessment

Nature Advisory (formerly Brett Lane and Associates) undertook an Ecological Assessment (3922 Geelong-Bacchus Marsh Road, Parwan, Ecological Assessment Report, Nature Advisory, November 2019) of 3922 Geelong-Bacchus Marsh Road, Parwan. Five patches of native vegetation were identified in the study area, including two areas of Lignum Swamp (EVC 104), two areas of Plains Woodland (EVC 803) and a large area of Low-rainfall Plains Grassland (EVC 132-63). This totalled an area of 42.338 hectares of native vegetation in patches and included numerous large trees. In addition to patches, 34 scattered trees occur within the study area, 26 of them which are classified as large trees.

The Development Plan has adopted the key recommendations provided in the Ecological Assessment for the retention of native vegetation and habitat on-site, particularly through the establishment of three common property conservation reserves including:

- A 22.8-hectare Conservation Reserve that includes the retention of Bingham Swamp (Habitat Zone 3), as well as a 60-metre development free buffer area (which incorporates Habitat Zone 5) around the swamp to accommodate avifauna flight path and habitat requirements.
- A 23.8-hectare Conservation Reserve that includes the retention of the vast majority of native grassland (Habitat Zone 2), as well as a 20-metre development free buffer area to accommodate habitat requirements; and
- A 4.2-hectare Conservation Reserve in the North West which includes the retention of a further area of Lignum Swamp (Habitat Zone 4)
- In addition to the establishment of the above listed three conservation reserves, the Development Plan also proposes to retain all structurally sound remaining scattered trees identified as high and medium retention value, (see Figure 14) within the development, and the area of Plains Woodland recorded in Habitat Zone 1 will be retained in the Nerowie Road reserve. Internal roads have been located in the development to avoid impacts to trees where possible.

The Ecological Assessment also identifies risks to ecological values in each Habitat Zone and makes recommendations for management.

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Whilst the majority of native vegetation in the study area will be retained and managed for conservation, some areas of native vegetation will be required to be removed to allow for the practical development of the site.

This includes:

- A small portion (0.497 ha) of low-quality Plains Grassland from Habitat Zone 2. Given the area of Plains Grassland proposed to be removed is <0.5ha and is a narrow area of grassland surrounded by paddocks, it is unlikely to result in a significant impact on the ecological community.
- Remnant wetland #70069 which is deemed to be a patch (4.108 ha) of Plains Grassy Wetland (EVC 125), in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation* (DELWP, 2017),
- Scattered trees identified in the Axiom Arboricultural Assessment as being in poor health and or structure (trees 3, 6, 12, 13, 17, 18).

Scattered trees will be protected through the establishment of tree protection zones (TPZ), calculated according to *Protection of Trees on Development Sites* (AS 4970-2009) for all trees to be retained calculating the TPZ as 12 times the trunk diameter at 1.4m above ground level (DBH). The TPZ fence will be designed to act as a physical barrier of protective fencing that is a minimum of 1.8m high. It is erected around retained specimens (at the edge of the TPZ) before site works commence.

Development proposals will consider opportunities to maximise ongoing protection of retained scattered trees such as:

- Protecting TPZs within widened sections of road or drainage reserves;
- Protecting TPZs within open space reserves;
- Protecting TPZs within landscaping areas;
- Protecting TPZs within permanent fencing and installing a small 'protected tree' sign.

The small area of impact to native grassland vegetation (<0.5 hectares) is considered unlikely to result in a significant impact on matters of national environmental significance (see Ecological Assessment).

The retained ecological values in Bingham's Swamp and in the grassland to the east may meet the eligibility criteria for listing as a native vegetation offset site on the Victorian Native Vegetation Credit Register. These areas are to be retained in conservation reserves and have the potential to provide significant native vegetation gains under the appropriate management regime. At the time of development, opportunities should be sought to realign the property boundary to bring the footprint of Bingham's Swamp into a single title and managed by a single entity. 'Risks to ecological values in each Habitat Zone', and 'Recommendations for protection and management' are outlined in sections 5.1.1 and 5.1.2 in the Ecological Assessment Report (Nature Advisory, November 2019).

An important part of any management regime for Bingham's Swamp (Habitat Zone 3) will be the implementation of an appropriate environmental watering regime, that is in line with the natural watering regime of the wetland. Importantly, the timing, frequency and longevity of the planned watering should provide the adequate wetting and drying phases associated with the

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relevant vegetation type. The EVC benchmark for the relevant EVC (Lignum Swamp) states that the desirable period between flood events is 10 years. A watering regime based around this frequency must be included in the development of a management plan for the wetland.

The management of the common property conservation reserves will be the responsibility of a private owner (e.g. an owners' corporation) and will include an ongoing management regime to be funded through the tenants of the broader precinct. Potential security mechanisms could include a Trust for Nature Agreement or a Section 69 (Conservation, Forests & Land Act 1987) Agreement with DELWP.

A Habitat Zone Management Plan must be prepared at for the conservation reserves, at an appropriate stage of development. A management plan must include management actions for each habitat zone and associated buffer area to mitigate risks to ecological values during subdivision and development and from industrial use of the balance of the PIP.

The proponent is required to meet the objectives of Clauses 12.01-1S Protection of Biodiversity and 12.01-2S Native Vegetation Management to the satisfaction of DELWP and the Responsible Authority.

The Ecological Assessment meets the requirements for a Development Plan established in clause 3.0 of Schedule 1 to Clause 43.04 Development Plan Overlay.

Bacchus Marsh Aerodrome

The Bacchus Marsh Aerodrome Impact Assessment Report (Parwan Industrial Precinct- Bacchus Marsh Aerodrome Impact Assessment

Report, to70 Aviation Consultants, March 2019) was undertaken by to70 Aviation Consultants.

The Bacchus Marsh Aerodrome Impact Assessment Report identifies the maximum building heights in relation to the OLSPA from the Bacchus Marsh Aerodrome. The maximum building heights vary from 52-65m and are identified on the Site Analysis Plan (Figure 10). Buildings and structures proposed within the Development Plan area must not exceed the maximum building height set by the OLSPA. The boiler stacks planned as part of the PRF in Stage 1 are expected to be the highest structure within the Precinct. The critical height identified in the Plume Rise Assessment (**L&G Meats Protein Recovery Facility- Plume Rise Assessment Report, to70 Aviation Consultants, September 2019)** for the PRF where the plume velocity is sufficiently reduced is 31m, well below the maximum building height limit.

The site is not affected by the AEO (Airport Environs Overlay).

The Bacchus Marsh Aerodrome Impact Assessment meets the requirements for a Development Plan established in clause 3.0 of Schedule 1 to Clause 43.04 Development Plan Overlay.

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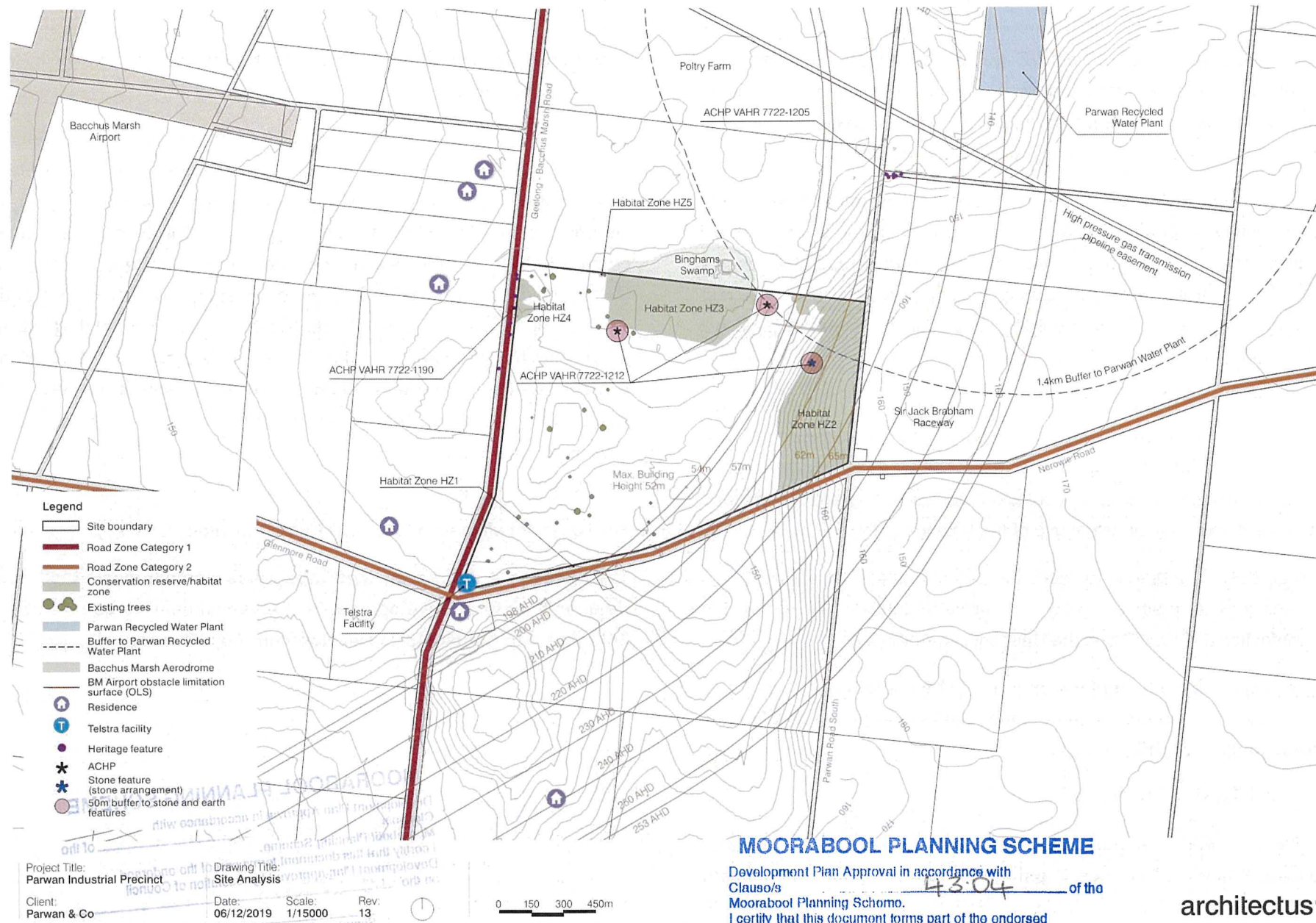


Figure 11: Site Analysis Plan

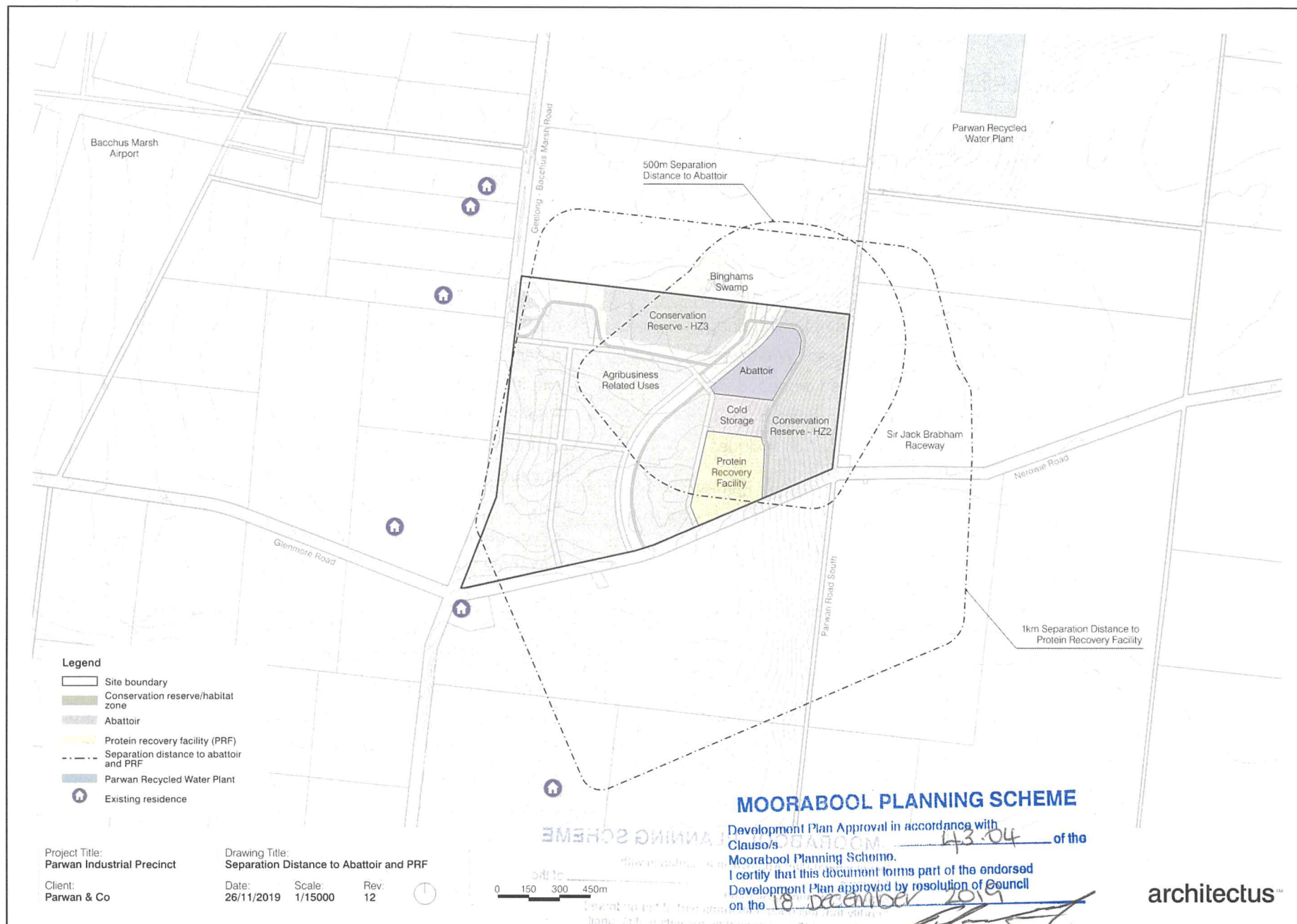


Figure 12: Separation distances to Abattoir and PRF plan

architectus™

Integrated Water Management Plan

The Integrated Water Management Plan was undertaken by Alluvium (Parwan Industrial Precinct Integrated Water Management Plan, Alluvium Consulting, April 2019) and Reeds Consulting (Addendum to the Integrated Water Management Plan, Reeds Consulting, October 2019).

This report recognises that the Parwan / Moorabool Agribusiness Precinct is seeking to commence development and that the ultimate natural drainage outfall has been obstructed by Western Water's Parwan Wastewater Treatment Plant. Hence a staged drainage solution has been proposed. The design concept for drainage is contained within the Integrated Water Management Plan (refer to Figures 18 - 21). The staged solution includes:

- An interim on-site storage solution utilising an existing natural depression within the precinct
- A drainage reserve to manage stormwater flowing from the southern catchment to the ultimate drainage reserve
- A drainage reserve to maintain natural flows from the western catchment to Bingham's Swamp
- Appropriate separation from the drainage reserve to Bingham's Swamp
- An ultimate outfall solution that allows the initial stages of the Precinct to develop and is consistent with the wider proposed Melbourne Water drainage scheme
- 2 sediment ponds within the precinct to capture pollutants from the development prior to discharge in the waterway.

There is an existing Section 173 Agreement in place to enable the construction of stormwater retention facilities and drainage works on the adjoining land. Detailed designs of these suggested works will be submitted in due course for the necessary approvals by Council and Melbourne Water.

Drainage Infrastructure and Environmental Flows:

- Prior to the commencement of the use of the Protein Recovery Facility, which forms part of Stage 1 of this development, the owner must enter into an appropriate agreement with Melbourne Water regarding the drainage infrastructure servicing outcomes for this site; this agreement will also relate to adjoining land parcels.
- Prior to any development and/or subdivision applications on the land to the west of the proposed north-south waterway corridor, an environmental flows assessment must be prepared and approved to the satisfaction of DELWP and Melbourne Water. The developer/land-owner will be responsible for delivering the recommendations of the approved environmental flows assessment.
- It is the responsibility of the developer/landowner and their consultants to design and deliver the drainage infrastructure servicing outcome required to service development of the subject site, inclusive of a free-draining outfall, to the satisfaction of Melbourne Water and Moorabool Shire Council. If interim drainage solutions are required, they must be appropriately designed, constructed and maintained by the developer/landowner, and may require the submission of an appropriate bond, to the satisfaction of the Responsible Authority.

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- Outfall drainage works must be designed to the satisfaction of the Drainage Authority, in consultation with relevant downstream land owners/managers.
- The developer must ensure that the overall development site does not result in any increased stormwater flows into downstream properties in accordance with the Drainage Authority requirements, taking into account and meeting Western Water's EPA licence conditions in relation to the operation of the Parwan Recycled Water Plant.
- Stormwater discharge from the site will be treated for water quality to Best Practice in accordance with the Drainage Authority requirements.
- Outfall drainage works must be designed to avoid impact on the Parwan Recycled Water Plant, to the satisfaction of Western Water (as the sewerage authority).

Trade Waste:

It is currently proposed that wastewater generated on the precinct will be disposed of to Western Water's Parwan Recycled Water Plant (PRWP), located approximately 2km north-east of the site. The disposal of wastewater from the site will occur under a Trade Waste Agreement (TWA) for each proposed use, which is yet to be drafted. The TWA will set out acceptance criteria for wastewater, which will limit the concentration and load of contaminants for wastewater.

- The developer must consult with Western Water regarding the development of a sewer and trade waste strategy in considering Stage 1 and the ultimate development site.

Water Supply:

- Detailed servicing strategies into the provision of potable water supplies to the precinct are required to meet the servicing demands of the precinct.
- The developer must work with Western Water to further investigate options for the use of Class C recycled water from the PRWP as an alternative supply.

Sewerage:

- A detailed servicing strategy into the provision of sewerage services to the precinct is required.
- The developer must consult with Western Water regarding the development of a sewer strategy.

The Integrated Water Management Plan meets the requirements for a Development Plan established in Clause 3.0 of Schedule 1 to Clause 43.04 Development Plan Overlay.

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Landscape Masterplan

A copy of the Landscape Masterplan (**Landscape Masterplan, Weir & Co, September 2019**) undertaken by Weir & Co (see Figure 13 - Figure 17).

The Landscape Masterplan includes:

- Landscape Masterplan
- Tree Retention Plan
- Landscape Screen Elevation
- Landscape Buffer Cross Section to Habitat Zones.

The Landscape Masterplan provides species selection, planting densities and landscape buffers around the perimeter of the precinct.

The proposed landscaping complements the conservation requirements of the retained habitat zones, including Bingham's Swamp. The species and density of vegetation have been established for each buffer area.

All vegetation proposed will not exceed the maximum building heights in relation to the OLSPA from the Bacchus Marsh Aerodrome. The maximum mature height of the species to be planted is approximately 45 metres for the Eucalyptus Camaldulensis (River Red Gum).

Detailed landscaping proposals for each site will be dealt with at the planning permit stage for each new development. The retention of and use of indigenous vegetation is encouraged. Any future development should identify and protect landscape buffer areas through an appropriate mechanism, such as a 'landscape buffer easement' or 'restriction' shown on any future plan of subdivision.

The Landscape Masterplan meets the requirements for a Development Plan established in Clause 3.0 of Schedule 1 to Clause 43.04 Development Plan Overlay.

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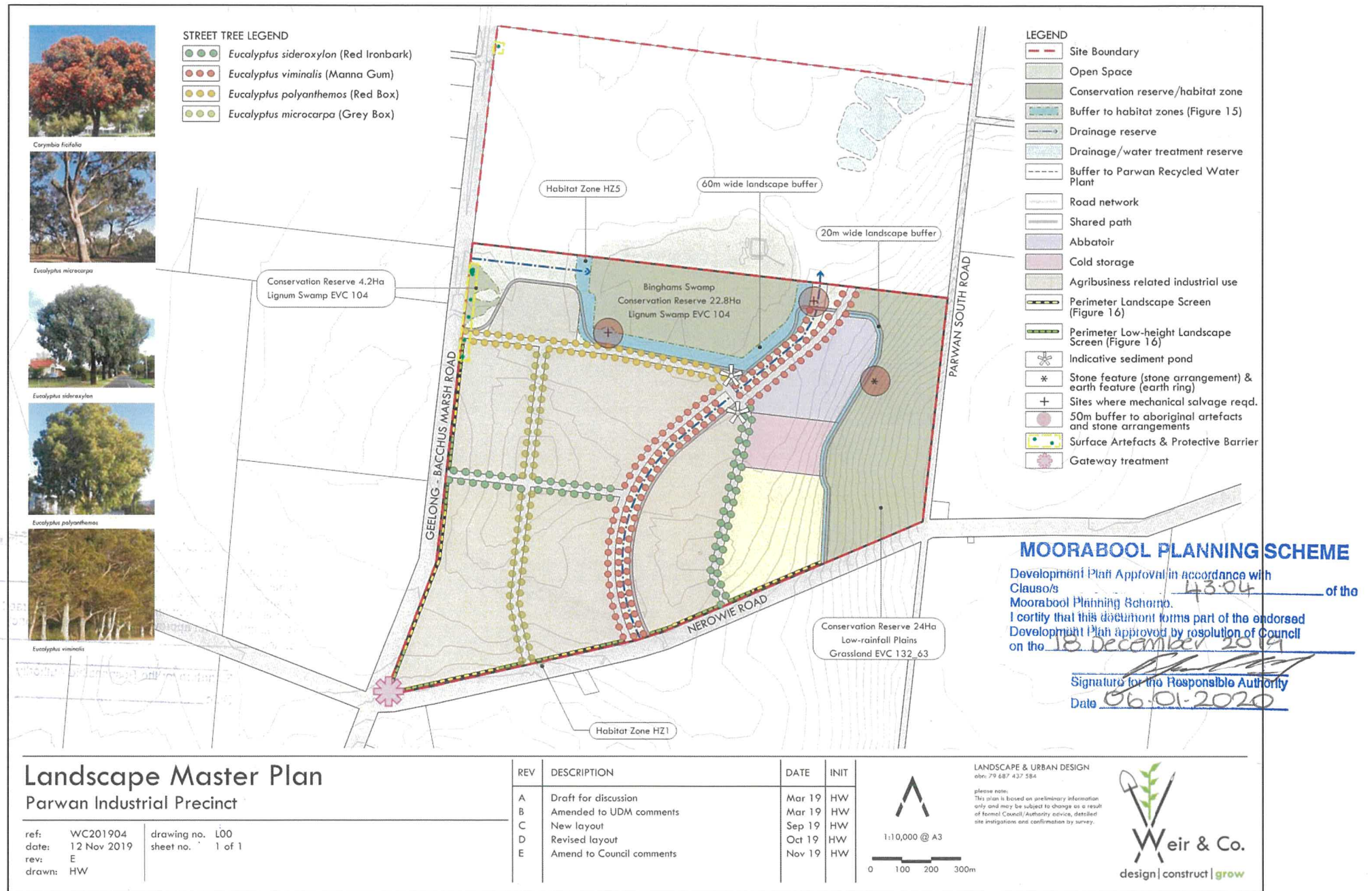


Figure 13: Landscape Masterplan

TREE RETENTION SCHEDULE						
Refer to Axiom Tree Management - Arboricultural Assessment, 31 July 2018						
ID #	Botanical Name	H x W (m DBH (cm))	Health	Structure	ULE (years)	TPZ (M)
4	<i>Eucalyptus microcarpa</i>	12 x 12 120	Fair	Poor	10 - 20	14.4
7	<i>Eucalyptus microcarpa</i>	14 x 16 103	Fair	Poor	20+	12.36
8	<i>Allocasuarina leuhmannii</i>	5 x 5 45	Fair	Poor	10 - 20	5.4
10	<i>Eucalyptus microcarpa</i>	10 x 8 57	Fair	Poor	10 - 20	6.84
11	<i>Eucalyptus microcarpa</i>	9 x 6 55	Fair	Poor	10 - 20	6.6
14	<i>Eucalyptus leucosylon</i>	11 x 16 128	Poor	Poor	5 - 10	15
15	<i>Allocasuarina leuhmannii</i>	12 x 7m 68	Poor	Poor	5 - 10	8.16
19	<i>Allocasuarina leuhmannii</i>	15 x 7 56	Fair	Fair	20+	6.72
20	<i>Allocasuarina leuhmannii</i>	10 x 8 48	Poor	Very Poor	1 - 5	5.76
21	<i>Allocasuarina leuhmannii</i>	11 x 8 59	Poor	Very Poor	1 - 5	7.08
22	<i>Allocasuarina leuhmannii</i>	11 x 3 70	Poor	Very Poor	1 - 5	8.4
23	<i>Allocasuarina leuhmannii</i>	11 x 5 46	Poor	Very Poor	1 - 5	5.52
24	<i>Allocasuarina leuhmannii</i>	13 x 8 68	Poor	Very Poor	1 - 5	8.16
25	<i>Eucalyptus microcarpa</i>	11 x 7 38	Fair	Fair	20+	4.56
26	<i>Eucalyptus microcarpa</i>	8 x 5 40	Fair	Fair	20+	4.8
27	<i>Eucalyptus microcarpa</i>	10 x 10 53	Fair	Fair	20+	6.36
28	<i>Eucalyptus microcarpa</i>	8 x 7 86	Fair	Fair	10-20	10.32
29	<i>Eucalyptus microcarpa</i>	17 x 18 84	Fair	Fair	20+	10.08
30	<i>Eucalyptus microcarpa</i>	13 x 12 74	Fair	Poor	20+	8.88
31	<i>Eucalyptus microcarpa</i>	15 x 5 53	Fair	Fair	20+	6.36
32	<i>Eucalyptus microcarpa</i>	14 x 12 82	Fair	Poor	20+	9.84
33	<i>Eucalyptus camaldulensis</i>	9 x 3 42	Good	Fair	20+	5.04
34	<i>Eucalyptus camaldulensis</i>	12 x 14 87	Good	Fair	20+	10.44
35	<i>Allocasuarina leuhmannii</i>	15 x 4 65	Fair	Very Poor	0	7.8
36	<i>Allocasuarina leuhmannii</i>	11 x 3 41	Very Poor	Very Poor	0	4.92
37	<i>Eucalyptus camaldulensis</i>	20 x 18 116	Good	Fair	20+	13.92
38	<i>Eucalyptus camaldulensis</i>	12 x 5 42	Good	Fair	20+	5.04
39	<i>Allocasuarina leuhmannii</i>	11 x 8 63	Fair	Very Poor	5 - 10	7.56

Habitat Zone 4

Habitat Zone 5

Habitat Zone 3

Habitat Zone 2

Wetland Patch #70069

Habitat Zone 1

LEGEND

- Site Boundary
- Tree to be retained
- Tree to be removed
- Native vegetation patches proposed to be removed
- Vegetation patches to be retained
- Drainage/water treatment reserve

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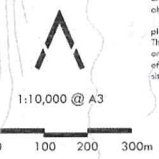
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Vegetation Retention Plan

Parwan Industrial Precinct

ref: WC201904 drawing no. L00
date: 26 Nov 2019 sheet no. 1 of 1
rev: D
drawn: HW

REV	DESCRIPTION	DATE	INIT
A	For approval	Sep 19	HW
B	Revised layout	Oct 19	HW
C	Amended for Council comments	Nov 19	HW
D	Included tree 15 and vegetation patches	Nov 19	HW



LANDSCAPE & URBAN DESIGN
elm 79 687 437 584
please note:
This plan is based on preliminary information only and may be subject to change as a result of formal Council/Authority advice, detailed site investigations and confirmation by survey.



Figure 14: Tree Retention Plan

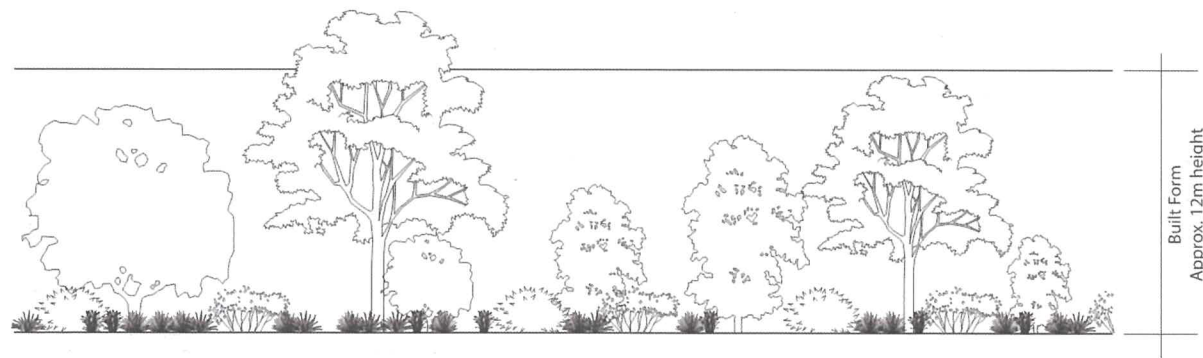
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NOTE:

The perimeter landscape screening buffer will require upwards of 5 years to effectively break up the built form from Nerowie Road and Geelong-Bacchus Marsh Road using the planting Perimeter Landscape Screen schedule. Larger quantities of Acacia trees will colonise the buffer early, whilst the Eucalypt and Allocasuarina species will provide longer term height screening for the built form.

Landscape Screen Elevation Parwan Industrial Precinct

ref: WC201904 drawing no. L00
date: 23 Sept 2019 sheet no. 1 of 1
rev: A
drawn: HW

REV	DESCRIPTION	DATE	INIT
A	For submission	Sep 19	HW



NTS @ A3



LANDSCAPE & URBAN DESIGN
abr: 79 687 437 584

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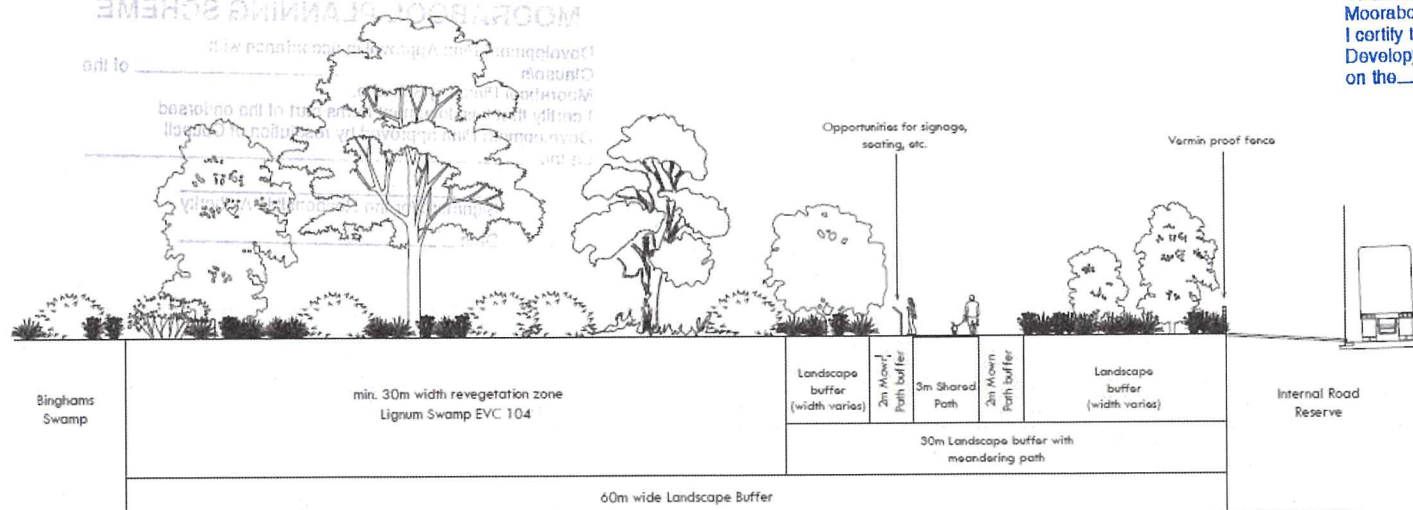


Figure 15: Landscape screen elevation

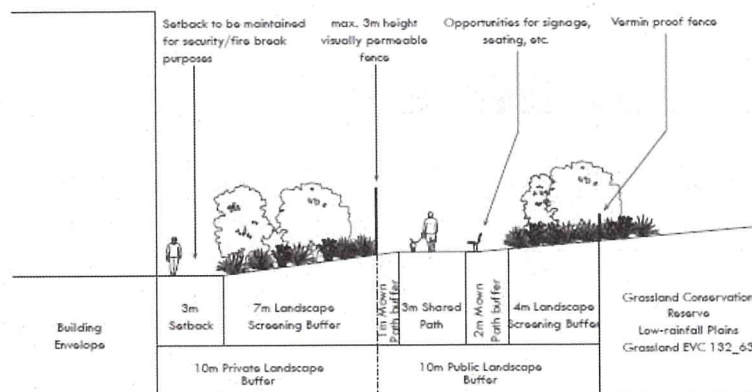
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TYPICAL SECTION - 60m wide Landscape Buffer to Bingham's Swamp



TYPICAL SECTION - 20m wide Landscape Buffer to Grassland Conservation Reserve

60m LANDSCAPE BUFFER ZONE - EVC 104 (Lignum Swamp)				
Lifeform	Botanic Name	Common Name	Pat Size	Density (1/ha)
Tree	<i>Eucalyptus microcarpa</i>	Gray Box	10cm ² Tube	30%
	<i>Eucalyptus macululana</i>	Brown Red Gum	10cm ² Tube	40%
	<i>Allocasuarina verticillata</i>	Bottle	10cm ² Tube	30%
	<i>Muehlenbergia florulenta</i>	Lignum	10cm ² Tube	30%
Medium Shrub	<i>Acacia aneura</i>	Gold-bell Wattle	10cm ² Tube	30%
	<i>Codonia varosa</i>	Sticky Map Bush	10cm ² Tube	20%
Large Tufted Grassland	<i>Carex spiroseus</i>	Tall Sedge	10cm ² Tube	30%
	<i>Austrospiza bipartita</i>	Knead Spear-grass	10cm ² Tube	40%
	<i>Amphibromus nervosus</i>	Common Swamp Wallaby-grass	10cm ² Tube	30%
Medium to Tall Grassland (MTG & MNG)	<i>Lachnagrostis filiformis</i>	Common Blown-grass	10cm ² Tube	25%
	<i>Junus subulnaria</i>	Prayer Bush	10cm ² Tube	25%
	<i>Brown-back Wallaby-grass</i>		10cm ² Tube	25%
	<i>Common Spike-sedge</i>		10cm ² Tube	25%

20m LANDSCAPE BUFFER ZONE - EVC 132_63 (Low-rainfall Plains Grassland)				
Lifeform	Botanic Name	Common Name	Pat Size	Density (1/ha)
Tree	<i>Angitia acuminata</i>	Berry Saltbush	10cm ² Tube	10%
	<i>Gold-bell Wattle</i>		10cm ² Tube	30%
Medium Shrub	<i>Carex spiroseus</i>	Carved Rose-flower	10cm ² Tube	10%
	<i>Shagella spiroseus</i>	Silly Saltbush	10cm ² Tube	15%
	<i>Codonia varosa</i>	Sticky Maple Bush	10cm ² Tube	25%
Small & Medium Herb	<i>Acacia aneura</i>	Sheep's Burr	10cm ² Tube	30%
	<i>Salicaria diandra</i>	Smooth Salicaria	10cm ² Tube	30%
Large Tufted Grassland	<i>Curlew Goodenia</i>		10cm ² Tube	30%
	<i>Austrospiza bipartita</i>	Knead Spear-grass	10cm ² Tube	25%
Medium to Tall Grassland (MTG & MNG)	<i>Wallaby-protea</i>	Field Pea	10cm ² Tube	25%
	<i>Brown-back Wallaby-grass</i>		10cm ² Tube	25%
	<i>Knobby Spear-grass</i>		10cm ² Tube	25%
	<i>Austrospiza bipartita</i>	Knobby Spear-grass	10cm ² Tube	25%

Landscape Buffer Sections

Parwan Industrial Precinct

ref: WC201904
date: 29 Nov 2019
rev: C
drawn: HW

drawing no. L00
sheet no. 1 of 1

REV	DESCRIPTION	DATE	INIT
A	For submission	Sep 19	HW
B	Increase width of buffer to 60m	Nov 19	HW
C	Remove trees from 20m buffer schedule	Nov 19	HW

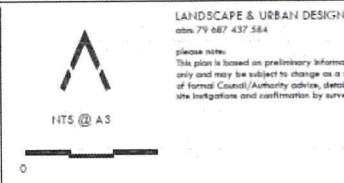
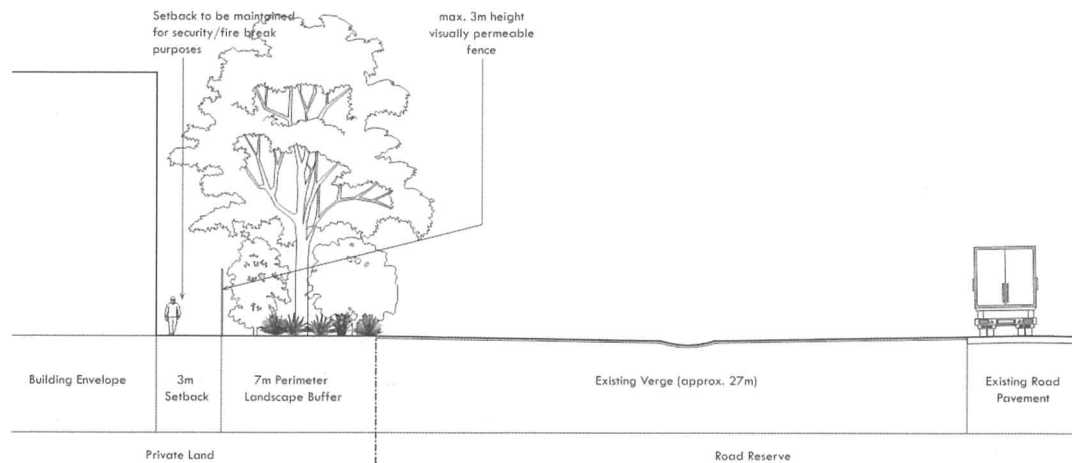
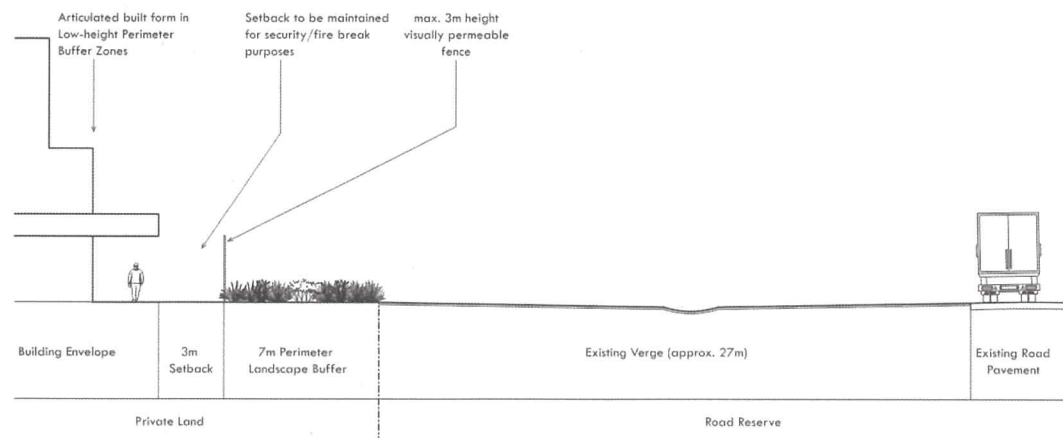


Figure 16: Landscape Buffer Sections



TYPICAL SECTION - Perimeter Landscape Screen



TYPICAL SECTION - Perimeter Low-height Landscape Screen

PERIMETER LANDSCAPE SCREEN					
Lifeform	Botanic Name	Common Name	Plt Size	Density (/Ha)	%
Tree	<i>Eucalyptus microcarpa</i>	Grey Box	90cm ³ Tube	50	10%
	<i>Eucalyptus melliodora</i>	Yellow Box	90cm ³ Tube		10%
	<i>Eucalyptus laevis</i>	Yellow Gum	90cm ³ Tube		10%
	<i>Acacia melanophylla</i>	Black-walnut	90cm ³ Tube		20%
	<i>Acacia implexa</i>	Lightwood	90cm ³ Tube		20%
	<i>Allocasuarina leichmannii</i>	Buloke	90cm ³ Tube		10%
Medium Shrub	<i>Allocasuarina verticillata</i>	Drooping Sheoak	90cm ³ Tube	1200	20%
	<i>Acacia pyramidalis</i>	Golden Wattle	90cm ³ Tube		30%
	<i>Acacia concinna</i>	Gold-dust Wattle	90cm ³ Tube		30%
	<i>Dodonaea viscosa</i>	Sticky Hop Bush	90cm ³ Tube		25%
Large Tufted Graminoid	<i>Lepidosperma laevigatum</i>	Coastal Tea-tree	90cm ³ Tube	8500	18%
	<i>Carex appressa</i>	Tall Sedge	90cm ³ Tube		30%
	<i>Austrospiza ligularis</i>	Knead Spear-grass	90cm ³ Tube		40%
Medium to Tiny Graminoid (MTG & MNG)	<i>Lomandra longifolia</i>	Spiny-headed Mat-rush	90cm ³ Tube	8500	30%
	<i>Austrospiza scabra</i>	Rough Spear-grass	90cm ³ Tube		25%
	<i>Austrodanthonia setacea</i>	Bristly Wallaby-grass	90cm ³ Tube		25%
	<i>Danthonia revoluta</i>	Black-anther Flax-lily	90cm ³ Tube		25%
	<i>Austrodanthonia coarctata</i>	Common Wallaby-grass	90cm ³ Tube		25%

PERIMETER LOW-HEIGHT LANDSCAPE SCREEN					
Lifeform	Botanic Name	Common Name	Plt Size	Density (/Ha)	%
Large Tufted Graminoid	<i>Carex appressa</i>	Tall Sedge	90cm ³ Tube	8500	30%
	<i>Austrospiza ligularis</i>	Knead Spear-grass	90cm ³ Tube		40%
	<i>Lomandra longifolia</i>	Spiny-headed Mat-rush	90cm ³ Tube		30%
Medium to Tiny Graminoid (MTG & MNG)	<i>Austrospiza scabra</i>	Rough Spear-grass	90cm ³ Tube	8500	25%
	<i>Austrodanthonia setacea</i>	Bristly Wallaby-grass	90cm ³ Tube		25%
	<i>Danthonia revoluta</i>	Black-anther Flax-lily	90cm ³ Tube		25%
	<i>Austrodanthonia coarctata</i>	Common Wallaby-grass	90cm ³ Tube		25%

MOORABOOL PLANNING SCHEME

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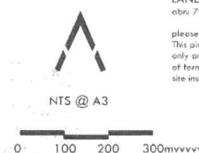
Perimeter Landscape Screens

Parwan Industrial Precinct

ref: WC201904
date: 23 Sept 2019
rev: A
drawn: HW

drawing no. L00
sheet no. 1 of 1

REV	DESCRIPTION	DATE	INIT
A	For submission	Sep 19	HW



LANDSCAPE & URBAN DESIGN
cbr 79 687 437 584

please note:
This plan is based on preliminary information only and may be subject to change as a result of formal Council/Authority advice, detailed site investigation and confirmation by survey.



Figure 17: Perimeter Landscape Screens

Integrated Transport Management Plan

The Integrated Transport Management Plan was undertaken by Traffic Group (**Integrated Transport Management Plan, Moorabool Agribusiness Industrial Area at 3922 Geelong-Bacchus Marsh Road, Parwan, Traffic Group, April 2019**). The Access and Movement Plan is shown at Figure 20.

All road, path and drainage infrastructure must be in accordance with Moorabool Shire's Infrastructure Design Manual (IDM). The internal road network should be developed in accordance with the requirements of the IDM. For an industrial street, the minimum road reserve should be 25.0m wide, including a minimum carriageway width of 12.5m as shown in the cross-section at Figure 18.

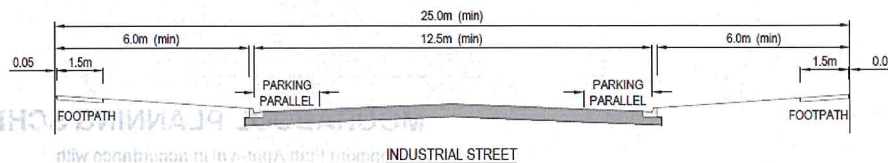


Figure 18: Standard Industrial road cross section

The Integrated Transport Management Plan identifies:

- Existing conditions
- The proposed internal road layout
- Site access points and identification of intersection treatments
- Traffic distribution
- Pedestrian network

- Proposed road capacities and cross-sections.

The key findings from the Integrated Transport Management Plan include:

- Standard T-intersections with designated turn-lanes into the site would be appropriate at each of the site's three connections with Nerowie Road. The Integrated Transport Management Plan recommends that construction of an Auxiliary Left Turn and channelised right turn at each of the three access points to Nerowie Road. The access points are sufficiently separated to ensure that there is no compromise to lane lengths.
- A 'left in-left-out' access will be required at the site's connections with Geelong-Bacchus Marsh Road
- No upgrades are required at the existing Parwan South Road/Nerowie Road intersection.
- The existing conditions at Geelong-Bacchus Marsh Road/Nerowie Road/Glenmore Road will be sufficient to accommodate some level of additional traffic generated by the subject site.
- Nerowie Road will be upgraded as staging requires.
- The roundabout upgrade to be constructed by VicRoads at the Geelong-Bacchus Marsh Road/Nerowie Road/Glenmore Road intersection will be more than sufficient to accommodate the ultimate traffic predicted to be generated by the subject site.
- The proposed internal road cross-section(s) will adequately cater for parking, pedestrian, cyclists and motor vehicles (both type and volumes) consistent with current best practice.

Prior to construction of the 'potential future access' to Parwan South Road, the proponent must commit to the provision of appropriate upgrade works

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to Parwan South Road and the intersection of this road with Nerowie Road, to the satisfaction of Moorabool Shire Council.

The Integrated Transport Management Plan meets the requirements for a Development Plan established in clause 3.0 of Schedule 1 to Clause 43.04 Development Plan Overlay.

Infrastructure Servicing Plan

The Infrastructure Servicing Plan (**Parwan Industrial Precinct, Servicing Report for L&G Meats, UDM, April 2019**) and Addendum (**Addendum to the Infrastructure Servicing Plan, Reeds Consulting, October 2019**) was undertaken, and the Infrastructure Servicing Plan is shown in Figure 19.

The Infrastructure Servicing Plan has been prepared in consultation with relevant agencies and Moorabool Shire Council. The Servicing Plan establishes:

- The provision, staging and timing of the stormwater drainage infrastructure.
- The provision, staging and timing of reticulated water, sewerage, electricity, telecommunications and gas supply
- Identification of the responsible agencies for the infrastructure provision.

The initial stage will commence in the eastern portion of the site and will include the delivery of the PRF, abattoir and cold storage facility. The interim drainage solution identified in the Integrated Water Management Plan will be delivered for this initial stage.

Sewer reticulation outfall from the development is expected to connect directly to the Western Water Wastewater Treatment Plant located to the north-east of the subject site.

Western Water is the authority responsible for the provision of potable and recycled water to the site. The Infrastructure Servicing Plan found that existing infrastructure would require augmentation to facilitate future development

Powercor is the responsible agency for the provision of electricity to the site. It is anticipated that existing assets would have to be augmented to facilitate the proposed development.

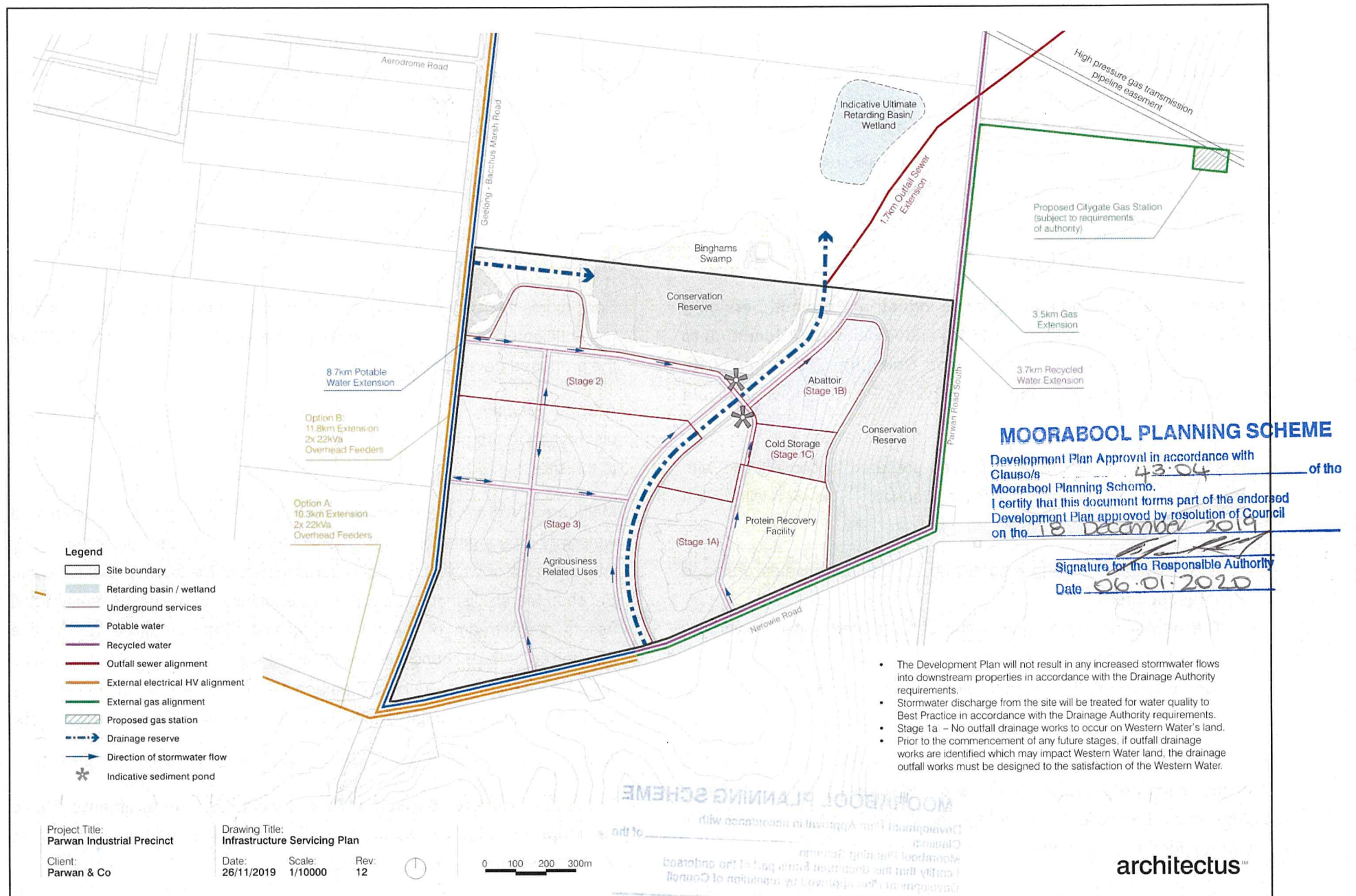
Ausnet Services is the responsible authority for the provision of gas distribution to the site. A citygate and reticulation is required to deliver gas to the site.

Melbourne Water is responsible for regional drainage, flood plain and waterway management, and for contributing to the protection and improvement of waterway health across greater Melbourne, including the Bacchus Marsh district. Melbourne Water owns and maintains constructed assets downstream of the 60 hectare limit. The remaining assets are transferred to local councils following an agreed process. Councils are also responsible for managing local drainage infrastructure in catchments of less than 60 hectares, including ownership and maintenance of drainage assets.

A plan showing existing and proposed servicing is provided in Figure 19.

The Infrastructure Servicing Plan meets the requirements for a Development Plan established in clause 3.0 of Schedule 1 to Clause 43.04 Development Plan Overlay.

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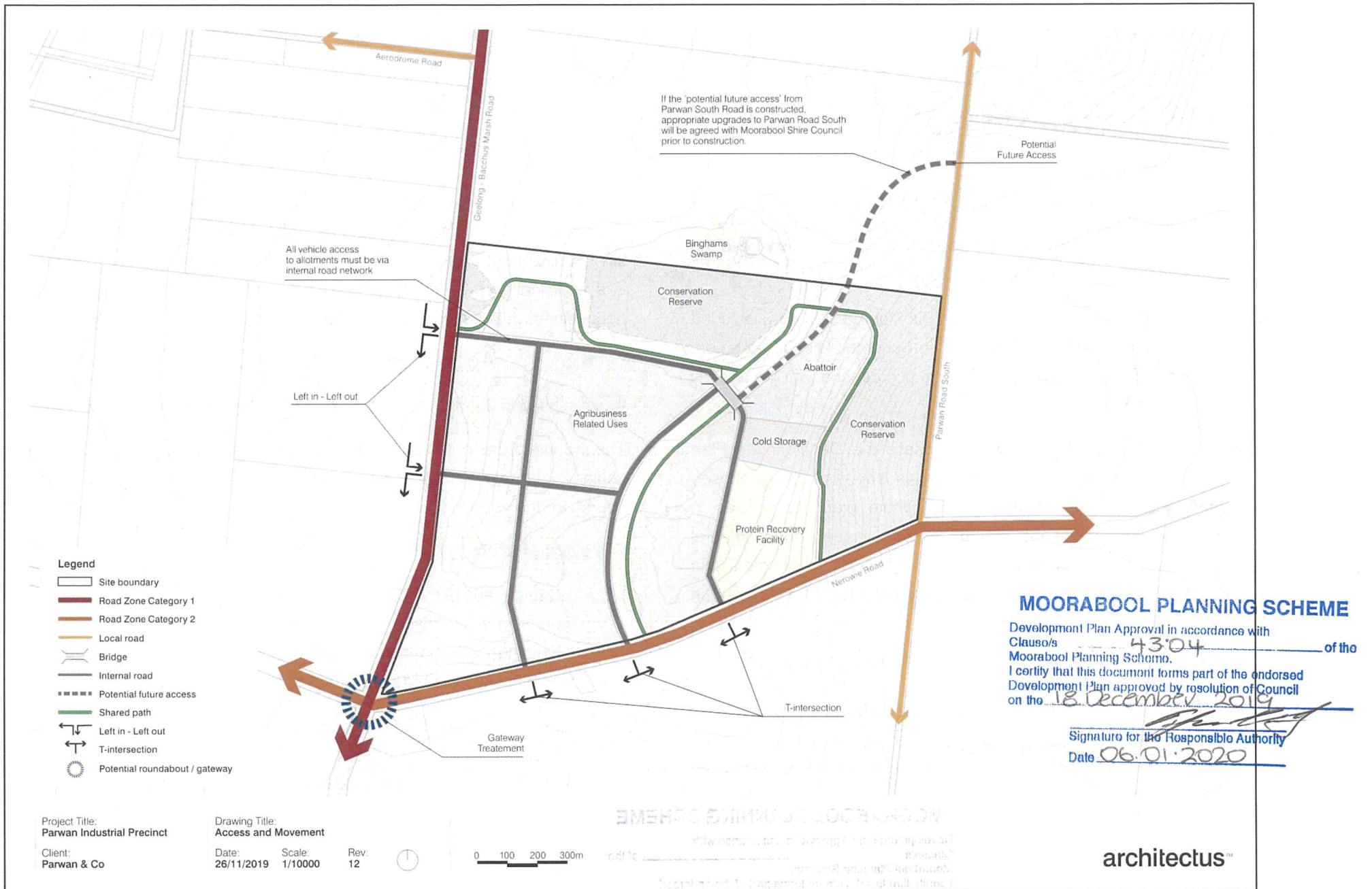


Figure 20: Access and Movement Plan

6. Assessment

6.1. Against Planning Policy Framework

All State related policies were taken into account when the site was rezoned to Industrial 1 purposes (effective from 27 December 2017).

The rezoning approval resulted in a Concept Plan for the site being included as Clause 43.04 into the Moorabool Planning Scheme. The Development Plan provides greater detail that is generally in accordance with the already approved Concept Plan.

It is therefore not deemed necessary to assess the Development Plan against all State planning policies. Suffice to say that the proposed Development Plan supports and reinforces State planning policies in respect of settlement, environmental and landscape issues, environmental risks and amenity, natural resource management, built environment and heritage, economic development, transport and infrastructure as listed in Clauses 12-19 of the Moorabool Planning Scheme.

6.2. Against Local Planning Policy Framework

Similarly, an assessment against local planning policies is also deemed unnecessary. The Moorabool Council has approved and supported the principle of the site being used for industrial and agribusiness purposes and took all required administrative and legal steps to ensure that the site was correctly rezoned.

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The more detailed refinement of the Concept Plan is not an issue that needs to be assessed against local policies – that assessment occurred when the site was rezoned. This application for the approval of the Development Plan is a technical matter and will enable the site to be used for its intended agribusiness-related industrial and complementary uses.

6.3. Against Zoning and Overlays

As discussed in 2.4 above, the site falls within the Industrial 1 Zone.

The proposed use of the land is fully in compliance with the intention of its zoning. Separate planning permit applications will be submitted in due course for the various future uses.

The overlays affecting the site are:

- Design and Development Overlay (Schedule 2) (DDO2) – the provisions of this overlay relate mainly to visual amenity and building design and will be used to inform future planning permit applications submitted for each site and new land use.
- Development Plan Overlay (Schedule 1) (DPO1) – this overlay requires the various plans and reports as discussed in 5.1 above. The technical assessments undertaken in response to each of the Development Plan requirements have been based on specialist reports. The Development Plan is in general accordance with the Development Plan Overlay.

- Environmental Significance Overlay (Schedule 4) (ESO4) – this overlay relates to the importance of protecting wetland areas. The proposed Development Plan has created 3 conservation/habitat sites with a total area of just over 50 ha. One of these is for the Bingham Swamp with an area of almost 23ha.

6.4. Against Planning Documents

Plan Melbourne 2017-2050

Plan Melbourne seeks to manage growth in the city and suburbs to 2050. It is underpinned by 9 key principles together with supporting outcomes, directions and policies.

The 9 key principles are (Source: Plan Melbourne Summary)

- A distinctive Melbourne
- A globally connected and competitive city
- A city of centres linked to regional Victoria
- Environmental resilience and sustainability
- Living locally (20-minute neighbourhoods)
- Social and economic participation

3.15 Strong and healthy communities

- Infrastructure investment that supports balanced growth
- Leadership and partnership

Policy 7.1.2 in Plan Melbourne seeks to support planning for growing towns in peri-urban areas. Bacchus Marsh is listed as one of the peri-urban towns having the potential for growth.

This Development Plan is in accordance with the general intent of Plan Melbourne 2017-2050.

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7. Conclusion

The Development Plan complies with the strategic intent of the Development Plan Overlay and the surrounding area in terms of the Municipal Strategic Statement of the Moorabool Shire Council as well as its Planning Scheme. It will facilitate and allow the land to be developed for industrial, agribusiness and complementary uses.

Following various investigations and studies, the proposed Development Plan is generally in accordance with the Development Plan Overlay. Section 5.1 sets out how each of the requirements for a Development Plan have been met.

The Development Plan will form the background guidance for assessing the future development of the precinct.

Based on the content of this Development Plan and the supporting technical assessments, it is submitted that the proposed Development Plan establishes a planning framework that can successfully deliver the vision and development outcomes established for the precinct and meets all the requirements for a Development Plan in Clause 3 of Schedule 1 to the Development Plan Overlay, and is in general accordance with the Moorabool Agribusiness Industrial Area Concept Plan in Clause 4.

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Appendix 1: Development Plan Reference Documents

The following assessments were undertaken as required by the Development Plan Overlay Schedule 1. They are reference documents to the Development Plan:

- Addendum to Integrated Water Management Report, Reeds Consulting, October 2019
- Addendum to Integrated Transport Management Plan, Traffix Group, October 2019
- Infrastructure Servicing Plan (Reeds Consulting letter dated 30 September 2019)
- Arboricultural Assessment, Axiom Tree Management, July 2018
- Bacchus Marsh Aerodrome Impact Assessment Report, to70 Aviation, March 2019
- Ecological Assessment, Nature Advisory, November 2019
- Integrated Transport Management Plan Moorabool Agribusiness Industrial Area, Traffix Group, April 2019
- Parwan Industrial Precinct (Integrated Water Management Plan), Alluvium, April 2019
- Plume Rise Assessment Report, to70 Aviation, September 2019

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Date:

09 December 2019

Ricardo Energy Environment & Planning reference:

Ref: 30636- Final

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