

# AGENDA

## SECTION 86 URBAN GROWTH STRATEGY

### COMMITTEE MEETING

**Wednesday 28 June 2017**  
James Young Room, Lerderderg Library,  
Bacchus Marsh  
3.30pm

#### MEMBERS

Cr. Jarrod Bingham (Chair)	Councillor – East Moorabool Ward
Cr. David Edwards (Mayor)	Councillor – East Moorabool Ward
Cr. Tonia Dudzik	Councillor – East Moorabool Ward
Cr. John Keogh	Councillor – East Moorabool Ward

#### OFFICERS

Mr. Rob Croxford	Chief Executive Officer
Mr. Satwinder Sandhu	General Manager, Growth & Development
Mr. Andrew Goodsell	Manager Strategic and Sustainable Development
Ms. Christine Rodda	Minute Taker

Item	Title	Responsibility	Page No.	Action
1.	Welcome. Present and Apologies	Chair		Noting
2.	Meeting Minutes	Chair		Noting
2.1	Confirmation of previous minutes – 26 April 2017			Resolution
3.	Conflict of Interest	Chair		Noting
4.	Growth & Development Reports			Discussion
4.1	Update on Urban Growth Framework	A. Goodsell	Page 2	Discussion
5.	Process Forward and Work Programme	A. Goodsell		Discussion
6.	Date of Next Meeting	Chair		Noting
6.1	Wednesday 23 August 2017 3.30 - 4.30 pm James Young Room, Lerderderg Library Bacchus Marsh	Chair		
7.	Meeting Close	Chair		Noting

**4.1 Update on Urban Growth Framework**

## **Briefing note**

**Date:** 13 June 2017

**To:** Councillors

**File Ref:** 13/01/014

**From:** Andrew Goodsell  
Manger Strategic & Sustainable Development

**Topic:** Update on Urban Growth Framework

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### **Background**

As Councillors are aware, Council staff have been working on an Urban Growth Framework (UGF) for Bacchus Marsh since early 2016. This has been in consultation with the Victorian Planning Authority and other stakeholders.

The purposes of this briefing is to update Councillors on the progress of the Bacchus Marsh Urban Growth Framework.

### **What is an UGF?**

An Urban Growth Framework is a strategic vision that will guide population, infrastructure and economic growth into the future. The Bacchus Marsh Urban Growth Framework (the 'UGF'), is being prepared by Moorabool Shire Council supported by the Victorian Planning Authority (VPA).

The UGF seeks to manage growth by setting a strategic vision for Bacchus Marsh. It identifies the settlement boundary, where future potential growth can occur, key priority projects for Council to undertake and relevant partnerships with other government bodies.

The UGF comprises three reports:

- Report 1: Urban Growth Framework – the strategic vision (work plan and framework);
- Report 2: Technical Findings (detailed analysis and research findings);
- Report 3: Local Planning Policy Framework – changes to planning scheme.

### **How will the UGF be implemented?**

The UGF will be included in the Moorabool Planning Scheme. Council and others will be required to undertake priority projects. This includes rezoning of growth areas and planning particular precincts via Precinct Structure Plans (PSPs) and Development Contribution Plans (DCPs). Planning permit applications will be guided by the PSPs and DCPs. As land is developed, needed infrastructure will be funded through mechanisms such as development contributions.

## **Consultation Process on UGF**

Community engagement has been significant and ongoing. In February and March 2017 Council together with the VPA conducted workshops with affected landowners and interested parties across the following dates:

- 14 February 2017 – landowner engagement;
- 21 February 2017 – landowner engagement;
- 28 February 2017 – general community;
- 7 March 2017 – general community;
- 14 March 2017 – general community.

A copy of the letter sent landowners informing them of the consultation is provided at Annexure A.

In total some 150 residents attended and registered to the sessions. 42 written submissions were also received. A number of site inspections were also carried out with landowners.

During this engagement process, it was confirmed to residents that the Urban Growth Framework would be exhibited together with the draft amendment, thus enabling further engagement and scope for community input. From that point there would be further scope for engagement and debate of specific issues via a Planning Panels Victoria public hearing process.

## **Key Initiatives in UGF**

As previously advised, the key initiatives remain as follows:

- Facilitate the Eastern Link Road project to deliver a road link between Gisborne Road and Geelong-Bacchus Marsh Road;
- Urban growth investigation area in Merrimu;
- Urban growth investigation area in Parwan Station precinct underpinned by a future railway station (subject to PTV support);
- Urban growth investigation at Hopetoun Park North;
- Clearer policy statements on Bacchus Marsh Irrigation District;
- Facilitating a jobs cluster at Parwan Employment Precinct.

In addition, there are likely to be a range of other projects which are critical to the future of Bacchus Marsh. These include:

- Delivering short term road upgrades to improve capacity (relieve congestion) prior to the construction of the Eastern Link Road;
- Facilitating conversion of the Southern Rural Water irrigation channel into a multi-use pedestrian/cycleway link across Bacchus Marsh;
- Preparation of an urban design framework for Bacchus Marsh Main Street. This will enable further retail investment and a clearer direction on future use of Council assets in the local area as well as better pedestrian, bicycle and parking arrangements throughout the core area;
- A commitment to complete and implement in a timely manner the bulky goods strategy for Bacchus Marsh;
- A range of initiatives to address the future of existing regional services, namely the secondary colleges in Maddingley and the health precinct on Grant Street/Turner Street.

#### Updates on Funding (and projects being delivered by that funding)

**VicRoads funding:** VicRoads were successful in securing in the State budget of 2017/18 much needed funding (almost \$3M) to undertake the Eastern Link Road alignment study. This significant piece of work is likely to take in the order of 12-18 months and the first meeting of the Project Control Group has already been held.

As further information comes to hand, Council will be further briefed but the goal is to facilitate an appropriate alignment, underpinned by necessary studies and community engagement.

**VPA Funding:** VPA under the Streamlining for Growth Fund allocated \$221,000 for a range of project initiatives to facilitate future planning of the Bacchus Marsh UGF and the Parwan Employment Precinct (PEP). At the time of writing the following has been commissioned or is well progressed:

- Odour study for Parwan and Eastern Bacchus Marsh – Pacific Environment. This project is almost complete;
- A dedicated project officer for PEP, sitting within Council and likely to oversee project delivery for the next 6-9 months. That new resource has been appointed and is now working on a host of PEP related matters;
- Business Case – SED Advisory. This project involves detailed one-on-one conversations with key landowners as to required infrastructure and staging of investment;
- Planning Study – SED Advisory. There is a need for an integrated planning assessment which drives a clear direction on the preferred uses and opportunities in the PEP. There are uses which can co-locate and there are others which require specific infrastructure and separation from other uses;
- Origin-Destination freight movement – TBC. The brief has been sent to consultants and at the time of writing the preferred consultant has not been appointed. However the study is deemed critical in better understanding the movement of freight within the local road networks of Bacchus Marsh. It will be a key input into the Eastern Link Road project and has been reviewed by VicRoads and VPA staff.

**Alternative Water Irrigation Feasibility Study:** Council, together with Melton City, Western Water and the Victorian State Government were successful in securing Commonwealth support to fund a study of water re-use options at Parwan Wastewater Treatment Plant as well as another project at Toolern Vale.

With the expansion of the Parwan plant required to cope with urban growth, along with scope to harvest stormwater runoff from urban growth in Melton, the feasibility study will assist in determining the economic scope for a range of local land use options. The work should be completed in the next 10 months.

## Timelines and next steps

A timeline for completing a draft Strategy is provided below.

	APRIL				MAY				JUNE				JULY				AUGUST						
	Wk 1 3-7	Wk 2 10-14	Wk 3 17-21	Wk 4 24-28	Wk 1 1-5	Wk 2 8-12	Wk 3 15-19	Wk 4 22-26	Wk 5 29-31	Wk 1 1-2	Wk 2 5-9	Wk 3 12-15	Wk 4 19-23	Wk 5 26-30	Wk 1 3-7	Wk 2 10-14	Wk 3 17-21	Wk 4 24-28	Wk 1 1-4	Wk 2 7-11	Wk 3 14-18	Wk 4 21-25	Wk 4 28-31
DELIVERABLES																							
Urban Growth Framework																							
UGF- resolution to place 3 <sup>rd</sup> amendment on exhibition																							
Council report and attachments submitted to EA Growth & Development																							
Briefing to Urban Growth Committee (Section 86)				2 6																			
Agenda to UGC – S86 (forwarded to AG 11/04 via email)		1 3																					
Odour Study – draft/final by mid-May																							
Draft – UGF																							
Draft – Background Reports																							
Draft – Amendment Report / Explanatory Report																							

**Table 1 current UGF Timelines**

In short, the UGF will be tabled at Council in August 2017 and likely exhibited in September 2017.

A more comprehensive set of documentation will be provided at the August 2017 OMC including the updated policy statement for Bacchus Marsh.

## Conclusion

That the S86 Urban Growth Committee receive the contents herein.

«OwnerName»  
«OwnerBoxOrStreetAddress»  
«OWNERLOCALITY» «OwnerState» «OwnerPostcode»

25 January 2017  
REF AG/cr  
File: 13/01/014

Dear Sir/Madam

**Re: Bacchus Marsh Urban Growth Framework**

Council, in collaboration with the Victorian Planning Authority (VPA), is preparing the Bacchus Marsh District Urban Growth Framework (UGF), which will guide growth within the Bacchus Marsh District to 2041 and beyond. The UGF forms part of the broader Moorabool 2041 work being undertaken by Council.

The UGF is based on one key plan, being the Growth Areas Framework Plan. Council and the VPA are inviting the community to discuss this plan. A newsletter that explains and includes the plan is enclosed. Three drop-in sessions have been scheduled to provide opportunity for discussion. These will be held in the James Young Room, Lerderderg Library, Bacchus Marsh on the following dates:

- 28 February 2017 from 4pm to 8pm
- 7 March 2017 from 4pm to 8pm
- 14 March 2017 from 4pm to 8pm

Prior to this, Council and the VPA are first sending the newsletter and plan to potentially affected landowners. As well, additional drop-in sessions have been scheduled. These will also be held in the James Young Room, Lerderderg Library, Bacchus Marsh on the following dates:

- 14 February 2017 from 4pm to 8pm
- 21 February 2017 from 6pm to 8pm

For each of these sessions there will be a power point presentation and question time in a forum setting. Following this, officers from the VPA and Council will be available for one-on-one discussions for those with specific questions.

Please contact Chris Rodda on 5366 7100 to make an appointment if you require alternative times and dates to discuss the work being undertaken.

It should be noted that the UGF is a high level strategic document. It does not contain the detail of a structure plan or precinct structure plan, but rather identifies potential areas for future growth, being locations where a structure plan might be required in subsequent planning stages. The Growth Areas Framework Plan identifies where these potential growth areas are.

There are three ways you can make a submission:

- A written response sent via the post and delivered to PO Box 18, Ballan Victoria 3342
- A written response sent via email to [info@moorabool.vic.gov.au](mailto:info@moorabool.vic.gov.au) and titled "Attention Strategic Planning – Bacchus Marsh District Urban Growth Framework Consultation"
- A verbal submission at any of the drop-in sessions

Should you have further questions on this matter, or wish to arrange a meeting to discuss, please contact me on [agoodsell@moorabool.vic.gov.au](mailto:agoodsell@moorabool.vic.gov.au) or on 5366 7100.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Andrew Goodsell', with a stylized flourish at the end.

Andrew Goodsell  
Manager, Strategic and Sustainable Development