



SPECIAL MEETING OF COUNCIL

Notice is hereby given of a
Special Meeting of Council to be held at
the Supper Room, Main Street, Bacchus Marsh
on Wednesday 13 September 2017,
commencing at 5.00 p.m.

Members:

Cr. David Edwards (Mayor)	East Moorabool Ward
Cr. Tonia Dudzik (Deputy Mayor)	East Moorabool Ward
Cr. Paul Tatchell	Central Moorabool Ward
Cr. Jarrod Bingham	East Moorabool Ward
Cr. John Keogh	East Moorabool Ward
Cr. Tom Sullivan	West Moorabool Ward
Cr. Pat Toohey	Woodlands Ward

Officers:

Mr. Rob Croxford	Chief Executive Officer
Mr. Phil Jeffrey	General Manager Infrastructure
Mr. Satwinder Sandhu	General Manager Growth and Development
Mr. Danny Colgan	General Manager Community Services

Rob Croxford
Chief Executive Officer

AGENDA

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1. OPENING OF MEETING

2. ACKNOWLEDGEMENT TO COUNTRY

We respectfully acknowledge the traditional owners of this land, their spirits and ancestors.

3. RECORDING OF MEETING

As well as the Council for its minute taking purposes, the following organisations have been granted permission to make an audio recording of this meeting of Council:

- The Moorabool News; and**
- The Star Weekly**

4. PRESENT

5. APOLOGIES

6. DISCLOSURE OF CONFLICT OF INTEREST

Under the Local Government Act (1989), the classification of the type of interest giving rise to a conflict is; a direct interest; or an indirect interest (section 77A and 77B). The type of indirect interest specified under Section 78, 78A, 78B, 78C or 78D of the Local Government Act 1989 set out the requirements of a Councillor or member of a Special Committee to disclose any conflicts of interest that the Councillor or member of a Special Committee may have in a matter being or likely to be considered at a meeting of the Council or Committee.

Definitions of the class of the interest are:

- a direct interest
 - (section 77A, 77B)
- an indirect interest (see below)
 - indirect interest by close association (section 78)
 - indirect financial interest (section 78A)
 - indirect interest because of conflicting duty (section 78B)
 - indirect interest because of receipt of gift(s) (section 78C)
 - indirect interest through civil proceedings (section 78D)
 - indirect interest because of impact on residential amenity (section 78E)

Time for Disclosure of Conflicts of Interest

In addition to the Council protocol relating to disclosure at the beginning of the meeting, section 79 of the Local Government Act 1989 (the Act) requires a Councillor to disclose the details, classification and the nature of the conflict of interest immediately at the beginning of the meeting and/or before consideration or discussion of the Item.

Section 79(6) of the Act states:

While the matter is being considered or any vote is taken in relation to the matter, the Councillor or member of a special committee must:

- (a) leave the room and notify the Mayor or the Chairperson of the special committee that he or she is doing so; and
- (b) remain outside the room and any gallery or other area in view of hearing of the room.

The Councillor is to be notified by the Mayor or Chairperson of the special committee that he or she may return to the room after consideration of the matter and all votes on the matter.

There are important reasons for requiring this disclosure immediately before the relevant matter is considered.

- Firstly, members of the public might only be in attendance for part of a meeting and should be able to see that all matters are considered in an appropriately transparent manner.
- Secondly, if conflicts of interest are not disclosed immediately before an item there is a risk that a Councillor who arrives late to a meeting may fail to disclose their conflict of interest and be in breach of the Act.

7. PRESENTATIONS / DEPUTATIONS

The Council has made provision in the business of the Special Meeting of the Council for the making of presentations or deputations to Council in relation to matters presented on the agenda for Council consideration.

Presentations or deputations are required to be conducted in accordance with the requirements contained within the **Presentation/Deputations Protocols and Procedural Guidelines**.

Persons wishing to make a presentation or deputation to the Council on a matter included in the agenda shall inform Council by 1pm on the Friday prior to the meeting by contacting the Chief Executive Officer’s Office and registering their name and agenda item being spoken to.

At the meeting the Mayor will invite the persons wishing to make a presentation or delegation to address the Council on the agenda item.

The person making the presentation or deputation is to stand and address the Council on the item. No debate on the item is permitted between the person making the presentation or delegation and the Council.

A maximum of three minutes per presentation or delegation will be allocated. An extension of time may be granted at the discretion of the Mayor.

Councillors, through the Mayor, may ask the person making the presentation or delegation for clarification of matters presented.

The Mayor may direct that a member of the gallery ceases speaking if the above procedure is not followed.

List of Persons making Presentations/Deputations other than in relation to a planning item listed on the agenda:

Item No	Description	Name	Position
-	-	-	-

List of Persons making Presentations/Deputations to a planning item listed on the agenda:

Individuals seeking to make a presentation to the Council on a planning item listed on the agenda for consideration at the meeting will be heard by the Council immediately preceding consideration of the Council Officer’s report on the planning item.

Item No	Description	Name	Applicant/ Objector
-	-	-	-

8. BUSINESS

8.1 Moorabool Planning Scheme Amendment C81 - Bacchus Marsh District Urban Growth Framework

Introduction

File No.: 13/01/014
Author: Andrew Goodsell
General Manager: Satwinder Sandhu

Executive Summary

This report recommends that Council resolve to seek authorisation from the Minister of Planning under section 8A (3) of the *Planning and Environment Act 1987*, (the Act) to prepare and exhibit Amendment C81 to the Moorabool Planning Scheme.

The Amendment is required to implement the Bacchus Marsh District Urban Growth Framework 2017 (UGF), by updating the Municipal Strategic Statement in the Moorabool Planning Scheme.

The Amendment also necessarily deletes references to outdated strategies and implements relevant elements of the following strategies that have been adopted by Council, namely:

- Bacchus Marsh Integrated Transport Strategy, 2015;
- Moorabool Industrial Areas Strategy, 2015;
- Moorabool Shire Council Retail Strategy 2041, 2016; and
- Moorabool Shire Economic Development Strategy, 2015.

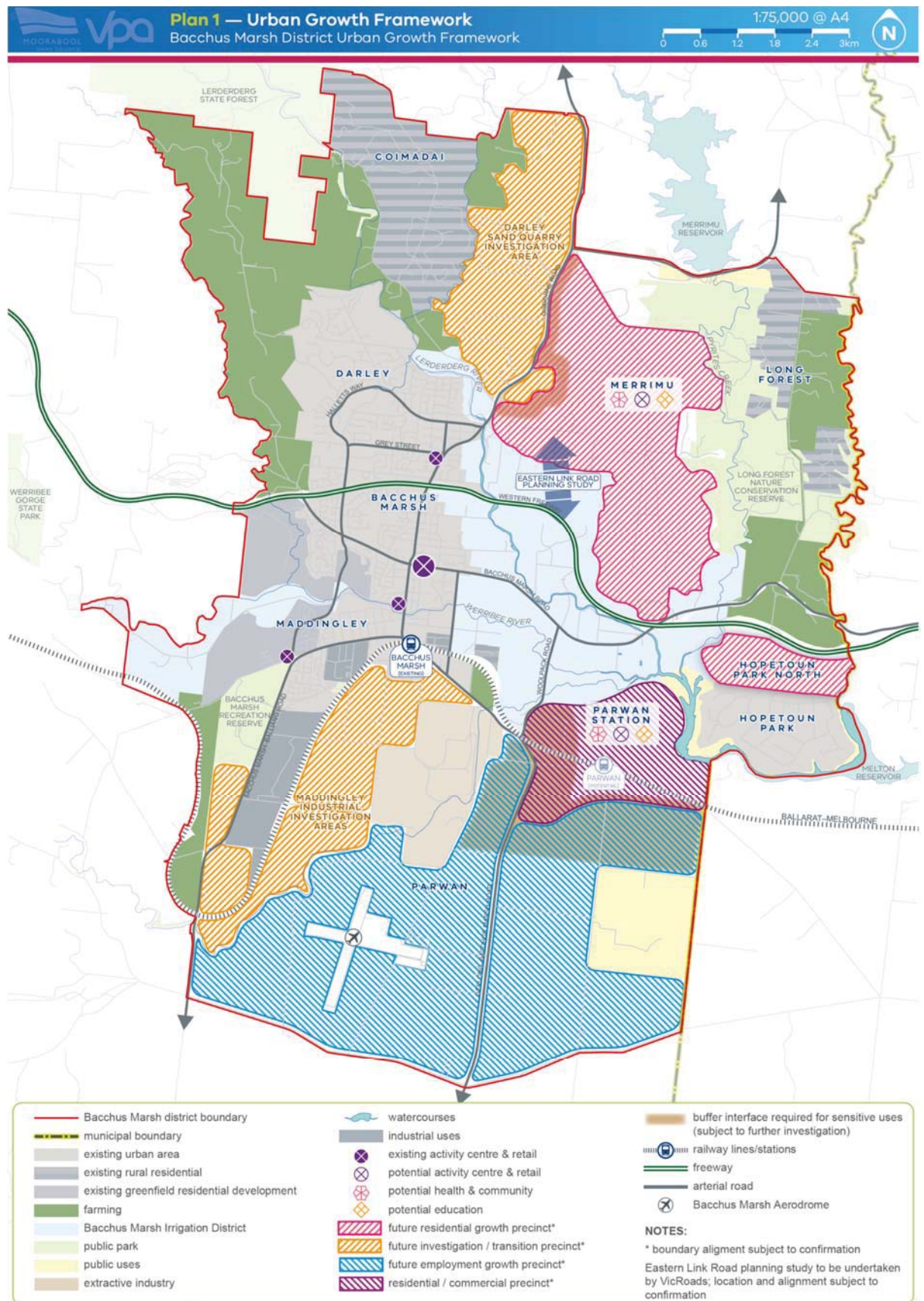
Proposed Amendment C81

C81 applies to approximately 140 square kilometres of land in the Bacchus Marsh district as depicted on the map in Figure 1, including the urban and rural areas of Bacchus Marsh, Darley and Maddingley, together with the rural fringe areas of Merrimu, Parwan, Hopetoun Park, Coimadaí (part), Long Forest (part), Pentland Hills (part) and Rowsley (part).

The Amendment makes the following changes to the Moorabool Planning Scheme ordinance:

- Amends Clause 21.01 'Municipal Context', by updating the text pertaining to Bacchus Marsh under the headings of 'Introduction', 'Municipal profile' and 'Key issues and influences'.
- Amends Clause 21.02 'Natural Environment', by updating the strategies relating to the objective of 'Non-urban landscapes'.
- Amends Clause 21.03, 'Settlement and Housing', to provide context and strategic direction for managing future urban growth in Bacchus Marsh.
- Amends Clause 21.04, 'Economic Development and Employment', by updating the Issues or overview, objectives and strategies pertaining to 'Agriculture and horticulture', 'Commercial', 'Industry' and 'Local employment'.

Figure 1 - The Bacchus Marsh Urban Growth Framework plan



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- Amends Clause 21.05, 'Development and Community Infrastructure', by updating the Issues or overview, objectives and strategies pertaining to 'Open space and recreation', 'Integrated transport' and 'Community facilities and infrastructure'.
- Amends Clause 21.07 'Bacchus Marsh', by inserting a new Bacchus Marsh Urban Growth Framework plan (see Figure 1), and updating the text to provide context and strategic direction for managing future urban growth.
- Amends Clause 21.11, by updating the list of reference documents to include the UGF and the above listed strategies.

Background

The UGF (see Attachment 8.1(b)) has been prepared in collaboration between Moorabool Shire Council and the Victorian Planning Authority (VPA) over the past 18 months.

The purpose of the UGF is to identify future residential growth precincts, new employment precincts and key infrastructure requirements, and to provide a work plan for future growth management, both within Bacchus Marsh but also the broader study area. Council does not presently have any growth management framework. It therefore has limited scope to leverage new infrastructure investment or give certainty as to future growth areas. Greater clarity on growth management is urgently needed, for the benefit of all stakeholders.

Context:

Much of the charm of Bacchus Marsh concerns its landscape character, its local facilities and physical separation from metropolitan Melbourne. Bacchus Marsh is, however, subject to growth pressures beyond Council control, linked closely with the physical proximity and integration of Bacchus Marsh into the metropolitan Melbourne housing market, rail network, job market and wider economy.

Much has changed over the last 20-30 years and this is evident in many ways – the expanding footprint of the town, the additional road traffic, the need for community facilities to meet community needs. Between 1981 and 1991 alone Bacchus Marsh increased in size from around 6,000 residents (6,269) to almost 10,000 residents (9,800). Today it is closer to 20,000 residents. Current growth projections indicate the population will more than double again by 2041.

The origins of the UGF begin in 2012, when Council formally recognised the need to address growth pressure challenges in Bacchus Marsh and the wider Shire. The origins of the UGF began with a Council resolution at its meeting on 4 July 2012 to prepare a Growth Strategy Initiative and set a framework for growth across the Shire. It was noted that Bacchus Marsh would be managed by a separate S86 growth committee to the remainder of the Shire, with a tailored strategic growth plan that recognised the unique issues that faced this town.

Concurrently, Council made submissions on the Central Highlands Regional Growth Plan (CHRG) as to the broader strategic future of settlements. Within the CHRG, Bacchus Marsh became identified as a regional growth centre. CHRG came into effect in May 2014. State Planning Policy changes along with Plan Melbourne (ultimately re-issued in 2016) also reconfirmed the strategic role of Bacchus Marsh as a regional growth centre. Moorabool 2041, as it became known, then became a central component of the Council Plan 2013-17.

Subsequent to briefing Councillors in early/mid 2014, Council in late 2014 commenced community engagement on how to address the challenges faced. Much of the community feedback highlighted the need to address traffic congestion but also a range of other issues from future planning of community infrastructure to better neighbourhood character controls for new housing development.

A full copy of the Amendment documents is included in Attachment 8.1(a).

During 2015 it became evident that an urban growth framework was required to more broadly assess growth management challenges and solutions. Council directly liaised with the then Metropolitan Planning Authority (MPA) to address how this work could be undertaken. A request was made to the Planning Minister in 2015 to prepare an amendment to the Planning Scheme and a scope of works was signed off by the Minister in December 2015. The Minister's support was based on preparation of an urban growth framework developed between the MPA (now VPA) and Council, supported by wide agency consultation and input. The scope of works reinforced the priorities of accommodating significant urban growth whilst protecting the Bacchus Marsh Irrigation District, coal and landfill operations in Maddingley, sand quarries to the north and the landscape context of Bacchus Marsh.

As this partnership has evolved, a number of studies have required funding. Council has secured funding from Streamlining for Growth, administered by the VPA has been directly used to facilitate a number of background studies for the UGF (buffer odour study, land capability study, environmental assessment, cultural heritage etc).

The growth area framework plan requirements set out in Clause 11.02-2 of the State Planning Policy Framework (SPPF) are addressed in the UGF now tabled.

Integration with other strategies:

A wide range of strategies and studies have been prepared to support the UGF, including but not limited to those shown in Table 1. A summary of key documents is provided in the *Growth Areas Framework Plan Background Investigations Report* (see Attachment 8.1(c)) which accompanies the UGF.

Table 1 - Studies and Strategies

Study/Strategy	Proposed Action	Relevance to UGF
Housing Bacchus Marsh to 2041 (2016)	Implement via Amendment C79	Addresses supply and demand for housing in existing zoned areas of Bacchus Marsh. Confirms range of growth scenarios. Provides guidance on neighbourhood character controls. Not linked to key infrastructure delivery but does link infill housing to access to existing services and activity centres (see Retail Strategy).
Moorabool Retail Strategy (2016)	Implement via MSS	Identifies retail hierarchy for Bacchus Marsh. Future activity centres delivered via PSPs will require an update of retail hierarchy but Main Street Bacchus Marsh will remain the major activity centre. The retail hierarchy is shown on the proposed UGF map.
Moorabool Industrial Areas Strategy (2015)	Identify via MSS. Address Parwan Employment Precinct in UGF.	Existing industrial estates will be further addressed in the MSS. However Parwan Employment Precinct will be formally recognised in the UGF, to be delivered via a PSP.
Moorabool Shire Economic Development Strategy (2015)	Implement via MSS. Address Parwan Employment Precinct in UGF.	Parwan Employment Precinct will be formally recognised in the UGF, to be delivered via a PSP. Separate actions also to facilitate investment in Bacchus Marsh Irrigation District.
Bacchus Marsh Integrated Transport Strategy (BMITS) (2015)	Implement via action plan in BMITS.	BMITS identifies Eastern Link Road as a priority action. Local actions to improve road network, pedestrian and bicycle routes also critical. UGF identifies these via State/Regional priorities (Eastern Link) or local priorities (cycleway, pedestrian links).
Recreation and Leisure Strategy 2015-2021	Implement via action plan.	Identified shortfalls in active recreational facilities noted in UGF with scope to re-examine in future PSPs.

Additional studies that have been commissioned and which directly inform the UGF include:

- Odour Buffer Study (Pacific Environment, 2017);
- Bacchus Marsh Environmental Assessment (Practical Ecology, 2016);
- Desktop Heritage Survey and Review of Avenue of Honour (Context, 2017); and
- Bacchus Marsh Agricultural Assessment (RMCG, 2017).

Key Issues for the UGF

Any growth framework providing a future vision and strategic direction for Bacchus Marsh is faced by a range of issues.

Eastern Link Road Project:

The Eastern Link Road is vital to the future of Bacchus Marsh. There is a strong need for the road to service existing residents and businesses. It is also needed by industries located outside the Bacchus Marsh District requiring road freight access to the Geelong Port, through the Bacchus Marsh District to agricultural areas further north. The delivery of this road is fundamental to the success of future growth, particularly the potential Parwan Employment Precinct that will rely on freight connections, as well as further development of the Bacchus Marsh town centre for which negative congestion impacts is already a concern. Developer contributions from new growth areas will need to be considered in delivering this road. Sequencing of new growth areas should be tied to planning for, funding and constructing the Eastern Link Road, in collaboration with VicRoads.

Two matters should be noted. Firstly, the UGF does not show indicatively (or in any other manner) the potential alignment for the Eastern Link Road. This is because the future alignment is unknown. In mid 2017, the State Government announced funding of \$2.8M to complete the necessary studies to determine an alignment. A working group, likely involving VicRoads, VPA and Council, will be formed in coming months to work through the best method of delivering this project. The community will have opportunity to be involved in this process.

Secondly, the existing planning scheme shows an alignment for the eastern link road and this has been the case for some 10 years. The Bacchus Marsh Integrated Transport Strategy (adopted 2015) also identifies the significance of the Eastern Link Road. The UGF ensures that a final alignment is prioritised further, endorsed by State and local government.

Parwan Employment Precinct (PEP):

The importance and potential of the PEP is recognised at the State level. Under CHRGP and Plan Melbourne, export based employment is to be promoted in regional economies. The Council Plan 2017-21 and CHRGP specifically reference Parwan for such a role due to location, available land, limited fragmentation and existing business investment as a significant opportunity for agribusiness. Precinct planning will be necessary to. The UGF recognises the potential of the PEP and prioritises the preparation of a precinct structure plan (PSP), to coordinate site planning and infrastructure, and deliver jobs and investment.

The *Parwan Agribusiness Analysis* (CBRE, 2015) was commissioned by Council to investigate the potential employment activities of Parwan, with a focus on agribusiness and related supply chain opportunities. The report assessed property market conditions from both a quantitative and qualitative perspective and recommended initiatives Council should consider to attract/capture businesses in the recommended sectors. The report forecast that 1,200 jobs could be supported in the employment precinct. This estimate is based on providing water and gas supply and transport connections.

The most probable specific uses and businesses, that would prevail under current market conditions (subject to the below servicing and infrastructure issues being resolved) and would meet highest and best use criteria, are meat processing; feedlot/sale yards; mushroom; poultry; hydroponics along with associated co-located industries.

There are constraints in attracting business to the area, being the provision of services, specifically natural gas and providing adequate road access. These are considered critical factors, along with the requirement for adequate quantity and quality of water for higher value agricultural production.

In preparing the UGF, Council, supported by the VPA and RDV, has commissioned a buffer odour study, a detailed business case, planning study and an origin-destination heavy vehicle survey. Council is also working collaboratively with Western Water on re-use options for wastewater out of the Parwan Treatment Plant. From this work, it is expected in the next 6-12 months, that Council will have a set of priority land uses, clarity on required infrastructure investment and clarity on the role of each stakeholder.

The UGF cannot provide direct answers to all relevant questions in delivering the PEP, but it is identified as a State/regional project and there is now considerable momentum in fast tracking the initiative. Much of the work required to inform a future PSP is now well progressed.

New Residential Growth Precincts:

The UGF identifies new residential growth being delivered in Merrimu, Parwan Station and Hopetoun Park North over the lifetime of the UGF, that is, a timeline towards and beyond 2041. Key issues raised in relation to residential growth precincts are discussed below.

Will land be rezoned now under the UGF?

No. None of these precincts will be rezoned under the UGF. Any rezoning will be proponent, not Council or VPA led and be subject to a separate amendment process.

Each precinct, to be delivered, will require considerable on-ground detailed planning and further analysis to finalise exact boundaries, transport networks, open space, densities of development and community infrastructure.

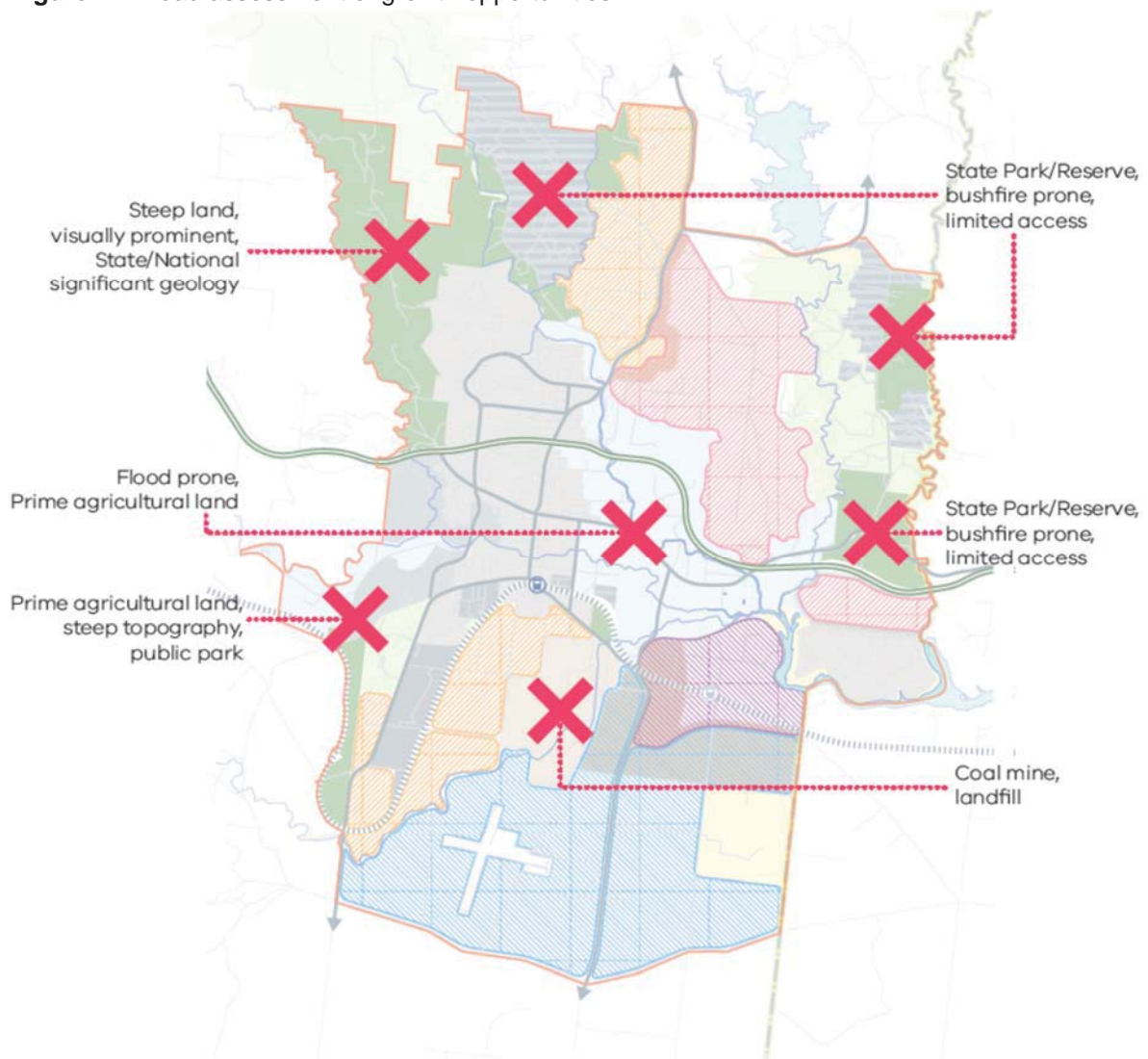
Why these areas?

The reasons for Merrimu, Parwan Station and Hopetoun Park North being identified in the UGF are explained as follows:

- None of the precincts encroach on the Bacchus Marsh Irrigation District.
- In a landscape context, none will involve development on escarpments or steeper land, such as has been the case with development to the west of Halletts Way, Darley or the identified later stages of Stonehill.

- Each precinct is free of the constraints impacting other areas (see Figure 2). These constraints include steep topography, buffers to existing business or industry, floodplains or significant bushfire hazard. Some areas such as Long Forest are deemed too environmentally sensitive and already to be serving a defacto role in rural or environmental living.
- Absence of land fragmentation. Much of Merrimu and Parwan Station precincts are held by relatively few owners. This is also the case at Hopetoun Park north. It makes future master-planning easier to coordinate.
- Appropriate scale. Each precinct allows for managed growth consistent with CHRGP and Plan Melbourne.
- Leveraged infrastructure or significant community gains can be accrued.
 - Merrimu and Parwan Station are the two distinct end points for the future Eastern Link Road connecting Gisborne Road corridor (the north) with Geelong Bacchus Marsh Road corridor (the south). This means there is scope for funding needed road infrastructure, integrated with new urban growth.
 - Development at Parwan Station provides opportunity for (a) a stronger business case on a new train station; and (b) commercial opportunities linked to Parwan Employment Precinct to the near south.
 - For Hopetoun Park the benefit is the provision of community facilities, likely in the form of a local activity centre (convenience shopping for local residents), more recreational facilities and the establishment of a more integrated settlement that transcends beyond solely housing.

Figure 2 - Broad assessment of growth opportunities



What density will my land be developed to?

Questions of density will be addressed in the next phase of work – the PSPs and development plans (DPs). This could be likely in the medium term (>5 years) and in many cases beyond this timeline. The actual densities required will need to respond to a range of factors – visibility from key reference points (such as public roads), local environmental issues, the need for housing diversity choices and individual landowner decisions. It is highly unlikely that any precinct will have uniform densities.

How does the UGF identification of new release areas match with the adopted housing strategy?

Each deals with different issues. The housing strategy is primarily concerned with housing delivery within the existing residential settlement of Bacchus Marsh. Its focus is on neighbourhood character controls, where infill housing is appropriate and a wide range of local housing challenges.

Modelling with the housing strategy identifies that under some scenarios there is sufficient land for housing demand to 2041, via Stonehill, Underbank and limited infill and re-subdivision of lots in Bacchus Marsh. However, growth rates have been closer to the upper growth band for some time, suggesting shortages arising around 2030-2035. Historically rates have been higher again – such as between 1981-1991. The integration of Bacchus Marsh into the metropolitan housing market and greater affordability (see Mesh, 2016) will drive ongoing and significant growth in the years to come.

State Policy requires Council to provide 15 years of zoned land for residential growth. Given the duration of time required to complete growth frameworks, undertake precinct masterplans and deliver new housing (Underbank took around 10 years from when first referenced for future growth in the planning scheme to the first subdivision), identifying new housing precincts as medium term priorities (>5 years) is appropriate – especially if linked to key infrastructure delivery.

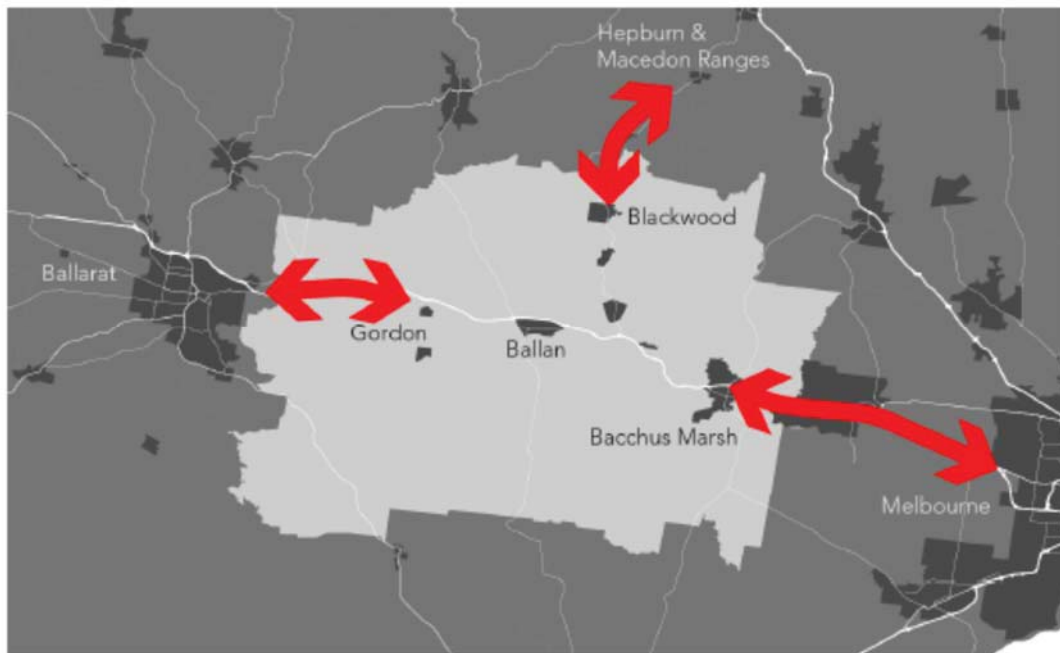
Consistency with other adopted strategies?

More broadly, the UGF in identifying new growth fronts to manage the growth projected to occur in any event, is consistent with a number of adopted strategies and background work delivered across the last 3-4 years. This began with the Economic Development Strategy (adopted 2015), continuing through the Small Towns and Settlement Strategy (2016).

By this, it is meant that the growth management issues faced in Bacchus Marsh are unique to the east of the Shire (and its relationships with metropolitan Melbourne) with growth in Ballan and smaller settlements more connected to peri-urban living, serving rural districts and proximity to the City of Ballarat.

In this context, the UGF represents a clear articulation of earlier adopted strategic work as well as the discussions and workshops held with the community across the last 3 years. It has little or no strategic impact on other work Council is delivering in small towns.

Figure 3 - Dominant economic and community connections (Geografia, 2014)






Is there supporting infrastructure?

All identified areas for future urban growth either have sufficient existing infrastructure or can be upgraded as part of future growth planning (PSPs DPs).

Table 2 - Service Infrastructure (source: Moorabool Shire Council)

	Bacchus Marsh	Hopetoun Park	Parwan	Merrimu	Long Forest
Sewer	SNE	SNE	SNE	LNE	NN
Water	SNE	SNE	LNE	LNE	LNE
Natural Gas (with city gate access)	SNE	SNE	NN	NN	NN
Telephone/ Internet	SNE	SNE	SNE	SNE	SNE
Electricity	SNE	SNE	SNE	SNE	SNE

Significant Network established (SNE) 
 Limited Network established (LNE) 
 No Network (NN) 

The issue posed by residents in Merrimu as to whether they would gain access to gas and other utilities is addressed in future work.

Rail Network Upgrades:

The district is currently serviced by one train station in Bacchus Marsh on the Melbourne–Ballarat railway line. The primary movement from Bacchus Marsh is to Melbourne City, travelling on a single track to the lines at Melton (duplication of lines is currently under construction from Melton to Deer Park). The line is currently serviced by VLine trains.

Growing patronage has led to plans for a second platform at Bacchus Marsh. In time, it is anticipated that the existing stabling at Bacchus Marsh will be relocated to Rowsley. Increased population and subsequent increased patronage, particularly within the potential Parwan Station Residential Precinct, could create demand for a future second station at Parwan. This second station would aim to service the overall district. Long-term plans could include track duplication. Future development around Bacchus Marsh Train Station needs to allow for good walking and cycling connections and ensure easy accessibility for bus services. This would reduce the need for increased park and ride facilities. Council has actively working with adjoining councils to advocate for significant rail upgrades via Ballarat Rail Advocacy Committee (BRAC).

Moorabool Shire Council made a submission to the Regional Network Development Plan which recommended the following for points relevant to the UGF:

- A new station is required at Rowsley with a future possible station at Parwan;
- Second platform faces are required at Bacchus Marsh (in association with a new passing loop); and
- These improvements have been discussed with Public Transport Victoria during August 2016 which resulted in the following agreements for the UGF:
 - Identify a potential future station at Parwan; and
 - Identify potential future stabling at Rowsley.

The UGF with its identified future station at Parwan integrated with a new PSP and delivery of the Eastern Link Road is in alignment with Council's adopted strategic position.

Management of Environment/Landscape:

The physical context of Bacchus Marsh is rich, diverse and complex. The landscape is visually aesthetic with dramatic topography, remarkable view-lines and fertile flood plains. The landscape and vegetation that defines Bacchus Marsh today has been formed over millions of years of natural activity, including glaciers, volcanoes, fire and floods. And more recently humans, the Wurundjeri and Wathaurong people for several thousands of years and Europeans since the 1830s.

The area is defined by hillsides and escarpments. Djerriwarrh Creek and Anthony's Cutting (former Western Highway) provides a distinct gorge setting for the boundary between the City of Melton to the east and the Central Highlands region.

It is well recognised that the Bacchus Marsh District includes areas of significant biodiversity value.

Figure 4 - Volcanic Plains Grassland Flora (source: Moorabool Shire Council)



Long Forest Nature Conservation Reserve to the north east of Bacchus Marsh protects a range of vegetation communities of State botanical significance and a number of flora and fauna species regarded as threatened in Victoria. The Reserve is the only known habitat for a recently discovered threatened ant species, *Myrmecia* sp.17 and the only Victorian location for *Myrmecia forceps*. The Reserve also includes the southernmost occurrence of Bull Mallee (*Eucalyptus behriana*) in Victoria (Parks Victoria, 2003).

Despite the extensive land modification within Bacchus Marsh Valley for irrigated farming enterprises, River Red Gums are still found in quantity along the Werribee and Lerderderg Rivers (THA Landscape Architects, 2007).

Victorian Volcanic Plain grassland is common throughout the study area, especially in the Parwan and Balliang areas. These ecosystems support a wide range of flora and fauna of national value and require State and Commonwealth referral for clearing. The grassland characteristics of Parwan and Balliang is the result of the basalt formed by lava flows and then land management (including fire) undertaken by the Wauthurong tribe (Petersen and Catrice, 1995, 15).

Figure 5 - Escarpments are a significant landscape feature near Hopetoun Park



Four key issues arise in managing this landscape, amidst identifying new urban growth precincts, as follows:

1. The study area is crossed by multiple waterways which contain important habitat and evidence of Aboriginal cultural heritage. It is important that Council further develop open space frameworks and trails networks that balance access and connectivity with effective management of these links. The UGF proposes a range of solutions to address this issue.
2. There are important landscapes and habitats including Long Forest Flora and Fauna Reserve and Lerderderg State Park. These need to be sensitively managed with respect to future urban growth, especially given the opportunity to better connect these natural assets with the waterways and reserves described in 1 above.
3. Any urban growth needs to better manage setbacks to escarpments, to protect the Valley and sense of Bacchus Marsh as a distinct rural city physically and environmentally distinct from metropolitan Melbourne. Clear guiding principles in all identified urban growth precincts will enable this to occur.
4. Some residents in discussions have expressed concern that urban growth will have significant effects on the environment. These concerns can only be addressed in the more detailed planning phase as precincts are further examined and masterplans are prepared. It should also be noted that many existing areas near sensitive landscapes have few if any protections under the planning scheme. Existing controls will enable a range of impacts on this landscape which should be revisited via future masterplanning (e.g. Merrimu has scope for some 600 more lots under existing controls).

Protecting Resources of State Significance – Irrigated Agriculture, Sand, Brown Coal/Landfill:

There are a number of State-significant natural resources and export-based industries making significant employment and economic contributions to Bacchus Marsh. These include:

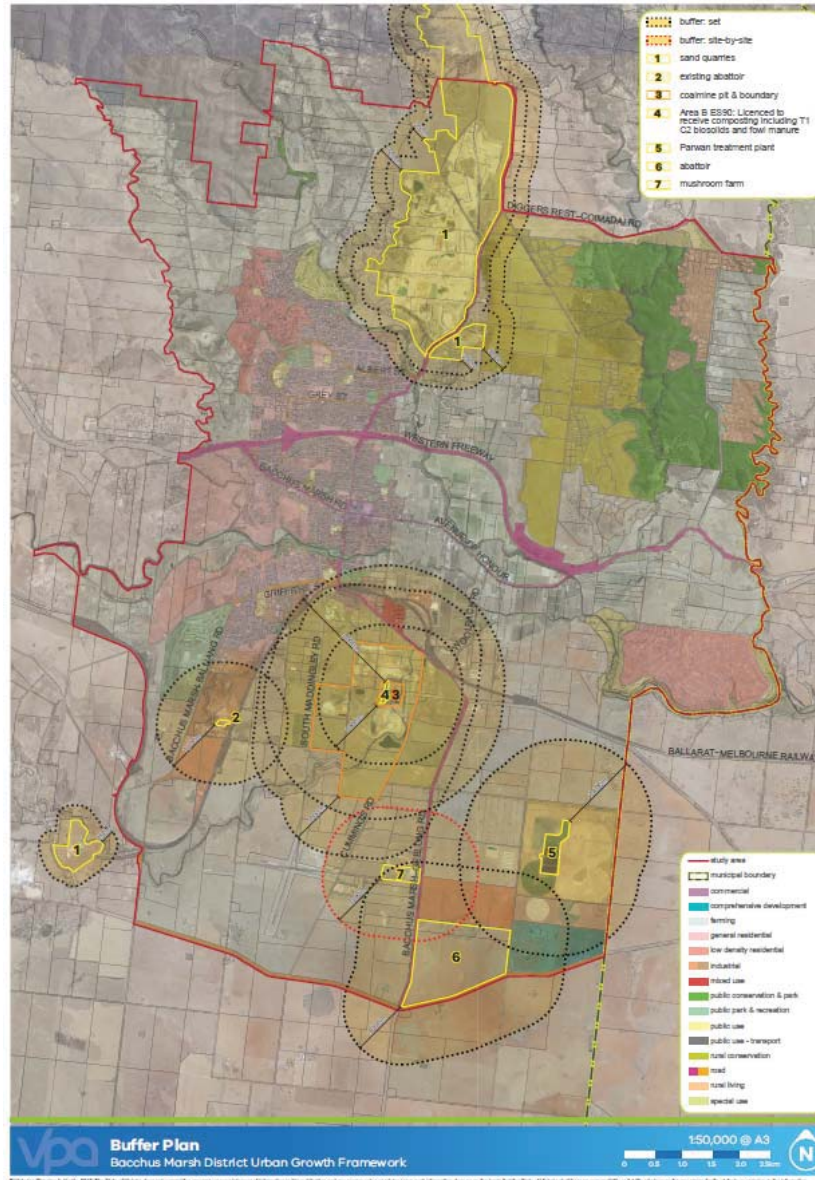
- Bacchus Marsh Irrigation District (BMID) – State-significant agricultural district, serviced by an irrigation system administered by Southern Rural Water. The BMID contributes to most of Bacchus Marsh's agricultural production, thanks to its fertile alluvial soils and location in the Bacchus Marsh Valley. Produce from the BMID is transported across the State, interstate and internationally. Its location along the Avenue of Honour and at the gateway to Bacchus Marsh also makes it suited for tourism opportunities. Future output must be safeguard – most crucially through securing water supply and infrastructure.
- Darley sand quarries – a significant sand resource for Melbourne's western growth front and construction industry.
- Coal resources - Maddingley Brown Coal operation comprises a coal mine and land fill that serves both resource extraction and refuse: coal is extracted and pits are subsequently filled with inert construction waste. Coal is recognised as a State resource, however, Maddingley's brown coal is a lesser grade than Latrobe Valley, suiting it to industrial fuel uses rather than power generation.

- The Maddingley landfill is State significant for its role in receiving solid industrial waste from Melbourne. The landfill also plays an important role in receiving shredder flock – recovered materials from cars and whitegoods. Additionally, material recovery operations produce composting, where extracted brown coal is mixed with green waste refuse.
- Bacchus Marsh Avenue of Honour – Comprising a memorial to fallen soldiers and mature avenue of trees.

While these businesses provide a huge opportunity for the town and shire more broadly, there are off-site impacts that need to be managed. The UGF seeks to provide investor certainty for these businesses while providing sufficient separation distances to residential areas to avoid the impacts of noise, odour and dust. The UGF identifies the need for a buffer interface between the Maddingley Coalmine/landfill and sensitive uses, as shown in Figure 1. This will be reviewed by Council, particularly for opportunities to reduce the land needed as a buffer by improving onsite management practices.

Delivering the eastern link road project will need to have careful regard how to minimise disturbance of BMID. Ongoing support for existing business to grow and invest with the agribusiness sector is also a key action in the UGF.

Figure 6 - Buffer requirements to protect key businesses



Community Infrastructure:

Key community facilities in Bacchus Marsh largely consist of health centres, schools and recreational centres. Demand for community facilities is expected to increase, driven by an ageing population, in-migration of young families and the need for healthier lifestyles. Community facilities are most effective and accessible when co-located with activity centres, and should be distributed across these activity centres according to population catchments.

Existing urban area community needs:

- Primary school provision – analysis suggests a fourth government primary school is required in the short term and a fifth may be necessary in the longer term. The locations of these will be led by consideration of 400 m and 800 m walkable catchments. To secure these sites. Council will need to share information and collaborate with the Department of Education and Training.

- Bacchus Marsh currently lacks a large enough function centre to address the needs of the community, and in particular larger educational institutions.

Future community facilities needed:

- Bacchus Marsh is identified in a range of strategic documents as an educational hub. Increasing educational outcomes through targeted investment in facilities is a key goal.
- With the growth in younger families in Bacchus Marsh, primary schools are a high priority.
- Secondary schools (Bacchus Marsh College and Bacchus Marsh Grammar) – future planning of these precincts will be necessary to ensure that there is more effective access, scope for new parking, and better pedestrian and cycle access, as well as provision for future facilities.
- Health – the State Government will need to investigate regional health service provision at Bacchus Marsh and Melton Regional Hospital as the major regional health service in the area. Council should also work closely with Djerriwarrh Health Services, an existing health services hub, on how it can evolve, deliver further allied services, and be reinforced as a major employer and health provider.

Open spaces facilitate the vital community activities of rest and leisure. The Bacchus Marsh open space network comprises a mix of active and passive recreational opportunities set within a unique landscape. Active recreation areas are planned in accordance with demographic needs and sport participation trends. Co-locating them with school facilities and shared sporting clubs allows for efficient use and management.

Informal recreation areas include parks and gardens through to walking and cycling trails along waterway corridors. The extensive areas of natural open space in and around Bacchus Marsh, and particularly Lerderderg State Park and Long Forest State Park, provide excellent opportunity for residents to engage in unstructured recreation. Methods to connect and improve access to these environmental resources and existing community assets is an ongoing strategic challenge. One such opportunity is to transform the now-redundant open irrigation channel through the existing urban area into a walking trail.

Expected recreational gaps identified for 2041:

- Cricket ovals – four needed;
- AFL football ovals – five needed;
- Soccer fields – four needed (including a district-level facility);
- Netball courts – five needed;
- Basketball courts – seven needed; and
- Minor sports, e.g. table tennis, futsal and badminton.

An indoor aquatic facility becomes a potential priority when the catchment population exceeds 50,000. This will be towards the end of the UGF timeline (ie 2041).

Figure 7 - College Precinct, Bacchus Marsh College to the right of roundabout and Bacchus Marsh Grammar on the hill to the south. The Grammar School operates at a regional level in terms of student catchment.



Figure 8 - Bacchus Marsh Racecourse Reserve



State Planning Policy Framework

The Amendment supports the following elements of the State Planning Policy Framework: (N.B. for a more detailed assessment, refer to the Explanatory Report in Attachment 8.1(a)).

- Clause 11: Settlement:

The Amendment:

- Anticipates and responds to the needs of existing and future communities through the provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure;
- Promotes the sustainable growth and development of the peri-urban town of Bacchus Marsh, which is identified in Plan Melbourne and the CHRGF as a regional centre in a suitable location to accommodate growth; having good access to Melbourne and Ballarat;
- Plans for anticipated population growth, by supporting the development of Bacchus Marsh as a key service centre and providing adequate land and infrastructure in appropriate locations to support growth;
- Locates urban growth close to transport corridors (Ballarat-Melbourne railway line, Western Freeway and future Eastern Link Road) and services and provide efficient and effective infrastructure to create benefits for sustainability while protecting primary production, major sources of raw materials and valued environmental areas;
- Identifies a network of activity centres for Bacchus Marsh, under Clause 21.04-3;
- Strengthens the region's economy so that it is more diversified and resilient; by supporting greater economic self-sufficiency; facilitating economic development opportunities based on the emerging and existing strengths of the Bacchus Marsh district; supporting growth through the development of employment opportunities in the Bacchus Marsh district;
- Capitalises on the region's close links with other regions and cities; by facilitating integrated planning for freight and passenger transport with land use directions and growth opportunities; and supporting ongoing improvements to transport infrastructure to enhance access to Melbourne, Ballarat, Geelong and Bendigo;
- Creates sustainable and vibrant communities supported by enhanced access to key services;
- Makes the region more self-reliant and sustainable, by supporting the productive use of energy, water, waste materials, agricultural and natural resource assets; and supporting the provision of local jobs and services;
- Integrates planning for growth with the provision of infrastructure;
- Supports long-term agricultural productivity, by supporting change and transition to maintain the viability and productivity of agricultural land; and
- Recognises the importance of cultural heritage and landscapes as economic and community assets, by providing clear urban boundaries and maintaining distinctive breaks and open rural landscapes between settlements; and maintaining a clear settlement break between metropolitan Melbourne and the Central Highlands.

- Clause 12.04-2: Environmental and Landscape Values - Significant environments and landscapes – Landscapes:

The Amendment protects landscapes and significant open spaces that contribute to character, identity and sustainable environments.

- Clause 13.04-2: Environmental Risks – Noise and air – Air quality:

The Amendment assists the protection and improvement of air quality.

- Clause 14.01-1: Natural Resource Management – Agriculture - Protection of agricultural land:

The Amendment protects productive farmland which is of strategic significance in the regional context.

- Clause 17.01-1: Economic Development – Commercial – Business:

The Amendment identifies potential activity centres within future residential growth precincts, thereby encouraging commercial development which meets the communities' needs for retail, entertainment, office and other commercial services and provides net community benefit.

- Clause 18.01-1: Transport – Integrated transport - Land use and transport planning:

The Amendment facilitates a safe and sustainable transport system.

- Clause 19.02: Infrastructure – Community infrastructure:

The Amendment:

- Assists the integration of health facilities; and
- Assists the integration of education facilities.

- Clause 19.03-1: Infrastructure – Development infrastructure - Development contribution plans:

The Amendment facilitates the timely provision of planned infrastructure to future growth precincts.

Local Planning Policy Framework

The Amendment supports the following elements of the Local Planning Policy Framework: (N.B. for a more detailed assessment, refer to the Explanatory Report in Attachment 8.1(a)).

- Clause 21.03: Settlement and Housing:

The Amendment:

- Promotes an accelerated rate of population and local employment growth to support the provision of improved social and physical infrastructure in the Shire. It also plans and manages sustainable urban growth that is concentrated in and around the Shire's largest town, Bacchus Marsh;
 - Facilitates high quality living environments which balance the provision of residential development opportunities with the protection of productive agricultural land and environmental assets; and
 - Ensures that new development in growth precincts respects the existing character, landscape setting and amenity of the local area.
- Clause 21.03-4: Settlement and Housing – Landscape and neighbourhood character:

The Amendment ensures that new development in growth precincts respects the existing character, landscape setting and amenity of the local area.

- Clause 21.04: Economic Development and Employment:

The Amendment:

- Protects good quality agricultural land and supports the productivity and sustainability of existing and future agricultural and horticultural activities;
 - Reinforces Bacchus Marsh's role as a regional centre for employment, shopping, tourism, industry, business, and cultural services;
 - Provides for a range of industrial development and activities in proximity to transport networks and existing infrastructure, and avoids off-site impacts on residential amenity, environmental quality, or agricultural values; and
 - Supports the development and facilitation of increased local employment opportunities in order to strengthen the local economy.
- Clause 21.05: Development and Community Infrastructure:

The Amendment facilitates the provision of:

- High quality, equitable and integrated open space and recreation facilities in the Bacchus Marsh district;
 - A high quality road and transport network within the Bacchus Marsh district; and
 - Appropriate levels of social infrastructure to Moorabool Shire.
- Clause 21.07: Bacchus Marsh:

The Amendment:

- Promotes coordinated, master-planned development of identified areas in and around Bacchus Marsh, by inserting a new Bacchus Marsh Urban Growth Framework Plan, and ensuring that future development will be guided by precinct structure plans or development plans; and
- Facilitates improved urban design throughout Bacchus Marsh.

Consultation

The UGF is underpinned by significant and ongoing consultation. Between November 2014 and January 2015 Council undertook extensive consultation with its local community, state agencies and representatives of the development industry (project managers, bank lenders, real estate agents). Engagement concerned a series of questions about the best and least favoured aspects of living in Bacchus Marsh and how it should be further managed with significant population growth projected into the next 20-25 years.

Targeted surveys/questionnaires were sent out at the Bacchus Marsh Train Station, Strawberry and Cherry Festival, local schools (primary and secondary colleges). In addition, two community consultation sessions were conducted. Surveys were conducted with land owners, financial institutions, real estate agents and building designers/architects.

Figure 9 - Consultation Outcomes (source: Moorabool Shire Council)



From this work a consolidated report was prepared and placed on-line for one month. No critical feedback was received. Within that work was a summary of findings and vision statements prepared for the UGF.

Thereafter, a range of strategies have been prepared and consulted upon – including the retail strategy, industrial strategy, housing strategy, integrated transport strategy.

In early 2017, Council supported by the VPA, held five engagement sessions on the UGF. Three sessions were for landowners in identified potential investigation areas while two sessions were for the broader community. Session dates are listed below:

- 14 February 2017 from 4.00pm -8.00pm (landowners);
- 21 February 2017 from 6.00pm - 8.00pm (landowners);
- 28 February 2017 from 4.00pm – 8.00pm (landowners);
- 7 March 2017 from 4.00pm-8.00pm (community); and
- 14 March 2017 from 4.00pm – 8.00pm (community).

In total, over 150 residents attended the five sessions and forty two submissions were received.

In response to the information sessions and submissions a number of site inspections were carried out involving Council officers and landowners. Feedback received is summarised in the report 2 (technical findings report). Substantially, it was recognised that growth pressures exist and must be managed respectfully in terms of protecting significant landscapes, environmental values and sense of place.

Owners of larger land holdings within identified potential growth areas were supportive of ongoing consultation and growth investigation, especially the identified residential growth areas.

Identified issues included managing habitat and landscape values, ensuring appropriate diversity of lot sizes and transition from existing defacto low density residential settlement to urban growth as conventionally understood.

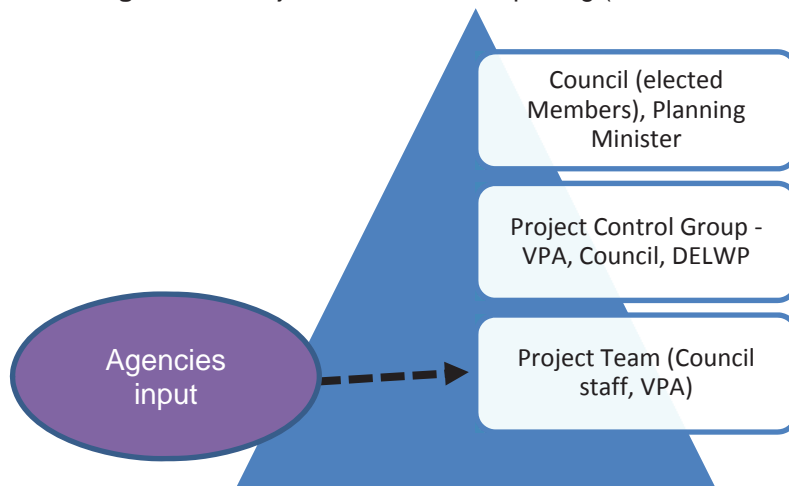
Road network planning and the alignment of the future Eastern Link Road connecting Gisborne Road with Geelong-Bacchus Marsh Road were core issues requiring a timeline for resolution, noting the planning scheme has flagged this road project for the past 10 years.

In preparing the UGF, agency engagement has been ongoing since 2016, guided in large part by the VPA. Engagement has taken several forms:

- Project Governance – VPA, DELWP and Council staff have regularly met to steer the UGF
- Workshops;
- One-on-one meetings; and
- Input on specific projects.

With respect to governance, Council, VPA and DELWP planners (Ballarat Office) have regularly met since 2016 to discuss the UGF, timelines, challenges and opportunities.

Figure 10 - Project Governance Reporting (source: Moorabool Shire Council)



Across 2016 and 2017 the VPA have conducted workshops with agencies ranging from VicRoads to Parks Victoria, EPA, Southern Rural Water, Western Water and DELWP. Agencies across sectors such as regional development and heritage as well as organisations with a wider catchment role (Melbourne Water) have also been engaged with. A full list of agencies consulted is provided in the attached documentation.

In addition, a series of one-on-one meetings were conducted with key agencies where identified needs (key themes – such as education, transport or water management) have emerged. Department of Education and Training (DET) have been extensively consulted on the matter of a new primary school in Maddingley.

Several meetings have been held with VicRoads and Heritage Victoria about the Eastern Link Road project and how this may best be delivered. Southern Rural Water and Western Water along with Melbourne Water are critical in the irrigation and water cycle management area – critical issues from a land use, agricultural and environmental perspective.

Agency input has also been sought on specific studies. EPA have been involved in the brief preparation and review of results on the odour modelling. VicRoads have had direct input into the original-destination modelling (ongoing) for Bacchus Marsh. VicRoads were also actively involved (and funded) the Bacchus Marsh Integrated Transport Study (adopted 2015).

This level of engagement provides significant support for the UGF and the actions and priorities identified. Further consultation will occur through the draft amendment and UGF exhibition process.

Amendment C81 will be formally exhibited for public comment, as required by the *Planning and Environment Act 1987*. This will allow the community substantial opportunity to be consulted and have their input, including the ability to make formal submissions to the amendment, and to have their submissions considered by Council and an independent Planning Panel. As the UGF affects many landowners across the Bacchus Marsh district, communications and community engagement will need to be well planned. It is proposed to develop a detailed communications and engagement plan to support the exhibition of the planning scheme amendment.

For efficiency, it is proposed to exhibit Amendment C81 (UGF) concurrently with the recently authorised Amendment C79 which implements the findings of the *Bacchus Marsh Housing Strategy (Housing Bacchus Marsh to 2041, 2016)*. This will result in significant administrative savings, with both amendments exhibited via one mail out to residents within the Bacchus Marsh district. It will also enable submissions to both amendments to be considered by a single Planning Panel. Planning Panels Victoria and Department of Environment, Land, Water and Planning (DELWP) support this process as a more integrated solution to these significant strategic initiatives.

A Communication and Consultation Strategy (Attachment 8.1(e)) has been developed to outline the proposed engagement and communication activities that will be held in the coming months.

Policy Implications

The 2017 - 2021 Council Plan provides as follows:

Strategic Objective 2: Minimising Environmental Impact
Context 2A: Built Environment

Strategic Objective 3: Stimulating Economic Development
Context 3A: Land Use Planning

Strategic Objective 3: Stimulating Economic Development
Context 3B: Investment and Employment

The proposal is consistent with the 2017-2021 Council Plan.

Financial Implications

Seeking authorisation of Amendment C81 (UGF) has financial implications. Pending authorisation of Amendment C81 Council will need to mail documentation to some 7,000 households in Bacchus Marsh and a further 1800 (approx.) within the wider study area.

Community consultation will likely involve a series of drop in sessions using Council facilities (likely the Library in Main Street).

Reviewing submissions, likely to be a number, will involve internal resources.

A Panel process would be envisaged, assessing both Amendment C81 (UGF) and Amendment C79 (Housing Strategy). This could cost in the range of \$60-70,000. Any attendance and support by VPA would likely be separate to the above, and not funded by Council. These costs are built into the Council amendment budget and internal resourcing.

Risk and Occupational Health and Safety Issues

The UGF, by identifying strategic opportunities and a framework for growth, will improve Council capacity to capture value (developer contributions, needed infrastructure) and scope to align agency roles in infrastructure and service delivery over the next 20-25 years.

Victorian Charter of Human Rights and Responsibilities Act 2006

In developing this report to Council, the officer considered whether the subject matter raised any human rights issues. In particular, whether the scope of any human right established by the Victorian Charter of Human Rights and Responsibilities is in any way limited, restricted or interfered with by the recommendations contained in the report. It is considered that the subject matter does not raise any human rights issues.

Officer's Declaration of Conflict of Interests

Under section 80C of the Local Government Act 1989 (as amended), officers providing advice to Council must disclose any interests, including the type of interest.

General Manager – Satwinder Sandhu

In providing this advice to Council as the General Manager, I have no interests to disclose in this report.

Author – Andrew Goodsell

In providing this advice to Council as the Author, I have no interests to disclose in this report.

Conclusion

The UGF is a comprehensive strategic planning initiative. Given that growth management is a regional issue, the UGF represents a move by Council supported by State Government to link infrastructure with growth and create a framework which focuses on jobs (Parwan), new urban growth and infrastructure (Eastern Link Road, Parwan Station).

It will take a number of years to work through the actions contained in the UGF. There are state/regional issues as well as local ones to consider.

Inevitably some residents will wish to know all the details of how growth will occur and how this will impact them. As a high level document, the UGF can only provide principles and direction. Much more work is required to determine the exact details of how growth will be delivered. Nonetheless, the UGF delivers on the Council resolution in 2012 to direct and manage growth in Bacchus Marsh under M2041.

Public exhibition of Amendment C81 will ensure all interested parties have a formal chance to make submissions on the UGF. Attachment 8.1(d) provides a map of the processes involved in preparing a planning scheme amendment.

Recommendation:

That Council resolves to:

- 1. Authorise the General Manager of Growth & Development to finalise the planning scheme amendment documents, in consultation with the Department of Environment Land Water and Planning and the VPA as required.**
- 2. Request authorisation from the Minister for Planning, to prepare and exhibit Moorabool Planning Scheme Amendment C81 (Attachment 8.1(a)), in accordance with Section 8A (2) of the Planning and Environment Act 1987, which will (amongst other matters):**
 - Amend Clause 21.01 ‘Municipal Context’, by updating the text pertaining to Bacchus Marsh under the headings of ‘Introduction’, ‘Municipal profile’ and ‘Key issues and influences’.**
 - Amend Clause 21.02 ‘Natural Environment’, by updating the strategies relating to the objective of ‘Non-urban landscapes’.**
 - Amend Clause 21.03, ‘Settlement and Housing’, to provide context and strategic direction for managing future urban growth in Bacchus Marsh.**

- Amend Clause 21.04, 'Economic Development and Employment', by updating the Issues or overview, objectives and strategies pertaining to 'Agriculture and horticulture', 'Commercial', 'Industry' and 'Local employment'.
 - Amend Clause 21.05, 'Development and Community Infrastructure', by updating the Issues or overview, objectives and strategies pertaining to 'Open space and recreation', 'Integrated transport' and 'Community facilities and infrastructure'.
 - Amend Clause 21.07 'Bacchus Marsh', by inserting a new Bacchus Marsh Urban Growth Framework plan (see Figure 1), and updating the text to provide context and strategic direction for managing future urban growth.
 - Amend Clause 21.11, by updating the list of reference documents to include the UGF and the above listed strategies.
3. Exhibit Amendment C81 along with the Bacchus Marsh District Urban Growth Framework documents for a period of not less than six (6) weeks, in accordance with the *Planning and Environment Act 1987*, subject to receiving authorisation from the Minister for Planning.
 4. Ensure that the exhibition period and Planning Panel are scheduled according to the VPA's availability.
 5. Undertake consultation in accordance with the Communication and Consultation Strategy attached to this report (Attachment 8.1(e)).

Report Authorisation:**Authorised by:****Name:**

Satwinder Sandhu

Title:

General Manager Growth and Development

Date:

4 September, 2017



Attachment - Item 8.1(a)

Report 3 of 3

Draft Planning Scheme Amendment Documents Bacchus Marsh District Urban Growth Framework August 2017

The Bacchus Marsh Urban Growth Framework will be implemented via Amendment C81 to the Moorabool Planning Scheme.

This report contains the draft planning scheme amendment documents which will form the basis of a request to the Minister for Planning, for authorisation to prepare and exhibit planning scheme Amendment C81.

The draft planning scheme amendment documents included in this report are;

- Moorabool Amendment C81 – Explanatory Report – Authorisation;
- Moorabool Amendment C81 – Clause 21.01 – Authorisation;
- Moorabool Amendment C81 – Clause 21.02 – Authorisation;
- Moorabool Amendment C81 – Clause 21.03 – Authorisation;
- Moorabool Amendment C81 – Clause 21.04 – Authorisation;
- Moorabool Amendment C81 – Clause 21.05 – Authorisation;
- Moorabool Amendment C81 – Clause 21.07 – Authorisation; and
- Moorabool Amendment C81 – Clause 21.11 – Authorisation.

Please note that these draft planning scheme amendment documents will require further refinement, in consultation with the Department of Environment, Land, Water and Planning, prior to seeking authorisation from the Minister.

MOORABOOL PLANNING SCHEME

AMENDMENT C81

EXPLANATORY REPORT

Who is the planning authority?

This amendment has been prepared by the Moorabool Shire Council, which is the planning authority for this amendment.

The Amendment has been made at the request of Moorabool Shire Council.

Land affected by the Amendment

The Amendment applies to approximately 140 square kilometres of land in the Bacchus Marsh district as depicted on the map in Figure 1, including the urban and rural areas of Bacchus Marsh, Darley and Maddingley, together with the rural fringe areas of Merrimu, Parwan, Hopetoun Park, Coimadai (part), Long Forest (part), Pentland Hills (part) and Rowsley (part).

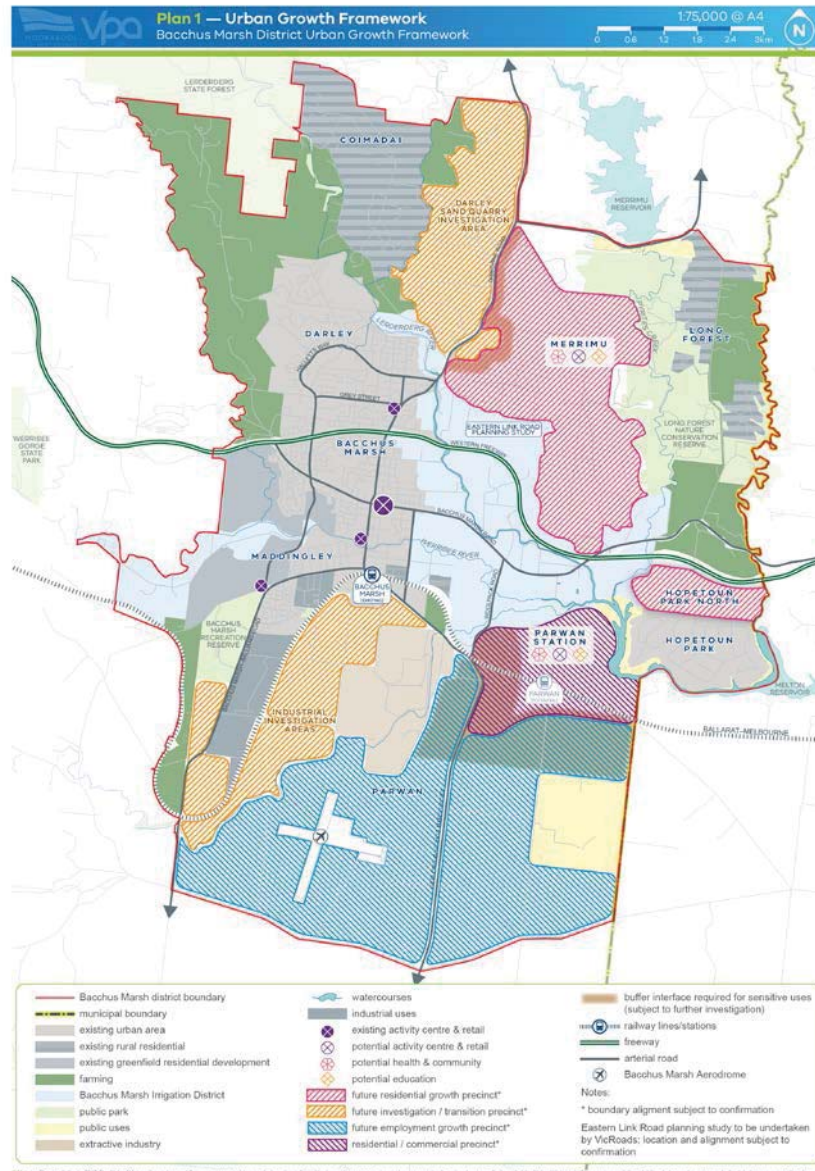


Figure 1. The Bacchus Marsh Urban Growth Framework plan.

What the amendment does

The Amendment makes the following changes to the Moorabool Planning Scheme ordinance:

- Amends Clause 21.01 'Municipal Context', by updating the text pertaining to Bacchus Marsh under the headings of 'Introduction', 'Municipal profile' and 'Key issues and influences'.
- Amends Clause 21.02 'Natural Environment', by updating the strategies relating to the objective of 'Non-urban landscapes'.
- Amends Clause 21.03, 'Settlement and Housing', to provide context and strategic direction for managing future urban growth in Bacchus Marsh.
- Amends Clause 21.04, 'Economic Development and Employment', by updating the Issues or overview, objectives and strategies pertaining to 'Agriculture and horticulture', 'Commercial', 'Industry' and 'Local employment'.
- Amends Clause 21.05, 'Development and Community Infrastructure', by updating the Issues or overview, objectives and strategies pertaining to 'Open space and recreation', 'Integrated transport' and 'Community facilities and infrastructure'.
- Amends Clause 21.07 'Bacchus Marsh', by inserting a new Bacchus Marsh Urban Growth Framework plan, and updating the text to provide context and strategic direction for managing future urban growth.
- Amends Clause 21.11, by updating the list of reference documents.

Strategic assessment of the Amendment

Why is the Amendment required?

The Amendment is required to implement the Bacchus Marsh District Urban Growth Framework, 2017 (UGF), by updating the Municipal Strategic Statement in the Moorabool Planning Scheme. The UGF has been prepared in collaboration between Moorabool Shire Council and the Victorian Planning Authority.

The Amendment also necessarily deletes references to outdated strategies and implements relevant elements of the following strategies that have been adopted by Council:

- Bacchus Marsh Integrated Transport Strategy, 2015;
- Moorabool Industrial Areas Strategy, 2015;
- Moorabool Shire Council Retail Strategy 2041, 2016;
- Moorabool Shire Economic Development Strategy, 2015;

Bacchus Marsh is growing rapidly by virtue of its proximity to Melbourne and the jobs and opportunities this brings. Lifestyle and amenity are key growth drivers, along with affordable housing and land. Quality regional health and education facilities along with high quality surrounding rural landscapes enhance the liveability of Bacchus Marsh. Agriculture, local resources (sand and coal) and local industry provide further opportunities.

State Planning Policy identifies that Bacchus Marsh can and should grow due to these advantages. The UGF provides a long term land use vision of how growth can be delivered, matched with co-ordinated infrastructure delivery by agencies and other stakeholders.

Identifying the growth needs and opportunities to 2041 (and beyond) are key elements of the UGF. Underpinning the UGF is extensive community and agency engagement defining key principles and objectives from protecting the irrigation district through to planning future urban growth precincts and additional local employment. Extensive background analysis concerning environmental constraints and infrastructure opportunities has been undertaken. Within the UGF there are over-arching principles, identified opportunities for growth and principles for how this can be delivered via the planning system.

The UGF provides a longer term land use vision of how growth can be planned for, matched with coordinated infrastructure delivery by agencies and other stakeholders. The vision of the UGF is:

Bacchus Marsh will be an emerging regional growth centre, providing metropolitan-edge convenience, set within a distinctive agricultural valley framed by steep escarpments and significant waterways. Bacchus Marsh will be planned as a rural city in a farming district and as the gateway to Victoria's Central Highlands region.

Bacchus Marsh will draw new residents, investors and tourists due to its liveability, comparatively affordable land, diversity of residential lot sizes, access to services and attractive landscapes. Bacchus Marsh Irrigation District is a food bowl for Victoria and a range of State significant natural resources present opportunities for economic growth. As a rural city, Bacchus Marsh's service role and investment in education, health, retail and local industry will be strengthened. The combination of landscape, natural resources and liveability are unique to Bacchus Marsh and will be central to managing future growth.

A coordinated UGF, which includes a strategy for implementation, will ensure that road networks, rail corridors, local services and opportunities are provided for residents and visitors to enjoy. A comprehensive growth plan will ensure Bacchus Marsh remains a regional settlement with its own unique identity and not a physical extension of Melton or part of Melbourne's rapid growth. The expectations of the community and the role of agencies in delivering services and infrastructure will be addressed through the UGF.

The vision of the UGF is to be achieved broadly by:

- Identifying growth areas for 2041 and beyond so as to guide areas for development clear of constraints.
- Planning for new residential areas with capacity for a range of housing needs, supported by local services and schools.
- Planning for new employment areas to grow the local economy.
- Identifying high level infrastructure needs to support growth, from roads, to train stations to new schools and parks.
- Protecting high value agricultural land, such as the Bacchus Marsh Irrigation District.
- Protecting natural and built environmental values.

How does the Amendment implement the objectives of planning in Victoria?

The Amendment implements the objectives of planning in Victoria, in particular:

- To provide for the fair, orderly, economic and sustainable use and development of land; and
- To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.

The Amendment implements these objectives by:

- Designating appropriate urban growth areas for the Bacchus Marsh district; and
- Deleting references to outdated strategies and implementing relevant elements of current Council-adopted strategies relating to economic development, retail, industry and transport.

How does the Amendment address any environmental, social and economic effects?

The Amendment inserts a new Bacchus Marsh UGF plan into Clause 21.07 of the Moorabool Planning Scheme. The UGF plan identifies urban growth and employment precinct investigation areas, which respond to the long term population growth projections for the Bacchus Marsh district.

However, prior to any development occurring, a precinct structure plan or development plan will need to be prepared for each precinct. Any precinct structure plans or development plans will be informed by detailed technical assessments of environmental effects, environmental risks (e.g. bushfire, flood,

erosion), cultural heritage (i.e. indigenous and European), economic impacts, integrated transport, community facilities and other infrastructure.

Does the Amendment address relevant bushfire risk?

The land is in a designated bushfire prone area and special bushfire construction requirements apply to the development of the land. The land is not within a Bushfire Management Overlay.

Detailed assessment of bushfire risk will be undertaken as part of future work associated with the preparation of precinct structure plans or development plans for identified urban growth investigation areas.

Does the Amendment comply with the requirements of any Minister's Direction applicable to the amendment?

The Amendment:

- Complies with Minister's Direction No. 11 Strategic Assessment of Amendments.
- Is consistent with the Ministerial Direction on the *Form and Content of Planning Schemes* under Section 7(5) of the *Planning and Environment Act 1987*.
- Is consistent with Ministerial Direction No. 9 *Metropolitan Strategy, Plan Melbourne: Metropolitan Planning Strategy*, which identifies Bacchus Marsh as a regional growth centre.

How does the Amendment support or implement the State Planning Policy Framework and any adopted State policy?

The Amendment supports the following elements of the State Planning Policy Framework:

- Clause 11: Settlement:
The Amendment anticipates and responds to the needs of existing and future communities through the provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure.
- Clause 11.01-1: Settlement – Victoria – Settlement networks:
The Amendment gives effect to this clause by giving regard to the sustainable development of Bacchus Marsh.
- Clause 11.02-1: Settlement – Urban growth – Supply of urban land:
The Amendment ensures a sufficient supply of land is available in the Bacchus Marsh district for residential, commercial, retail, industrial, recreational, institutional and other community uses.
- Clause 11.02-2: Settlement – Urban growth – Structure planning:
The Amendment facilitates the orderly development of urban areas, by inserting a new Bacchus Marsh Urban Growth Framework Plan into Clause 21.07 of the Moorabool Planning Scheme, and ensuring that future development will be guided by precinct structure plans or development plans.
- Clause 11.02-3: Settlement – Urban growth – Planning for growth areas:
The Amendment locates urban growth close to transport corridors (Ballarat-Melbourne railway line, Western Freeway and future Eastern Link Road) and services and provide efficient and effective infrastructure to create benefits for sustainability while protecting primary production, major sources of raw materials and valued environmental areas.
- Clause 11.03-1: Settlement – Activity centres - Activity centre network:
The Amendment identifies a network of activity centres for Bacchus Marsh, under Clause 21.04-3.

- Clause 11.07-2: Regional Victoria – Peri-urban areas:

The Amendment manages growth in the peri-urban area of Bacchus Marsh to protect and enhance the town's identified valued attributes; by providing for development in the established settlement of Bacchus Marsh, that has capacity for growth having regard to complex ecosystems, landscapes, agricultural and recreational activities in the area.

- Clause 11.08-1: Central Highlands – Planning for growth:

The Amendment plans for population growth in sustainable locations throughout the region, by supporting the development of Bacchus Marsh as the key service centre at the eastern end of the Central Highlands Region and providing adequate land and infrastructure in appropriate locations to support anticipated population growth.

- Clause 11.08-2: Central Highlands – A diversified economy:

The Amendment strengthens the region's economy so that it is more diversified and resilient; by supporting greater economic self-sufficiency; facilitating economic development opportunities based on the emerging and existing strengths of the Bacchus Marsh district; supporting growth through the development of employment opportunities in the Bacchus Marsh district.

- Clause 11.08-3: Central Highlands – Regional links:

The Amendment capitalises on the region's close links with other regions and cities; by facilitating integrated planning for freight and passenger transport with land use directions and growth opportunities; and supporting ongoing improvements to transport infrastructure to enhance access to Melbourne, Ballarat, Geelong and Bendigo.

- Clause 11.08-4: Central Highlands – Sustainable communities:

The Amendment creates sustainable and vibrant communities supported by enhanced access to key services. The Amendment achieves this objective by planning for growth in the well serviced settlement of Bacchus Marsh which has good access to Melbourne and Ballarat.

- Clause 11.08-5: Central Highlands – A sustainable region:

The Amendment makes the region more self-reliant and sustainable, by supporting the productive use of energy, water, waste materials, agricultural and natural resource assets; and supporting the provision of local jobs and services.

- Clause 11.08-6: Central Highlands – Integrated planning:

The Amendment integrates planning for growth with the provision of infrastructure, by supporting the provision of infrastructure with planned growth.

- Clause 11.08-8: Central Highlands – Agricultural productivity:

The Amendment supports long-term agricultural productivity, by supporting change and transition to maintain the viability and productivity of agricultural land; supporting rural economies to grow and diversify and protecting key agricultural assets from incompatible uses.

- Clause 11.08-9: Central Highlands – Cultural heritage and landscapes:

The Amendment recognises the importance of cultural heritage and landscapes as economic and community assets, by providing clear urban boundaries and maintaining distinctive breaks and open rural landscapes between settlements; and maintaining a clear settlement break between metropolitan Melbourne and the Central Highlands.

- Clause 12.04-2: Environmental and Landscape Values - Significant environments and landscapes – Landscapes:

The Amendment protects landscapes and significant open spaces that contribute to character, identity and sustainable environments.

- Clause 13.04-2: Environmental Risks – Noise and air – Air quality:

The Amendment assists the protection and improvement of air quality, by integrating transport corridors with urban growth investigation areas and employment growth precincts, to improve

transport accessibility and connections; and ensuring, wherever possible, that there is suitable separation between land uses that reduce amenity and sensitive land uses.

- Clause 14.01-1: Natural Resource Management – Agriculture - Protection of agricultural land:
The Amendment protects productive farmland which is of strategic significance in the regional context, by directing urban growth away from the Bacchus Marsh Irrigation District.
- Clause 17.01-1: Economic Development – Commercial – Business:
The Amendment identifies potential activity centres within future residential growth precincts, thereby encouraging commercial development which meets the communities' needs for retail, entertainment, office and other commercial services and provides net community benefit.
- Clause 18.01-1: Transport – Integrated transport - Land use and transport planning:
The Amendment creates a safe and sustainable transport system by integrating land-use in future growth precincts with the proposed Eastern Link Road and the existing Ballarat-Melbourne railway line.
- Clause 19.02-1: Infrastructure – Community infrastructure - Health facilities:
The Amendment assists the integration of health facilities, by identifying the need for a planning study for a medical services precinct in Bacchus Marsh, which caters for the medium/long term needs of the community.
- Clause 19.02-2: Infrastructure – Community infrastructure - Education facilities:
The Amendment assists the integration of education facilities, by identifying the need for a planning study for an integrated education precinct in Maddingley, which caters for the medium/long term needs of Bacchus Marsh Grammar and Bacchus Marsh College.
- Clause 19.03-1: Infrastructure – Development infrastructure - Development contribution plans:
The Amendment facilitates the timely provision of planned infrastructure to future growth precincts, by identifying the need for development contributions plans or infrastructure contributions plans to be prepared in conjunction with precinct structure plans or development plans for such precincts.

How does the Amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

The Amendment supports the following elements of the Local Planning Policy Framework:

- Clause 21.03-2: Settlement and Housing – Urban growth management:
The Amendment promotes an accelerated rate of population and local employment growth to support the provision of improved social and physical infrastructure in the Shire. It also plans and manages sustainable urban growth that is concentrated in and around the Shire's largest town, Bacchus Marsh. The Amendment achieves these objectives by inserting a new Bacchus Marsh Urban Growth Framework Plan into Clause 21.07 of the Moorabool Planning Scheme, and requiring that future developments in growth precincts will be guided by precinct structure plans or development plans, coupled with development contributions plans or infrastructure plans.
- Clause 21.03-3: Settlement and Housing – Residential development:
The Amendment facilitates high quality living environments which balance the provision of residential development opportunities with the protection of productive agricultural land and environmental assets. The Amendment achieves this objective by ensuring that future developments in growth precincts will be guided by precinct structure plans or development plans.
- Clause 21.03-4: Settlement and Housing – Landscape and neighbourhood character:
The Amendment ensures that new development in growth precincts respects the existing character, landscape setting and amenity of the local area. The Amendment achieves this objective by ensuring that future developments in growth precincts will be guided by precinct structure plans or development plans.

- Clause 21.04-2: Economic Development and Employment – Agriculture:

The Amendment protects good quality agricultural land and supports the productivity and sustainability of existing and future agricultural and horticultural activities. The Amendment achieves this objective by directing urban growth away from the Bacchus Marsh Irrigation District. The Amendment also facilitates value-adding enterprises associated with the Bacchus Marsh Irrigation District, by working with landowners to achieve vertical or horizontal integration.

- Clause 21.04-3: Economic Development and Employment – Commerce:

The Amendment reinforces Bacchus Marsh's role as a regional centre for employment, shopping, tourism, industry, business, and cultural services. The Amendment achieves this objective by:

- Facilitating appropriate investment attraction and development of the core activity centres shown on the Bacchus Marsh Urban Growth Framework Plan, in accordance with the following hierarchy:
 - Major Activity Centre: Bacchus Marsh (Main Street)
 - Neighbourhood Activity Centres: Darley Plaza and West Maddingley;
 - Local Activity Centres: Maddingley (Grant Street)
- Facilitating consideration of potential additional activity centres to service local needs in growth precincts, as shown on the Bacchus Marsh Urban Growth Framework Plan.
- Encouraging and facilitating redevelopment and expansion of Darley Plaza as the basis for a modern, high amenity neighbourhood activity centre for local residents in Darley.
- Planning for an out-of-centre bulky goods retail (restricted retail) precinct in Bacchus Marsh, sufficient to accommodate the long term needs for such uses.
- Clause 21.04-4: Economic Development and Employment - Industry

The Amendment provides for a range of industrial development and activities in proximity to transport networks and existing infrastructure and avoid off-site impacts on residential amenity, environmental quality, or agricultural values. The Amendment achieves this objective by:

- Encouraging service industries to establish in Maddingley (north of Kerrs Road) and Ballan.
 - Encouraging manufacturing and other heavy industries to establish in Maddingley (south of Kerrs Road).
 - Facilitating the activation of Parwan Employment Precinct, by preparing a precinct structure plan, a development/infrastructure contributions plan and a clear funding model.
 - Investigating rezoning the Park Street, Maddingley industrial precinct from Industrial 2 Zone to Industrial 3 Zone or Mixed Use Zone, to limit manufacturing and facilitate service industry and other compatible uses.
 - Investigating rezoning the Griffith Street, Maddingley industrial precinct from Industrial 2 Zone to Industrial 3 Zone.
 - Undertaking a study of the State-significant sand quarries, located on the border of Darley and Coimadai, to identify the sequencing and form of rehabilitation as sand resources are progressively exhausted, and to identify potential future uses, having regard to separation distances required for remaining sand extraction and associated activities.
 - Avoiding sensitive land uses within recommended separation distances from the Maddingley Brown Coal Mine and the Darley/Coimadai sand quarries.
 - Supporting best practice management of industrial uses, to minimise offsite impacts.
 - Clause 21.04-5: Economic Development and Employment – Local employment
- The Amendment supports the development and facilitation of increased local employment opportunities in order to strengthen the local economy. The Amendment achieves this objective by facilitating the establishment of employment generating agribusiness and industrial uses on appropriately zoned land in the Parwan Employment Precinct.

- Clause 21.05-2: Development and Community Infrastructure - Open space

The Amendment facilitates the provision of high quality, equitable and integrated open space and recreation facilities in the Bacchus Marsh district, by identifying the need to prepare an open space strategy. The open space strategy for the Bacchus Marsh district will identify opportunities to create more functional open space networks connecting waterways, State parks/reserves and identified growth investigation areas at Parwan Station, Merrimu and Hopetoun Park North.

- Clause 21.05-3: Development and Community Infrastructure – Road network and infrastructure

The Amendment facilitates provision of a high quality road and transport network within the Bacchus Marsh district, by identifying a need to:

- Undertake a road corridor planning study for an Eastern Link Road which includes connections to Gisborne Road, Western Freeway and Geelong-Bacchus Marsh Road.
- Facilitate the construction of an Eastern Link Road to cater for expected growth within the township and surrounding areas and to remove freight movements from the town centre.

- Clause 21.05-5: Development and Community Infrastructure – Social infrastructure

The Amendment facilitates provision of appropriate levels of Social Infrastructure to Moorabool Shire, by identifying a need to:

- Prepare a community infrastructure framework to identify the Shire's priority needs for community services and facilities and to plan how best to meet those needs.
- Prepare a planning study for an integrated education precinct in Maddingley, which caters for the medium/long term needs of Bacchus Marsh Grammar and Bacchus Marsh College.
- Prepare a planning study for a medical services precinct in Bacchus Marsh, which caters for the medium/long term needs of the Bacchus Marsh district.

- Clause 21.07-3: Bacchus Marsh – Accommodating township growth

The Amendment promotes coordinated, master-planned development of identified areas in and around Bacchus Marsh, by identifying a need to:

- Contain short-medium term residential development within the existing settlement boundary (infill and greenfield).
- Prepare for long-term residential growth within the investigation areas at Merrimu, Parwan Station and Hopetoun Park.
- Require precinct structure plans for any urban growth precincts at Merrimu and Parwan Station, and a development plan for any growth precinct at Hopetoun Park, and ensure that such plans provide for appropriate community and social infrastructure, activity centres, schools, integrated transport, reticulated services and local job opportunities.
- Prepare a precinct structure plan for Parwan Employment Precinct, to address key infrastructure and land use priorities that will deliver value-added and vertically or horizontally integrated agribusiness/industries.
- Work with State Government and other relevant servicing authorities towards the servicing of Parwan Employment Precinct, with particular emphasis on the provision of reticulated water and gas.

- Clause 21.07-6: Bacchus Marsh – Urban design

The Amendment facilitates improved urban design throughout Bacchus Marsh, by identifying a need to:

- Prepare an urban design framework for Bacchus Marsh Main Street precinct, addressing car parking, pedestrian and cycling networks, public transport and road networks, civic improvements and a civic square.
- Prepare and implement Urban Design Guidelines, to assist in delivering high quality design outcomes for residential, commercial and industrial developments and subdivisions.

- Prepare and implement a new gateways strategy for Bacchus Marsh, with the aim of enhancing the design, style and appearance of all key gateways into town.

Does the Amendment make proper use of the Victoria Planning Provisions?

The Amendment makes proper use of the Victoria Planning Provisions (VPP) by updating the relevant clauses of the Municipal Strategic Statement. While the Amendment does not rezone any land or apply any overlays, the updated Municipal Strategic Statement clauses recommend implementation via the future application of appropriate zone and overlay controls to facilitate urban growth.

How does the Amendment address the views of any relevant agency?

Moorabool Shire has consulted extensively with other agencies, in particular the Victorian Planning Authority, Environment Protection Authority, VicRoads, Western Water.

The UGF plan includes adequate separation distances between sensitive uses and uses with residual offsite air emissions, to the satisfaction of the Environment Protection Authority.

The views of other relevant agencies will be sought in the exhibition of the amendment.

Does the Amendment address relevant requirements of the Transport Integration Act 2010?

The amendment will not have a significant impact on the transport system, as defined by Section 3 of the *Transport Integration Act 2010*.

In accordance with Clause 18.01-1 of the State Planning Policy Framework of the Moorabool Planning Scheme, integrated transport plans will need to be prepared for all new major residential, commercial and industrial developments.

Furthermore, the amended Clause 21.07 of the Local Planning Policy Framework will require the preparation of a precinct structure plan or development plan prior to any development within identified growth precincts. Transport planning will be an essential element of any precinct structure plan or development plan. The amended Clause 21.05 of the Local Planning Policy Framework will require new development to make financial contributions to the provision of transport infrastructure, such as roads, bicycle paths, footpaths and public transport, via development contribution plans or infrastructure contribution plans.

Resource and administrative costs

- **What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

The Amendment will update Clauses 21.01, 21.02, 21.03, 21.04, 21.05, 21.07 and 21.11 of the Local Planning Policy Framework of the Moorabool Planning Scheme. The updated planning provisions will trigger a requirement for Council to:

- Prepare a precinct structure plan for the Parwan Employment Precinct;
- Work with proponents in the preparation of a precinct structure plan for the any urban growth precincts at Merrimu and Parwan Station, and a development plan for any growth precinct at Hopetoun Park.
- Prepare development or infrastructure contributions plans for any growth precincts.

These are significant bodies of work that will result in resourcing and administrative cost impacts, however, these costs are necessary to facilitate the orderly urban development of land. Moorabool Shire Council is aware of these resource and cost implications and has requested assistance from the Victorian Planning Authority with respect to the preparation of precinct structure plans.

Following the preparation of precinct structure plans, development plans, and development or infrastructure contributions plans, such documents will need to be incorporated into the Moorabool Planning Scheme via future planning scheme amendments.

This may result in a significant increase in planning permit applications, particularly relating to the subdivision of land, which will require adequate resourcing. The administration of development or infrastructure contributions plans will be time consuming and will also require adequate resourcing.

Where you may inspect this Amendment

The Amendment is available for public inspection, free of charge, during office hours at the following places:

- Moorabool Shire Council, 15 Stead Street, BALLAN VIC 3342
- Darley Civic and Community Hub, 182 Halletts Way, DARLEY VIC 3340
- Lerderberg Library – Customer Service, 215 Main Street, BACCHUS MARSH VIC 3340

The Amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.delwp.vic.gov.au/public-inspection.

Submissions

Any person who may be affected by the Amendment may make a submission to the planning authority. Submissions about the Amendment must be received by 5pm on _____ 2017.

A submission can be made in any of the following ways:

1. Via Council's website at <http://www.moorabool.vic.gov.au> . Click on '*Have Your Say Moorabool*'.
2. Via email to info@moorabool.vic.gov.au
3. Via post to: Moorabool Shire Council
PO Box 18
BALLAN VIC 3342
Re: Submission to Amendment C76
Attention: SSD

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- directions hearing: [insert directions hearing date]
- panel hearing: [insert panel hearing date]

21.0126/02/2009
C34**INTRODUCTION MUNICIPAL CONTEXT**

~~The context of land use planning issues, objectives, strategies, and implementation measures of this Municipal Strategic Statement (MSS) is summarised below. Further information about the Shire of Moorabool can be found in Council's corporate plan and the reference documents to the MSS.~~

Moorabool Shire is located on the western urban/rural fringe of the Melbourne metropolitan area and extends to the outskirts of Ballarat to the west, along the major rail and road transport corridor between the two cities. This location within the Ballarat Transport corridor has seen an increase in commuting to both cities from towns within the Shire, ~~and Melbourne 2030 recognises that the corridor can accommodate additional development.~~

21.01-1 Municipal profile

Bacchus Marsh is the municipality's main centre for retail, service, and employment activities. Bacchus Marsh has the most comprehensive community infrastructure in the Shire but there are shortfalls in infrastructure and service provision that require a larger population base for cost effective responses. Bacchus Marsh is the focus for economic and residential growth, with Ballan and potentially Gordon providing complementary roles.

Plan Melbourne and the Central Highlands Regional Growth Plan refer to Bacchus Marsh as a regional centre in recognition of its historical service centre role. Bacchus Marsh also has the potential to play a role in relieving population pressure on metropolitan Melbourne by absorbing a share of the projected housing growth.

There are planning challenges in accommodating and servicing residential growth and demand for lifestyle housing while protecting agricultural productivity, and environmental values and significant landscapes.

Moorabool Shire is characterised by its townships in rural settings and its distinctive rural landscapes which comprise a diversity of vast ranges, plains, ancient gorges, and areas of intensive horticulture. The varied and rich topographical features are integral environmental, agricultural, and recreational resources for the Shire.

These environmental assets, as well as existing built form, historic buildings and landscapes, contribute to the Shire's numerous places of natural and cultural heritage significance.

Much of the Shire is in Special Water Supply Catchments, which has a significant impact on the development potential of land in the west and north of the Shire. This combined with large areas of National or State Park or State Forest that traverse the Shire limit development opportunities and pose significant land management issues, particularly relating to sediment control and land clearing.

Agriculture is the major sector in Moorabool's economy and also contributes to the rural landscape setting that typifies the Shire. Agricultural production is predominantly broad acre cropping and grazing with intensive horticulture on irrigated land around Bacchus Marsh. Council's economic development strategies encourage new and innovative sustainable agricultural industries and the promotion of value adding industries that can capitalise the agricultural and resource base.

21.01-226/02/2009
C34**Key issues and influences**

Key issues that direct land use planning in Moorabool Shire are:

Settlement

There is increasing pressure to balance residential growth objectives with the protection of environmental, landscape and lifestyle values across the Shire.

Significant population growth in consolidated urban areas over the next 25 years is expected which will need to provide cost effective delivery of appropriate infrastructure and services.

Bacchus Marsh is one of a number of important peri-urban towns or settlements that Plan Melbourne has identified as being suitable for increased development and offers an alternative housing destination within easy reach of Melbourne. The growth potential of Ballan is also recognised in both Plan Melbourne and the Central Highlands Regional Growth Plan.

Moorabool Shire's capacity to accommodate future urban development is physically and environmentally constrained. Approximately two-thirds of the Shire is located in Special Water Supply Catchments, which includes privately owned land, mainly used for agricultural purposes, or National or State Park or State Forest. Steep land, areas subject to flooding, and resources capable of economic extraction are also significant development constraints. These constraints are shown in the Moorabool Corridor Framework Plan (Clause 21.03-2).

Development of both townships and rural land within Special Water Supply Catchments needs to be managed to protect water quality and quantity.

Future population growth needs to be balanced with protection and sustainable use of the Shire's environmental assets which contribute significantly to the lifestyle and attraction of Moorabool Shire as a place to live, invest and visit.

Urban growth, residential development, and lifestyle housing need to be managed to maintain the attractive rural setting and lifestyle, and to provide adequate services and facilities in a cost effective manner.

Urban growth has the potential to develop up to the LGA boundary and therefore reduce the existing rural buffer between Moorabool Shire and the Shire of Melton

Housing

A range of residential choices is needed to attract residents and to meet the changing needs and preferences of an ageing population.

Transport

There is a need to improve vehicle and freight links between communities within the municipality and links to destinations outside the Shire. There is a need for links to address physical division created by the Ballarat Freeway and Ballarat Rail line, particularly in Bacchus Marsh.

Improved public transport levels of service and integration throughout the municipality and particularly along the Melbourne – Ballarat rail corridor are needed to support sustainable growth.

Environment

The varied and rich topographical features of Moorabool Shire (including ranges, plains, and ancient gorges) need to be conserved not only for their intrinsic environmental and landscape values but also as a recreational resource to the Shire.

The environmental assets (including the Brisbane Ranges National Park, Lerderberg State Park, Werribee Gorge State Park, the Wombat State Forest, and Long Forest Nature Conservation Reserve), as well significant waterways, historic buildings, rural townscapes, and landscapes contribute to the Shire's numerous places of natural and cultural heritage significance. These features inter-twine to form the character and lifestyle opportunities that attract people to Moorabool Shire.

Moorabool River, Werribee River, and Lerderberg River supply water for domestic and agricultural purposes. Inappropriate development, land clearing and sediment deposition from erosion can threaten riparian environments and water quality within the catchments.

Economic Development

Continued productive and sustainable agricultural and horticultural land use, which is critical to the Shire's economy and its ongoing economic development, requires protection from residential encroachment.

It is important to ensure planning to accommodate demand for rural living opportunities produces enhanced environmental outcomes and also protects agricultural production, particularly highly productive areas in the west of the Shire and irrigated land around Bacchus Marsh.

There is an ongoing need to manage existing and potential conflict between residential, rural residential and agricultural and horticultural production.

There is a need to strengthen the local economy to improve local employment opportunities and reduce the leakage of retail spending.

Bacchus Marsh and Ballan provide areas of important industrial and mineral resource. These include large sites zoned Industrial 2, the Maddingley Brown Coal Mine and quarries in Bacchus Marsh. Planning to manage off-site impacts and avoid conflict with sensitive uses is required to realise economic development opportunities.

21.01-3

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Vision and Strategic Framework Plan

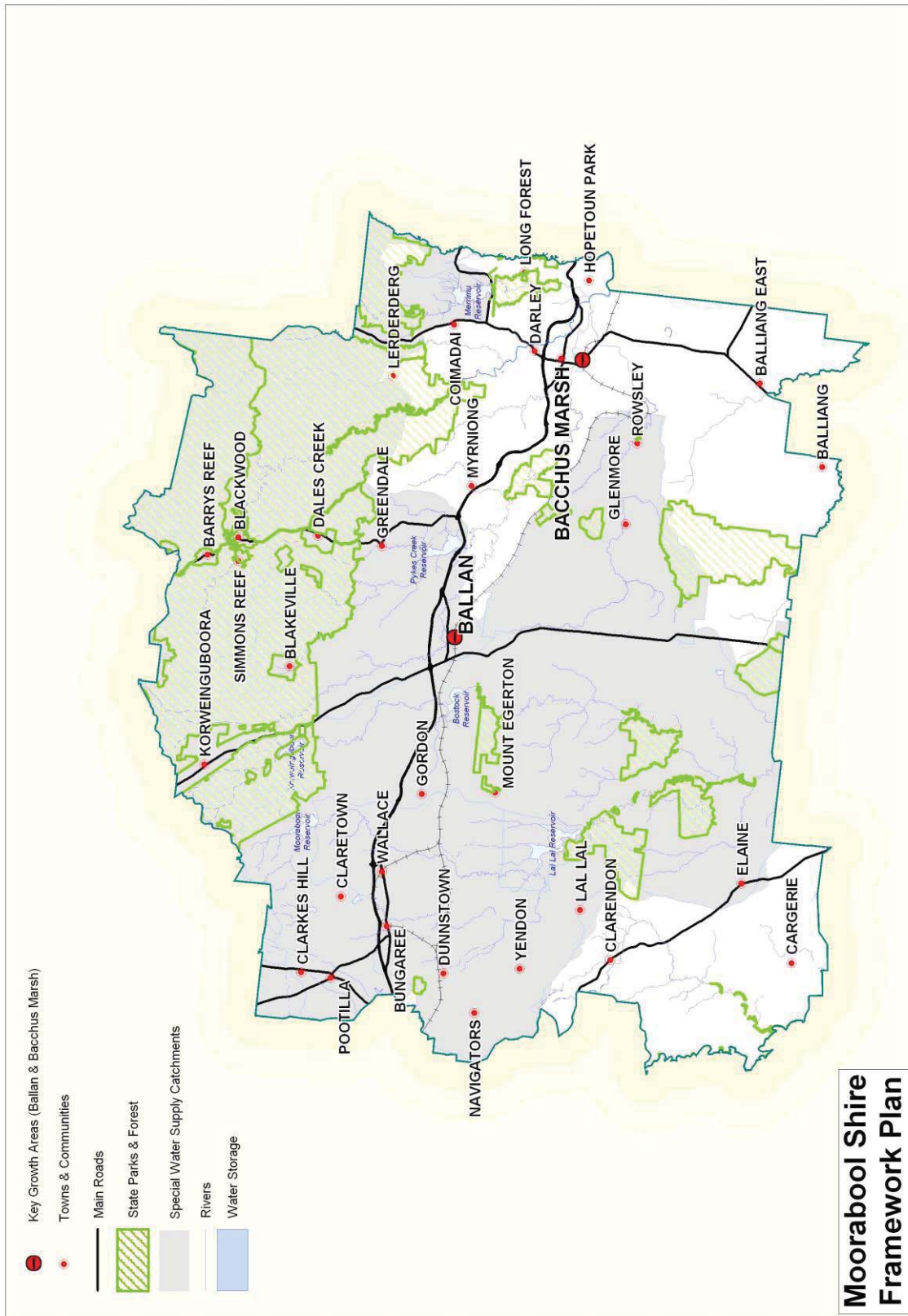
Council's key strategic planning directions are illustrated on the Strategic Land Use Framework Plan. The framework plan identifies overall direction to guide specific land use outcomes. It identifies potential 'development opportunity areas' where significant land use change may be expected, and areas where land use constraints are likely to restrict future development.

Separate land use framework plans in Clauses 21.07 and 21.08 provide more detailed guidance for major townships.

The major strategic directions identified on the Municipal Framework Plan include:

- The location of Special Water Supply Catchments, parks and forests which have limited development potential;
- Designation of key towns in the municipality, with Bacchus March identified as the key centre for economic and residential growth and Ballan fulfilling a complementary role; and
- Identification of the Ballarat Rail line as part of the Ballarat-Melbourne transport corridor.

Moorabool Shire Framework Plan



21.01-4 Objectives - Strategies - Implementation26/02/2009
C34**Municipal Planning Framework**

The Municipal Planning Framework objectives, strategies, and implementation mechanisms are structured around five key land use themes, based on those in the State Planning Policy Framework (SPPF). There is considerable overlap between each of these themes and none should be read in isolation.

- Natural Environment (Clause 21.02);
- Settlement and Housing (Clause 21.03);
- Economic Development and Employment (Clause 21.04);
- Development and Community Infrastructure (Clause 21.05);
- Heritage (Clause 21.06);

Place-based Planning Framework

The Place based Planning Framework sets out objectives and strategies that provide more detailed planning direction for specific places and towns within the municipality.

The places contained in the Place based Planning Framework are:

- Bacchus Marsh (21.07);
- Ballan (21.08); and
- Small Towns (21.09);

21.02 NATURAL ENVIRONMENT

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21.02-1

26/02/2009
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Key Issues and Influences or overview

Non Urban Landscapes

- Moorabool Shire's natural environment, towns, rural landscapes, and forested areas are important elements of the Shire's character.

Water and Catchment Management

- Large areas of Moorabool Shire are in Special Water Supply Catchments providing potable water for local and regional populations.
- Much of the Special Water Supply Catchment areas contain towns, communities, and productive farms that have a legitimate expectation to grow and prosper.
- There is a combined responsibility for water quality by the Shire, Water Authorities and Catchment Management Authorities.

Biodiversity

- Lerderderg State Park, the Brisbane Ranges National Park, Wombat State Forest, Werribee Gorge State Park, Long Forrest Nature Conservation Reserve and other bushland areas in the Shire are highly significant natural resources with nationally important flora, fauna habitat values. These values are also valuable attractors of recreation and tourism.
- Human activity particularly the impacts of population growth, urban growth, and agricultural activity have contributed to the decline in biodiversity, quality and quantity of native vegetation and waterway condition.
- Roadside vegetation is of great value to the Moorabool Shire as it provides for flora and fauna movement corridors between State and National Parks or Forests and supports the rural character of the area.
- Pest and environmental weed control are important issues within the Shire as is the revegetation of native flora along waterways.

Wildfire

- Large areas of the Shire are at risk of wildfire particularly forested areas on steep inclines.

Environmentally Sustainable Development

- Planning for development in Moorabool Shire must give deliberate consideration to environmentally sustainable development principals that will maintain and enhance the quality of the environment and natural resource base.

Flood Management

- Large areas of the Moorabool Shire are prone to flooding as the Moorabool, Werribee, and Lerderderg Rivers flow through the Shire.

21.02-2 Objective—Non Urban Landscapes

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- To maintain and enhance the natural environment and the Shire’s rural identity and character.

Strategies

- Maintain the open rural landscape between the Shire’s eastern boundary and Bacchus Marsh as a visual buffer.
- Recognise and protect the national, state and regional values of Werribee George State Park, Bungal State Forest, Long Forest nature Reserve, Lal Lal State Forest, Lal Lal Falls, Brisbane Ranges Lerderderg State Park, and Wombat State Forest.
- Protect the landscape and scenic qualities of forested hill slopes, rural landscapes, and bushland setting of the Shire’s rural and urban areas.
- Minimise visual impacts on Preserve high quality landscapes by not only supporting well designed appropriate development on hilltops and ridgelines.

21.02-3 Objective—Water and Catchment Management

26/02/2009
C34

- To protect the quality and quantity of water within the Moorabool Shire.

Strategies

- Where reasonable, promote the installation of reticulated sewerage within all areas of Moorabool Shire.
- Promote land use and development compatible with the Shire’s natural environment, native vegetation, and places of environmental significance.
- Ensure that the removal of all stormwater and effluent associated with new development is undertaken in a way which is not to the detriment of the quality or quantity of water in local watercourses and limits downstream effects.
- Ensure the retention, protection, and revegetation of the riparian area along watercourses.

21.02-4 Objective—Biodiversity

10/11/2011
C57

- To positively enhance biodiversity in the Moorabool Shire.

Strategies

- Support the implementation of the appropriate Regional Catchment Management Strategy
- Require land use change and development to retain native vegetation and to minimise topsoil disturbance.
- Require an increase in sustainable rural land management practices (in particular weed and pest management) when supporting land use change or development within rural areas.
- Maintain protect, and enhance the biodiversity values of important roadsides, particularly those within the surrounds of the state and national parks or forests.

- Maintain, protect and enhance the River Red Gum (*Eucalyptus Camaldulensis*) Population within the Bacchus Marsh Valley.

21.02-5 Objective—Wildfire

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- To minimise risk of wildfire damage.

Strategies

- Develop and apply the annual Moorabool Municipal Fire Prevention Plan.

21.02-6 Objective—Environmentally Sustainable Development

26/02/2009
C34

- To manage land use in an environmentally sustainable manner, to assist in reducing the ecological footprint of land within Moorabool Shire.

Strategies

- Ensure that the natural drainage functions are retained in the development of land for residential purposes.
- Ensure that new dams in the rural zones consider stream flow, catchment, landscape, environmental and land degradation issues.
- Encourage the principals of energy efficient building design and site layout to be considered for new developments, to reduce reliance on artificial heating and cooling and therefore subsequently reducing green house gas emissions.
- Ensure Best Practice Water Sensitive Urban Design principals are applied to all new development within the Moorabool Shire.

21.02-7 Implementation

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Zones and Overlays

Specific application of zones and overlays to achieve the strategic objectives includes:

- Apply relevant overlays (VPO or ESO) to reflect biodiversity mapping of the Shire when completed;
- Apply Erosion Management Overlay (EMO) and Salinity Management Overlays (SMO) to reflect land capability across the Shire;
- Apply Floodway Overlay (FO) and Land Subject to Inundation Overlays (LSIO) to reflect relevant Council flood studies;
- Apply Significant Landscape Overlay (SLO) to ridgelines, escarpments, and hilltops; and
- Apply Wildfire Management Overlay to areas of fire risk.

21.02-8 Further Strategic Work

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- Complete the biodiversity mapping project.

- Undertake studies to further identify areas subject to flooding and areas subject to poor drainage.
- Undertake erosion studies to inform the incorporation of the Erosion Management Overlay.
- Undertake salinity mapping to inform the incorporation of the Salinity Management Overlay.
- Investigate an appropriate buffer zone around the Ballan and Parwan Waste Water Plants in conjunction with the relevant Water Authorities, and develop ESO's within these buffers in conjunction with the Water Authorities and the EPA.
- Revise Environmental Significance Overlay Schedule 2 (ESO2 Waterway Protection) to incorporate floodway management.
- Extend and update the Wildfire Management Overlay (WMO) based on CFA mapping for bushfire prone areas.
- Review, update, and implement the Moorabool Shire Council Roadside Management Plan, 2001, including the application of a Vegetation Protection Overlay along roadsides with vegetation of significance.

21.02-9

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C34

Other Actions

- Work with and encourage other land managers and authorities to ensure a consistent and proactive approach to land and biodiversity conservation and enhancement.
- Encourage greater land owner awareness, involvement, and responsibility towards protecting their land and property from the threat of wildfire and flooding.
- Support the introduction of Stream Flow Management Plans.
- Work with the State Government to monitor the impact of domestic and stock dams on river flows and ground water quality and quantity.
- Work with Water Authorities to review planning controls relating to development in Special Water Supply Catchments.

21.03 SETTLEMENT AND HOUSING

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21.03-1

26/02/2009
C34

Key Issues and Influences or overview

It is expected that outward pressure from the Melbourne metropolitan area, the location of the Shire on one of the State's major regional transport corridors and proximity to the regional centres of Ballarat and Geelong will continue to reinforce the advantages of the Shire as a place to live and invest.

Bacchus Marsh has been identified in Plan Melbourne and the Central Highlands Regional Growth Plan as a suitable location to accommodate growth due to its regional service centre role, its relative accessibility to Melbourne, Geelong and Ballarat, its well established town centre and the availability of greenfield and infill development opportunities.

The growth potential of Ballan is also recognised in both Plan Melbourne and the Central Highlands Regional Growth Plan.

Population growth is also influenced by people choosing to live in rural areas and small towns particularly where they are serviced by the regional transport corridor. In particular, plans to sewer Gordon may enable development of the township, which has scenic qualities and is close to Ballarat, without unacceptable environmental impact on the Moorabool River water catchment.

The communities and towns of Moorabool Shire have a very strong rural setting and character that is defined by the local agricultural base, spectacular scenic landscapes and diverse vegetation. There is a need to ensure that these values, which draw people to the area, are protected.

Planning for residential and other urban growth must recognise the range of physical and infrastructure constraints particularly in relation to resource management and environmental values.

While there is an existing 'pool' of small, vacant lots in the rural areas, potential development on many of these is constrained because they are within a Special Water Supply Catchments area.

21.03-2

26/02/2009
C34

Objectives—Urban Growth Management

- To ensure that Bacchus Marsh and Ballan accommodate the most residential growth in the municipality.
- To maintain an adequate long term land supply to accommodate the projected increase in population.
- To ~~promote an accelerated rate of population and local employment growth to support the provision of~~ improved social and physical infrastructure in the Shire to support the growing population.
- To ~~plan and manage~~ promote sustainable urban growth, including increasing densities that is concentrated in and around the Shire's major towns activity centres and the public transport network.
- To direct growth to preferred locations and away from non-preferred locations.

Strategies

- Ensure the supply of residential land ~~zoned for industry, business, and residential purposes~~ is sufficient to accommodate projected accelerated rates of growth.

- Ensure at least 15 years of appropriately zoned land is always available in Bacchus Marsh and Ballan to provide for a range of housing options.
- Facilitate and promote a range of residential ~~and economic~~ development options, including high quality 'master-planned' developments.
- Direct population and employment growth to Bacchus Marsh with supporting growth in Ballan.
- Consolidate established urban areas by promoting infill development of land zoned for urban purposes.
- Retain the non-urban break between Bacchus Marsh and the metropolitan area.
- Ensure a clear separation between urban development and farming activities is retained.
- Avoid urban development where it is likely to impact on highly productive agricultural land, environmental values and the long-term sustainability of natural resources.
- Ensure planning and management of urban growth in designated towns takes account of existing and proposed infrastructure capacity.
- ~~Discourage Do not support residential and other~~ development in settlements where reticulated sewerage systems are not available and onsite treatment of effluent cannot be provided.
- ~~Ensure 10—15 years of appropriately zoned land is always available in Bacchus Marsh and Ballan to provide for a range of housing options.~~
- Manage urban growth through Development Plans or Precinct Structure Plans and the implementation of ~~d~~Development ~~e~~Contributions ~~p~~Plans where appropriate.
- Discourage large subdivisions unless they are other than in accordance with an approved ~~growth area precinct structure plan or, for larger infill areas, a d~~Development ~~p~~Plan or Precinct Structure Plan.
- ~~Ensure a clear separation between urban development and farming activities.~~

21.03-3

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Objective—Residential Development

~~To extend the range of housing types available to provide resident choice and meet changing housing needs.~~

To achieve high quality residential living environments which enhance liveability, sustainability, healthy and active neighbourhoods balance the provision of residential development opportunities with the protection of productive agricultural land and environmental assets.

Strategies

- Facilitate the creation of sustainable neighbourhoods that encourage integrated, liveable, walkable neighbourhoods ~~in towns.~~
- Encouraging higher density development close to activity centres.
- Encourage high quality design of dwellings, open space and the public realm as an important contributor to achieving sustainable developments.
- Encourage a combination of greenfield and infill opportunities to enhance the diversity of housing choices and affordability.
- ~~Plan for a diversity of housing types and densities, particularly near activity centres and community focal points in Bacchus Marsh and Ballan.~~
- Design housing to be adaptable for use by smaller households, the aged and people with disabilities.

- Provide for non residential uses, including convenience shops and medical centres, in locations that are ~~consistent, and compatible,~~ with the scale and character of the area, ~~in particular adjacent properties.~~
- ~~Encourage non residential~~ These uses ~~to should~~ be located on lots fronting ~~main or local arterial roads in a Road Zone.~~

21.03-4

26/02/2009
C34

Objective—Landscape and Neighbourhood Character

To ensure new development in all zones respects the existing character, landscape setting and amenity of the local area.

Strategies

- ~~Ensure Infill~~ development ~~should~~ protects and enhances the existing character, built form, ~~and~~ natural environment, ~~of the Shire's towns and villages including the~~ country town scale and rural atmosphere of each town.
- ~~Encourage D~~ development in growth areas ~~to should develop a strong sense of place that~~ respects its landscape setting.
- ~~Ensure N~~ new development ~~should~~ protects the visual, aesthetic, and environmental values of escarpments, ~~and~~ ridgelines ~~and views generally,~~ and views from the Bacchus Marsh valley ~~in particular.~~
- ~~Facilitate C~~ community identity of townships ~~should be strengthened~~ through design of new development.
- Retain non-urban breaks between towns and settlements.
- ~~Discourage A~~void residential development in the farming areas unless it is required for the agricultural use of the land.
- Protect and reinforce the Shire's built and natural heritage ~~as identified in heritage studies for the Shire.~~
- Ensure that new development is appropriately sited, designed and constructed to blend with the ~~surrounding landscape and protect~~ significant landscape values, native vegetation and rural settings.
- ~~Discourage~~ inappropriate development on scenic hilltops, ridge lines and areas of visual prominence.

21.03-5

26/02/2009
C34

Objective—Rural Lifestyle Opportunities

To support development in small towns and rural lifestyle opportunities as an additional residential choice.

Strategies

- Prevent the fragmentation of farm land through inappropriate subdivisions.
- Limit residential development in areas without reticulated services where the development would compromise water quality (particularly in Special Water Supply Catchments), adversely affect agricultural production, or impact on native vegetation and habitat values.
- Only consider expansion of existing small towns after land already zoned for urban purposes has been substantially developed.
- Provide for planned rural living development in appropriate locations in recognition of the attractiveness of rural lifestyle options. Identify appropriate opportunities for

planned rural residential/rural living development after the Moorabool rural strategy has been completed.

- Provide for limited residential development in areas zoned Rural Living. Preference will be given to subdivision where the following criteria can be met:
 - the overall density of residential development satisfies environmental and physical requirements, including appropriate on-site treatment of effluent and stormwater management;
 - development does not restrict agricultural and horticultural production;
 - sealed access roads service all lots;
 - reticulated water services are provided; and
 - the development leads to an overall enhancement in the condition of the environment.
- Focus rural living development in areas close to urban centres with good access to services and facilities where there is minimal impact on productive agriculture and horticulture or areas with environmental values.
- ~~Require development in the Bences Road Local Area Structure area to be in accord with the Bences Road Local Area Structure Plan report.~~

21.03-6

09/10/2014
C72

Implementation

Zones and Overlays

Specific application of zones and overlays to achieve the strategic objectives includes:

- Apply the General Residential Zone Schedule 2 to designated areas within the Bacchus Marsh Activity Centre, Bacchus Marsh Civic and Community Hub, Halletts Way and designated areas surrounding Darley Plaza;
- Apply the General Residential Zone Schedule 3 to designated areas near community and retail facilities in Bacchus Marsh and Darley;
- Apply the Neighbourhood Residential Zone Schedule 1 to Gordon to reflect the landscape character and minimum lot size requirements (infrastructure capacity constraints) within the Gordon Structure Plan;
- Apply Development Plan Overlays to provide for density patterns, road networks, open space networks, staging, and integration between new and existing development, supply of reticulated water and sewerage, drainage, fire prevention, and vegetation and landscape protection to planned residential areas requiring development;
- Review the Restructure Overlay to the old Crown townships of Blakeville, Old Wallace, Elaine North, and Rowsley and other measures necessary to support the implementation of restructure plans; and,
- ~~Apply an Incorporated Plan Overlay to the Bences Road Local Area Structure Plan area that is in accord with the Bences Road Local Area Structure Plan Report.~~

Local policy and exercise of discretion

- Provide heavily vegetated buffers of at least 50 metres between industrial and residential land to protect the amenity of the residential areas, and where possible, provide opportunities for pedestrian and cycling links to Council's Tracks and Trails Master Plan.

- Where relevant require a report to accompany planning applications that explains how the siting and design of the proposal has responded to objectives and strategies of this MSS, the topography, environmental constraints, and the landscape significance and character of the area.
- One dwelling may be constructed on each lot created in accordance with an incorporated restructure plan subject to appropriate responses to environmental issues, siting, construction details and effluent disposal.
- Ensure that new buildings and works are sited, designed and constructed to:
 - minimise the removal and disturbance of native vegetation;
 - avoid protruding above ridgelines, hill tops and tree canopies;
 - avoid construction on slopes greater than 20%;
 - minimise soil disturbance and levels of excavation and fill;
 - avoid the use of reflective building materials such as zincalume; and
 - use external colours, materials and finishes of subdued tones that blend with the surrounding landscape and vegetation.
- Prevent the construction of buildings that create an appearance of bulk, scale and size in visually prominent and significant landscape areas.
- Encourage the planting of indigenous native vegetation to assist in screening new development.
- Require the design and construction of all weather access roads and driveways that traverse slopes and minimise visual intrusion and soil erosion.
- Require applications for buildings and works to be accompanied by a report that explains how the proposal has been sited and designed to respond to the topography, landscape significance and character of the surrounding area and achieve the objectives and performance criteria of this policy.

21.03-7

26/02/2009
C34

Further Strategic Work

- Prepare structure plans for Gordon and Blackwood as a high priority in preparation for sewerage of the towns.
- Prepare structure plans for towns including Wallace, Dunnstown, Yendon, Myrniong, and Mt Egerton.
- Undertake a study to identify strengths and development opportunities for Moorabool's small towns with a view to facilitating the better utilisation of existing infrastructure.
- With water authorities develop agreed municipality-specific provisions for the Shire's Special Water Supply Catchments to provide the basis for a revised schedule to ESO1 and review of associated policies.
- Develop protocols for involvement of water authorities in urban growth strategies and rezoning proposals.
- Develop a Local Policy or overlay(s) to manage development to address heritage, landscape, vegetation, and environmental values in Blackwood, Barry's Reef, and Simmons Reef.
- Review absorption and contamination risk of land in existing Rural Living Zones in Special Water Supply Catchments.
- Integrate the Wildfire Management Overlay and the Municipal Fire Prevention Plan.
- Develop a Social Impact Assessment Policy to ensure consideration of the social impacts of major developments proposals.

21.03-8 Other Actions

26/02/2009
C34

- Advocate and continue support for capital works programs of infrastructure agencies to:
 - to address the issue of future water supply;
 - Sewer Gordon and Blackwood and advocate for sewerage of other townships in water catchment areas;
 - Improve and integrate public transport services, including reopening the Gordon railway station; and
 - Provide other utilities (including natural gas) to small towns.
- Develop a Shire-wide telecommunications strategy to identify current and future telecommunication/broadband needs and provision as part of new development and subdivision applications.
- Facilitate future transport infrastructure planning through local structure plans.
- Develop agreed municipality-specific provisions for the Shire's Special Water Supply Catchments to provide the basis for a revised schedule to ESO1 and review of associated policies.
- ~~▪ Develop protocols for involvement of water authorities in urban growth strategies and rezoning proposals.~~

21.04 ECONOMIC DEVELOPMENT AND EMPLOYMENT

26/02/2009
C34

21.04-1 Key Issues and Influences or overview

26/02/2009
C34

Agriculture and horticulture

The diversity in agricultural production and potential across the Shire is an economically valuable resource. Extensive grazing and cropping dominate large areas of the Shire. Where irrigation water or higher rainfall combines with highly productive soil types, the Shire supports intensive horticultural pursuits. The protection of agricultural and horticultural production is an important planning outcome.

The Shire's agricultural base and attractive rural setting are important drivers in attracting people to live in Moorabool. Council supports rural living development where it does not compromise the long term productive use of rural land for agriculture and horticulture, maintains the Shire's environmental qualities, and provides services and infrastructure to support such development.

Land fragmentation can occur when residential development takes place in rural areas with no link to the rural activities of the area. It is important that planning solutions are implemented that reduce the off-site impacts of rural living on the farming activities within the Shire. Farm businesses need to be able to retain the capacity to operate as agricultural enterprises. Unplanned or ad hoc rural residential development on existing titles is often inappropriate due to the lack of necessary services including sustainable road infrastructure. The Shire's rural setting provides an important social, cultural, and economic resource that needs to be protected.

The Shire's horticultural land resources are important economically in supporting tourism and the lifestyle appeal of the area. The highly productive irrigated horticultural areas adjoining Bacchus Marsh are a major asset for the Shire and the township and are to be protected from the encroachment of residential development.

Commercial

There is a need to retain the benefits of a consolidated commercial centre in Bacchus Marsh and Ballan. The relatively high commuter population also results in trade leakage. Council recognises that centrally-located, ~~consolidated, and~~ attractive ~~commercial mixed-use activity~~ centres with a densely developed inner core, will assist in reducing trade leakage and will ensure a vibrant community and cultural hub~~enhancing the viability of the town centre.~~ Bacchus Marsh has attractive commercial elements such as magnificent approach roads, historic buildings and a village like Main Street.

~~The existing~~ Further consolidation of the Bacchus Marsh Main Street commercial activity centre at Bacchus Marsh provides will ensure that it develops into a sound base from which a vibrant and regionally competitive commercial centre ~~can be developed. It is also important to ensure that the Main Street activity centre, is supported by a network of lower order activity centres sufficient to meet local needs.~~

There is a need to facilitate bulky goods retail (restricted retail) investment in Bacchus Marsh, to reduce escape expenditure and to fill an identified gap in local retail services.

~~Moorabool's economic development strategy, Growing Moorabool, has identified the need for a mixed-use activity centre creating a more densely developed inner core that adds vibrancy, increases patronage for local business (including retail) and helps realise a stronger community and cultural hub.~~

Industry

Moorabool Shire contains industrial land stocks, in Bacchus Marsh and Ballan that have good access to transport infrastructure and are in close proximity to metropolitan Melbourne and the regional centres of Ballarat and Geelong. In Bacchus Marsh the industrial land is located south of the Werribee River. In Ballan the area to the southeast is zoned for industrial activity. ~~There are large tracts of this industrial land in Bacchus Marsh remain undeveloped but its development is hindered by due to the lack of supporting hard-physical infrastructure and, in some cases, due to the encroachment of sensitive residential uses.~~

~~Maddingley industrial precincts to the north of Kerrs Road are constrained by residential encroachment. These precincts are therefore best suited to service industries, rather than manufacturing and other heavy industries.~~

~~The Moorabool Industrial Areas Strategy 2001 identifies the need to rezone industrial land from IN2Z to IN1Z in areas, particularly Bacchus Marsh, that are in close proximity to sensitive uses such as residential.~~

~~Provision is to be made for new employment areas and to consolidate Bacchus Marsh's role and capacity to provide for an increasing level of local employment.~~ A key requirement is to provide adequate supplies of fully-serviced industrial land to accommodate development opportunities and create local employment.

Local employment

Moorabool Shire residents are employed in a diverse range of industries that are characterised by its rural environment and proximity to urban centres. The Shire has significant location advantages for business including its proximity to ports and major population centres and access to road and rail infrastructure that provides transport links across Victoria and into South Australia. There is a distinct commuter labour force that travels outside of the municipal boundaries to places of employment. A primary goal is to facilitate economic development that reduces the reliance on employment opportunities outside of Moorabool Shire.

~~The clustering of employment generating land uses is a high priority within the Parwan Employment Precinct to the south of Bacchus Marsh, in order to provide for an increasing level of local employment. This precinct benefits from accessibility to the Western Freeway, the Melbourne-Ballarat rail corridor, significant separation from sensitive uses and larger landholdings. The Parwan Employment Precinct provides a range of opportunities for industrial and agribusiness investment, particularly value adding enterprises that are vertically or horizontally integrated with the local agricultural sector, and which export products beyond the Shire.~~

~~The Growing Moorabool, Economic Development Strategy, 2006 is designed to provide the basis for a long term series of initiatives to strengthen the economic base and establish an economic environment that is conducive to, and encouraging of, new investment and employment generation. It proposes a major network of master-planned and transport-oriented activity centres for the heart of throughout Bacchus Marsh to combat will assist in reducing the high rate of escape expenditure currently experienced, enhance the township character and amenity, of the area and to will create a critical mass of people living and working in the town-centre.~~

Tourism is a growing industry and important economic driver in the Shire that presents opportunities for economic development and diversification of the local economy and workforce. The Shire and the Spa Region to the north have tourism links with the Goldfields region to the west and north of the Shire. Tourism development draws on many aspects of the Shire including recreation, leisure activities, environment, wineries, mineral springs, heritage and landscape features. Council recognises that economic prosperity is dependent on its natural resources and seeks to promote economic activity that is consistent with protecting and enhancing the Shire's natural resource assets.

21.04-2

Objective—Agriculture

26/02/2009
C34

To protect good quality agricultural land and support the productivity and sustainability of existing and future agricultural and horticultural activities.

To increase productivity and investment associated with the Bacchus Marsh Irrigation District.

Strategies

- Maintain productive farm sizes by discouraging fragmentation of land for non-rural use and development.
- Direct rural residential and rural living developments to strategic growth areas where they will not impact on agricultural and horticultural production.
- Encourage and support best practice water use efficiency, including the use of recycled water use, in existing and planned new agricultural land use and development.
- Require land use changes and new developments in productive agricultural areas to demonstrate that they do not impact detrimentally on existing agricultural activities.
- Encourage the use and development of land for small-scale tourist activities that are associated with, or enhance the use of the land for agricultural purposes.
- Ensure that incompatible land use and development does not encroach upon productive agricultural land, particularly the Bacchus Marsh Irrigation District.
- Facilitate value-adding enterprises associated with the Bacchus Marsh Irrigation District, by working with landowners to achieve vertical or horizontal integration.
- Prepare a review of zones, overlays and policy statements associated with the Bacchus Marsh Irrigation District, with the aim of protecting and facilitating investment in agricultural sector.

21.04-3

26/02/2009
C34

Objective—~~Commercial~~

To reinforce the role of Bacchus Marsh's and Ballan's ~~role~~ as regional centres for employment, shopping, tourism, industry, business, and cultural services.

To provide a diverse range of retail and community services in Bacchus Marsh to meet the needs of Moorabool residents, increase local jobs and limit escape expenditure.

To maintain the primacy of the Bacchus Marsh Main Street Activity Centre, and provide a network of supporting activity centres sufficient to meet local needs.

To facilitate a bulky goods (restricted retail) precinct convenient to the Bacchus Marsh community, to accommodate large footprint retail uses.

Strategies

- ~~Focus commercial and retail development in the existing central Bacchus Marsh retail area in accordance with the Bacchus Marsh Urban Design Framework and the Growing Moorabool, Economic Development Strategy, 2006 (including the development of a Local Structure Plan for the area between the main street and the railway station).~~
- ~~Limit other retail development in Bacchus Marsh to meeting local retail needs.~~
- Facilitate appropriate investment attraction and development of the core activity centres shown on the Bacchus Marsh Urban Growth Framework Plan, in accordance with the following hierarchy:

Major Activity Centre:

- Bacchus Marsh (Main Street)

Neighbourhood Activity Centres:

- o Darley Plaza
- o West Maddingley

Local Activity Centres:

- o Maddingley (Grant Street)

- Require sound economic analysis and strategic justification, to facilitate consideration of potential additional activity centres to service local needs in growth precincts, as shown on the Bacchus Marsh Urban Growth Framework Plan.
- Ensure that growth precinct planning delivers any new activity centres in the early stages, and that new activity centres are co-located with community facilities.
- Encourage and facilitate redevelopment and expansion of Darley Plaza as the basis for a modern, high amenity neighbourhood activity centre for local residents in Darley.
- Plan for an out-of-centre bulky goods retail (restricted retail) precinct in Bacchus Marsh, sufficient to accommodate the long term needs for such uses.
- Prepare a precinct plan to guide growth of a bulky goods retail precinct, including design and landscape guidelines to create a sense of place.
- Enhance the Ballan commercial centre streetscape as well as wider pedestrian movement, signage and landscaping improvements.
- ~~Encourage~~Provide for an appropriate mix range of residential, commercial, and residential industrial land uses which complement ~~the~~ mixed-use function ~~within Bacchus Marsh~~ of activity centres.

21.04-4
26/02/2009
C34

Objective—Industry

To provide for a range of industrial development and activities in proximity to transport networks and existing infrastructure and avoid off-site impacts on residential amenity, environmental quality, or agricultural values.

To provide for service industries on industrial zoned land in Maddingley (north of Kerrs Road) and Ballan.

To provide for manufacturing and other heavy industries on industrial zoned and serviced land, with large separation distances to sensitive uses, in Maddingley (south of Kerrs Road).

To provide for an appropriate mix of agribusiness and industrial uses, which require large separation distances to sensitive uses, on appropriately zoned and serviced land in the Parwan Employment Precinct.

To protect the ongoing extraction of State-significant sand resources located on the border of Darley and Coimadai, and plan for the staged rehabilitation and appropriate reuse of the land.

To protect the ongoing operation of the Maddingley Brown Coal Mine, landfill and associated activities.

Strategies

- Ensure that industrial land supply in the Shire’s major urban centres can readily meet the needs of new industries and land use planning identifies suitably located sites for new industries.
- ~~Ensure that industrial development is in general accord with the Moorabool Industrial Areas Strategy 2001.~~

- Encourage service industries to establish in Maddingley (north of Kerrs Road) and Ballan.
- Encourage manufacturing and other heavy industries to establish in Maddingley (south of Kerrs Road) or Parwan.
- Facilitate the activation of Parwan Employment Precinct, by preparing a precinct structure plan, a development/infrastructure contributions plan and a clear funding model.
- Investigate rezoning the Park Street, Maddingley industrial precinct from Industrial 2 Zone to Industrial 3 Zone or Mixed Use Zone, to limit manufacturing and facilitate service industry and other compatible uses.
- Investigate rezoning the Griffith Street, Maddingley industrial precinct from Industrial 2 Zone to Industrial 3 Zone.
- ~~Focus larger scale employment development to suitably located and buffered sites in Bacchus Marsh.~~
- Support new industries in appropriate locations with the potential to utilize the existing road and rail infrastructure along the Western Highway corridor, or the proposed Eastern Link Road which will provide a north-south bypass to the east of Bacchus Marsh.
- Plan for future transport infrastructure needs of business including roads, rail and air.
- Recognise and protect the long-term potential of stone and mineral resources.
- Undertake a study of the State-significant sand quarries, located on the border of Darley and Coimadai, to identify the sequencing and form of rehabilitation as sand resources are progressively exhausted, and to identify potential future uses, having regard to separation distances required for remaining sand extraction and associated activities.
- Avoid sensitive land uses within recommended separation distances from the Maddingley Brown Coal Mine and the Darley/Coimadai sand quarries.
- Support best practice management of industrial uses, to minimise offsite amenity impacts.
- Manage off-site impacts and avoid conflict with sensitive uses to realise economic development opportunities.
- Discourage any open pit areas to be used as putrescible waste dumps.

21.04-5

26/02/2009
C34

Objective—Local Employment

~~To Support the development and facilitation of increased local employment opportunities in activity centres, industrial precincts and the agricultural/agribusiness sector in order to strengthen the local economy.~~

Strategies

- Facilitate development of the tourism sector by protecting the natural environment, heritage and town character.
- Promote tourist-related industries (wineries, art, festivals), and strengthen tourism links with surrounding municipalities.
- Encourage home-based occupations and facilitate relocation for enterprises with a demand for out-of-home business accommodation.

- Facilitate the establishment of a regionally significant Parwan Employment Precinct, incorporating a mix of agribusiness and industrial uses on appropriately zoned land.
- Work with State government and relevant agencies to facilitate and attract potential business and investment to the Parwan Employment Precinct.

21.04-6

Implementation

26/02/2009
C34

Zones and overlays

Specific application of zones and overlays to achieve the strategic objectives includes:

- Apply the Farming Zone and specification of minimum subdivision sizes in zone schedules that encourage appropriate lot sizes to ensure the productive capacity of agricultural and horticultural land.
- Apply zones to encourage suitable locations for horticultural enterprises and prevent the location of other land uses with the potential to create conflict with adjacent horticultural activities.
- Apply a Development Plan Overlay to the area contained within the Kennedy Place Industrial Estate to address amenity issues and establish buffers to residential areas.
- ~~Apply Design and Development Overlays to each of the five identified gateway entrances into Bacchus Marsh.~~

21.04-7

Further Strategic Work

26/02/2009
C34

- Develop a rural strategy including a review of minimum lot sizes.
- ~~Develop a Local Structure Plan within the Bacchus Marsh town centre in order to provide for a master planned mix of activities based on Melbourne 2030 Activity Centre principles.~~
- ~~Review the Moorabool Industrial Areas Strategy 2001.~~
- Identify potential uses in and around Wallace township, where there is a full diamond interchange on the Western Highway and access to natural gas, to facilitate the growth of agricultural and related industry.
- ~~Investigate feasibility and if relevant develop strategies to increase industrial and transport related activity in and around the Bacchus Marsh Aerodrome.~~
- ~~Rezone and apply overlays on industrial land in general accordance with the Moorabool Industrial Areas Strategy 2001.~~

21.05 DEVELOPMENT AND COMMUNITY INFRASTRUCTURE

26/02/2009
C34

21.05-1 Key Issues and Influences or overview

26/02/2009
C34

Open space and ~~R~~recreation

- Open space networks throughout Moorabool Shire's towns are an important element of the Shires urban character.
- Moorabool Shire has a focus on providing integrated cycling and walking networks to link existing residential development to community facilities, commercial hubs, and parks.
- Moorabool Shire endeavours to support the health and well-being of Moorabool communities through the provision of high quality social and recreation facilities and services underpinned by effective engagement strategies.

Integrated transport Road Network and Infrastructure

- ~~The Bacchus Marsh experiences regular traffic congestion, particularly due to the fact that the only north-south arterial road (Grant Street/Gisborne Road) passes through the centre of town and carries a high volume of heavy vehicle movements.~~
- ~~Accessibility, Traffic Management and Parking Study identifies strategies to increase accessibility in and around Bacchus Marsh, assesses key stress points in the road network and develops a strategy to accommodate future increases in traffic volumes at key points in the road network.~~
- Moorabool Shire Council is committed to working with VicRoads to ~~alleviating~~ the impact of heavy vehicles on the ~~Bacchus Marsh urban area, Avenue of Honour and commercial hub,~~ improve traffic flow, particularly on the north south axis, and facilitate active commuting by pedestrians and cyclists. ~~There is a need for key infrastructure such as a north-south Eastern Link Road to the east of Bacchus Marsh. Investigation areas identified by this strategic research are shown on the Bacchus Marsh Framework Plan.~~
- The ~~community and~~ road infrastructure in a number of towns and settlements in the Shire and particularly Bacchus Marsh and Ballan have limited capacity to service the growing community without further upgrading and growth of the Shire's financial base.

Integrated Transport

- As part of state policy for the Ballarat transport corridor, the establishment of a fast train service that services Ballarat (via key towns located within Moorabool Shire) will greatly improve access to metropolitan Melbourne and Ballarat.
- Moorabool's transport infrastructure is structured around the Western Highway and the ~~east west train~~ Melbourne-Ballarat railway line that runs through the centre of the Shire. Its two major towns (Bacchus Marsh and Ballan) are serviced by a fast rail service between Melbourne and Ballarat with timetables designed to facilitate commuting to work from the Shire to Melbourne. The rail service is augmented by linked bus services from the suburbs of Bacchus Marsh and the district around Ballan (in particular the bus line from Daylesford, through Gordon to Ballan).
- The large number of people who live in the western Statistical Local Area (SLA) and travel to Ballarat to work strengthens Moorabool Shire Council's case for the re-

opening of Gordon Railway Station and the development of a public transport system in the western parts of the Shire that is oriented towards Ballarat.

- The high number of commuters from Bacchus Marsh to Melbourne also highlights the strategic location of Bacchus Marsh and the significant scope for development supported by the sustainable transport strategies of the State government. Similarly, the large number of people who live outside but work within the Shire strengthens the arguments for improved timetabling from outlying areas including Melbourne so that employees, travelling from outside the Shire by public transport to Bacchus Marsh and Ballan, can get to work on time.
- Bacchus Marsh has been included in the metropolitan ticketing system.

Community facilities and Social Infrastructure

- Any new urban growth precincts will need to be carefully planned to ensure that they can be provided with appropriate reticulated services, integrated transport and open space.
- It is the aim of the Council to build on the community fabric of the Shire by developing social programs that focus on building community capacity and providing quality and flexible community and social infrastructure for people of all ages and from all areas within the Shire.
- Moorabool Shire acknowledges the pressures that an aging population places on the social infrastructure of the Shire and the need for a diversity of housing options to accommodate demographic change.

Water supply

- Securing long-term reticulated water supplies for the towns in the Shire is an important issue.

21.05-2

26/02/2009
C34

Objective—Open Space and recreation

To provide high quality, equitable and integrated open space and recreation facilities.

Strategies

- Provide and locate open space areas and recreation facilities in relation to other major land uses and ensure they are designed to be safe and easily maintained.
- Encourage co-location of community facilities and open space areas that maximise access, surveillance, and safety.
- Provide pedestrian links that connect with existing foot paths and integrate with the Tracks and Trails Master Plan.
- Prepare an open space strategy for the Bacchus Marsh district, to identify opportunities to create more functional open space networks connecting waterways, State parks/reserves and identified growth investigation areas at Parwan Station, Merrimu and Hopetoun Park North.

21.05-3
26/02/2009
C34

Objective— Integrated transport Road Network and Infrastructure

To provide a high quality, sustainable and connected integrated road and transport network within Moorabool Shire.

To provide for an integrated public transport network with improved coverage, accessibility and capacity.

To develop a north-south Eastern Link Road to the east of Bacchus Marsh, including connections to Gisborne Road, Western Freeway and Geelong-Bacchus Marsh Road.

To facilitate a mode shift from car dependency to active transport and public transport.

To provide a new high quality, high amenity pedestrian and cycle link in Bacchus Marsh, connecting between Main Street and the Railway Station.

To better utilise the Bacchus Marsh Aerodrome.

Strategies.

- Require new development to make appropriate financial contributions to the provision of integrated transport infrastructure ~~such as public facilities, public transport and roads.~~
- Work with Vic Roads to undertake improvements to the Bacchus Marsh arterial road network in accordance with ~~adopted strategies such as the Bacchus Marsh Integrated Transport Strategy, 2015 Arterial Road Strategy and the Bacchus Marsh Accessibility, Traffic Management and Parking Study.~~
- Work with Vic Roads to undertake a road corridor planning study for an Eastern Link Road which includes connections to Gisborne Road, Western Freeway and Geelong-Bacchus Marsh Road.
- Facilitate the construction of an Eastern Link Road to cater for expected growth within the township and surrounding areas and to remove freight movements from the town centre.
- Improve road and car-parking infrastructure within ~~the commercial~~ activity centres.
- Require that land use and development does not prejudice levels of service, safety, and amenity of the Western Freeway and minimise any adverse effects of noise from traffic.
- Limit freight traffic movement through Bacchus Marsh.
- Increase the extent, quality and safety of pedestrian and bicycle networks, particularly linking to and through activity centres, community facilities and public open space, and across the Western Freeway.
- Require the provision of bicycle and pedestrian networks in new residential developments, with appropriate links to existing networks.
- Work with Southern Rural Water to investigate opportunities to use the irrigation channel reserve for a shared path.
- Establish a pedestrian and cycle spine between Main Street, Bacchus Marsh and the Railway Station, including:
 - Orientatation of new, sensitively designed residential development towards the pedestrian / cycle spine to facilitate an active edge to this spine.
 - Location of any active or passive open space adjacent to the pedestrian / cycle spine.

21.05-4 — Objective— Integrated Transport

26/02/2009
C34

~~To provide for an integrated public transport network.~~

Strategies

- Support the development and facilitation of integrated public transport provision and services to meet the growing needs of the Shire’s communities.
- Maximise public access to the fast rail network.
- Work with Public Transport Victoria to promote improvements to the existing public transport network, infrastructure and facilities within the Shire, including a potential future ‘park and ride’ station at Parwan in the medium to long term, to support urban growth.
- Investigate and plan for the potential need to upgrade rail crossings.
- Facilitate future transport infrastructure planning through local structure plans or development plans, as appropriate.
- Plan for future transport infrastructure needs of business including roads, rail, and air.
- Prepare a master plan to guide future development of the Bacchus Marsh Aerodrome, with due consideration of:
 - Options to better utilise the aerodrome including attracting new investment and job creation.
 - Improving facilities to encourage new business and development opportunities within the Bacchus Marsh Irrigation District and the Parwan Employment Precinct investigation area.
 - Potential to acquire additional land to expand the aerodrome, if full commercialisation occurs.
- Develop and implement a marketing plan to attract business, including the tourism industry, to the Bacchus Marsh Aerodrome.

21.05-45
26/02/2009
C34

Objective—Social Community facilities and Infrastructure

To provide appropriate levels of ~~Social community facilities and Infrastructure~~ to Moorabool Shire.

To ensure that education services provision matches projected demand.

To ensure that health services provision matches projected demand.

To secure long-term water supplies for urban and agricultural use.

Strategies.

- Require new development ~~through developer contribution plans~~ to make financial contributions to the provision of ~~infrastructure such as public community facilities and infrastructure, such as roads, bicycle paths, footpaths, public transport, and roads drainage and open space, via development contribution plans or infrastructure contribution plans.~~
- Prepare a community infrastructure framework to identify the Shire’s priority needs for community services and facilities and to plan how best to meet those needs.
- Prepare a planning study for an integrated education precinct in Maddingley, which caters for the medium/long term needs of Bacchus Marsh Grammar and Bacchus Marsh College.

- Investigate and support opportunities for secondary/tertiary education facilities in Bacchus Marsh.
- Investigate and support opportunities for agricultural education facilities in Bacchus Marsh, to support the agricultural focus of the town.
- Work with State government to review the need for, and to deliver, a fourth government primary school in Bacchus Marsh or Maddingley.
- Prepare a planning study for a medical services precinct in Bacchus Marsh, which caters for the medium/long term needs of the Bacchus Marsh district.
- Ensure new urban development has access to potable water supplies.
- Ensure agricultural uses make efficient use of water resources.
- Ensure that new development in the Maddingley Transitional Area (as shown on the Bacchus Marsh Urban Growth Framework Plan under Clause 21.07-8) is supported by an Integrated Water Management Strategy that considers alternative water supplies.

21.05-6 Objective—Water Supply

26/02/2009
C34

~~To secure long term water supplies for urban and agricultural use.~~

Strategies

- ~~Ensure new urban development has access to potable water supplies.~~
- ~~Ensure agricultural uses make efficient use of water resources.~~

21.05-5 Objective—Implementation

Zones and overlays

Specific application of zones and overlays to achieve the strategic objectives includes:

- Apply the Public Acquisition Overlay to land identified for future road reserves in an approved Eastern Link Road corridor planning study.
- Apply the Development Contributions Plan Overlay or the Infrastructure Contributions Plan Overlay where required to support the provision of appropriate social and physical infrastructure.

21.05-67 Further Strategic Work

26/02/2009
C34

- Develop a policy for open space planning.
- Develop local policies to protect road infrastructure in rural areas and to manage land use and development in areas adjacent to and likely to be impacted by the Western Freeway.
- Review the opportunities for the better utilisation of existing infrastructure within small towns across the various regions within the Shire, taking into account their relative location to each other and regional centres and other factors such as access to transport infrastructure, land capability, and suitability to different economic activities.

21.05-78

26/02/2009
C34

Other Actions

- Advocate to VicRoads and the State Government to address road network issues affecting industrial development in Bacchus Marsh.
- Advocate and continue support for capital works programs of infrastructure agencies to sewer townships in water catchment areas and to address the issue of future water supply.
- Advocate for the reopening of the Gordon railway station to provide integrated public transport services.
- Promote sustainable neighbourhoods and passive safety.

21.0704/05/2017
C58**BACCHUS MARSH****21.07-1**04/05/2017
C58**Key Issues and Influences or overview**

~~Bacchus Marsh is the largest town in the Shire consisting of the Darley, Bacchus Marsh and Maddingley urban areas. It is closer to the centre of Melbourne than growth areas within Melbourne's designated urban growth boundary, such as Pakenham. The town is characterised by high levels of commuting and an attractive living environment.~~

Bacchus Marsh is located midway between Melbourne and Ballarat, and is the largest town in the Shire with some 19,000 residents (2017 est. including Darley, Bacchus Marsh and Maddingley urban areas). Bacchus Marsh currently fulfills a number of important functions as a regional service centre, a peri-urban town and an increasingly popular alternative housing destination to the west of Melbourne.

Despite being located within the Central Highlands Region, Bacchus Marsh is closer to the centre of Melbourne than growth areas within Melbourne's designated urban growth boundary, such as Pakenham. It also borders two of the fastest growing municipalities in Australia, being the City of Melton and the City of Wyndham. Spillover urban growth into the Shire has been largely driven by the westward migration of residents from metropolitan Melbourne and the progressive integration of Bacchus Marsh housing into the metropolitan market.

Bacchus Marsh is identified as a regional growth centre in Plan Melbourne as well as the Central Highlands Regional Growth Plan. In order to respond to metropolitan growth pressures and to meet the strategic goals set out in these plans, Bacchus Marsh will need to provide for more than 20,000 additional residents by 2041. Some of this growth will be accommodated within the existing urban area, while the balance will be accommodated within the adjoining growth precincts of Merrimu, Hopetoun Park and Parwan Station (as inter-connected, masterplanned urban components of the wider Bacchus Marsh valley).

Bacchus Marsh is characterised by high levels of commuting, especially towards job opportunities in metropolitan Melbourne, significant housing growth and an attractive living environment.

~~New #~~Residents of Bacchus Marsh have been attracted to the town Bacchus Marsh by the combination of its distinctively country lifestyle landscape setting comprising of escarpments and irrigated river valley, combined with attributes found in a metropolitan corridor such as well-established commercial, business, industry and community infrastructure.

The town ~~its character~~ is defined by the following character elements:

- The rural and natural gateway entries, in particular the entrance from the Western Freeway through the Avenue of Honour;
- An open feel due to the rural and low density surrounds, wider streetscapes, large open space areas, farmlands, orchards and market gardens;
- A natural landscape character and setting with undulating landforms.
- A scenic backdrop that surrounds the town with Lerderderg State Park, Werribee Gorge State Park and Long Forest Nature Conservation Reserve.
- Werribee and Lerderderg Rivers that traverse through the town and in some places include linear walking paths and open space along the waterways.
- Networks of open space throughout residential areas and adjoining forested areas;
- ~~▪ Township character with a strong range of commercial and business enterprises set within a rural landscape and highly productive agricultural areas;~~

- Significant heritage buildings and trees including the Bacchus Marsh Avenue of Honour, Grant Street and Maddingley Park;
- ~~▪ Networks of open space throughout residential areas and adjoining forested areas;~~
- ~~▪ Undulating land with scenic views;~~
- ~~▪ Werribee and Lederderg Rivers and associated highly productive irrigated river flats;~~
- Topography defined by the Lederderg State Park Forest and sand mines to the north, the Benees Road Merrimu and Hopetoun Park plateaus to the east, the Pentland Hills to the west and the Parwan Valley and coal mine to the south;
- ~~▪ Strong industrial base providing local employment opportunities, particularly in the transport and value adding agricultural industries; and~~
- A strong range of commercial and business enterprises including industrial base business that provide local employment opportunities, particularly in the transport and the agricultural industries; and
- A Diversity and range of residential development opportunities (infill and greenfield) areas based on residential layout, lot design and housing styles, and types.

~~Council seeks to establish best practice in transport oriented activity centre planning for the Bacchus Marsh Activity Centre. Significantly sized parcels of land between the railway station and Main Street and between Fiske and Grant Streets provide opportunity for planned residential and mixed use urban development.~~

Bacchus Marsh has been designated as the major urban growth centre in the Shire but expansion is constrained by the surrounding natural landscape, topography, and mineral and agricultural/horticultural resources. The existing settlement boundary contains a substantial amount of residential land supply (infill and greenfield) that is likely to accommodate short-medium term population growth.

~~Bacchus Marsh appears to have a significant amount of land zoned for infill development but some is steep and fragmented ownership in some areas makes co-ordinated development very difficult.~~

However opportunities for long-term growth outside of the existing settlement boundary require further investigation. Urban growth investigation areas are located at Merrimu, Parwan Station and Hopetoun Park, as shown on the Bacchus Marsh Urban Growth Framework Plan. Urban growth at Hopetoun Park will provide potential for a local activity centre which is a key missing element in the existing settlement. Ultimately, it is envisaged that Bacchus Marsh will comprise a multi-nodal settlement with a core area (Bacchus Marsh, Darley and Maddingley) together with new fully integrated and functional high quality 'master-planned' precincts which provide for diversity of urban living choices.

The highly productive irrigated horticultural land provides a source of employment and fresh food that needs to be protected from the urban expansion of Bacchus Marsh.

There are a number of strategically important land uses to the south of Bacchus Marsh, – such as the Maddingley Brown Coal Mine operations (coal mining, landfill and green waste composting), industrial land, agribusiness, the airport and the Parwan Waste Water Treatment Plant. – ~~that Such uses~~ are inherently incompatible with residential development due to their off-site impacts. ~~The State Government has established the extent of the coal resource to be protected but appropriate buffers and land use management measures to address potential conflicts between uses and opportunities to capitalise on economic development synergies require further investigation.~~

Any new urban growth precincts at Merrimu, Parwan Station or Parwan (i.e. Parwan Employment Precinct) will require the provision of an Eastern Link Road, with connections to Gisborne Road, Western Freeway and Geelong-Bacchus Marsh Road. This road would enable new growth precincts to integrate with the local and regional transport network. An Eastern Link Road is a regional priority, as it will enhance existing road network performance and enable the integration of new growth precincts.

Bacchus Marsh currently has an affordable housing supply compared to the outer western region and metropolitan Melbourne, however diversity of the supply is limited. It is important that diversity in housing improves to ensure there are housing options to meet the requirements of existing and future residents. This is particularly important due to the ageing population and decreasing household sizes where there is likely to be increased demand for smaller, affordable and low-maintenance dwellings.

Council also recognises the importance of directing housing to locations that are easily accessible relative to activity centres and public transport. Directing development to appropriate locations will assist building on Council's vision to create compact and sustainable neighbourhoods. However, new development must complement the defining character elements of the town, including the historic Avenue of Honour and the open and natural landscape while also preserving horticultural land.

The Camerons Road area is designated for limited rural living development to balance the area's landscape level bushfire risk, significant flora and fauna values, quarry buffer requirements, fragmented ownership and low agricultural value. The land immediately adjoins the Lederberg State Park and state significant quarries.

21.07-2 Objective—Managing urban growth

04/05/2017
C58

To accommodate sustainable residential growth within the existing settlement boundary of Bacchus Marsh in the short to medium term.

To accommodate long term residential growth within the investigation areas at Merrimu, Parwan Station and Hopetoun Park.

To facilitate the development of an employment precinct within the Parwan Employment Precinct investigation area.

Strategies

- Contain short-medium term residential development within the existing settlement boundary (infill and greenfield).
- Ensure that Bacchus Marsh maintains an adequate long term residential land supply to accommodate the projected increase in population.
- Provide for long-term residential growth within the investigation areas at Merrimu, Parwan Station and Hopetoun Park. Medium-term timing may be considered for one or more growth precincts if it can be demonstrated that such precinct/s will facilitate the provision of an Eastern Link Road.
- Require the provision of sound strategic justification for any urban growth precincts at Merrimu, Parwan Station, or Hopetoun Park, including detailed technical assessments such as environmental, cultural heritage, landscape, infrastructure, transport and economics.
- Require precinct structure plans for any urban growth precincts at Merrimu and Parwan Station, and a development plan for any growth precinct at Hopetoun Park, and ensure that such plans provide for early delivery of appropriate community and social infrastructure, activity centres, schools, integrated transport, reticulated services and local job opportunities.
- Prepare a precinct structure plan for Parwan Employment Precinct, to address key infrastructure and land use priorities that will deliver value-added and vertically or horizontally integrated agribusiness/industries.
- Work with State Government and other relevant servicing authorities towards the servicing of Parwan Employment Precinct, with particular emphasis on the provision of reticulated water (including recycled water) and gas.
- Ensure that land use and development within the Parwan Employment Precinct shown on the Bacchus Marsh Urban Growth Framework Plan is compatible with:

- Protection of the brown coal resource within the defined mining licence area;
- Any existing or permissible future activities associated with the Maddingley Brown Coal Mine;
- The continuation of existing industries and the establishment of new industries in the nearby industrial zones; and
- Ensuring that separation distances between sensitive uses and uses with off-site amenity impacts comply with Environment Protection Authority Publication 1518 'Recommended Separation Distances for Industrial Residual Air Emissions', or a lesser distance determined by an area-specific environmental study in collaboration with the Environment Protection Authority.
- Promote the establishment of sustainable residential neighbourhoods by:
 - Encouraging high quality design of dwellings, open space and the public realm;
 - Encouraging infill development that assists in creating walkable and pedestrian scale environments; and
 - Encouraging quality higher density development close to activity centres and public transport.
 - Ensure that the form and design of new development responds to walkability and neighbourhood design principles.
- Protect escarpments from development impacts.
- Minimise the visual impacts of urban development on ridgelines and hilltops.
- Retain a green belt between Bacchus Marsh and Melton.
- Retain the intrinsic character elements of Bacchus Marsh and surrounds.
- Encourage subdivision patterns that provide a diversity of lot sizes.
- Protect the Bacchus Marsh irrigated horticultural land from residential encroachment and ensure appropriate interface treatments in development abutting these areas.
- Provide separation between residential development and uses with off-site impacts such as the Maddingley Brown Coal Mine, industrial areas, the airport and the Parwan Waste Water treatment plant.

21.07-32
04/05/2017
C58

Objective—Consolidating urban growth land uses within the inner areas of Bacchus Marsh

To encourage the consolidation of a variety of land uses within ~~the inner area of~~ Bacchus Marsh in areas that are highly accessible to the community.

Strategies

- Promote a mix of activities throughout the Bacchus Marsh Activity Centre.
- Encourage development of existing agricultural land south of Main Street and south of the Werribee River for a variety of dwelling types sensitively designed to respond to the site context.
- Reinforce the commercial hub role of Main Street through the intensification of a mix of retail, commercial and leisure land uses, within a walkable environment.
- Strengthen Grant Street as the secondary activity core of the Activity Centre and the secondary location for complementary commercial land uses.
- Encourage civic and community uses on land west of Lord Street in the vicinity of the library and public hall.

- Direct housing to locations that are easily accessible to activity centres and public transport as a priority.
- Consider the effect of natural hazard such as fire or flood on development in rezoning requests that intensifies development.

21.07-3 ~~Objective—Accommodating township growth~~

26/02/2009
C34

~~To promote coordinated, master planned development of identified areas in and around Bacchus Marsh.~~

~~Strategies~~

- ~~Plan for staged residential growth in accordance with the Bacchus Marsh Framework Plan, including high quality ‘master planned’ estate development.~~
- ~~The form and design of new development in the township should respond to walkability and neighbourhood design principles, and include strategic and environmental assessment.~~
- ~~Precinct structure plans for new growth areas should identify the need and location of community social infrastructure, neighbourhood shopping centres, and schools.~~
- ~~Protect the Bacchus Marsh irrigated horticultural land from residential encroachment and ensure appropriate interface treatments in development abutting these areas.~~
- ~~Provide buffers between residential development and uses with off site impacts such as the Maddingley Brown Coal Mine, industrial areas, the airport and the Parwan Waste Water treatment plant.~~
- ~~Use and development within the South Maddingley “Investigation Area” identified on the Bacchus Marsh Framework Plan should be compatible with:~~
- ~~Protection of the brown coal resource within the defined Mining Lease Area;~~
- ~~Any existing or permissible future activities at the Maddingley Brown Coal Mine;~~
- ~~The continuation of existing industries and the establishment of new industries in the industrial zones in the locality; and~~
- ~~Ensuring separation between sensitive uses and uses with off site impacts comply with recommended buffer distances for Industrial Residual Air Emissions or a lesser distance determined by an area specific environmental study in collaboration with the EPA.~~

21.07-4 Objective—Rural Living Development

26/02/2009
C34

To provide high amenity rural lifestyle opportunities while protecting irrigated horticultural land and the sustainability of environmental assets.

Strategies

- Provide planned ~~rural residential~~ /rural living development in appropriate locations as detailed on the Bacchus Marsh Urban Growth Framework Plan.
- Recognise the importance and attractiveness of rural residential and rural lifestyle living as an alternative living environment in designated areas around Bacchus Marsh.

~~21 07-5~~
04/05/2017
C58

Objective—Cameron’s Road Area limited rural living

To provide limited high amenity rural lifestyle opportunities while protecting human life from bushfire risk, avoiding fragmenting agricultural land, protecting extractive industry from accommodation development and protecting significant flora and fauna values.

Strategies

- To apply a precautionary approach to landscape level fire risk by allowing limited rural living development and specifying alternative approved measures.
- To specify setbacks and direct buildings to appropriate locations to protect the environmental values of the land, a nearby State Park, waterways and extractive industry.
- To specify subdivision requirements to limit development and site buildings appropriate to the environmental constraints of the land.
- To require integrated land management plans to ensure sustainable land management.

Policy

- It is policy:
 - To require all dwellings to be located within a dwelling envelope.
 - That a dwelling envelope that requires the clearing of significant vegetation will be discouraged.
 - To require a plan of subdivision submitted for certification to show a dwelling envelope that meets the siting requirements in the Design and Development Overlay Schedule 14 and an effluent disposal envelope on each lot.
 - That alternative dwelling envelopes other than specified in Design and Development Overlay Schedule 14 will only be considered where:
 - All setback requirements for development in Design and Development Overlay Schedule 14 are met.
 - An alternative envelope provides a better response to bushfire risk, avoiding native vegetation clearance and environmental outcomes.
- That an application to resubdivide lots to create a lot less than 6 hectares on land zoned Rural Conservation will be considered where:
 - The location of a lot is consistent with the subdivision requirements in Design and Development Overlay Schedule 14.
 - A resubdivided lot has a minimum lot size of two hectares.
 - A smaller lot is required to provide an environmental gain on the balance lot through a larger vegetated lot.
 - An appropriate mechanism is included to ensure that the balance lot may not be further subdivided.
- To require an integrated land management plan for new dwellings and subdivision applications to ensure sustainable land management to protect native vegetation, waterways, stabilisation of soil and pest plant and animal control.

~~21.07-6 Objective—Urban Design~~

04/05/2017
C58

~~To improve the urban design throughout Bacchus Marsh.~~

~~Strategies~~

- ~~▪ Increase pedestrian and cyclist accessibility, particularly to and through the Activity Centre, and across the Western Freeway, and ensure bicycle and pedestrian networks developed in future residential estates are appropriately linked.~~
- ~~▪ Enhance the design, style, and appearance of the five major gateways into Bacchus Marsh, and particularly the Avenue of Honour based on recommendations within the Bacchus Marsh Gateways Strategy.~~

- ~~Improve traffic conditions in central Bacchus Marsh by facilitating a northward extension of Woolpack Road to reduce heavy traffic in the town centre and investigating the feasibility of an additional north-south traffic route to the west of the town.~~
- ~~Encourage active house frontages to main roads and, where possible, key public spaces to enhance open space and natural surveillance.~~

21.07-7 Objective – Pedestrian / cycle link

04/05/2017
C58

To provide a new high quality, high amenity pedestrian and cycle link connecting Main Street and the Railway Station.

Strategies

- ~~Establish a pedestrian and cycle spine between Main Street and the Railway Station.~~
- ~~Orientate new, sensitively designed residential development towards the pedestrian / cycle spine to facilitate an active edge to this spine.~~
- ~~Focus any active or passive open space adjacent to the pedestrian / cycle spine.~~

21.07-7 Objective—Urban Design

To improve the quality of urban design throughout Bacchus Marsh.

To enhance the visual amenity of all key gateways to Bacchus Marsh.

Strategies

- Prepare an urban design framework for Bacchus Marsh Main Street precinct, addressing car parking, pedestrian and cycling networks, public transport and road networks, civic improvements and a civic square.
- Prepare and implement Urban Design Guidelines, to assist in delivering high quality design outcomes for activity centres, residential, commercial and industrial developments and subdivisions.
- Prepare and implement a new gateways strategy for Bacchus Marsh, with the aim of enhancing the design, style and appearance of all key gateways into town.
- Manage built form impacts on escarpments, slopes and other significant landscape features within key views and vistas from the Western Freeway.

21.07-8 Implementation

04/05/2017
C58

Zones and Overlays

Specific application of zones and overlays to achieve the strategic objectives includes:

- ~~Apply the Rural Living Zone to land east of Camerons Road to allow limited rural living development.~~
- ~~Apply the Rural Conservation Zone to land west of Camerons Road to protect environmental values and as a precautionary approach to landscape bushfire risk.~~
- ~~Apply a Design and Development Overlay in the Camerons Road area with specified setbacks and building envelopes to direct new buildings to appropriate locations in response to bushfire risk, protecting quarries and protecting environmental values.~~
- ~~Apply Design and Development Overlays for sub-precincts within the Activity Centre that should be the subject of specific built form and design guidelines.~~

- ~~▪ Apply Development Plan Overlays for existing undeveloped General Residential Zone areas to enable improved integration of infill development; and~~
- ~~▪ Apply the Bushfire Management Overlay to the Camerons Road Area as a precautionary approach to landscape bushfire risk and to specify bushfire protection measures to reduce the risk to life and property from the broader landscape to an acceptable level in the area.~~
- ~~▪ Apply the Urban Growth Zone to the investigation areas at Merrimu, Parwan Station and Parwan Employment Precinct.~~
- ~~▪ Apply either the Low Density Residential Zone or the Neighbourhood Residential Zone to any urban growth precinct at Hopetoun Park.~~
- ~~— Apply Development Contributions Plan Overlay where required to support the provision of appropriate social and physical infrastructure.~~
- ~~▪ Apply Design and Development Overlays to each identified key gateway into Bacchus Marsh.~~

~~21.07-9 Further Strategic Work~~

~~04/05/2017
C58~~

- ~~▪ Prepare and adopt Development Plan Overlays and Precinct Structure Plans for designated residential development areas in Bacchus Marsh.~~
- ~~▪ Prepare and implement a Development Contributions Plan where relevant.~~
- ~~▪ Prepare a Local Area Structure Plan and Development Contributions Plan for the Bences Road Area.~~
- ~~▪ Identify potential uses in the Maddingley South area identified on the Bacchus Marsh Framework Plan. If land identified is within the standard buffer distances to industrial or special use zones then the investigation must include an environmental risk assessment carried out in accordance with the requirements of the Environmental Protection Authority.~~
- ~~▪ The investigation of the area south of the railway line and east of the industrial corridor must include:

 - ~~— Identification of appropriate land uses having regard to existing and projected land requirements for alternative uses, land characteristics, and compatibility with existing and potential uses in adjoining zones;~~
 - ~~— Consideration of a planning framework to address off-site impacts from uses in the locality, including a review of the role and scope of management and development planning for land outside the South Maddingley mine lease;~~
 - ~~— Review of the appropriateness of minimum lot sizes;~~
 - ~~— A risk assessment in accordance with EPA advice if sensitive uses are contemplated within the standard EPA buffers. The assessment should take account of the specific circumstances and mix of uses in the locality; and~~
 - ~~— Protection of buffers to the Parwan Waste Water Treatment Plant.~~~~
- ~~▪ Audit undeveloped land in existing residential zoned areas of Bacchus Marsh having regard to constraints due to connectivity to existing roads, drainage, environmental constraints, and community facilities.~~

~~21.07-10 Other Actions~~

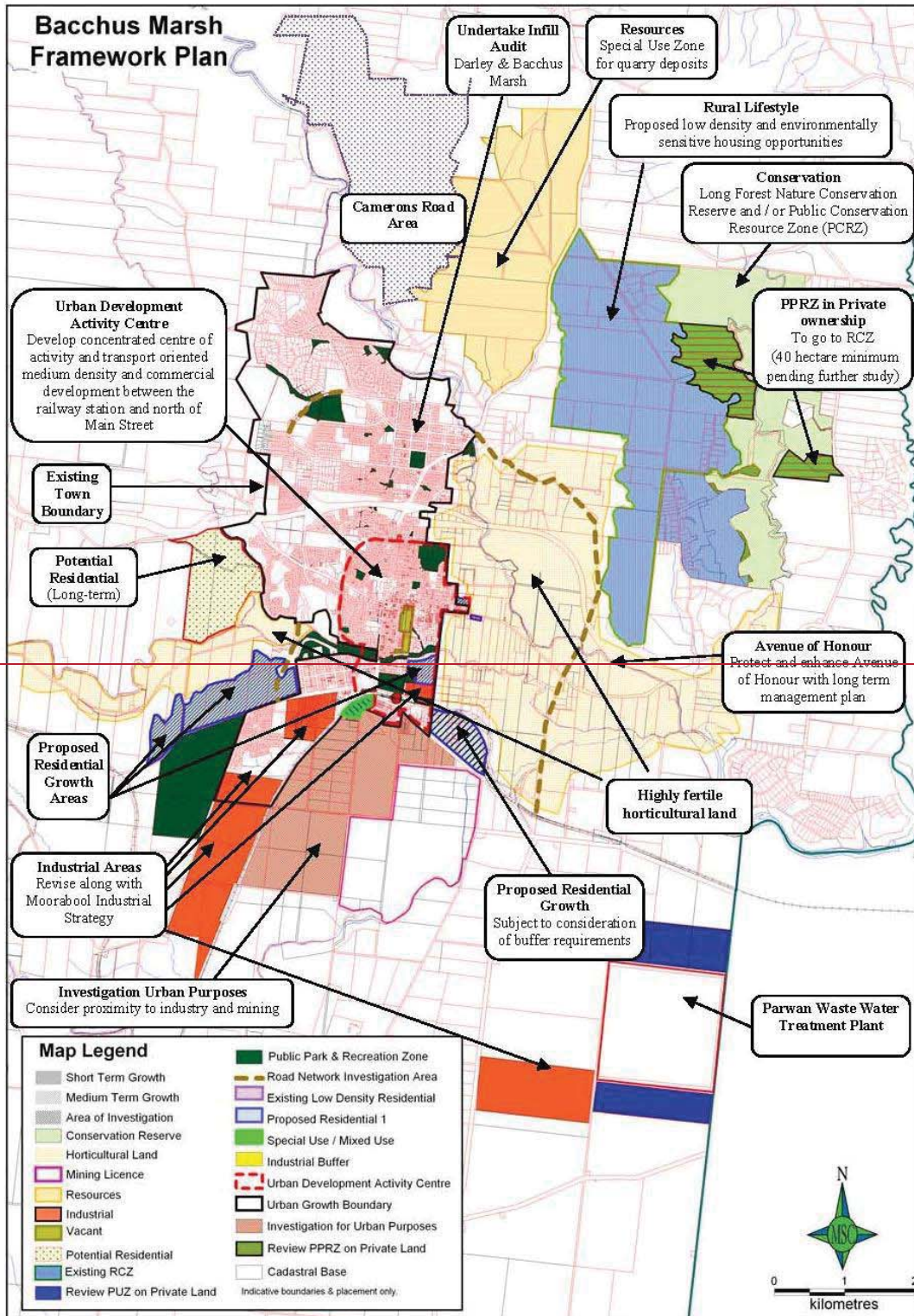
~~04/05/2017
C58~~

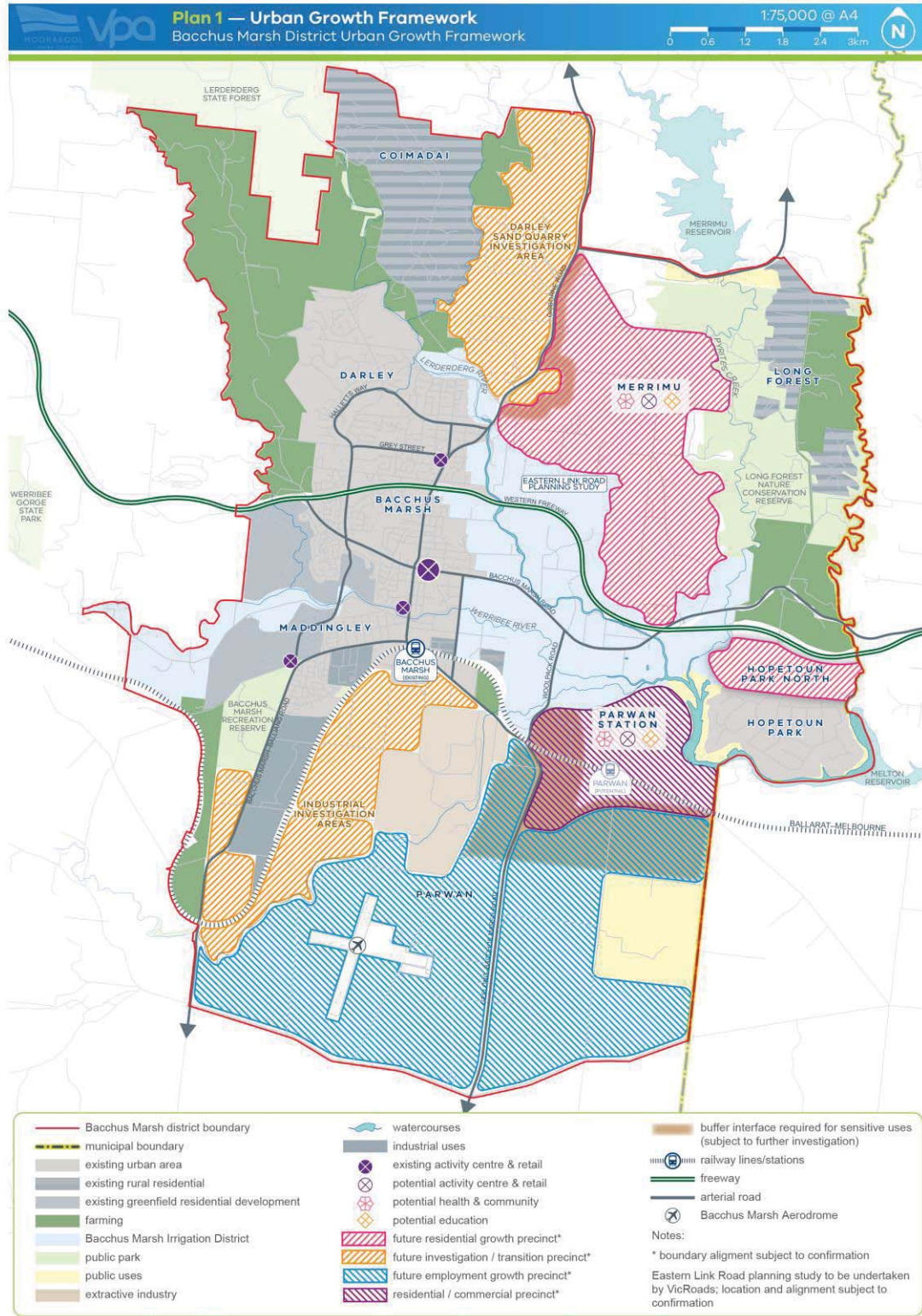
- ~~▪ Work with VicRoads to improve to the Bacchus Marsh arterial road network in accordance with adopted strategies such as the Bacchus Marsh Arterial Road Strategy and the Bacchus Marsh Accessibility, Traffic Management and Parking Study. This~~

~~includes supporting a detailed planning study by VicRoads of the northward extension of Woolpack Road and further investigation of the feasibility of providing an additional north-south route.~~

- ~~▪ Advocate the planned development of Bacchus Marsh as a key town on the Ballarat Regional Transport Corridor consistent with State policy (as part of the Melbourne 2030 Strategy) and as part of the upgraded rail services serving the Shire.~~
- ~~▪ Improve the visual and physical appearance of Main Street, Bacchus Marsh through implementation of the Urban Design Framework.~~

Bacchus Marsh **Urban Growth** Framework Plan





21.1110/11/2011
C57**REFERENCE DOCUMENTS**

- ~~Bacchus Marsh Accessibility, Parking, and Traffic Management Strategy 2003.~~
- ~~Bacchus Marsh Gateways Strategy 2003.~~
- Bacchus Marsh District Urban Growth Framework, 2017.
- Bacchus Marsh Heritage Study, 1995.
- Bacchus Marsh Integrated Transport Strategy, 2015.
- Bacchus Marsh Tracks and Trails Master Plan 2004-2005.
- Bences Road Local Area Structure Plan Report 2007.
- ~~Growing Moorabool, Economic Development Strategy, 2006.~~
- ~~Moorabool Growth Management Strategy, 2002.~~
- Moorabool Industrial Areas Strategy, 20015.
- Moorabool Municipal Fire Prevention Plan.
- Moorabool Shire Council Retail Strategy 2041, 2016.
- Moorabool Shire Council Roadside Management Plan, 2001.
- Moorabool Shire Economic Development Strategy, 2015.
- ~~Moorabool Social Infrastructure Plan 2007.~~
- ~~Moorabool Shire Land Use and Development Strategy 1997.~~
- Moorabool Social Infrastructure Plan 2007.
- ~~Moorabool Municipal Fire Prevention Plan.~~
- River Red Gums in the Bacchus Marsh Valley, December 2008

Attachment - Item 8.1(b)

BACCHUS MARSH

URBAN GROWTH FRAMEWORK

AUGUST 2017



PRODUCED BY



WITH



AUGUST 2017

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ACRONYMS

AEO	Airport Environs Overlay
BMID	Bacchus Marsh Irrigation District
CHRGP	Central Highlands Regional Growth Plan
Council	Moorabool Shire
CZ	Commercial Zone
DDO	Design and Development Overlay
DEDJTR	Department of Economic Development, Jobs, Transport and Resources
DELWP	Department of Environment, Land, Water and Planning
ESO	Environmental Significance Overlay
FO	Flood Overlay
ICPO	Infrastructure Contribution Planning Overlay
INZ	Industrial Zone
IWM	Integrated Water Management
LPPF	Local Planning Policy Framework
PEP	Parwan Employment Precinct
PSP	Precinct Structure Plan
SLO	Significant Landscape Overlay
SPPF	State Planning Policy Framework
SRW	Southern Rural Water
UDF	Urban Design Framework
UGF	Urban Growth Framework
UGZ	Urban Growth Zone
VPA	Victorian Planning Authority

EXECUTIVE SUMMARY

Bacchus Marsh is growing rapidly due to its proximity to Melbourne and the jobs and opportunities this brings. Lifestyle and amenity are key growth drivers, along with affordable land and housing, and quality regional health and education facilities. High-quality surrounding rural landscapes and open space enhance liveability. Agriculture, natural resources (sand and coal) as well as local industry provide employment opportunities.

Bacchus Marsh is the second largest settlement in the Central Highlands region (behind Ballarat) and the closest to Melbourne. Growth in Bacchus Marsh has well exceeded the rates of Ballarat or Melbourne for many years and existing planning framework needs to be revised. Train station usage has grown significantly and local road congestion has increased. Retail, industry, education and health services need to respond to the increasing demand. Open space planning and provision of community services are needed to support the town's growth.

State planning policy identifies that Bacchus Marsh can and should grow due to its locational advantages. An Urban Growth Framework (UGF) provides a long-term land use vision of how growth can be planned for, matched with coordinated infrastructure delivery by agencies and other stakeholders. The vision of the UGF is:

Bacchus Marsh will be an emerging regional growth centre, providing metropolitan-edge convenience, set within a distinctive agricultural valley framed by steep escarpments and significant waterways. Bacchus Marsh will be planned as a rural city in a farming district and as the gateway to Victoria's Central Highlands region.

Bacchus Marsh will draw new residents, investors and tourists due to its liveability, comparatively affordable land, diversity of residential lot sizes, access to services and attractive landscapes. Bacchus Marsh Irrigation District is a food bowl for Victoria, and a range of other state-significant natural resources present opportunities for economic growth.

As a rural city, Bacchus Marsh's service role and investment in education, health, retail and local industry will be strengthened. The combination of landscape, natural resources and liveability are unique to Bacchus Marsh and will be central to managing future growth.

A coordinated UGF, which includes a strategy for implementation, will ensure that road networks, rail corridors, local services and opportunities are provided for residents and visitors to enjoy. A comprehensive growth plan will ensure Bacchus Marsh remains a regional settlement with its own unique identity and not a physical extension of Melton or part of Melbourne's rapid growth. The expectations of the community and the role of agencies in delivering services and infrastructure will be addressed through the UGF.

The vision set out in the UGF is to be achieved by:

- identifying four strategic outcome areas for 2041 and beyond so as to guide areas for development clear of constraints
- planning for new residential areas with capacity for a range of housing needs, supported by local services and schools
- planning for new employment areas to grow the local economy
- identifying high-level infrastructure needs to support growth, from roads to train stations to new schools and parks
- protecting high-value agricultural land, such as the Bacchus Marsh Irrigation District
- protecting natural and built environmental values.

The UGF is a long-term vision, which makes precise growth projections difficult. Sequencing of new growth fronts should be continuously reviewed based equally on supply and demand analysis and on the ability to deliver needed infrastructure, particularly the Eastern Link Road.

The UGF is a broad high-level document. It makes recommendations on identified opportunities for urban growth as well as new employment precincts (amongst other initiatives). These are conditional on relevant Council resolutions, Planning Minister support (where amendments occur) and a range of further assessments that will occur at the appropriate time.

The key actions of the UGF can be divided into two categories: state/regional and local. State/regional projects will support future growth in accordance with *Plan Melbourne* and the *Central Highlands Regional Growth Plan*.

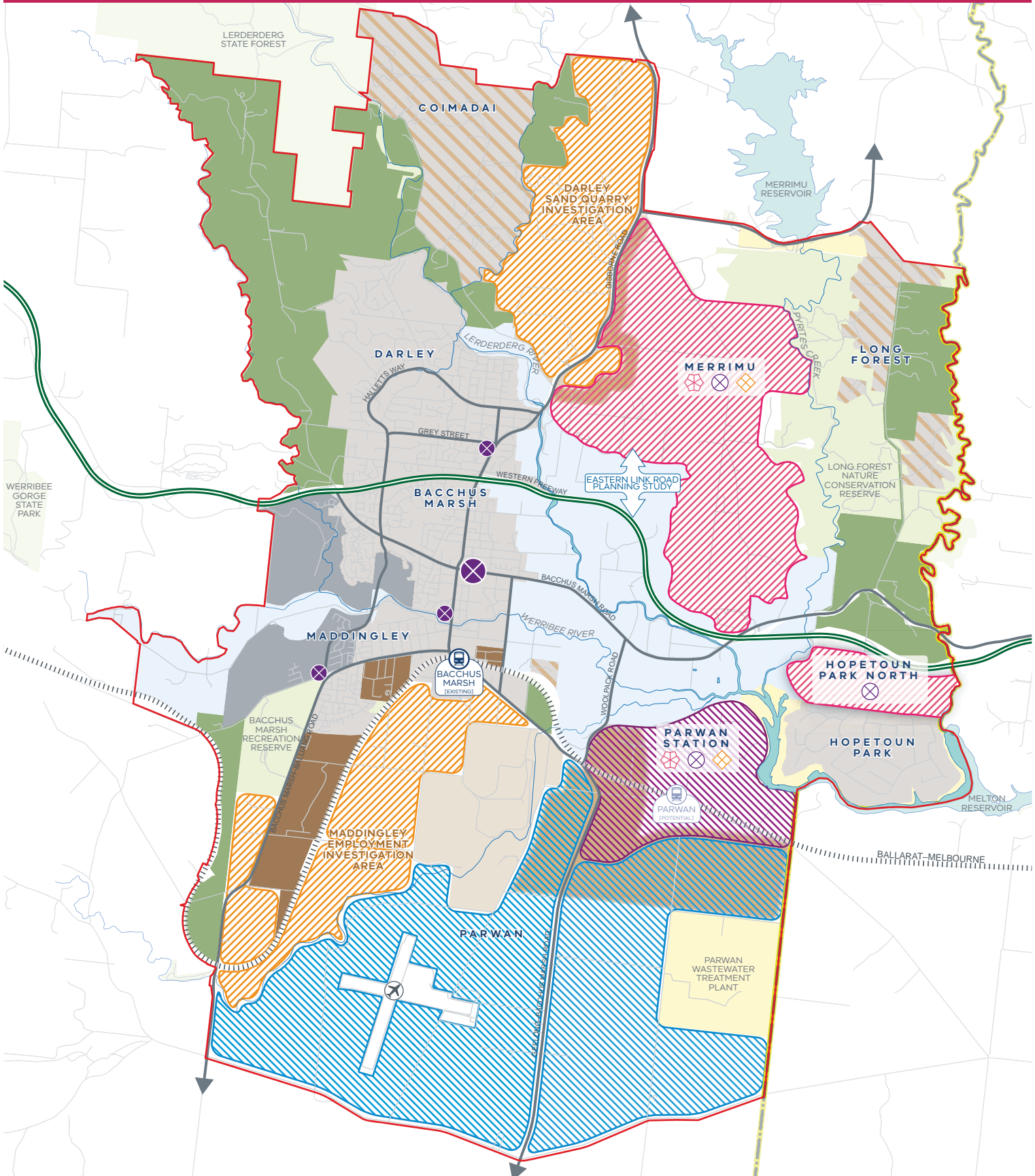
A list of priority state/regional projects that support the implementation of the UGF are provided in *Table 1 Key growth actions – state/regional*.

Table 1 Key growth actions – state/regional

REF #	PROJECT	TIMING ¹	RESPONSIBILITY
1	Eastern Link Road Planning Study	Immediate	VicRoads
2	Water and gas supply for the PEP	Short term	RDV
3	PEP growth framework and infrastructure contribution plan	Short term	VPA
4	District Open Space Framework to inform future growth planning	Short term	Council/VPA
5	Bacchus Marsh Irrigation District Facilitation. Review zones, overlays, policy statements and buffers to protect and facilitate investment in agricultural sector. Address opportunities to facilitate value-adding enterprises	Short to medium term	Council/Southern Rural Water
6	Maddingley integrated college precinct – planning/access study for Bacchus Marsh Grammar and Bacchus Marsh College	Short to medium term	Council/Department of Education & Training/ Independent Education Sector
7	Merrimu Residential Growth Investigation Precinct	Medium term ²	Proponent
8	Parwan Station Residential Growth Investigation Precinct (including future railway station)	Medium term ²	Proponent
9	Health services precinct in Bacchus Marsh. Plan and advocate for precinct that responds to the community needs of a rural city	Medium term	Council/Department of Health and Human Services
10	Hopetoun Park North Residential Growth Precinct	Medium term	VPA/Council

Notes:

- 1** Immediate/ongoing = next 12 months
Short term = 1–5 years
Medium term = 5–10 years
Long-term = 10+ years
- 2** Timing can be brought forward, e.g. if there are significant contributions to Eastern Link Road construction funding.
- 3** Refer to *Plan 1 Urban Growth Framework*.



- | | | |
|---|--|---|
| Bacchus Marsh district boundary | industrial uses | buffer interface required for sensitive uses (subject to further investigation) |
| municipal boundary | watercourses | railway lines/stations (existing or future potential) |
| existing urban area | existing activity centre & retail | freeway |
| existing rural residential | potential activity centre & retail | arterial road |
| existing greenfield residential development | potential health & community | Bacchus Marsh Aerodrome |
| farming | potential education | |
| Bacchus Marsh Irrigation District | future residential growth precinct* | |
| public park | future investigation area* | |
| public uses | future employment growth precinct* | |
| extractive industry | future residential/commercial growth precinct* | |

NOTES:
 * boundary alignment subject to confirmation
 Eastern Link Road planning study to be undertaken by VicRoads; location of alignment subject to confirmation

INTRODUCTION

State planning policy identifies Bacchus Marsh as a peri-urban regional centre with potential for significant growth. Unprecedented rates of residential growth are already occurring in the town and there is an opportunity to provide needed infrastructure and build the local economy. Maintaining housing affordability is also a key challenge as more residents are being drawn to Bacchus Marsh.

It is essential that identified new growth areas play a role in delivering the needed local jobs, infrastructure and housing stock. The Bacchus Marsh District UGF will guide this.

The UGF was prepared by Moorabool Shire Council, supported by the Victorian Planning Authority (VPA). The UGF is underpinned and informed by:

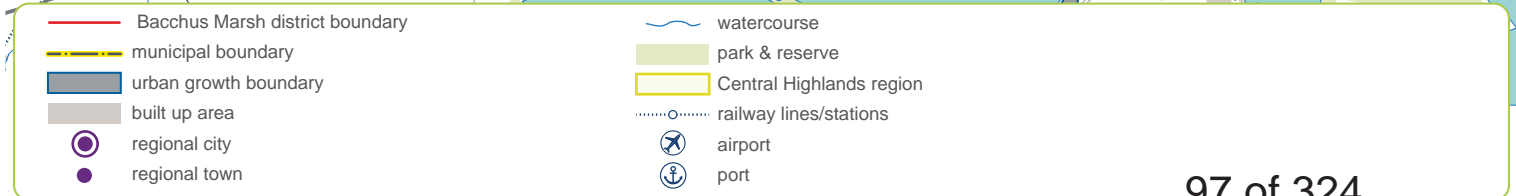
- **Central Highlands Regional Growth Plan** which identifies Bacchus Marsh as the second-largest town in the region and earmarks it for significant growth. It also seeks for Bacchus Marsh to transition from a commuter centre to a self-sustaining employment town.
- **Plan Melbourne 2017–2050**, which identifies Bacchus Marsh as a peri-urban town with growth potential.
- Preparation of **Moorabool 2041**, an urban growth strategy that guides growth in the shire and focuses on Bacchus Marsh as the largest town.
- State and Local Planning Policy Framework of the **Moorabool Planning Scheme**. Clause 11.01–2 of the State Planning Policy Framework designates Bacchus Marsh as a regional centre.
- **Background Report** to the Bacchus Marsh UGF.

The UGF is a strategic document that will guide growth to 2041 and beyond. It defines the settlement boundary and nominates potential growth areas based on land capability and growth needs. It ties growth areas to particular infrastructure delivery and provides objectives and principles for each potential growth area.

WHY A UGF FOR BACCHUS MARSH?

The population of Bacchus Marsh is estimated to double over the next two decades to around 50,000 residents. The residential urban footprint, then, can be expected to evolve in response. Growth presents an opportunity to provide needed infrastructure and build the local economy, and importantly, encourage continued housing affordability. A UGF is needed to guide this growth appropriately and maximise Bacchus Marsh's exceptional mix of locational, economic and aesthetic appeal.

There is an existing framework plan within the Moorabool Planning Scheme. This will be replaced by *Plan 1 Urban Growth Framework*.



WHAT IS THE PROJECT?

The project's aim is to deliver a strategic document that will guide population, infrastructure and economic growth within Bacchus Marsh to 2041 and beyond.

Work commenced on the Bacchus Marsh UGF in late 2014. A request was made to the Minister for Planning in 2015 to prepare an amendment to the planning scheme. Subsequently a project brief was developed between the parties and a scope of works was signed off by the Minister for Planning.

A UGF is a strategic vision that will guide population, infrastructure and economic growth into the future. Growth Area Framework Plans Requirements are set out in Clause 11.02-2 of the State Planning Policy Framework (SPPF).

The Bacchus Marsh UGF is based on long-term projections that are and will continue to be influenced by a range of factors beyond Council's control. For this reason, the UGF does not prescribe growth areas of specific size for development at set times – these steps will be applicable to later, more detailed planning stages. Rather, the UGF identifies areas that are capable of accommodating growth more broadly, lists the infrastructure that potential growth areas need to deliver, and sequences growth according to investment needs.

The UGF sets out 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 ultimate goal of the UGF is to articulate a comprehensive work plan for guiding future growth and development, and to ensure alignment and common purpose between state, regional and local planning decisions (see *Figure 1 The UGF delivery*).

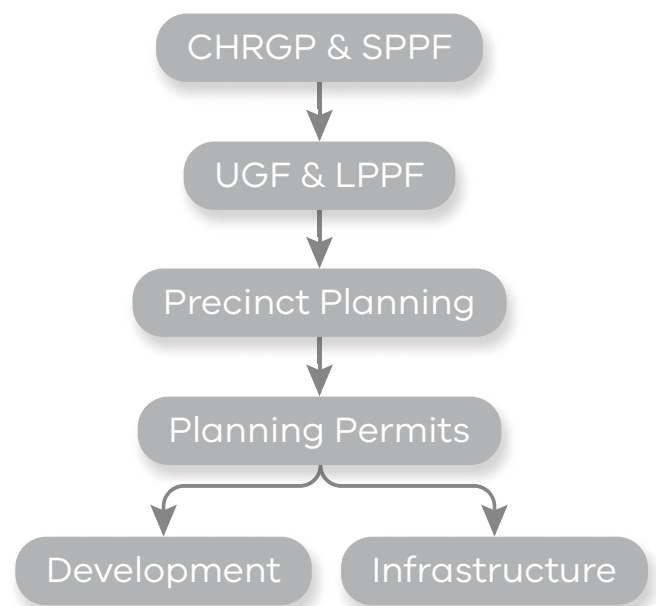


Figure 1 The UGF delivery

The UGF comprises three documents:

URBAN GROWTH FRAMEWORK

The strategic vision, objectives, principles and strategy

TECHNICAL FINDINGS

Background information – detailed analysis and research findings

LOCAL PLANNING POLICY FRAMEWORK

Planning Scheme amendment

How will the UGF be implemented?

Implementation of the UGF into the Moorabool Planning Scheme will be via the Local Planning Policy Framework. Subsequent planning processes will include rezoning of growth areas and precinct planning via Precinct Structure Plans or Development Plans. Developer contributions will be collected to pay for needed infrastructure. Planning permit applications will be guided by approved precinct plans.

What is the UGF process?

There are a number of steps required to prepare the UGF. Some of these have already been completed as part of previous work or stages. A list of background studies is provided in Appendix 1. As well, the UGF guides some tasks that will need to be undertaken in the future. These are shown in *Figure 1 The UGF delivery*.

How is Bacchus Marsh defined?

Bacchus Marsh refers to the area within the Bacchus Marsh district boundary as shown on Plan 1. It comprises the existing urban and rural areas of Bacchus Marsh, Darley, Maddingley and Pentland Hills (part), together with the adjoining localities of Parwan, Merrimu, Long Forest, Hopetoun Park, Coimadaí (part) and Rowsley (part). This area is collectively referred to as Bacchus Marsh.

The boundaries of the Bacchus Marsh district have been determined as follows:

- The municipal boundary forms a clear eastern edge.
- Nerowie/Glenmore Roads form a logical southern boundary.
- The western boundary is formed by the railway line, Werribee River, the existing urban zone boundary and the Korkuperrimul Creek.
- The declared water supply catchment, Lerderderg State Park and dense vegetation defines the northern boundary beyond which urban growth would be limited and/or highly constrained.

PLANNING CONTEXT

State planning policy seeks to direct a greater share of growth to regional Victoria. *Plan Melbourne 2017–2050* specifically identifies Bacchus Marsh as a peri-urban town with growth potential. Bacchus Marsh is located in the Central Highlands region. The *Central Highlands Regional Growth Plan* identifies Bacchus Marsh as a regional centre, second in size to the Ballarat regional city. These two settlements are projected to accommodate a majority of the region’s growth over the next 30 years. Bacchus Marsh has strong links to Melbourne and can attract residential and employment growth from the metropolitan region.

The *Central Highlands Regional Growth Plan* sets the following directions for growth in Bacchus Marsh:

- Support Bacchus Marsh as a regional centre and key growth location.
- Support the development of new north–south transport links.
- Growth should be supported in locations that will accommodate the largest increases in population.
- Provide a balanced approach to growth by promoting a range of local employment opportunities as an alternative to Bacchus Marsh’s role as a commuter centre.
- Undertake investigations for employment and agribusiness opportunities at the Bacchus Marsh Aerodrome and in Parwan.
- Identify the need for and encourage the provision of social, service and transport infrastructure to support significant growth and investigate implementation opportunities including development contribution plans.
- Encourage the development of Bacchus Marsh to protect surrounding regional environmental, heritage, landscape, resource and agricultural assets and consider natural hazards.
- Maintain the character and form of a distinct regional settlement, separated from Melbourne’s western growth corridor.

Moorabool 2041 and local policy

At the local level, Bacchus Marsh is the municipality’s main centre for retail, services and employment, and anticipated for the most growth. It is intended to be the focus area for activity and high-order community facilities, including libraries, performing arts and leisure centres.

Council’s strategic planning strategy, *Moorabool 2041*, seeks to manage growth in Bacchus Marsh in a manner that responds to existing context and character. Key components of this work include community engagement and visioning, as detailed in *Section 2 Vision & Principles*.

Background strategic work includes: *Bacchus Marsh Housing Strategy* (Mesh, 2016), *Moorabool Shire Retail Strategy* (Macroplan, 2016), and the *Bacchus Marsh Integrated Transport Strategy* (Moorabool Shire, 2015). These studies are discussed in detail in *Report 2 – Technical Findings*.

GROWTH CONTEXT

There is strong demand for new housing at Bacchus Marsh which is driving population growth. Council's *Bacchus Marsh Housing Strategy* notes that Bacchus Marsh is an integrated component of the wider metropolitan housing market and is therefore competing for growth with Melton and Wyndham. *Plan Melbourne 2017–2050* foreshadows that peri-urban regional centres can and should provide viable alternative housing choices for new residents settling in Victoria.

In part, the attraction is the affordability of land and quality of landscape and amenity in the district. Other key drivers include access to quality education (four primary schools, two colleges), a regional hospital, a main street retail precinct, historic buildings and landscapes (including the Avenue of Honour) and high-quality rail and road linkages with Melbourne, Ballarat and Geelong. The *Bacchus Marsh Housing Strategy* confirms that many of these growth drivers are beyond Council control or influence:

- Total housing demand will largely be influenced by macro level and regional population growth. This includes an ageing population, the increase in migration and increases in fertility (more babies being born).
- Within adjoining growth areas, the ongoing capacities and pricing of broadhectare lots released within the growth areas of Melton and Wyndham will continue to cater for large-scale demand, although any shortage of land supply may increase demand in Bacchus Marsh.
- National, state and local government land use policies affecting Melbourne's Growth Areas will significantly impact the future of Bacchus Marsh, for example changes to Melbourne's Urban Growth Boundary or policy direction to increase housing densities.
- Dwelling demand will not solely be generated by additional household growth; there will also be household lifecycle changes, preferences and needs. Dwelling demand may increase through down/upsizing and changing tenure (i.e. renter to purchaser). Other drivers of household types include economic pressures (such as the increasing costs of housing and children living at home for longer) and social trends (higher rates of divorce and single parents).

How does the UGF seeks to manage growth?

The UGF:

- » Sets the vision for Bacchus Marsh;
- » Defines the settlement boundary and identifies where future potential growth can occur within it; and
- » identifies key priority projects to manage growth (either for Council to undertake or in partnership with other government bodies).

The UGF seeks to promote growth that delivers local jobs and infrastructure while enhancing the district's character. It achieves this by building upon existing parameters and needs of Bacchus Marsh:

- The existing urban development is situated largely in the west and is serviced by the Western Freeway, one north–south arterial, a rail line and one train station.
- There is an existing major infrastructure shortfall – the need for a second north–south arterial, the Eastern Link Road. Growth that is encouraged at the state level can be leveraged to deliver this road.
- There are existing employment sites to the south. More local jobs are needed and can be provided by expanding the existing employment sites with value-add and complementary uses.
- Land in the eastern portion of Bacchus Marsh provides potential for new growth areas, creating a character that is distinctive to the existing urban areas in the west.
- Connections within and between the existing and future urban areas will be linked by transport infrastructure – most significantly, the Eastern Link Road.
- Bacchus Marsh needs more local jobs and opportunities to encourage investment and build the local economy (refer to *Section 5 Element 2: Employment*).

CONSULTATION

Community engagement phases

Council's firm commitment to community engagement is outlined in its Community Engagement Policy (adopted 5 September 2012).

The UGF and technical background reports were informed by extensive community engagement. These reports are discussed in further detail in *Report 2 – Technical Findings*.

As part of *Moorabool 2041*, and more specifically for the UGF, Council undertook the following consultation:

Phase 1 – *Moorabool 2041* in 2014–15

Phase 2 – *Urban Growth Framework* in early 2017

An outline of the consultation outcomes and process is provided at Appendix 2.

Agency engagement

The UGF is informed by ongoing engagement with all relevant agencies. A full list of agencies and outcomes of this engagement is provided in Appendix 3.

STRUCTURE OF THE UGF

The UGF consists of five parts:

1 VISION AND PRINCIPLES

2 FOUR ELEMENTS – OBJECTIVES AND STRATEGIES

- Environment
- Employment
- Housing
- Transport

3 GROWTH AREAS

- How the new growth areas of Bacchus Marsh have been defined and allocated

4 STRATEGIC OUTCOME AREAS

- Identification of Strategic Outcome Areas
- Strategic Outcomes Areas – description and planning principles
- Other investigation areas

5 IMPLEMENTATION

- UGF actions (actions to deliver the UGF)
- Sequencing of growth/actions



VISION & PRINCIPLES

VISION

Bacchus Marsh will be an emerging regional growth centre, providing metropolitan-edge convenience, set within a distinctive agricultural valley framed by steep escarpments and significant waterways. Bacchus Marsh will be planned as a rural city in a farming district and as the gateway to Victoria's Central Highlands region.

Bacchus Marsh will draw new residents, investors and tourists due to its liveability, comparatively affordable land, diversity of residential lot sizes, access to services and attractive landscapes. Bacchus Marsh Irrigation District is a food bowl for Victoria, and a range of other state-significant natural resources present opportunities for economic growth.

As a rural city, Bacchus Marsh's service role and investment in education, health, retail and local industry will be strengthened. The combination of landscape, natural resources and liveability are unique to Bacchus Marsh and will be central to managing future growth.

PRINCIPLES

To identify growth areas for 2041 and beyond

- » Guide new development towards areas capable of change, and away from constraints
- » Provide certainty to the community and development industry
- » Limit potential for liveability and character to be compromised
- » Maximise opportunities for housing and jobs growth.

To plan for new residential areas

- » Identify areas that are suitable for housing growth
- » Ensure that these areas are large enough to be self-sufficient for infrastructure , such as schools and community centres.

To plan for new employment areas

- » Better support the local economy
- » Provide local job alternatives for the two-thirds of adult employees who travel outside the Shire for work
- » Use existing employment areas, such as the Bacchus Marsh Irrigation District, to provide value-add and complementary new local job opportunities.

To identify high-level infrastructure requirements

- » Plan for the Eastern Link Road as a long-term solution to reduce the congestion and loss of amenity on Grant Street
- » Plan for a potential second station at Parwan if future growth supports its need
- » Plan for schools and community centres in response to population and demographic needs.

To protect agricultural land

- » Plan for existing and future agricultural uses by setting aside and protecting valuable agricultural land.

To protect features of natural and built environmental value

- » Protect valued features such as the Lerderderg and Werribee Rivers, the Avenue of Honour, Long Forest Nature Conservation Reserve, market gardens and escarpments.



UGF ELEMENTS

Four key elements define the UGF:

ENVIRONMENT

Bacchus Marsh will be a desirable place to live, visit and invest. Urban growth will be managed to ensure liveability, sustainability and resilience to the impacts of climate change.

EMPLOYMENT

Bacchus Marsh will support a variety of new jobs, services and industries. The diversity of its economy, from agriculture through to professional services, will underpin its economic resilience. Its interdependence with the Melbourne and Ballarat economies will be embraced while sustaining the unique local lifestyle.

HOUSING & COMMUNITY INFRASTRUCTURE

Bacchus Marsh will be a healthy and safe regional city with infrastructure and places for people to meet, connect and form a strong sense of community.

TRANSPORT

Bacchus Marsh will have efficient cross-town movements and a road and rail network to enable ready access to Melbourne.

ELEMENT 1

ENVIRONMENT

The natural landscapes of Bacchus Marsh District are diverse and complex, defined by their valleys, ridgelines, plateaus and escarpments. Highly fertile alluvial soils in the floodplain valley between the Lerderderg and Werribee Rivers support prime agricultural land. Escarpments and gentle rises separate the valley from much of the settlement of Bacchus Marsh and the plateau landscapes. Upon more elevated land north of Darley and south of Maddingley, extensive sand deposits and brown coal deposits are found. Grassland habitats, forest habitats (Long Forest Nature Conservation Reserve, Lerderderg State Park) and significant geological sites are common across the study area.

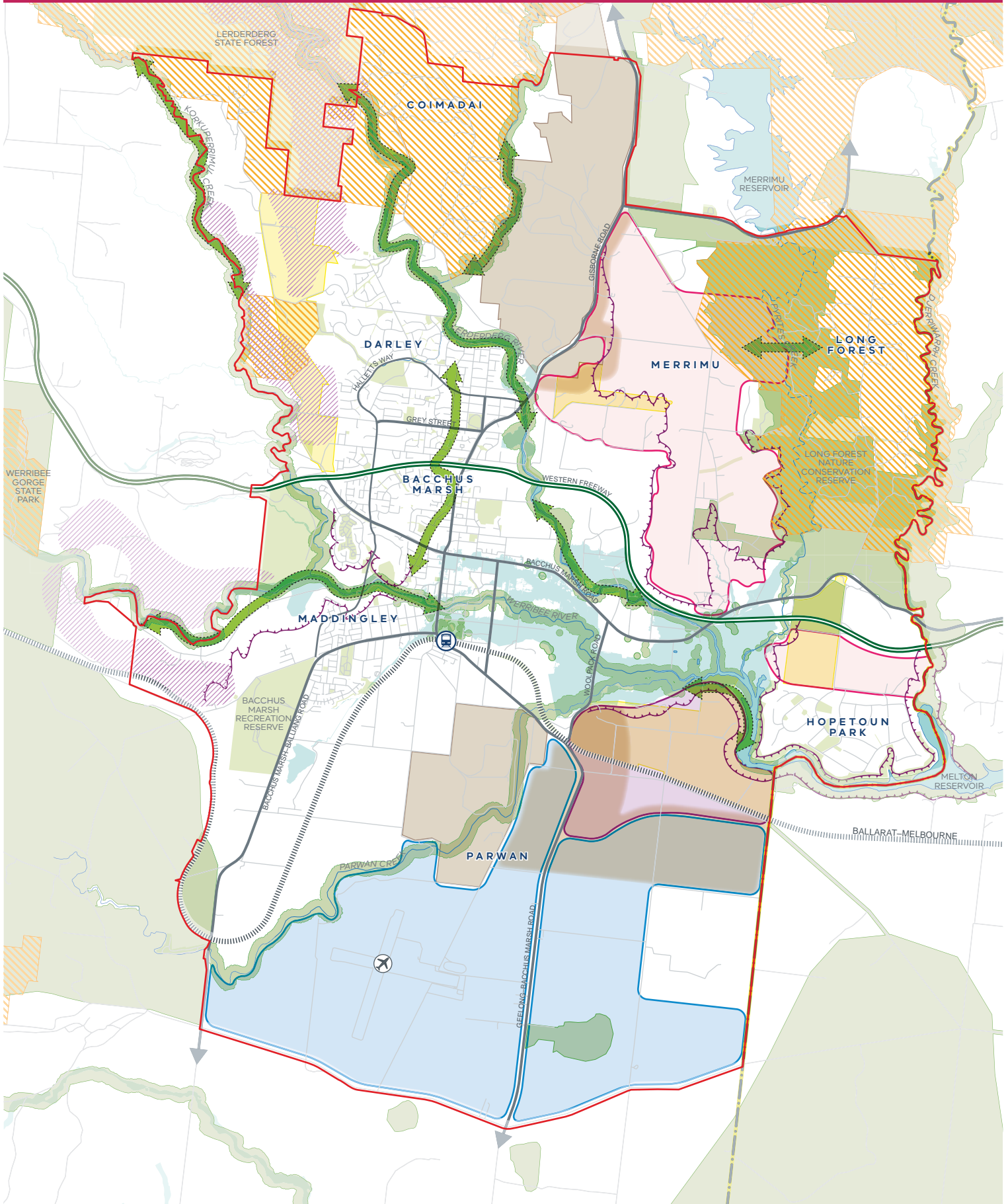
The Bacchus Marsh Valley was a significant place for the Wurundjeri and Wathaurong people who shaped the surrounding landscape, encouraging the grassland characteristics of Parwan and Balliang through the use of fire and land management.

The natural landscape and environmental assets of Bacchus Marsh are to be respected. They create a sense of place, attract new residents and are vital to supporting current and future resident and employment populations. The key to managing and directing growth is embracing these features, while protecting and enhancing significant environmental values, to build upon the town's aesthetic and landscape characteristics.

KEY ISSUES

Natural features considered by the UGF include:

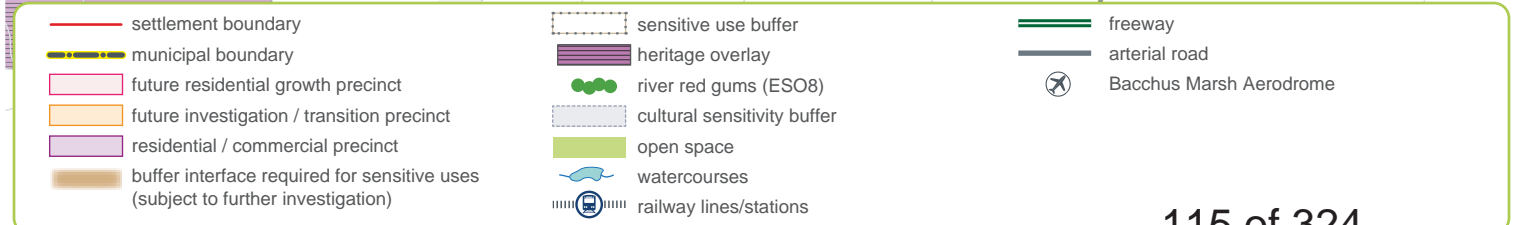
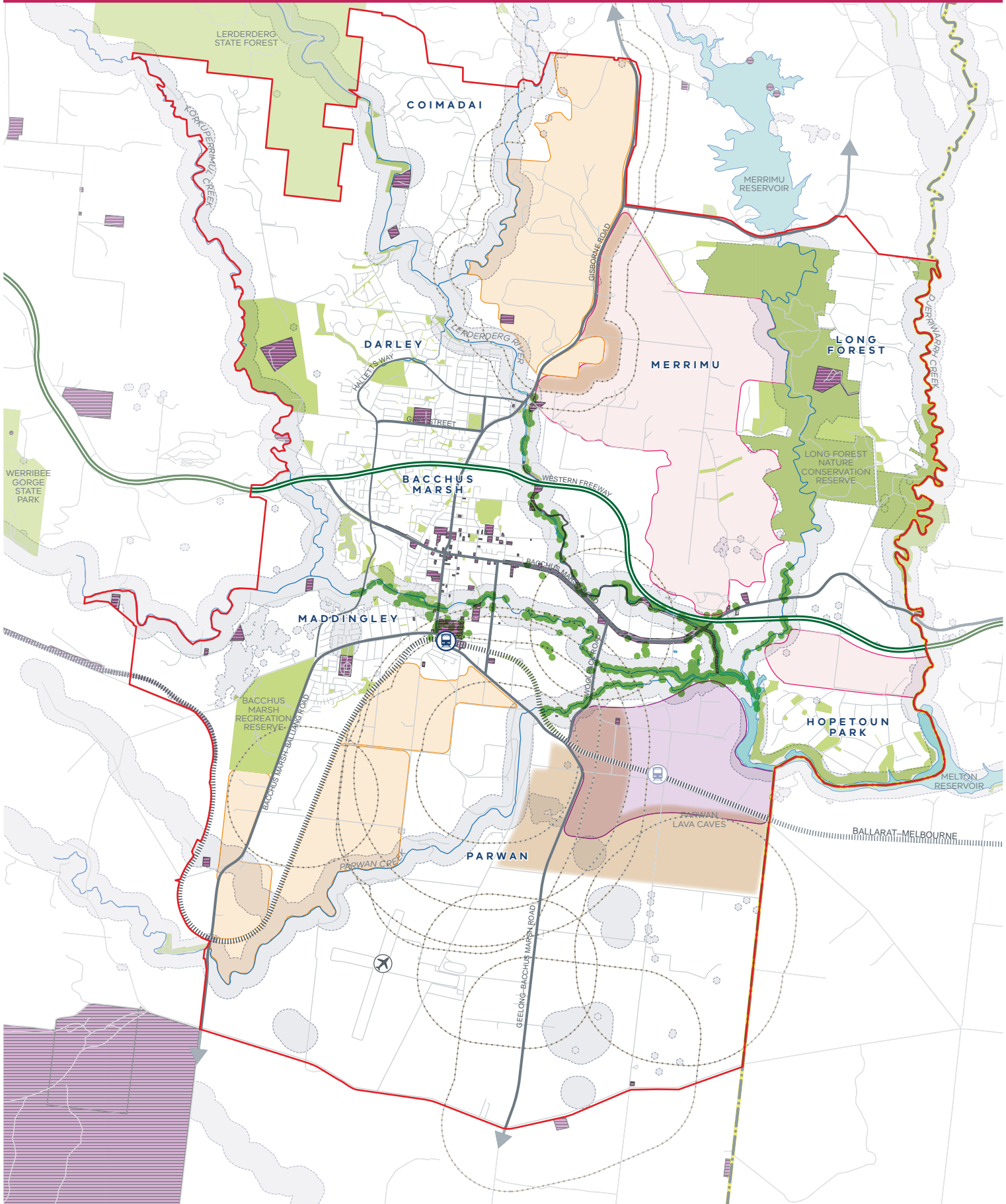
- **Waterways** – six waterways (the Lerderderg and Werribee Rivers, and the Pyrites, Parwan, Korkuperrimul and Djerriwarrh Creeks) flow through the study area. Each provides opportunities for passive open space linkages, as well as being culturally sensitive due to historic Aboriginal occupation. Many waterways contain River Red Gums, which are a protected species. Each waterway needs to be carefully managed with respect to road and other infrastructure that may be required to traverse it.
- **Habitat values** – Bacchus Marsh includes areas of significant biodiversity value. Long Forest Nature Conservation Reserve to the north-east of Bacchus Marsh protects a range of vegetation of botanical significance and a number of flora and fauna species regarded as threatened in Victoria. The reserve also includes the southernmost occurrence of Bull Mallee (*Eucalyptus behriana*) in Victoria. Significant numbers of River Red Gums are found along the Werribee and Lerderderg Rivers. Victorian Volcanic Plain grassland is common throughout the district and requires Commonwealth referral for clearing.
- **Reserves and parks** – the Lerderderg State Park, Werribee Gorge and Long Forest Nature Conservation Reserve are located either entirely within or adjoining the district. These are significant tourism drawcards and contribute greatly to the study area’s landscape and biodiversity.
- **Cultural and geological heritage** – there are many sites of cultural heritage and/or geological significance across the district. In many cases these are of state or national significance, such as Parwan Lava Caves, and are on private land. More effective management and, in some cases, ensuring controlled public access (such as for geological research) are important outcomes.
- **Viewsheds and landscape** – one of the most striking features of Bacchus Marsh is its natural landscape character and setting, including:
 - Topography – the changing topography of ridgelines, hills and plateaus
 - open feel – the rural and low density surrounds, wider streetscapes, large open space areas, farmlands, orchards and market gardens are at the heart of the town. These elements complement the natural features that contribute to the town of Bacchus Marsh having an open and country feel.



	Bacchus Marsh district boundary		100 year flood extents		extractive industry
	municipal boundary		wildfire management overlay		watercourses
	future residential growth precinct		significant landscape overlay		railway lines/stations
	future residential / commercial precinct		environmental significance overlay		freeway
	future employment growth precinct		potential open space links		arterial road
	buffer interface required for sensitive uses (subject to further investigation)		escarpment		Bacchus Marsh Aerodrome
			steep topography		

Built features considered by the UGF include:

- **Gateway town entries** – the township provides rural and natural gateway entries, in particular the entrance from the Western Freeway through the historical Avenue of Honour, which is complemented by the farmlands and market gardens. Green gateway views comprising Long Forest, Djerriwarrh Creek and Anthony’s Cutting visually separate Bacchus Marsh from the metropolitan Melbourne area and are identified as priorities both within the current planning scheme and by the State Government.
- **Built heritage** – Bacchus Marsh is noted for its historic buildings and structures. Preservation and management of these assets is important to the local economy, tourism opportunities and connection with place. The town centre also has heritage value as one of the first settlements in Victoria.
- **Significant water infrastructure** – the Merrimu and Melton Reservoirs, the Parwan Wastewater Treatment Plant (PWTP), and infrastructure for the Bacchus Marsh Irrigation District. These are managed by three separate water authorities: Melbourne Water, Western Water and Southern Rural Water respectively.
- Significant **coal- and sandmining** interests to the south and north of Bacchus Marsh.
- Past growth patterns of the now **established residential areas** of Bacchus Marsh, Maddingley around the Bacchus Marsh station, and Darley north of the Western Freeway.



ENVIRONMENT OBJECTIVES

- » Protect high-value agricultural land in the Bacchus Marsh Irrigation District (BMID) from encroachment by urban development.
- » Protect and enhance natural assets and landscape features such as the Long Forest Reserve, waterways and escarpments.
- » Protect waterway corridors to ensure their function and biodiversity are not negatively impacted by any development.
- » Preserve green corridors that physically separate Bacchus Marsh from the City of Melton.
- » Preserve and manage important heritage assets in the district including places of significance for Aboriginal people, the Avenue of Honour and town centre.
- » Provide for an integrated network of parks, open space and trails to connect residents and visitors with the natural assets of the district.
- » Pursue a sustainable approach to water management for the town that encourages the re-use of alternative water (such as collected rainwater and stormwater), minimises flood risk, ensures waterway health and contributes towards a sustainable and green urban environment.

ENVIRONMENT STRATEGIES

Water management

- » Work with Melbourne Water to understand flood risks for the township, particularly from the Lerderderg and Werribee Rivers flood events.
- » Work with Melbourne Water to enhance and rehabilitate Bacchus Marsh waterways including the Lerderderg and Werribee Rivers, and the Pyrites, Parwan, Djerriwarrh and Korkuperrimul Creeks.
- » Review opportunities for stormwater harvesting within new residential areas.
- » Ensure new development positively addresses sensitive waterways, and ensure their function and biodiversity are not negatively impacted by any development.
- » Consult further with Melbourne Water as the Regional Floodplain Management and Drainage Authority to facilitate the servicing of drainage infrastructure for areas of new development through potential Melbourne Water Development Services Schemes.

Bacchus Marsh Irrigation District and Parwan Employment Precinct

- » Continue coordination with water authorities to provide treated water for agricultural uses and business in Parwan (re-use schemes) and other areas to address climate change and drought-proofing.
- » Continue working with water authorities to allow efficient movement of water in Bacchus Marsh Employment Precinct to ensure water supply.
- » Ensure that incompatible land use and development does not encroach upon productive agricultural land, particularly the Bacchus Marsh Irrigation District
- » Undertake five-yearly reviews of operations at Maddingley Coalmine, broiler farms and wastewater treatment facilities to determine appropriate buffers from these facilities and sensitive uses.

Biodiversity, heritage and open space

- » Produce an Open Space Strategy to identify issues and opportunities for open space in and around Bacchus Marsh.
- » Facilitate recreational access and connectivity to reserves and parks (Lerderderg State Park, Werribee Gorge and Long Forest Flora and Fauna Reserve) in order to retain and enhance these ecosystems and public enjoyment of them.
- » Implement street tree strategies for urban areas, not only to improve urban amenity but to assist with stormwater management/treatment and responses to climate change.
- » Identify important visual values along gateways into Bacchus Marsh and protect significant vistas.
- » Preserve escarpments that define the edges of Bacchus Marsh Valley and plateaus.
- » Ensure Aboriginal cultural heritage assets are protected.
- » Ensure other heritage assets in Bacchus Marsh are protected and included within Heritage Overlays under the Moorabool Planning Scheme.

ELEMENT 2

EMPLOYMENT

Local employment growth is imperative to the future of Bacchus Marsh. Currently, two-thirds of the adult employed population travel outside the Shire for work, mostly in the construction, manufacturing, transport logistics and education sectors. While this access to the external markets of Melbourne, Ballarat and Geelong has contributed to relatively low unemployment rates, local businesses employing local workers would bring economic and social prosperity to Bacchus Marsh. Local employment growth can be facilitated by expansion of the existing diverse local economy.

Increased local job opportunities will have a range of benefits. These include reduced growth in demand for road and rail infrastructure, less time lost in commuting and greater scope for expanded service offerings within Bacchus Marsh. Growth in employment will maximise Bacchus Marsh's competitive advantage, that is, available land at Melbourne's fringe, and connection to key destinations such as freight hubs in Geelong and Melbourne. This will be realised through businesses that value-add, provide beneficial expansion or can co-locate with existing export-based industries.

Employment growth will be realised through the expansion of two key existing sectors:

- population serving, includes jobs in the service industry such as health and education, retail and hospitality and tourism; and
- export-based industries, which largely comprise businesses that produce products consumed outside the shire, including farming, tourism and manufacturing.

The fastest growing industries in Moorabool are professional services, construction, health care, and accommodation and food services (see *Figure 2 Jobs by industry in Moorabool, 2011–2051*).

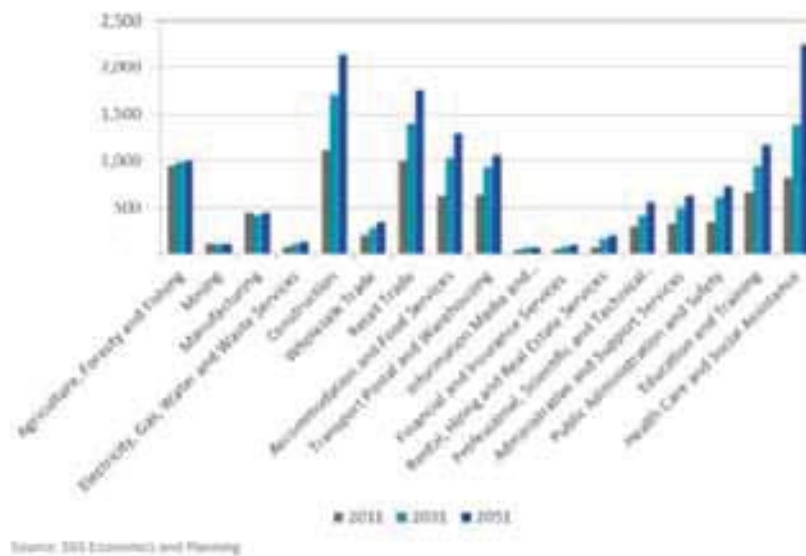


Figure 2 Jobs by industry in Moorabool, 2011–2051

KEY ISSUES

Population-serving industries

The population-serving sector has high employment multipliers (meaning they create a proportionately high number of jobs, both directly and indirectly). These industries generally see high returns on investment. Retail, health, and community and education are the fastest growing industry sectors in the shire in terms of number of jobs.

Education offers one of the highest financial returns for every dollar of output. Secondary education is especially important, as one of the shire's greatest employment growth spaces between 2006 and 2011. Existing schools should be focal points for further investment. Education demand in new growth areas may provide opportunities to establish new education facilities.

Health and community services are essential to support residents. Demand in this high employment multiplier sector will increase with a larger and ageing population. Bacchus Marsh is home to a number of services, most prominently the Bacchus Marsh and Melton Regional Hospital, which serves a catchment larger than the district. Council should advocate for investment in health services at the regional and state levels.

Retail is a high occupation multiplier industry, with retail trade being the largest employment industry in the shire. Growth is generally driven by population growth. Town centres are the focal points for retail, employment and social interaction. Research provided within the *Moorabool Retail Strategy* (Macroplan, 2015) indicates that more than half of the retail expenditure by Moorabool residents is currently escaping the municipality, and being directed primarily to Melton and Ballarat. There is currently a shortfall of retail floor space in Moorabool to support residents. This shortfall is estimated to increase to 40,000m² by 2031 if no further additions are made.

Much of the additional retail floor space needed in coming years will be delivered in the Bacchus Marsh town centre. In order to accommodate this additional floor space, a framework is needed to clearly define priorities for future land use planning, design and renewal within the town centre. This will address the two key issues of traffic congestion and the lack of a town centre 'heart'. That work, combined with the *Bacchus Marsh Integrated Transport Strategy (2015)*, will substantially shape the performance and amenity of the centre into the future. These will build upon the many important initiatives contained within Amendment C51 (including the greenway link to the train station from Main Street and transport circulation priorities).

The existing network of local activity centres such as Darley and Maddingley will be reviewed for urban renewal and consolidation opportunities. These centres will provide more localised retail and service roles for local communities and visitors, in addition to their role as community focal points, public transport hubs and managed infill housing development sites.

Significant retail expenditure escape is currently occurring in the bulky goods sector. Most residents in Bacchus Marsh travel into Melton for these products (estimated at five to seven trips per household annually) due to lack of supply within the shire. There is currently no dedicated precinct or strategy to attract such businesses into appropriate locations within Bacchus Marsh.

A bulky goods precinct would be best located beyond the town centre, on a site with good accessibility and of adequate size to cater for long-term demand. Given bulky goods is not a sensitive use, it does not require separation from existing industrial uses with residual off-site emissions. Council is currently undertaking a strategic assessment to identify potential locations. This strategic assessment will be exhibited before deciding on a final location for the precinct.

Some key principles for determining potential locations include:

- Preference for a single precinct.
- Site/s totalling around 5 ha in area.
- Arterial road frontage.
- Ready accessibility to local residents and residents in wider area.
- Relatively flat.
- Sympathetic to surrounding uses

Service industry

Much of the existing industrial-zoned land within the Bacchus Marsh urban area is constrained due to its proximity to sensitive uses, with the exception of the area south of Kerrs Road, Maddingley. Constrained industrial-zoned land is generally considered best suited to local service industries. The existing industrial-zoned precinct at Park Street, Maddingley may have potential as a mixed use precinct, due to its proximity to public transport and the Main Street activity precinct.

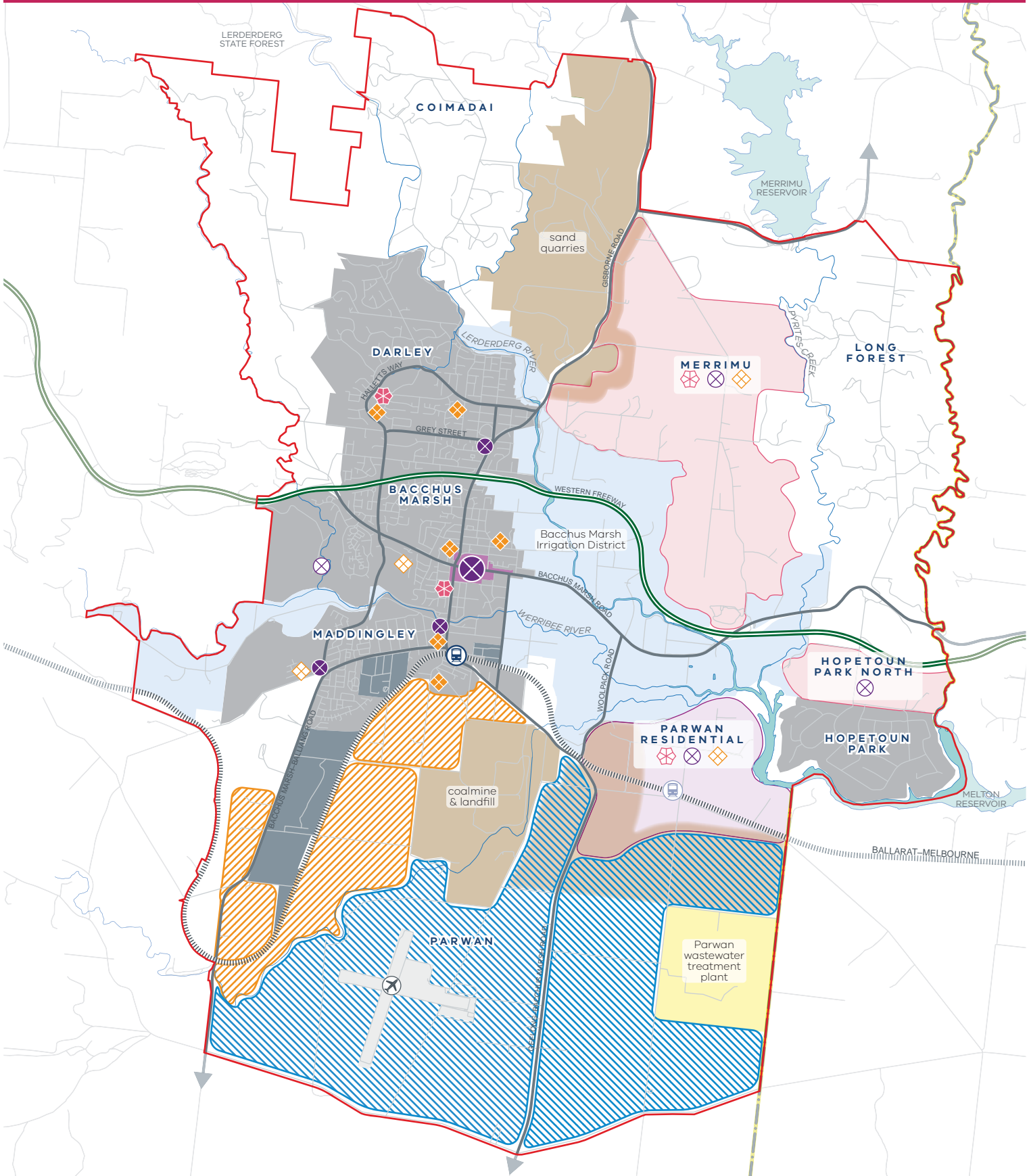
Export-based industries

For Bacchus Marsh to transition to a self-sustaining town for employment, more local jobs in export-based industries are needed.

Long-term development of employment land in Melbourne's west will ensure a steady growth of 'spill over' into Moorabool, particularly with Bacchus Marsh being located on the periphery of the Melbourne metropolitan area. This presents a significant opportunity for the shire to attract companies seeking lower-cost areas in resource-driven, export-based industry. There is existing business potential in these industries in Bacchus Marsh and land available to address this opportunity.

Parwan Employment Precinct (PEP)

The PEP has the potential to be a regionally significant employment hub for agribusiness and industry. Benefits include its position away from residential uses, proximity to the Bacchus Marsh Irrigation District and access to the freeway. Opportunities for the PEP are discussed in further detail in *Section 9 Strategic Outcome Areas*.



<ul style="list-style-type: none"> — settlement boundary municipal boundary existing residential area potential residential growth area residential / commercial precinct buffer interface required for sensitive uses (subject to further investigation) public use ~ watercourses 	<p>EXPORT-BASED INDUSTRIES</p> <ul style="list-style-type: none"> potential employment growth precinct future investigation / transition precinct existing extraction-based employment area transitional local service industry areas <p>POPULATION-SERVING SECTOR</p> <ul style="list-style-type: none"> commercial core ⊗ existing activity centre or retail ⊗ potential activity centre or retail 	<ul style="list-style-type: none"> ⊗ existing health & community ⊗ potential health & community ⊗ existing education ⊗ potential education <p>TRANSPORT</p> <ul style="list-style-type: none"> railway lines/stations freeway arterial road ✈ Bacchus Marsh Aerodrome
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State-significant industry

There are a number of state-significant natural resources and export-based industries making significant employment and economic contributions to Bacchus Marsh. These potentially have synergies with the new PEP:

- **Bacchus Marsh Irrigation District (BMID)** – state-significant irrigation and agricultural district administered by Southern Rural Water. The BMID supports most of Bacchus Marsh’s agricultural production, thanks to its fertile alluvial soils and location in the Bacchus Marsh Valley. Produce from the BMID is transported across the state, interstate and internationally. Its location along the Avenue of Honour and at the gateway to Bacchus Marsh also makes it suited for tourism opportunities. Future output must be safeguarded – most crucially through securing water supply and infrastructure.
- **Darley sand quarries** – a significant sand resource for Melbourne’s western growth front and construction industry.
- **Coal resources** – the Maddingley Brown Coal operation comprises a coalmine and landfill that serves both resource extraction and refuse management: coal is extracted and pits are subsequently filled with inert construction waste. Coal is recognised as a state resource, however, Maddingley’s brown coal is of a lesser grade than Latrobe Valley, suiting it to industrial fuel uses rather than power generation.
- The **Maddingley landfill** is state significant for its role in receiving solid industrial waste from Melbourne. The landfill also plays an important role in receiving shredder flock – recovered materials from cars and whitegoods. Additionally, material recovery operations produce composting, where extracted brown coal is mixed with green waste refuse.

While these businesses provide a huge opportunity for the town and shire more broadly, there are off-site impacts that need to be managed. The UGF seeks to provide investor certainty for these businesses while providing sufficient separation distances to residential areas to avoid the impacts of noise, odour and dust. The Plan 1 of the UGF identifies the need for a buffer interface between the Maddingley coalmine/landfill and sensitive uses. This will be reviewed by Council, particularly for opportunities to reduce the land needed as a buffer by improving onsite management practices.

Future Maddingley employment investigation area

This investigation area is located between the Maddingley Brown Coal Mine, Parwan Creek and the existing urban area. Due to its proximity to industrial land uses, this area is unsuitable for sensitive uses. Further studies are required to identify appropriate future uses, future direction and planning controls. These issues are discussed further in *Section 9 Strategic Outcomes Areas*.

EMPLOYMENT OBJECTIVES

Export-based employment objectives

- » Plan for greater self-sufficiency in the Bacchus Marsh economy through growth and diversification.
- » Recognise and protect the role of the Bacchus Marsh Irrigation District as a major part of Melbourne's food bowl.
- » Plan for a regionally significant employment hub of value-adding agribusiness and export-led businesses within the PEP.
- » Encourage local service industrial uses that benefit from proximity to the town centre and can conform with amenity separation distances.
- » Protect valuable coal and sand resources and promote and facilitate appropriate waste and resource recovery infrastructure.
- » Manage the transition of extractive industries and heavy industrial uses.
- » Provide long-term options for employment growth for uses compatible with buffer requirements.

Population-based service employment objectives

- » Ensure education provision matches projected demand.
- » Ensure health provision matches projected demand.
- » Develop and enhance the vitality and viability of activity centres (in accordance with an activity centre hierarchy).
- » Focus the shire's major retail growth and investment in the Bacchus Marsh town centre.
- » Plan for a bulky goods precinct to reduce escape expenditure.
- » To provide for service industries on industrial zoned land in Maddingley (north of Kerrs Road).

EMPLOYMENT STRATEGIES

Export-based employment strategies

Bacchus Marsh Irrigation District (BMID)

- » Designate, define and protect the BMID to encourage ongoing investment, particularly in water infrastructure.
- » Plan for water security including exploring the possibility of using recycled water supply in the BMID.
- » Ensure incompatible land use and development does not encroach on the agricultural practices of the BMID.
- » Manage the interface and potential land use incompatibilities between the BMID and non-farming uses.
- » Investigate opportunities for agricultural education uses to further support the agricultural focus of Bacchus Marsh.

Parwan Employment Precinct

- » Designate, develop and promote the PEP as a regionally significant employment hub.
- » Prioritise gas and water supply (including recycled water) and actively seek appropriate public funding for infrastructure.
- » Work with the relevant state agencies to facilitate and attract potential business and investment to the precinct.
- » Provide appropriate buffers to protect key industries developing and investing within the PEP.

Extractive industries

- » Support ongoing operation of extractive industries, sand quarries, brown coalmine, landfill and composting.
- » Manage negative off-site amenity impacts on sensitive land uses by providing adequate separation distances and supporting opportunities for new and advanced onsite treatment to manage offsite amenity impacts.
- » Investigate potential new end uses for quarries when sand resources are depleted, such as recycled water storage and residential, and ensure new end uses are managed at the precinct level to ensure compatibility.

Future Maddingley Employment Investigation Area

- » Ensure any new development proposal in this area is supported by an Integrated Water Management Strategy that considers alternative water supplies.

Population-based employment strategies

Health, education and community

- » Ensure sufficient land is set aside and zoned for education, health and community purposes in existing urban areas and new residential growth areas.
- » Encourage new and upgraded health and community facilities.
- » Advocate for more focused investment in schools – state and private sector.
- » Explore and encourage higher education and training establishments to locate and expand in Bacchus Marsh.
- » Plan (parking, access, facilities) and advocate for the consolidation of Bacchus Marsh Grammar School and Bacchus Marsh College.
- » For government primary school provision in the existing urban area, work with the Department of Education and Training to:
 - review school provision in the Bacchus Marsh and Maddingley area (1–2 years)
 - locate and deliver a fourth school for Bacchus Marsh and Maddingley (5–7 years).

Retail

- » Plan for activity centres in accordance with the activity centre hierarchy for Bacchus Marsh and ensure sufficient commercially zoned land.
- » Ensure activity centres are delivered in early stages, co-located with community facilities and, where applicable in each stage, plan for new growth areas.
- » Ensure new retail matches projected population numbers.
- » Encourage commercial growth in accordance with the town centres hierarchy.
- » Define and establish characters within activity centres and with a central ‘heart’ of activity.
- » Support businesses that promote local products.

Bacchus Marsh town centre and bulky goods precinct

- » Plan for and position Bacchus Marsh as the key centre for economic development in the shire.
- » Prepare an urban design framework (UDF) to plan for improved public realm outcomes, encourage development of underutilised sites and identify locations suitable to more intensive development.
- » Plan for a bulky goods precinct in Bacchus Marsh, subject to meeting agreed locational criteria contained within an endorsed strategy.
- » Prepare a precinct plan to guide growth of the precinct including design and landscape guidelines to create a sense of place.

Service industry

- » Encourage service industries to establish in Maddingley (north of Kerrs Road).
- » Investigate rezoning the Park Street, Maddingley industrial precinct from Industrial 2 Zone to Industrial 3 Zone or Mixed Use Zone, to limit manufacturing and facilitate service industry and other compatible uses.
- » Investigate rezoning the Griffith Street, Maddingley industrial precinct from Industrial 2 Zone to Industrial 3 Zone.

ELEMENT 3

HOUSING &
COMMUNITY
INFRASTRUCTURE

Bacchus Marsh's population is expected to double to 40,000 residents by 2041, averaging an annual growth rate of 3% from 2015–2031 (VIF) and within a range of 2.2–3.5% from 2031–2041 (Spatial Economics, 2015). This unprecedented rate of growth is attributed to regional growth, an ageing population, increased migration, increased fertility and economic pressures. The *Bacchus Marsh Housing Strategy* identifies that Bacchus Marsh is an integrated component of the wider metropolitan housing market and is competing for growth with Melton and Wyndham.

Without management this growth will place a strain on local road systems, service delivery (schools, public transport, retail etc.) and the environment, with pressure for housing on steeper land or near agricultural uses. Managing growth, however, can create opportunities for the town and will be important in attracting new education and health investment, transport upgrades and expanded retail services.

The UGF seeks to address growth pressures by identifying growth investigation areas and facilitating clear policy direction on how to manage infill development within existing urban areas.

Community infrastructure provides essential services, programs and activities to support residents. The quality and quantity of services contributes significantly to the health and wellbeing of communities and lifestyle opportunities.

As the population grows, existing services will need to be assessed for upgrades and new services will need to be planned and delivered, as per standard provision ratios. This will include reviewing the existing residential areas of Bacchus Marsh to ensure that development in remote locations of the township are not isolated from community infrastructure. In new areas, infrastructure plans will guide this. Roles of the government and developers should be appropriately apportioned to ensure the coordinated delivery of infrastructure.

KEY ISSUES

The key housing policy issues concern neighbourhood character, housing supply and demand, housing diversity and affordability.

Neighbourhood character

Respecting and better managing neighbourhood character in existing areas of Bacchus Marsh remains a priority.

To address the inconsistencies and identified concerns, 'Neighbourhood Character' brochures have been prepared that identify the existing and preferred character of each Precinct. Additionally, a number of recommended strategies and actions are provided via Amendment C79. Recent housing growth in Bacchus Marsh has been criticised for its lack of sympathy to neighbourhood character (Mesh, 2015), in particular:

- the loss of rural views due to inappropriate development on surrounding ridgelines, hills and plateaus;
- minimal landscaping, in particular a lack of street tree plantings. The lack of landscaping has a significant impact on the character of the town; and
- an expanding residential settlement boundary has resulted in development in more remote locations, including lots that have been developed too intensively for their location.

Presently there are no clear controls presently in place within Bacchus Marsh beyond limited heritage overlays and statewide Victoria Planning Controls (VPPs). More comprehensive controls and guidance are needed for the future.

Housing supply and demand

Council modelled a number of growth scenarios for the development of Bacchus Marsh (see *Figure 2 Adequacy of broadhectare land stock*). Under the fastest growth scenario (scenario 4) there will be a shortage of land for greenfield development by around 2030, with infill housing remaining a modest component (under scenario 3 the timeline is 2041).

Given that Council should have 15 years supply of zoned residential land (Clause 11, State Planning Policy Framework) and the likelihood that any growth planning involving a precinct structure plan may take some time to complete (two to three years), it will be necessary to begin forward planning for future land releases in the medium term. Further discussion on new growth areas required for the medium term is in Chapter 10.

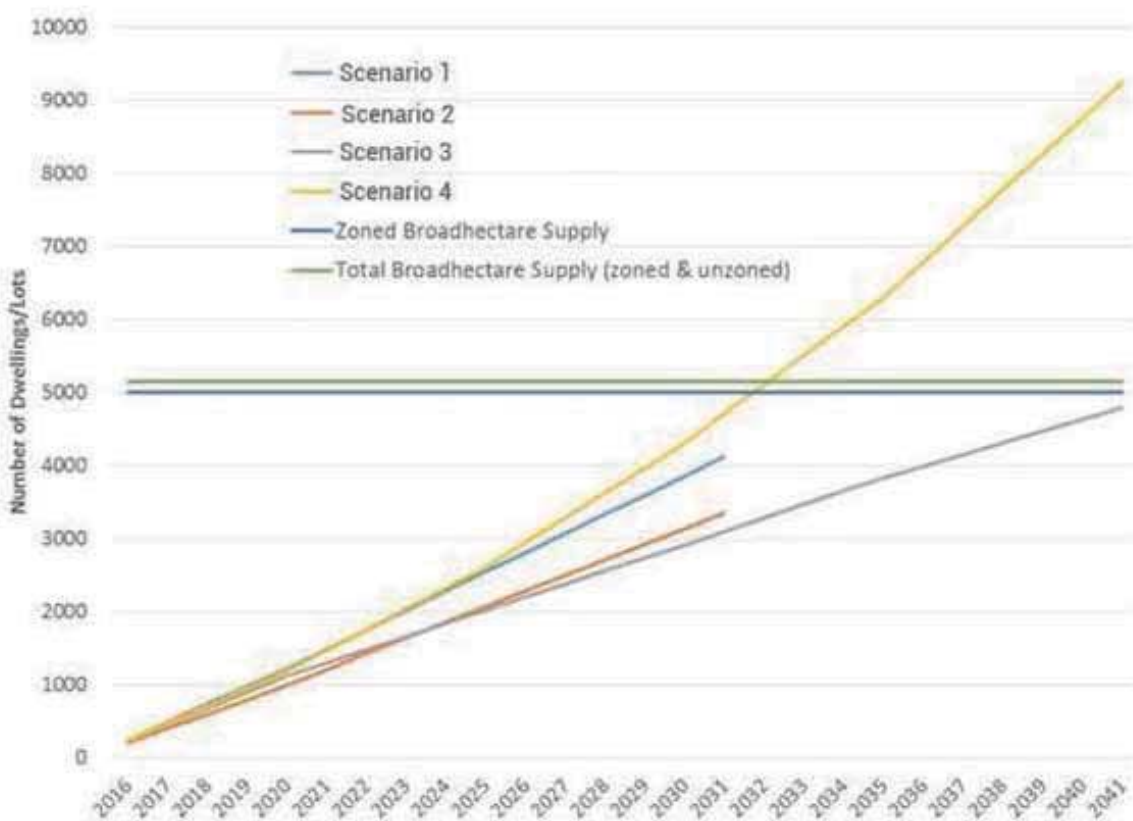


Figure 3 Adequacy of broadhectare land stock

There is currently sufficient zoned residential land to accommodate 15 to 20 years of growth, as required by state policy. Council should review this every five years to ensure Bacchus Marsh continues to meet this target. As greenfield sites become progressively exhausted in West Maddingley and Underbank (Bacchus Marsh) it is likely that by around 2030 onwards supply limits for new housing will become more apparent. With the time required to undertake studies, prepare masterplans and precinct structure plans or development plans (typically three to five years), new growth planning can reasonably commence in the short to medium term, especially if this assists in delivering the Eastern Link Road.

As a first principle for residential growth, consolidation of existing urban areas around Bacchus Marsh in nominated precincts should be encouraged. The larger lots that are typical in Bacchus Marsh can accommodate this. While preferred, this type of development accounts for only a small portion of overall residential growth because land tends to be fragmented and so redevelopment occurs incrementally.

New growth areas will need to be nominated. Providing a number of growth fronts will allow flexibility to respond to influences and changes in supply and demand. Growth in these areas will be guided by precinct planning and will need to designate densities based on land serviceability, demographic needs and natural and built features.

Housing diversity

In outer parts of Melbourne over three-quarters of the housing stock are typically separate dwellings. In Bacchus Marsh, 92% (1,350) of the housing stock since 2001 has been separate dwellings, with an increase of 2.7% per annum. Townhouses and apartment-type dwellings make up only a small proportion of housing in Bacchus Marsh, and between 2001 and 2011 grew by just 110 dwellings.

These figures are consistent with comparable municipalities, but it nevertheless demonstrates a lack of housing diversity within Bacchus Marsh, although Bacchus Marsh has historically been more affordable than other locations. Of the 6,840 (Sept 2015) residential dwellings within Bacchus Marsh, the majority (58%) are on lots between 500 and 1,000m², with a further 22% on lots with an area greater than 1,000m². Less than one-fifth (18%) of dwellings are on lots less than 500m².

The larger percentage of lot sizes that are between 500m² and 1,000m², and those larger than 1,000m², is a defining characteristic of Bacchus Marsh, not typically found in areas this close to Melbourne. New residential estates, however, constructed in Maddingley and western Bacchus Marsh, typically comprise smaller lots more consistent with the patterns of metropolitan Melbourne. Striking a balance between these different housing needs remains a priority.

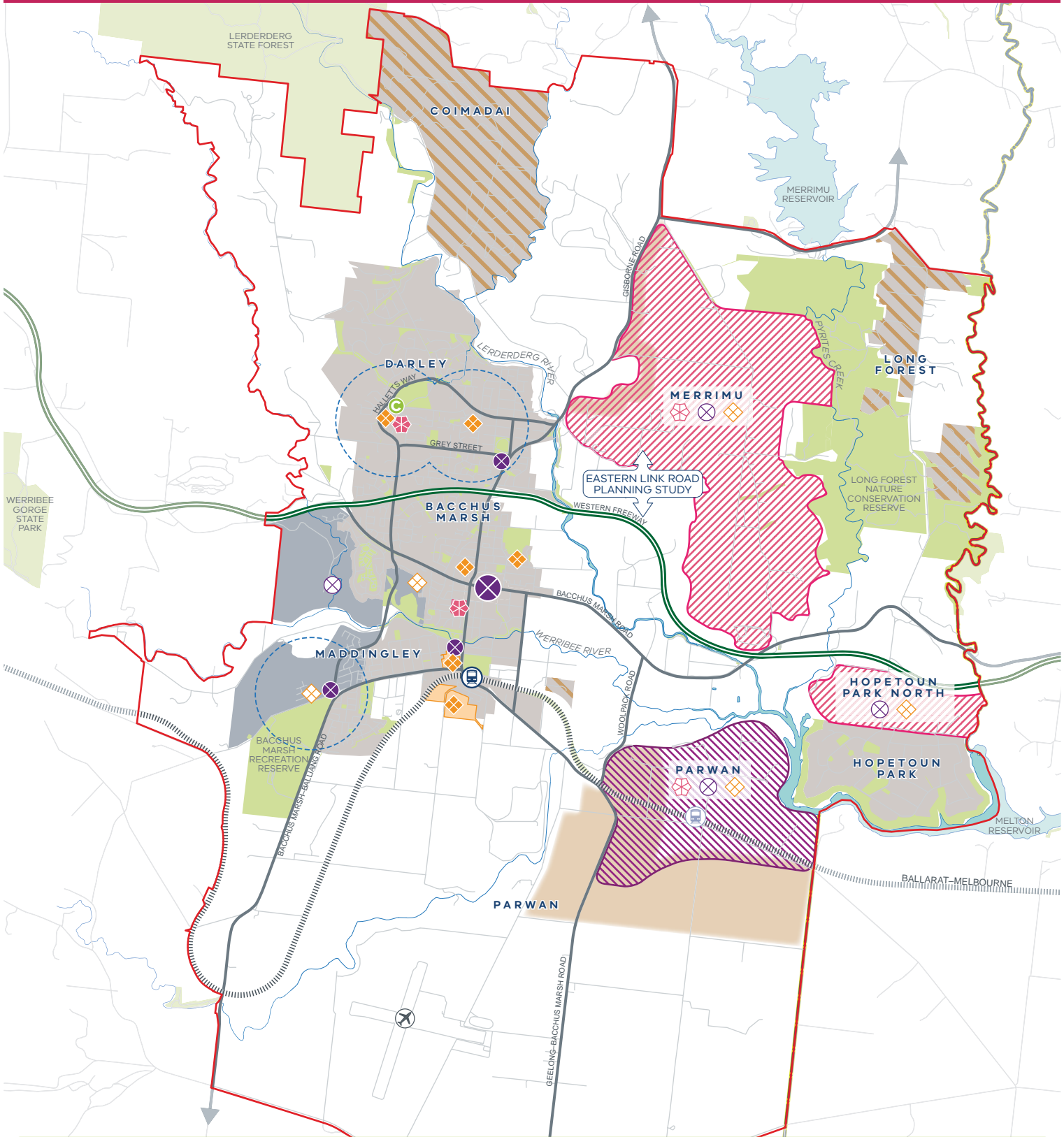
Affordable housing

Affordable housing can be defined as 'that which does not cost (in rent or mortgage payments) more than 30% of gross household income for households in the bottom two quintiles of the area's (i.e. Greater Melbourne) median income' (*Transforming Housing: Affordable Housing for All*, Whitzman, Newton, Sheko, 2015).

As identified in the *Bacchus Marsh Housing Strategy*, middle-income couples with children have a reasonable ability to purchase a home. However, for other family types on middle incomes (particularly single-person and single-parent households), home ownership remains difficult. Greater availability of units/villas/townhouses may help these households purchase a home or better meet more diverse housing needs; however, greenfield areas will also continue to play an important role in maintaining overall affordability levels.

Of the low-income households renting or purchasing a dwelling in Bacchus Marsh, nearly 1,200 are deemed to be experiencing housing stress (i.e. spending over 30% of their income on rent or mortgage payments). The percentage of low-income households in housing stress in Bacchus Marsh is slightly less than the Outer Western Region and the average for metropolitan Melbourne. The projected increase in single-person and single-parent households and the ageing population will likely worsen housing stress, making social housing an important option.

Social housing in Bacchus Marsh is provided by the State Government through the Department of Health and Human Service (DHHS). DHHS only has 218 dwellings in Bacchus Marsh, with a further 28 managed by the community housing sector. The provision of, and access to, social and special needs housing is limited by supply, not demand. Actions to address affordability, beyond supply and diversity of housing stock, are further explored in the *Bacchus Marsh Housing Strategy*.



EXISTING FACILITIES

- Darley Civic Centre
- Darley Neighbourhood Activity Centre
- Bacchus Marsh Major Activity Centre
- Maddingley Local Activity Centre

POTENTIAL FACILITIES

- Bacchus Marsh Existing Urban Area – Regional Centre-level Facilities
- Merrimu – Municipal-level Facilities
 - Local Activity Centre
 - Major Activity Centre
 - Neighbourhood Activity Centre

Parwan Station – District-level Facilities

- Hopetoun Park North – District Town Facilities

- settlement boundary
- municipal boundary
- existing urban area
- existing rural residential
- existing greenfield residential development
- public park
- college precinct
- health precinct
- watercourses
- future residential growth precinct
- residential / commercial precinct
- buffer interface required for sensitive uses (subject to further investigation)
- railway lines/stations
- freeway
- arterial road
- Bacchus Marsh Aerodrome
- civic centre
- 800 metre primary school catchment
- existing activity centre & retail
- potential activity centre & retail
- existing health & community
- potential health & community
- existing education
- potential education

COMMUNITY FACILITIES AND EDUCATION

Key community facilities in Bacchus Marsh largely consist of health centres, schools and recreational centres. Demand for community facilities is expected to increase, driven by an ageing population, in-migration of young families and the need for healthier lifestyles. Community facilities are most effective and accessible when co-located with activity centres, and should be distributed across these activity centres according to population catchments.

Existing urban area community needs:

- Primary school provision – analysis suggests a fourth government primary school is required in the short term and a fifth may be necessary in the longer term. The locations of these will be led by consideration of 400m and 800m walkable catchments. To secure these sites, Council will need to share information and collaborate with the Department of Education and Training.
- Bacchus Marsh currently lacks a large enough function centre to address the needs of the community, and in particular larger educational institutions.

Future community facilities needed:

- Bacchus Marsh is identified in a range of strategic documents as an educational hub. Increasing educational outcomes through targeted investment in facilities is a key goal.
- With the growth in younger families in Bacchus Marsh, primary schools are a high priority.
- Secondary schools (Bacchus Marsh College and Bacchus Marsh Grammar) – future planning of these precincts will be necessary to ensure that there is more effective access, scope for new parking, and better pedestrian and cycle access, as well as provision for future facilities.
- Health – the State Government will need to investigate regional health service provision at Bacchus Marsh and Melton Regional Hospital as the major regional health service in the area. Council should also work closely with Djerriwarrh Health Services, an existing medical hub, on how it can evolve, deliver further allied services, and be reinforced as a major employer and health provider.

Community facilities and school requirements for new investigation areas are outlined in *Section 9 Strategic Outcome Areas*.

Open space and parks

Open spaces facilitate the vital community activities of rest and leisure. The Bacchus Marsh open space network comprises a mix of active and passive recreational opportunities set within a unique landscape. Active recreation areas are planned in accordance with demographic needs and sport participation trends. Co-locating them with school facilities and shared sporting clubs allows for efficient use and management.

Informal recreation areas include parks and gardens through to walking and cycling trails along waterway corridors. The extensive areas of natural open space in and around Bacchus Marsh, and particularly Lerderderg State Park and Long Forest State Park, provide excellent opportunities for residents to engage in unstructured recreation. Methods to connect and improve access to these environmental resources and existing community assets is an ongoing strategic challenge. One such opportunity is to transform the now-redundant open irrigation channel through the existing urban area into a walking trail.

Recreational needs identified for 2041 include:

- cricket ovals – four
- AFL football ovals – five
- soccer fields – four (including a district-level facility)
- netball courts – five
- basketball courts – seven
- minor sports, e.g. table tennis, futsal and badminton.

An indoor aquatic facility will become a potential priority when the catchment population exceeds 50,000. This will be around the year 2025. A countering factor is that there is a regional facility at Melton within a 10–15 minute commute (Melton Waves).

Utilities

Communications, energy and water utilities are critical to supporting communities. For the most part, existing residential areas are already appropriately serviced, though these may require incremental upgrades in the future. New residential areas are either already connected or are large enough to justify precinct-scaled utility installation and management.

Any growth investigation area will require a full reticulation design to support urban growth. How existing housing upon larger lots is to be serviced will be considered as part of the precinct structure plan process.

HOUSING AND COMMUNITY OBJECTIVES

- » To plan for well-designed and well-serviced residential development to support projected growth to 2041 and beyond.
- » To encourage lot consolidation and increased dwelling density in locations close to transport, infrastructure and services.
- » To maintain existing rural living areas and manage interfaces with environmental assets and industry uses.
- » To plan for improved and new community infrastructure facilities that sufficiently support the existing and new residential areas of Bacchus Marsh.

HOUSING AND COMMUNITY STRATEGIES

- » Encourage infill growth in areas that are well-serviced and connected to activity centres, public transport hubs and community infrastructure.
- » Ensure that new residential development in Bacchus Marsh results in development with a distinct character, through use of landscaping and good design.
- » Ensure development staging includes delivery of activity centres and community facilities during early stages.
- » Use Precinct Structure Plans to plan for and guide growth in residential growth areas. In the case of Hopetoun Park, given its much smaller scale, a Development Plan process may be a more appropriate mechanism to guide growth.
- » Provide housing diversity by responding to land opportunities and constraints.
- » Develop minimum standards for landscaping and street design for new residential development throughout Bacchus Marsh.
- » Plan for and design distinct characters for new residential precincts, focusing on activity centres and open spaces.
- » Ensure that all residential developments adjacent to industry, rail corridors and major roads provide appropriate noise attenuation in dwellings.
- » Implement the *Bacchus Marsh Housing Strategy*.
- » Review community infrastructure in existing residential areas to ensure appropriate provision across the township.

ELEMENT 4

TRANSPORT

Transport is essential to creating sustainable neighbourhoods and prosperous towns. Bacchus Marsh needs a transport network that provides necessary arterial road linkages, capitalises on existing infrastructure, improves active and public transport connections in existing areas, plans for well-connected and multimodal connections in new areas, and integrates the existing network into new areas.

Investment in transport infrastructure is critical to the ability of residents to access essential medical services, education, local employment and other aspects of daily life.

The transport issues facing Bacchus Marsh relate to:

- Traffic congestion, which reduces liveability of urban areas and economic productivity.
- Population and economic growth, which provides many benefits to the town but also places pressure on the transport network.
- Social exclusion resulting from lack of access to transport due to limited physical mobility, financial constraints or the inadequacy of local transport infrastructure.
- Missing links that force trips through already congested areas as already seen in the constrained north–south connection through the township.
- The need for key infrastructure such as the Eastern Link Road, extension of Halletts Way to the north and south, and east-facing freeway ramps on Halletts Way (identified in the *Central Highlands Regional Transport Strategy 2014*).



KEY ISSUES

Arterial road network

As a regional centre with a relatively dispersed settlement pattern, Bacchus Marsh will continue to have a relatively high level of vehicle dependence. Neighbourhoods, activity centres and key destinations will need to be accessible by road, which in turn need to support public transport, cycling and walking.

An efficient road network for Bacchus Marsh would:

- facilitate efficient east–west and north–south connections through the district area; and
- utilise ring roads to permit internal cross-town movements.

The Western Freeway provides excellent east–west access through the settlement area, supplemented by Bacchus Marsh Road. However, Gisborne Road/Grant Street is the only north–south connection, and this places significant strain on the wider network. A growing population and planned employment growth will only worsen this. The future growth and liveability of Bacchus Marsh will be improved if the Eastern Link Road is delivered.

In terms of a ring road, with completion of the Halletts Way connection, the existing urban areas in the west of town is already serviced. New growth areas in the east provide opportunity to complete this circuit.

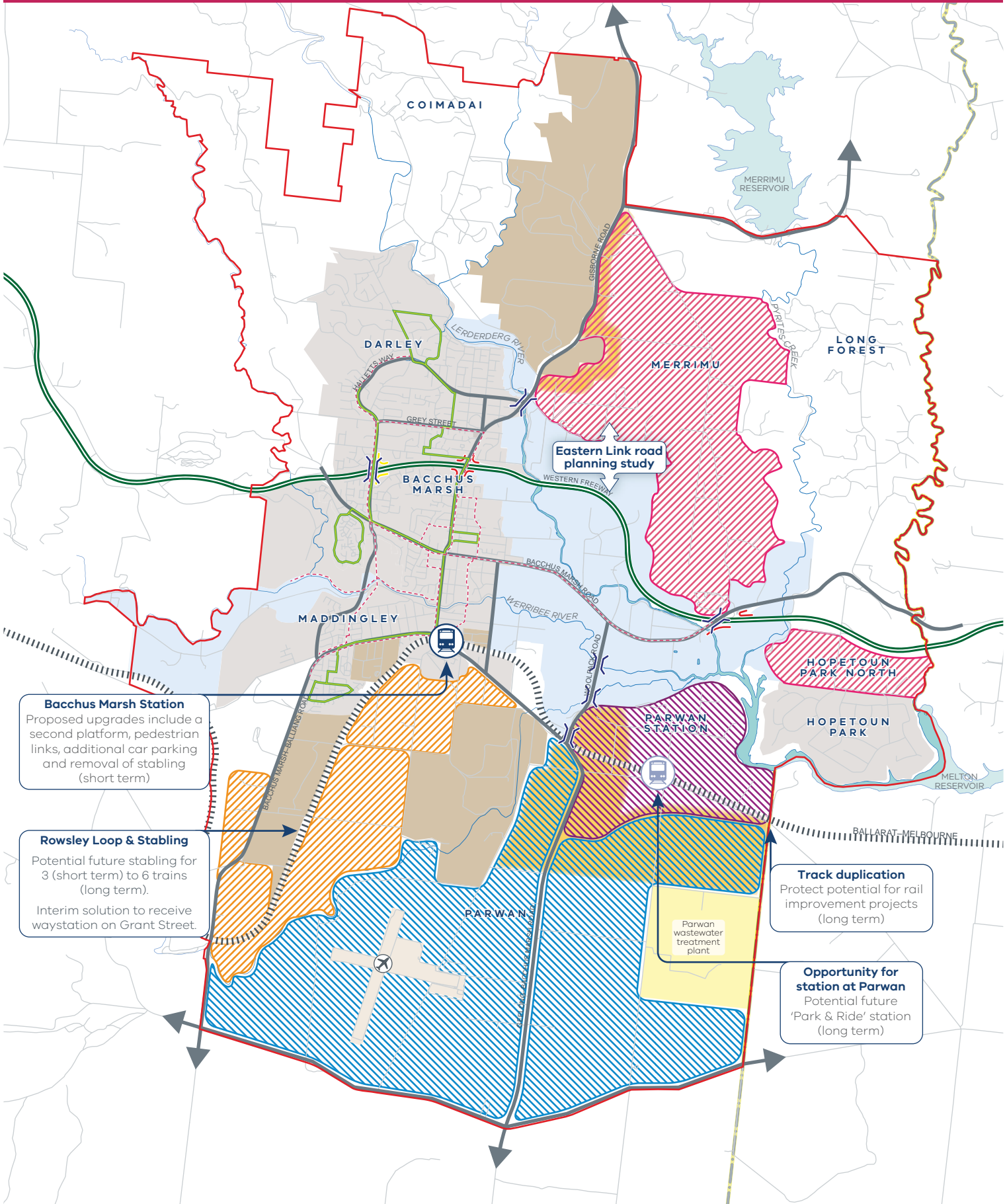
Delivery of a more effective and efficient arterial road network is also critical if pedestrian and cycle connections around Bacchus Marsh are to be delivered.

Western Freeway

The Western Freeway bisects Bacchus Marsh, extending east–west and providing excellent access to Ballarat and Melbourne and beyond. This connection will continue to play a vital role in the future growth of Bacchus Marsh. However, with just one north–south connection across the Western Freeway, the benefit of this significant infrastructure for Bacchus Marsh is not fully realised.

Eastern Link Road

The Eastern Link Road is vital to the future of Bacchus Marsh. There is a strong need for the road to service existing residents and businesses. It is also needed by industries located outside the Bacchus Marsh District, many of which require road freight access to Geelong Port, through the Bacchus Marsh District to agricultural areas further north. The delivery of this road is fundamental to the success of future growth, particularly the potential PEP, which will rely on freight connections. Further development of the Bacchus Marsh town centre also depends on it, as negative congestion impacts are already a concern here. The State Government will need to consider seeking developer contributions from new growth areas to deliver this road. Sequencing of new growth areas should be tied to planning for funding and constructing the Eastern Link Road, in collaboration with VicRoads.



Bacchus Marsh Station
Proposed upgrades include a second platform, pedestrian links, additional car parking and removal of stabling (short term)

Rowsley Loop & Stabling
Potential future stabling for 3 (short term) to 6 trains (long term).
Interim solution to receive waystation on Grant Street.

Eastern Link road planning study

Track duplication
Protect potential for rail improvement projects (long term)

Opportunity for station at Parwan
Potential future 'Park & Ride' station (long term)

Parwan wastewater treatment plant

- settlement boundary
- municipal boundary
- existing urban area
- Bacchus Marsh Irrigation District
- existing industrial area
- future residential growth precinct
- residential / commercial precinct
- future employment growth precinct
- future investigation / transition precinct
- buffer interface required for sensitive uses (subject to further investigation)
- railway lines/stations
- existing bus route
- existing cycle network
- potential ramp
- existing interchange
- bridge / overpass
- freeway
- arterial road
- watercourses
- ✈ Bacchus Marsh Aerodrome

Interim solutions to improve north–south connections should also be explored to relieve congestion in the short term if the delivery of the Eastern Link Road is delayed. This could include improved connections along Gisborne Road and a potential interim connection with the Western Freeway and Bacchus Marsh–Geelong Road, although considerations of residential acquisition and disruption of the BMID will have to be navigated.

Local ring road network

Construction of the Halletts Way connection completes one half of the ring road, facilitating cross-town movements within the existing urban area in the west. The growth front in the eastern portion will need to provide its own ring road and complete the circuit for the wider Bacchus Marsh District. At present, a combination of existing unsealed roads and local roads facilitate a circular movement in the east, but movements are made inefficient by indirect connections and intersections. Future planning will need to improve this, potentially with the contribution of the Eastern Link Road.

Rail

The district is currently serviced by one train station in Bacchus Marsh on the Melbourne–Ballarat railway line. The primary movement from Bacchus Marsh is to Melbourne City, travelling on a single track to the lines at Melton (duplication of lines is currently under construction from Melton to Deer Park). The line is currently serviced by V/Line trains.

Growing patronage has led to plans for a second platform at Bacchus Marsh. In time, it is anticipated that the existing stabling at Bacchus Marsh will be relocated to Rowsley. Increased population and subsequent increased patronage, particularly within the potential Parwan Station Residential Precinct, could create demand for a future second station at Parwan. This second station would aim to service the overall district. Long-term plans could include track duplication. Future development around Bacchus Marsh Train Station needs to allow for good walking and cycling connections and ensure easy accessibility for bus services. This would reduce the need for increased park and ride facilities.

Bus

Buses are essential to completing the public transport network in Bacchus Marsh. There are four bus routes currently servicing the existing residential settlements. Future planning will need to close the gaps on services within existing areas, improve bus stop facilities and ensure new communities are provided with sufficient bus services. Completion of the ring road and efficient road layouts in new growth areas will be an important contributor to the bus network.

Walking and cycling

Safe and efficient connections are key to encouraging walking and cycling as alternative travel modes. Gaps in existing areas should be closed to facilitate continuous movements between key destinations. New suburbs should provide fully integrated walking and cycling networks, particularly in and around open space and activity centres.

Bacchus Marsh Aerodrome

The Bacchus Marsh Aerodrome is owned by Council but operated by a committee of management. It is situated away from residential land and largely unencumbered by natural features. It is well placed physically and strategically and regionally popular, accommodating a range of aircraft suiting various purposes. Opportunities should be explored to examine future opportunities having regard to ownership, management and infrastructure planning.

TRANSPORT OBJECTIVES

- » Provide a connected and efficient arterial road network.
- » Maintain the Western Freeway as the key east–west link across Bacchus Marsh and as a scenic route to be the Central Highland Region gateway.
- » Provide a second north–south arterial road.
- » Improve the accessibility and capacity of the train service.
- » Improve and expand bus coverage to key existing and future destinations.
- » Facilitate walking and cycling as viable transport modes.
- » To critically review optimal management and investment opportunities at the Bacchus Marsh Aerodrome.
- » Strengthen the potential for road networks to manage local traffic movement.

TRANSPORT STRATEGIES

Road network

- » Plan for a complete grid network that facilitates efficient through- and cross-town movements.
- » Ensure connections in existing areas are continuously assessed for improvement needs.
- » Plan for well-connected new growth areas that offer multimodal trips.
- » Use developer contributions to undertake necessary road improvements arising from new development.
- » Limit freight traffic movement through Bacchus Marsh.
- » Council will work with VicRoads and key stakeholders to deliver actions indicated in the Integrated Transport Strategy to manage existing road congestion and facilitate multimodal movement within Bacchus Marsh.

Western Freeway

- » Maximise the efficiency of existing connections to the Western Freeway to meet growth needs.
- » Manage built form impacts on escarpments, hill faces and other significant landscape features within key views and vistas from the Western Freeway.

Eastern Link Road

- » Work with VicRoads and relevant state agencies work to confirm the alignment, funding, delivery and construction of the Eastern Link Road.

Rail

- » Plan Bacchus Marsh as the key train station for settlement in the short term and the (potential future) station at Parwan as a second station in the medium to long-term.
- » Actively seek improved rail services.
- » Investigate the need and plan for the potential need to upgrade rail crossings.
- » Work with Public Transport Victoria on the following actions:
 - Finalise and construct the proposed upgrades include a second platform, pedestrian links, additional car parking and removal of stabling (short term) at Bacchus Marsh.
 - Plan for the potential future stabling for three (short term) to six trains (long-term) at Rowsley.
 - Plan for the potential future “Park and Ride” station (long-term) at Parwan.
- » Plan and protect potential for rail improvement projects of track duplication and service electrification (long-term).

Walking and cycling

- » Improve existing and provide new pedestrian and cycling connections to provide complete networks for movement, linking key destination such as Main Street and the Bacchus Marsh Train Station.
- » Work with Southern Rural Water to explore opportunities to use the redundant irrigation channel for multipurpose trails.
- » Improve the safety of pedestrian and cycling networks, including through lighting, passive surveillance, signs and wayfinding.

Bus

- » Work with Public Transport Victoria to investigate shortfalls and improve cross-town movements in existing areas that also consider connections to new residential areas.
- » Plan for efficient and connected bus routes in new residential areas.
- » Ensure bus infrastructure provides for passenger amenity and comfortable access.
- » Review regional services accessed by bus outside of Bacchus Marsh, such as in Melton, and how these can best be accessed.

Bacchus Marsh Aerodrome

- » Resolve future governance arrangements at Bacchus Marsh Aerodrome, including whether Council wishes to retain ownership of the site.
- » Explore options to better utilise the Bacchus Marsh Aerodrome including attracting new investment and jobs.
- » Prepare and adopt a master plan to guide future development.

GROWTH AREAS

Designating new areas for growth allows planning to be aligned with investment and the character of Bacchus Marsh to be enhanced. Guiding development to areas capable of change and away from constraints provides certainty to the community and development industry.

Without designation of new growth areas, liveability and character could be compromised and opportunities for housing and job growth missed. Considered planning will enable sustainable and well-serviced residential growth and economic self-sufficiency for Bacchus Marsh.

To address future residential and economic needs, a clear growth framework needs to be established, built upon clear strategic directions and principles.

DEFINING AND ALLOCATING STRATEGIC GROWTH AREAS

Council and the VPA undertook the following tasks to define and allocate potential growth areas for Bacchus Marsh:

- Definition of the settlement boundary of the overall Bacchus Marsh District
- Identification and assessment of constraints
- Identification of planning principles for the allocation of potential growth areas
- Nomination of potential areas as either residential and employment uses.

COMPONENT 1: SETTLEMENT BOUNDARY

The basis of settlement boundaries is detailed in *Section 1.2.3 How is Bacchus Marsh defined?*

COMPONENT 2: CONSTRAINTS

A number of physical and land use constraints were identified and assessed to determine areas with growth potential. These are listed below and also mapped in *Figure 3 Growth area investigations* (see also *Plan 4 Physical constraints*).

Physical constraints include:

- steep topography
- waterway corridors
- areas prone to flooding
- sites of natural and built environmental significance
- transport corridors.

Land use constraints include:

- existing urban areas
- sites of existing industrial uses and associated off-site amenity buffers
- sites of significant agriculture and particularly the BMID
- Bacchus Marsh Aerodrome and its environs
- bushfire-prone areas
- parks and open space.

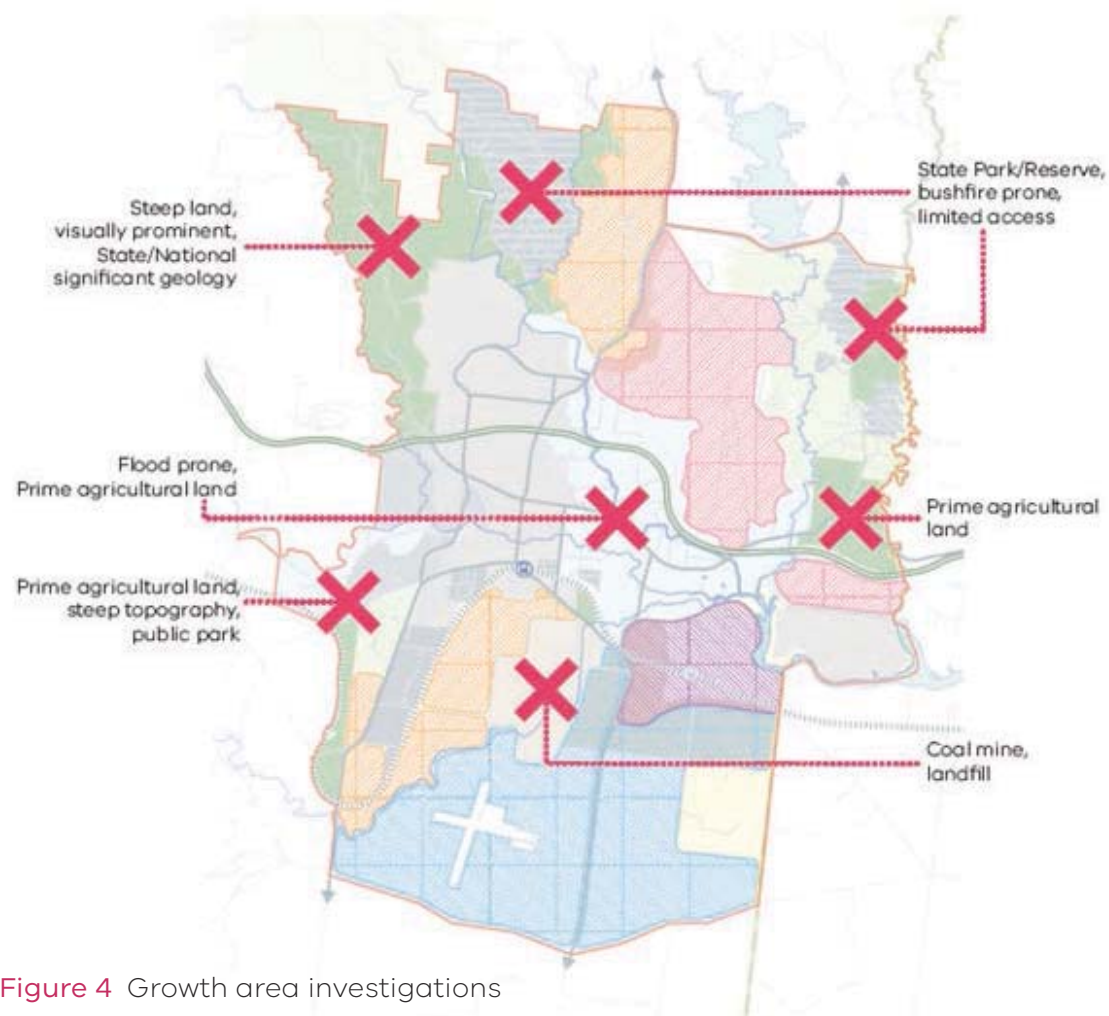


Figure 4 Growth area investigations

COMPONENT 3: PRINCIPLES FOR THE ALLOCATION OF GROWTH AREAS

The principles for allocation of growth are listed below (in a non-prioritised order):

- Nominate all growth areas within the settlement boundary.
- Plan for housing growth in the short, medium and long-term and consider the ability for growth to deliver the Eastern Link Road.
- Encourage growth in existing areas that are capable of accommodating change.
- Focus increased growth in and around the Bacchus Marsh town centre.
- Nominate new growth areas according to serviceability (already serviced or of a scale to be self-sufficient).
- Locate new growth areas by ability to be serviced and managed for water supply.
- Allocate new growth area uses that offer co-location land efficiencies.
- Maximise opportunities for transit-oriented residential development.
- Maximise opportunities to improve public transport.
- Locate growth areas outside of declared water catchments, waterway corridors and state parks.
- Avoid ribbon development along the Western Freeway.
- Protect significant agricultural land.
- Define and protect highly productive agricultural land of the BMID.
- Protect mineral and earth resources and associated buffers.
- Minimise impact on and integrate natural and built environmental values.
- Maintain a green break between Bacchus Marsh and metropolitan Melbourne.
- Avoid development on escarpments and hill faces and manage built form on the escarpment edge.

COMPONENT 4: POTENTIAL RESIDENTIAL OR EMPLOYMENT GROWTH AREAS

Mapping the physical constraints of Bacchus Marsh reveals there are essentially two types of land available: land that is within existing amenity buffers and land that is not. This then leads to two logical principles for the designation of growth areas as either residential or employment:

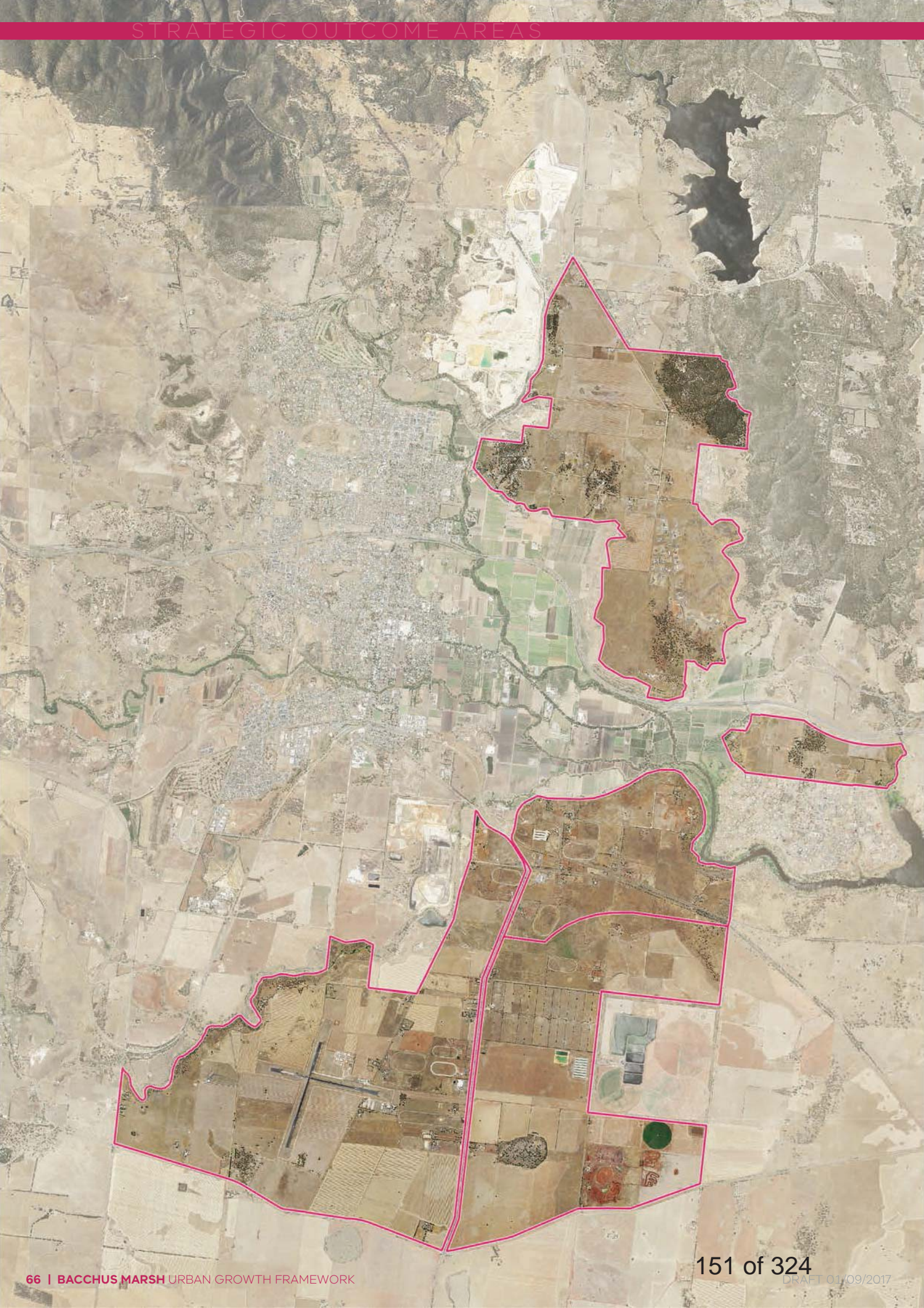
- » Employment is a non-sensitive use that can co-locate with existing employment sites and within amenity buffers.
- » Residential is a sensitive use that must be located outside amenity buffers.

The potential growth areas are mapped on *Plan 1* and are:

- Merrimu Residential Precinct
- Parwan Station Residential/Commercial Precinct
- Parwan Employment Precinct
- Hopetoun Park North Residential Expansion Area
- future employment investigation areas

The potential precincts have been mapped in response to land constraints and need for residential and employment growth. These areas have not been mapped based on particular land sizes as the purpose of the UGF is to identify growth potential more broadly. In this context, the growth potential of each area varies.

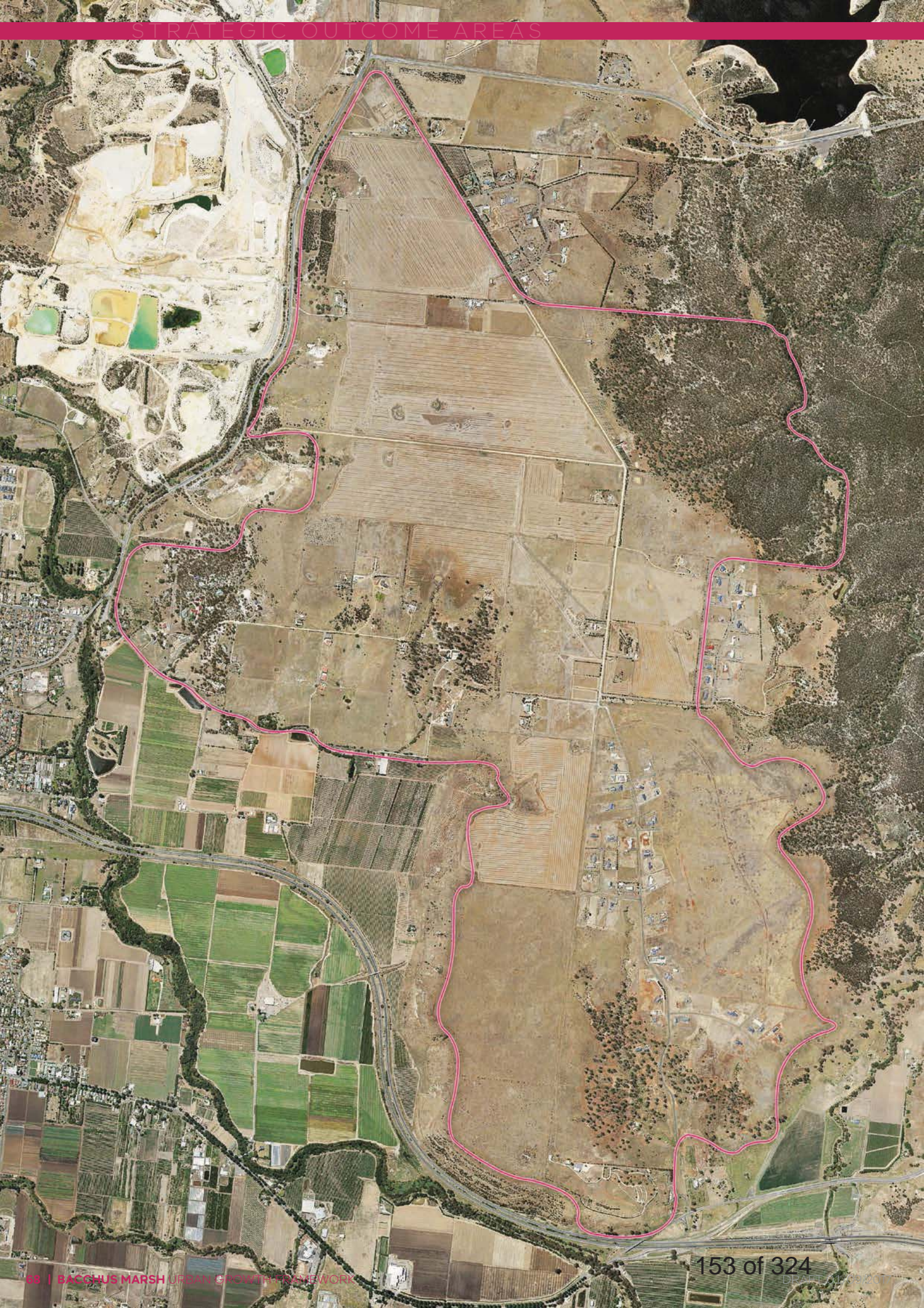
A detailed assessment of land constraints for the key precincts is provided at *Appendix 4*.



STRATEGIC OUTCOME AREAS

Council and the VPA identified four strategic outcome areas to support the growth of Bacchus Marsh. Having a number of growth fronts will create flexibility to respond to influences and changes in supply and demand.

Growth in these areas will be guided by precinct planning and will need to similarly designate densities based on land serviceability, demographic needs and natural and built features.



STRATEGIC OUTCOME AREA:

MERRIMU RESIDENTIAL GROWTH PRECINCT

Precinct description

The Merrimu Precinct is the largest land ensemble within Bacchus Marsh (see Appendix 4 when considering land constraints). This area is capable of accommodating all of Bacchus Marsh's estimated growth to 2041. There is potential within Merrimu to create a number of smaller villages that provide different and complementary characters to suit a range of housing preferences. The projected population could support a number of activity centres. These will likely not only support the future Merrimu population, but also the Hopetoun Park and Long Forest communities.

Housing should be delivered at a range of densities, noting that some existing estates such as Dodemaide Court and Possum Tail Run are subject to covenants limiting future growth. These areas can be expected to remain as lifestyle lots. Elsewhere a mix of lot sizes will be appropriate, with transition in densities a key goal between older estates (such as Tucker Court, Streeton Drive) and newer housing estates.

Developer contributions from Merrimu's growth can be leveraged to deliver infrastructure that will benefit the wider district. Most prominently this will be the Eastern Link Road, but will also include essential community facilities and local roads. Merrimu should be developed in a progressive, continuous manner, moving from the existing urban areas (generally south to north and east to west) and delivering an activity centre with each stage of development. Staging the southern portions first should provide an activity centre that will likely serve the existing Long Forest and Hopetoun Park population and concurrently deliver the Eastern Link Road connection to the Western Freeway.

The Merrimu Precinct's anticipated population will create large-scale demand for activity centres and community facilities. This should be leveraged to deliver local jobs, including retail employment opportunities and jobs in health and community. A ratio of one job per housing lot would allow future residents the opportunity to live and work in the same neighbourhood.

Precinct planning principles

- Plan for a self-contained town centre with community facilities and significant local employment opportunities.
- Nominate activity centres as per hierarchy and locate based on walkable catchments.
- Establish a multimodal road network that maximises connections to Gisborne–Bacchus Marsh road and the Western Freeway.
- Locate activity centres that support the delivery and role of the ring road.
- Aim for delivery of an employment ratio of one job per housing lot.
- Define smaller precincts with distinct characters.
- Ensure the sequencing of Merrimu responds to land supply and demand analysis and is able to deliver the Eastern Link Road.
- Consider interfaces between development and escarpments to ensure views are not lost to and from escarpments and natural edges of town.
- Consider interfaces with environmental assets such as Long Forest and BMID, and aim for attractive development for local residents.

Detailed planning considerations

Define the western edge by Gisborne Road:

- Manage development along the escarpment edge.
- Use the existing escarpment within the non-sensitive use buffer as the precinct edge.

Define the south-western and southern border by the escarpment:

- Provide a perimeter road along the top edge of the escarpment with pedestrian and cycling trails on the outer edge of the road cross-section.
- Set development back from the perimeter to manage views from the Avenue of Honour walking trail.
- Prioritise development siting, as opposed to canopy trees, to manage visual impacts of development (due to unfavourable soil conditions for canopy trees).
- Establish building envelope limits along the southern escarpment to manage views from the Western Freeway and Avenue of Honour.

Define the south-eastern corner by the BMID and farming area:

- Avoid vegetation removal and development that reduces the landscape quality in gateway views.
- Ensure development responds to the topography and avoid using retaining walls.
- Density of development must consider impacts on gateway views and BMID and farming interface.

Define the eastern edge by the Long Forest Flora and Fauna Reserve:

- Provide a perimeter road of at least 20 m along the top edge of the escarpment to provide a bushfire break and maintenance vehicle accessibility.
- Ensure residential densities, siting and design respond appropriately to bushfire risk.
- Retain areas of significant vegetation and avoid development in these areas.

Define the northern boundary by Diggers Rest–Coimadai Road:

- Apply precinct planning principles of avoiding back of fence along this road.



STRATEGIC OUTCOME AREA:

PARWAN EMPLOYMENT GROWTH PRECINCT

Precinct description

The Parwan Employment Precinct (PEP) is a major initiative. The PEP holds significant economic and employment growth potential for Bacchus Marsh, with the ability to attract high levels of new industrial investment. To achieve this, it must be serviced, protected against residential encroachment, and properly marketed. The PEP is beneficially located within the Bacchus Marsh food bowl, close to markets and away from residential land. It has the capacity to accommodate value-add and high amenity impact businesses, particularly those seeking to relocate to more affordable and unencumbered land close to the metropolitan. Sufficient supply of serviced and zoned land will attract these investment opportunities. This land is most suited to agriculture and related uses due to its soil quality, proximity to the BMID and ability to be serviced with potable or non-potable water depending on industry needs and availability of supply.

The importance and potential of the PEP is recognised at the state level and government will undertake planning work to develop this precinct in the short term. Paramount to its success is improved connections to the Western Freeway. Second to this is provision of the essential services of gas and water, including recycled water if available. The Bacchus Marsh Aerodrome, located within the precinct, should be utilised for its ability to support surrounding agricultural uses and tourism opportunities.

Precinct planning will be necessary to coordinate site planning and infrastructure. Transport planning will need to consider alignment for the Eastern Link Road and for this reason, Stage 1 (the land located east of Bacchus Marsh–Geelong Road where the Eastern Link Road could traverse), is a more immediate priority. That said, Stage 2 (land to the west of Bacchus Marsh–Geelong Road) could be planned concurrently, should future assessments support this.

Parwan is suited not to a single agribusiness, but rather a range of mainly vertically integrated businesses that will drive local prosperity and employment growth. Likely occupiers include meat processing, feed lot/saleyards, mushrooms, poultry, hydroponics and associated co-located industries. The agribusiness potential of the PEP is estimated at up to 1,200 jobs. While only indicative, these figures give a broad overview of employment capacity.

Beyond PEP, no future employment investigation areas are currently identified. The extent of land available in the PEP makes it enough to fulfil the employment needs for Bacchus Marsh, at least in the short to medium term. The state policy focus is therefore on PEP rather than future Maddingley investigation area to the west. Future use and development of this area should be led by appropriate technical assessments of environmental effects, environmental risks (e.g. bushfire, flood, erosion), cultural heritage (i.e. indigenous and European), economic impacts, integrated transport and other infrastructure.

Precinct planning principles

Precinct structure plans for the PEP should consider the precinct as a whole, but focus on the area east of the Bacchus Marsh–Geelong Road for the first stage of development – primarily due to its ability to support delivery of the Eastern Link Road, but also because it has less land fragmentation than land to the west. The eastern area does not include the Bacchus Marsh Aerodrome, which will be subject to a separate master plan in the future. The following actions should be undertaken to advance planning for the PEP, in collaboration with the relevant state agencies:

- Coordinate a Parwan Employment Cluster Governance Model to guide governance, funding and revenues, liaison with key stakeholders and attracting anchor tenants with Regional Development Victoria.
- Determine an appropriate road network that considers the Eastern Link Road in consultation with VicRoads.
- Secure gas and water supply and infrastructure in consultation with Regional Development Victoria.
- Prioritise the staged provision of infrastructure, outlining the benefits and costs and sequencing over the short, medium and long-term.
- Consider NBN broadband service to enhance competitiveness.
- Prepare and implement an integrated water management strategy that considers recycled water use.
- Ensure continued operation of Bacchus Marsh Aerodrome and investigate opportunities for private development.
- Attract vertically integrated businesses that complement the primary agriculture and farming uses.
- Encourage large lots of sufficient size to enable flexibility to accommodate new business.
- Prepare a land use amenity plan to provide appropriate buffers to sensitive uses and avoid incompatible land uses.
- Apply co-location, compatible industry and business analyses, which considers inter-industry separation, in siting new business.
- Consider precinct-based amenity forms, such as landscaping and bunds, fences and vegetation.
- Prepare design guidelines to create an identity for the PEP, provide a cohesive built form and landscaping theme and protect amenity. Incorporate the wetlands area into an open space network.



STRATEGIC OUTCOME AREA:

PARWAN STATION RESIDENTIAL & COMMERCIAL GROWTH PRECINCT

Precinct description

Parwan Train Station, if delivered, will create opportunity to develop a transit-oriented residential and employment community around it. Other infrastructure and community facilities will be district-level, serving a largely local catchment. A neighbourhood activity centre has been nominated for this precinct, but this could feasibly be larger if it is required to service a larger catchment.

Within the precinct, a range of densities should be planned, with higher densities suited to the area around the potential future station, with lower densities in areas of natural and built environmental value. Growth should be sequenced to deliver the station precinct during early stages. Jobs within the activity centre and the adjacent PEP will offer employment opportunities for future residents, as will the Bacchus Marsh town centre. Any future retail centre should be complementary to and not compete with the existing Bacchus Marsh town centre. Improved road connections will be required to connect residents with these job opportunities.

The Parwan Station Precinct should be planned and facilitated to deliver the Eastern Link Road as well as the second train station. Precinct planning should focus on transit-oriented development outcomes, with the station to be delivered first.

Precinct planning principles

- Define the range of uses.
- Ensure that buffer interface areas are sufficient.

Define the northern and eastern edge with the escarpment:

- Provide a perimeter road along the top edge of the escarpment with pedestrian and cycling trails on the outer edge of the road cross-section.
- Establish building envelope limits along the northern escarpment to manage views from the Western Freeway and Avenue of Honour.
- Plan for transit-oriented development around the Parwan station site.

Along the western and southern edges of existing use amenity buffers:

- Provide appropriate interfaces to the employment precinct.



STRATEGIC OUTCOME AREA:

HOPETOUN PARK NORTH RESIDENTIAL GROWTH PRECINCT

Precinct description

Hopetoun Park is an existing low-density residential community. The area to the north has potential for a greenfield expansion at more conventional (i.e. smaller) lot sizes than the existing lots to the south. This would create three to five years' land supply.

Hopetoun Park is located at the eastern edge of the Bacchus Marsh District, in a relatively isolated area with limited local community facilities. Residential expansion can be leveraged to deliver new local-level community facilities. Future development applications will need to consider improving the existing road connection from Hopetoun Park to the arterial network..

The development of the potential Hopetoun Park expansion area is primarily expected to deliver local level infrastructure and its timing is therefore not dependent on sequencing within the wider Bacchus Marsh District. When planned, early precinct development should deliver the local centre. Built form considerations during precinct planning will need to protect the green break between Melton and Bacchus Marsh that contributes to gateway views to the centre and wider Central Highlands region.

Precinct planning principles

- Plan for a small town expansion integrated with the established neighbourhood that provides new local-level community infrastructure.
- Consider opportunities to improve road connections in and out of the precinct onto the Western Freeway as well as Hopetoun Park junction with Old Western Highway.
- Identify and define the existing character of Hopetoun Park and establish principles for a preferred character.

Define the eastern and western edges with the escarpment:

- Provide a perimeter road along the top edge of the escarpment with pedestrian and cycling trails on the outer edge of the road cross-section.
- Establish building envelope limits to manage gateway views when arriving in Bacchus Marsh.

Define the northern edge with the Western Freeway:

- Establish building envelope limits to manage views from the Western Freeway and Avenue of Honour.

INVESTIGATION AND TRANSITION AREAS

The UGF identifies two areas for further investigation and potential transition to other uses.

Darley Sand Quarries Investigation Area

Protection of this resource in the short–medium term is critical for Melbourne. However, as the resource is exhausted (and following rehabilitation), there may be opportunities for this area to transition towards other commercial, residential and recreation uses.

Maddingley Employment Investigation Area

This investigation area is located between the Maddingley Brown Coalmine and the existing urban area and also extends to the south and west of the existing Maddingley industrial area. The future of this area is guided by existing residential interfaces and future development of PEP. This area is mostly comprised of farming and lifestyle properties.

This area should be investigated for land uses compatible with existing sensitive use interfaces.

SUPPORTING PROJECTS

Eastern Link Road

The Eastern Link Road is an integral part of overall planning for growth in Bacchus Marsh and to growth of the overall district. Key objectives for future planning of this road:

- Provide a transport system for Bacchus Marsh that is sustainable, integrated with land use planning and delivered in a timely manner.
- Ensure Bacchus Marsh is supported by an accessible, connected and tiered road network that is appropriately matched to land use planning needs.
- Facilitate efficient arterial road movements in and around Bacchus Marsh that are well-connected to the Western Freeway and the Port of Geelong.
- Support growth with coordinated and reliable movements of people and goods within Bacchus Marsh and to other centres and regions.
- Improve safety and amenity along Grant Street and promote active transport modes.
- Minimise impacts of the Eastern Link Road on adjacent land uses, natural and built environmental values and protect the Avenue of Honour.
- Provide active transport options as part of the design.
- Manage impacts of road infrastructure on identified cultural heritage and landscape values and on the Avenue of Honour in particular.

The Eastern Link Road is essential for Bacchus Marsh in its current state and is even more vital to any future growth. Delivery will depend on growth and associated developer contributions. The Eastern Link Road alignment will likely traverse new growth areas, and will provide benefits that will allow for the development of new areas that may not necessarily align with current demand. This primarily refers to the potential Merrimu and Parwan Station Residential Precincts, while current demand is for development of the PEP.

Bacchus Marsh town centre urban design framework

The Bacchus Marsh town centre is the prime commercial core of the shire, and as such, planning that facilitates its future development is a short-term priority. Preparation of an UDF is needed to plan for public realm improvements, coordinate development of strategic sites and provide suitable built form parameters to encourage redevelopment. Although the UDF is important, improvements to the town centre are reliant on delivery of the Eastern Link Road, which will provide an alternative north–south connection to remove congestion from Grant Street.

Key objectives for this UDF:

- Ensure adequate supply of suitably zoned land to accommodate anticipated and currently needed commercial growth.
- Focus retail and commercial development in the commercial core.
- Reinforce the primacy of the Main Street through intensification of uses.
- Maintain Grant Street as a service precinct.
- Reduce congestion on Grant Street by providing new north–south connections.
- Encourage better use of vacant and underutilised land, including consideration of applying higher levies to vacant land.
- Encourage infill residential development around the town centre core.
- Harness the potential for Bacchus Marsh as a retail tourism destination.
- Minimise out-of-centre development that will compete with the town centre, with the exception of bulky goods retailing, which should be strategically located to meet longer term needs and avoid fragmented offer.

Other initiatives

- A range of other employment initiatives should also be undertaken, from facilitating growth and redevelopment of the Darley Plaza, through to construction of the West Maddingley Neighbourhood Activity Centre. Initiatives that clarify the role and attraction of existing retail and industrial estates around Bacchus Marsh will contribute to economic growth.
- Expansion of education and health services within Bacchus Marsh will build on existing investments and further consolidate the role of the town as a regional growth centre and service hub.

Community infrastructure

Table 3 Residential growth area settlement types summarises the community infrastructure that would likely be provided in each growth investigation area. The existing Bacchus Marsh urban area provides facilities that service the overall population of the Shire. Municipal-level facilities will support the precinct in which they are located but are also likely to serve a wider catchment. District and local-level facilities are focused on servicing their own catchments.

Table 2 Residential growth areas settlement types

AREA	YEARS OF SUPPLY (INDICATIVE)	SCALE OF AREA	FACILITIES TYPE (PER PERSON)
Bacchus Marsh existing (including Darley and Maddingley)	10–15	Large regional centre	Centre-level facilities (1 per 30,000)
Merrimu Residential Growth Precinct	15–20	Regional centre	Municipal-level facilities (1 per 20,000)
Parwan Station Residential & Commercial Growth Precinct (including potential future railway station)	5–10	District town	District-level facilities (1 per 10,000)
Hopetoun Park and the Hopetoun Park North Residential Growth Precinct	3–5	District town	Local-level facilities (1 per 5,000)

*Depending on final extent of buffers to nearby uses.

IMPLEMENTATION

Council and the VPA have identified a number of actions to support implementation of the UGF. The UGF plans for a long timeframe for which it is difficult to make precise growth projections. Therefore, sequencing of new growth fronts should be continuously reviewed based on supply and demand analysis and equally on the ability to deliver needed infrastructure, particularly the Eastern Link Road. The following tables identify responsibility, timing and description for the projects:

UGF ACTIONS

Table 3 Key growth actions – state/regional

REF #	PROJECT	TIMING ¹	RESPONSIBILITY
1	Eastern Link Road Planning Study	Immediate	VicRoads
2	Water and gas supply for the PEP	Short term	RDV
3	Parwan Employment Precinct Structure Plan (PSP) and Infrastructure Contributions Plan (ICP)	Short term	VPA
4	District Open Space Framework to inform future growth planning	Short term	Council/VPA
5	Bacchus Marsh Irrigation District Facilitation. Review zones, overlays, policy statements and buffers to protect and facilitate investment in agricultural sector. Address opportunities to facilitate value-adding enterprises	Short to medium term	Council/Southern Rural Water
6	Maddingley integrated college precinct – planning/access study on Bacchus Marsh Grammar and Bacchus Marsh College	Short to medium term	Council/Department of Education & Training/ Independent Education Sector
7	Merrimu Residential Growth Precinct	Medium term ²	Proponent
8	Parwan Station Residential & Commercial Growth Precinct (including potential future railway station)	Medium term ²	Proponent
9	Health Services precinct in Bacchus Marsh. Plan and advocate for a precinct that responds to community needs of a rural city.	Medium term	Council/Department of Health and Human Services
10	Hopetoun Park North Residential Growth Precinct	Medium term	VPA/Council

1 Immediate/ongoing = next 12 months

Short term = 1–5 years

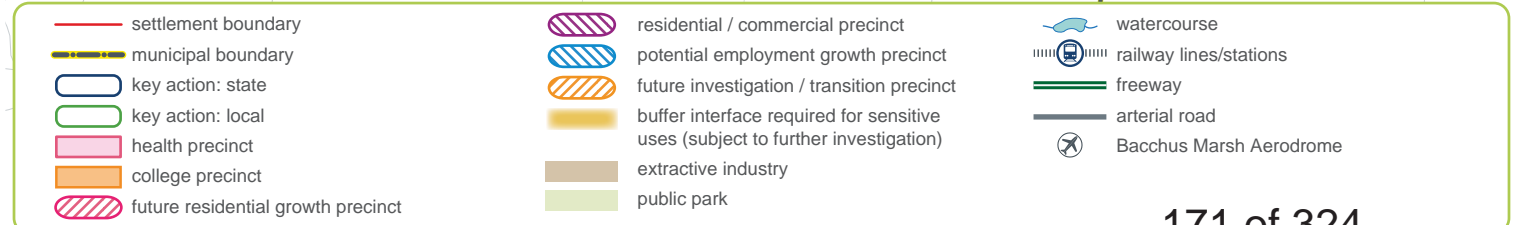
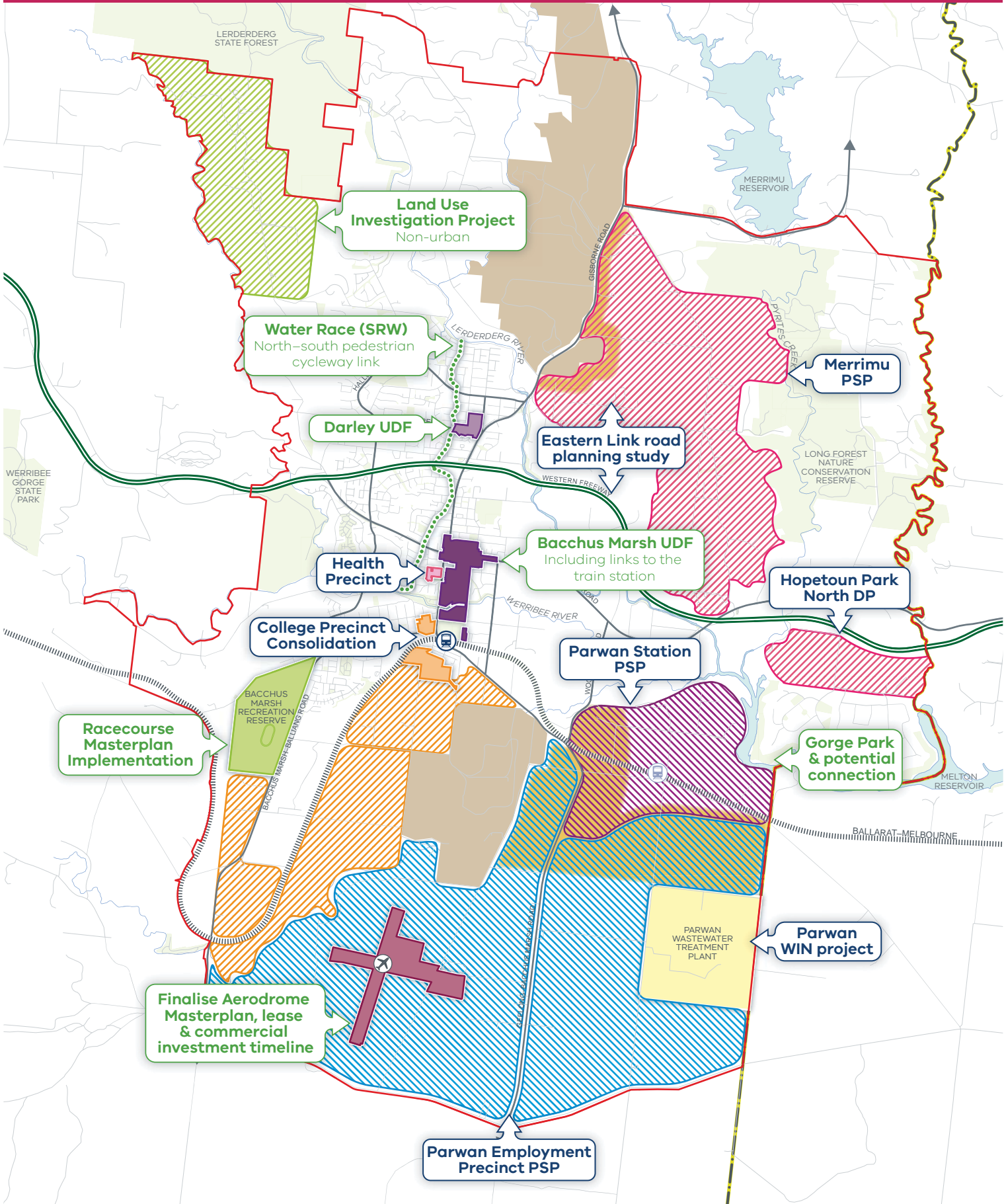
Medium term = 5–10 years

Long-term = 10+ years

2 Timing can be brought forward if there are significant contributors to Eastern Link Road construction funding.

Table 4 Key growth actions – local

REF #	PROJECT	TIMING ¹	RESPONSIBILITY
11	Flood mapping for Bacchus Marsh	Immediate/ ongoing	Council/Melbourne Water
12	Update residential suite of zones (amendment C79)	Immediate/ ongoing	Council
13	Bacchus Marsh Aerodrome Masterplan and governance process	Immediate/ ongoing	Council
14	Implement Racecourse Masterplan	Immediate/ ongoing	Council
15	Community Infrastructure Framework	Short term/ ongoing	Council
16	Bulky goods precinct planning (including amendment)	Short term	Council
17	Urban Design Framework: <ul style="list-style-type: none"> • Bacchus Marsh Town Centre • Darley Plaza 	Short term	Council Council/ Private sector
18	Fourth government primary school for existing urban areas (Maddingley area)	Short term	Dept. of Education & Training
19	MSS update	Short term	Council
20	WIN (water re-use) project for PEP	Short term	Council/Western Water
21	Database to monitor supply and demand for housing	Short term	Council
22	Localised road upgrades (including State Roads) as per Bacchus Marsh Integrated Transport Strategy	Short to medium term	Council/VicRoads
23	Land use investigation project – Swans Road, Darley	Short to medium term	Council
24	Darley Sand Quarries investigation, Maddingley Plateau (South Maddingley Road) investigation	Medium term	Council
25	Update heritage study for Bacchus Marsh (including geo-heritage management)	Medium term	Council
26	Update Recreation and Leisure Strategy incorporating updated Hike and Bike Strategy. Examine Gorge Park, Parwan and sand quarries in assessment. Link to Action 4	Medium term	Council
27	Expanded independent and/or shared use education sector investment north and south of Western Freeway	Medium term	Council/Independent Education Sector
28	Waterways/creek corridors study to determine rehabilitation, conservation and open space projects including active recreation and cycleway linkages. Link to Action 4	Medium term	Council/Melbourne Water



SEQUENCING THE GROWTH

Table 5 Sequencing

PROJECT	ACTIONS	TIMING
EASTERN LINK ROAD		
Eastern Link Road	<ul style="list-style-type: none"> Working with VicRoads, plan for an alignment and apply zones and overlay controls as appropriate. 	Immediate/ongoing
EMPLOYMENT		
Gas and water supply PEP	<ul style="list-style-type: none"> Working with Regional Development Victoria, secure gas and water supply and apply zones and overlays as required. 	Short term
PEP	<ul style="list-style-type: none"> Rezone to UGZ and prepare and implement a PSP. Undertake a buffer assessment for existing uses and apply an ESO as appropriate. In the PSP, or as a separate overlay, prepare a land use and amenity plan that manages potential future land use incompatibilities. For the Bacchus Marsh Aerodrome site, see below. 	Stage 1 – Short to medium term Stage 2 – Medium to long-term*
BMID and agriculture	<ul style="list-style-type: none"> Prepare an agricultural strategy to guide revisions to the Farming Zone to protect land within the BMID and other significant farming land, and to provide strategies to manage interfaces with non-farming uses. Investigate an appropriate planning tool, such as a precinct-specific zone, overlay or LPPF policy to provide for the long-term protection of the BMID. Assess and determine an appropriate interface to manage the BMID from urban interfaces and apply an overlay as appropriate. Working with Melbourne Water, undertake flood-mapping analysis and apply the FO as appropriate. 	Short to medium term
Bacchus Marsh town centre	<ul style="list-style-type: none"> Prepare and implement a UDF. Review existing DDO and incorporate into the recommendations of the UDF. Incorporate recommendations of the local housing strategy into the recommendations of the UDF. 	Short to medium term
Bulky goods precinct	<ul style="list-style-type: none"> Determine an appropriate location for a bulky goods precinct and rezone, if required. Prepare a precinct plan to guide development and implement via a DPO or ICPO as appropriate. 	Short term
Sand quarries and coalmine	<ul style="list-style-type: none"> Working with Department of Economic Development, Jobs, Transport and Resources (DEDJTR), confirm the appropriate buffers to the extractive industries and apply an ESO. Investigate options for new land uses, compatible with existing buffers and site locational attributes. 	Short term

PROJECT	ACTIONS	TIMING
Transitional local services industry areas	<ul style="list-style-type: none"> • Apply appropriate separation distance requirements to new uses. • Investigate rezoning the Park Street, Maddingley industrial precinct from Industrial 2 Zone to Industrial 3 Zone or Mixed Use Zone, to limit manufacturing and facilitate service industry and other compatible uses. • Prepare and implement a management plan to transition existing uses that do not meet buffer requirements to relocate in the PEP, when it is developed, and implement the plan through an appropriate planning tool. • Consider application of similar controls to DDO7 to manage all interfaces to sensitive uses. • Investigate rezoning the Griffith Street, Maddingley industrial precinct from Industrial 2 Zone to Industrial 3 Zone. 	Medium to long-term
Maddingley Employment investigation Area	<ul style="list-style-type: none"> • Investigate options for new land uses, compatible with existing buffers and site locational attributes. 	Long-term
RESIDENTIAL		
Bacchus Marsh existing urban area	<ul style="list-style-type: none"> • Working with the Department of Education and Training to: <ul style="list-style-type: none"> • determine an appropriate location for a fourth government primary school and rezone land • review the need and timing for a fifth government primary school, determine location and rezone land. 	Short term
Merrimu Residential Growth Precinct	<ul style="list-style-type: none"> • Rezone to UGZ and prepare and implement a PSP. • Assess land capability and apply and update overlays as relevant. • Undertake a visual impact assessment for significant views, including gateway views and views from the walking trail along the Avenue of Honour, and apply the SLO as appropriate. • Prepare and implement a UDF for the major activity centre. 	Medium term**
Parwan Station Residential & Commercial Growth Precinct	<ul style="list-style-type: none"> • Rezone to UGZ and prepare and implement a PSP. • Define southern and western precinct boundaries with applicable buffers. • Undertake a visual impact assessment for significant views, including views from the walking trail along the Avenue of Honour, and apply the SLO as appropriate. 	Medium term**
Hopetoun Park North Residential Growth Precinct	<ul style="list-style-type: none"> • Rezone to UGZ and prepare and implement a PSP. • Undertake a visual impact assessment for significant views, including gateway views and views from the walking trail along the Avenue of Honour, and apply the SLO as appropriate. 	Medium to long-term

PROJECT	ACTIONS	TIMING
TRANSPORT		
Bus	<ul style="list-style-type: none"> Working with Public Transport Victoria, improve bus network performance, linked to designated activity centres and the rail system. 	Short term
Bacchus Marsh Aerodrome	<ul style="list-style-type: none"> Prepare a master plan to guide development of the Bacchus Marsh Aerodrome and implement via a DPO or ICPO as appropriate. Review the AEO1 and revise the extent and provisions as appropriate. 	Short term
Potential future Parwan Station site	<ul style="list-style-type: none"> Working with Public Transport Victoria, ensure sufficient land is zoned for a potential future station and associated 'park and ride' facilities. 	Medium term

NOTES:

Immediate/ongoing = next 12 months

Short term = 1–5 years

Medium term = 5–10 years

Long-term = 10+ years

* Sequencing can be brought forward if supported by sufficient assessments

** Timing dependent on land supply and demand analysis in the first instance, but sequencing should be brought forward if the precinct can demonstrably deliver the Eastern Link Road

APPENDICES

APPENDIX 1: BACKGROUND STUDIES

Moorabool Industrial Areas Strategy, June 2015 (SGS)

Moorabool Industrial Areas Strategy Update, January 2017 (SGS)

Parwan Precinct Agribusiness Analysis, 2014 (CBRE)

Parwan Servicing Plan, June 2015 (Parsons Brinckerhoff)

Moorabool Shire Council – Retail Strategy 2041, November 2015 (Macroplan)

Moorabool Shire Economic Development Strategy, March 2015 (Geographia)

Bacchus Marsh Integrated Transport Strategy, December 2015 (Moorabool Shire Council)

The Way Forward, 2015 (Moorabool Shire Council)

Housing Bacchus Marsh to 2041, June 2016 (Mesh)

Moorabool Shire Community Infrastructure Framework, 2016 (Moorabool Shire Council)

Recreation and Leisure Strategy 2015–2021, Draft, February 2015 (Simon Leisure)

Urban Growth Strategy Community Feedback, 2015 (Moorabool Shire Council)

Bacchus Marsh Agricultural Assessment, February 2017 (RMCG)

Desktop Heritage Survey & Review of Avenue of Honour, January 2017 (Context)

Desktop Cultural Heritage for Bacchus Marsh Future Growth Framework, 2017 (Biosis)

Buffer Assessment, 2017 (Pacific Environment)

Strategic Bulky Goods Retail Assessment, January 2017 (Essential Economics)

APPENDIX 2: CONSULTATION PROCESS

The UGF is underpinned by significant and ongoing consultation. Between November 2014 and January 2015 Council undertook extensive consultation with the local community, state agencies and representatives of the development industry (project managers, bank lenders, real estate agents).

Targeted questionnaires were distributed at the Bacchus Marsh Train Station, Strawberry and Cherry Festival and local schools (primary and secondary colleges). Two community consultation sessions were conducted. Surveys were conducted with landowners, financial institutions, real estate agents, and building designers and architects in January 2015 (15 completed surveys). Internal Council surveys were also conducted (35 completed surveys).

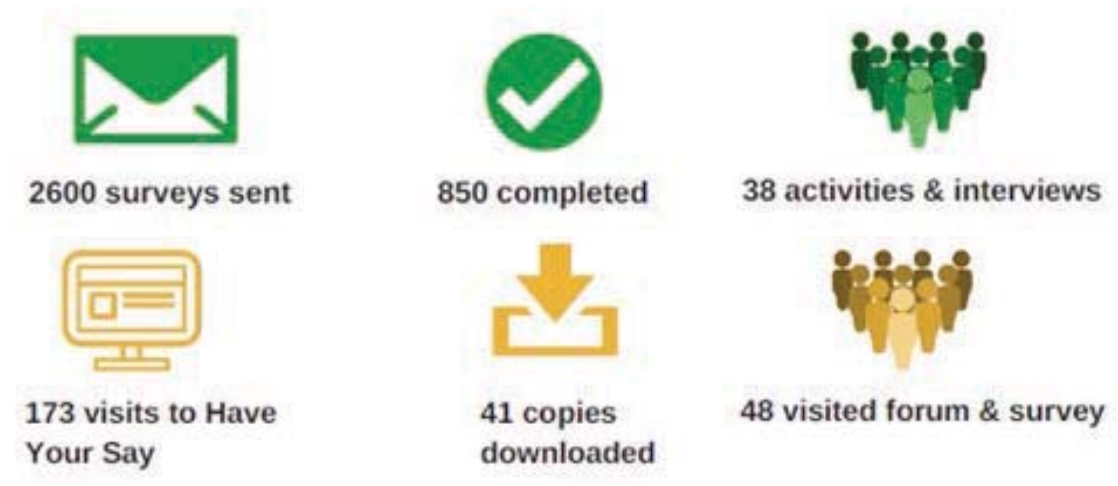


Figure 5 Consultation outcomes

From this work, Council prepared a consolidated report and placed it online for one month. No critical feedback was received. Within that report was a summary of findings and vision statements prepared for the UGF. This summary is as follows.

The community defines Bacchus Marsh in the following ways:

Currently a transit town	Bacchus Marsh is linked to metropolitan Melbourne by significant road and rail services. These are critical to the town, even though the ongoing goal is to provide more local jobs and opportunities.
Bacchus Marsh's character is defined by country landscape	The heritage fabric, treed landscape and centrally located facilities are key elements to maintain and enhance.
Being part of Melbourne but physically separate	Metropolitan Melbourne is visible from many parts of Bacchus Marsh. To retain identity, Bacchus Marsh must avoid becoming a physical urban extension of western Melbourne.
Change is inevitable but it must be managed	Growth should be supported by appropriate infrastructure and master planning.
Sense of community is strong	Residents and visitors alike are strongly conscious of a 'sense of community', that people will support each other.
Better urban growth outcomes wanted	There is general consensus that it would be beneficial to facilitate lower-density housing on the outer edges of Bacchus Marsh and direct infill development where services are more appropriate, such as around activity centres.
Greater retail choice is required	Residents see more whitegoods retail and more diverse small shopping specialties (local specific businesses) as potential improvements to the current retail offering in Bacchus Marsh.
Expanded education and health priorities	Bacchus Marsh already benefits from significant education and health investment with the regional hospital and educational establishments. Further investment will be needed in time to meet new demands and enhance education and health outcomes.
Ongoing investment in public transport and non-vehicle movement	Residents are great advocates of the enhanced V/Line rail services between Melbourne and Ballarat. Integrated pedestrian and cycleway access ways are a priority for greater attention in Bacchus Marsh.
The Irrigation District is important for many reasons	A resilient Bacchus Marsh Irrigation District (BMID) is pivotal to the notion of place, tourism, employment and economic production.
Support residents to stay in their local area	A focus on service delivery within local neighbourhoods is seen as increasingly important for all households.

.....

A wide range of recreational opportunities will be needed in the future	Well-managed, affordable and appropriate recreational facilities are needed to meet community needs across all age categories.
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.....

Riverfronts and parks	In Bacchus Marsh the key waterways are the Lerderderg and Werribee Rivers. The community values linear passive open space connecting parks and reserves.
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.....

CONSULTATION PROCESS – ONGOING PHASE

In February and March 2017, Council supported by the VPA made presentations to landowners potentially affected by growth investigation areas as well as the wider community. Sessions were held as follows:

- » 14 February 4–8 pm (landowners)
- » 21 February 6–8 pm (landowners)
- » 28 February 2017 4–8 pm (landowners)
- » 7 March 2017 4–8 pm (community)
- » 14 March 2017 4–8pm (community).

Some 150 attendees registered and several attended multiple sessions. Council received 41 submissions were and a number of site inspections were carried out between Council staff and affected landowners. Feedback was incorporated into the UGF. A copy of submissions is in *Report 2 – Technical Findings*. For the most part, attendees recognised that growth pressures exist and must be managed respectfully in terms of protecting significant landscapes, environmental values and sense of place.

Key landowners (i.e. owners of larger land parcels within growth areas) were supportive of ongoing consultation and growth investigation, especially in the identified residential growth investigation areas.

Residents with concerns, limited geographically to the Merrimu area, identified issues with managing habitat values, ensuring appropriate diversity of lot sizes and transition from existing de facto low-density residential settlement to urban growth as conventionally understood. Road network planning and the alignment of the future Eastern Link Road connecting Gisborne Road with Geelong–Bacchus Marsh Road were core issues that require a timeline for resolution, noting that the planning scheme has flagged this road project for the past 10 years.

APPENDIX 3: AGENCY CONSULTATION

Government reference group

There have been two government reference group meetings held to date:

- » 21 June 2016
- » 10 February 2017.

In addition, during June–July 2017 a draft copy of the UGF was provided to all agencies and their feedback was incorporated.

The following agencies attended the agency consultation meetings:

- Country Fire Authority;
- Department of Economic Development, Jobs, Transport and Resources;
- Department of Environment, Land, Water and Planning;
- Department of Education and Training;
- Department of Health and Human Services;
- Environmental Protection Authority;
- Heritage Victoria;
- Metropolitan Planning Authority (now Victorian Planning Authority);
- Melbourne Water;
- MSC;
- Parks Vic;
- Sport & Recreation Victoria;
- Regional Development Victoria;
- Southern Rural Water;
- VicRoads;
- Western Water;
- Public Transport Victoria.

Key focus areas were then developed into themes as below:

AUTHORITY	LAND	TRANSPORT	AGRICULTURE	INDUSTRY	ENVIRONMENT	WATER	EMPLOYMENT
RDV							
DELWP							
VR							
PTV							
DHHS							
AV							
DET							
EPA							
SRW							
WW							
MW							
PV							
SV							
CFA							

As a significant 'scene setter' for work to follow, the meeting summary of the first reference group offers useful insights. Key issues are summarised below:

- Employment in Bacchus Marsh is a key issue. Where are the opportunities?
- Need one report that consolidates all the studies undertaken to date.
- What infrastructure is needed to make Parwan a stronger job cluster location? DEDJTR identifies Parwan as a key focus.
- Integrated transport strategy now completed. VicRoads wants developers to contribute to road infrastructure.
- Extended discussion over water supply, use of recycled water for urban development and irrigation expansion.
- DEDJTR recognised the role of Bacchus Marsh Irrigation District and the need for further protection of key agricultural land.
- SRW identified opportunity for irrigation channel to become a key pedestrian link when it is upgraded (piped?)
- DHHS is preparing a 20-year health and services plan.
- Western Water is examining household water recycling and keen on less piecemeal development occurring.
- Stabling facilities for trains discussed – appropriate location in Rowsley or elsewhere.
- Parks Vic flagged the environmental significance of Long Forest and Lerderderg State Park as key resources to protect and manage.

Biodiversity and recreation are two of the key priorities for Parks Vic in land management.

- EPA and SV note the role of Maddingley Brown Coal and protecting this and other industrial sites from sensitive use encroachment.
- Department of Education and Training recognise a short to medium term need for a new primary school in Maddingley.

Additional meetings/workshops included:

- Eastern Link Road Road Principles – involving VPA, MSC, VicRoads, Heritage Vic) – three meetings (2/9/16, 25/10/16, 2/3/17). Broad and specific review of issues attached to planning, constraints, funding and design of Eastern Link Road.
- Water infrastructure (DELWP, SRW, WW, MW, MSC, VPA) – one meeting (22/7/16).
- PTV Infrastructure Confirmations (PTV, VPA, MSC) – one meeting (12/8/16).
- DET on educational needs:
 - 9 December 2015 with Jeff Tait and Lynne Sutton
 - 26 April 2016 with Jeff & Lynne
 - 21 December 2016 with MPA, Jeff and Lynne.

APPENDIX 4: ASSESSMENT OF LAND CONSTRAINTS, BACCHUS MARSH GROWTH AREAS

CONSTRAINT: EXISTING URBAN AREA

Zones & Overlays:	Timing:	Growth potential:
GRZ	Ongoing constraint	Limited
NRZ		
LDRZ		

Existing urban areas comprise precincts where increased, incremental and minimal change is encouraged, dependent on land considerations and guided by local housing policy. The existing urban area includes the recently rezoned residential greenfield sites (Stonehill and Underbank). Growth will be focused in precincts identified as capable of increased growth. These precincts contribute to a small portion of the overall growth potential of Bacchus Marsh.

CONSTRAINT: COALMINE AND LANDFILL

Zones & Overlays:	Timing:	Growth potential:
SUZ1	Ongoing constraint	Restricted within the site
ESO (required)	Coalmining licensed until 2033 and coal is identified as state resource.	Limited within off-site amenity buffer areas that restrict uses to non-sensitive
	Landfill is licensed in perpetuity and includes composting use.	

The site has dual use for coal extraction and waste refuse. Coalmining uses are permitted to continue until 2032, after which ongoing use will be determined by the state body governing mineral resources. Buffers for coalmining will be applied as per directions from DEDJTR, indicated at 1,000 m from the title boundary, which will guide future application of an ESO. The landfill uses are permitted to continue in perpetuity. The landfill receives various types of waste, including solid industrial waste (this component being state significant) and green waste that is manufactured for composting. Buffers for the landfill (and most significantly the composting use component) require assessment and will guide future application of an ESO. Buffers for coalmining will be applied as per directions from DEDJTR and EPA. Sensitive uses will be restricted within the buffer/ESO areas.

CONSTRAINT: SIGNIFICANT LANDSCAPE

Zones & Overlays:	Timing:	Growth potential:
SLO1 - Scenic Hilltops and Ridgeline Areas	Ongoing constraint	Limited development potential that varies according to area

There are three areas of SLO1 located on or above escarpment edges. Development in these areas will need to consider visual impacts.

CONSTRAINT: SAND QUARRIES

Zones & Overlays: SUZ2 ESO (required)	Timing: Ongoing constraint Multiple quarry licences apply and the site is identified as a state resource.	Growth potential: Restricted within the site Limited within off-site amenity buffer areas that restrict uses to non-sensitive
--	--	--

There are multiple sand quarries licences operating within the SUZ2 land. These operations are anticipated to continue until at least the medium term when sand resources are depleted.

This sand-quarrying area is identified as being state significant.

CONSTRAINT: PARWAN WASTEWATER TREATMENT PLANT (PWTP)

Zones & Overlays: PUZ1 ESO (required)	Timing: Ongoing constraint Operations will continue and likely expand with population growth.	Growth potential: Restricted within the site Limited within off-site amenity buffer areas that restrict uses to non-sensitive
--	--	--

The PWTP is zoned PUZ1. It services the Bacchus Marsh population and will need to expanse to accommodate growth.

A buffer assessment is required and will guide future application of an ESO.

Sensitive uses will be restricted within the buffer/ESO areas.

CONSTRAINT: STEEP TOPOGRAPHY

Zones & Overlays: SLO1 – Scenic Hilltops and Ridgeline Areas ESO3 – Long Forest and Werribee Gorge	Timing: Ongoing constraint	Growth potential: Limited development potential that varies according to area
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Steep topography below Lerderderg State Park is protected by SLO1. This area contributes to significant views and limits development potential to manage aesthetic impacts.

Long Forest Flora and Fauna Reserve and Werribee Gorge are both zoned PCRZ and subject to ESO3, which restrict uses to those undertaken by the Public Land Manager or Parks Victoria.

CONSTRAINT: FARMING AND PARK

Zones & Overlays: FZ PCRZ PPRZ	Timing: Ongoing constraint	Growth potential: Limited development potential
--	--------------------------------------	---

This category identifies land that is set aside for farming or public park uses. These generally correlate to steep topography, contribute to gateway view quality (eastern approach on Western Freeway), or are used for recreational purposes.

CONSTRAINT: FLOOD PLAINS**Zones & Overlays:**

FZ
FO (required)

Timing:

Ongoing constraint

Growth potential:

The Bacchus Marsh Valley is prone to flooding. This area forms part of the BMID, which is significant agricultural land.

Flood mapping is required, will be undertaken by Melbourne Water, and will guide future application of an FO. Development will be limited in the FO.

CONSTRAINT: BACCHUS MARSH AERODROME**Zones & Overlays:**

FZ
AEO1 (to be revised)

Timing:

Ongoing constraint

Growth potential:

Restricted within the site.
Limited within off-site AEO1
buffer areas that restrict
certain sensitive uses

The Bacchus Marsh Aerodrome is an asset for the area and could be better utilised to support growth.

The AEO1 prohibits the following sensitive uses: accommodation (other than backpackers lodge, dwelling, dependent persons unit, host farm and residential hotel), child care centre, drive-in theatre, education centre and hospital. The extent of AEO1 requires assessment and revision. It is likely the above sensitive uses will remain prohibited.

CONSTRAINT: LIMITED SERVICES AREAS**Zones & Overlays:**

RLZ
WMO

Timing:

Ongoing constraint

Growth potential:

Limited development
potential

Long Forest and Camerons Road are rural living areas with limited services. The low population numbers do not justify additional service connection. Population growth is also limited by bushfire risk (see below).

CONSTRAINT: BUSHFIRE AREAS**Zones & Overlays:**

WMO

Timing:

Ongoing constraint

Growth potential:

Limited development
potential

New development in WMO will need to be managed to respond to assessed level of risk and will likely include siting and building form control.

Attachment - Item 8.1(c)

Growth Areas Framework Plan Background Investigations

Report 2 of 3

Growth Areas Framework Plan forming part of
the Bacchus Marsh District Urban Growth
Framework

August 2017

VERSION CONTROL

Document Name	Author / Checked	Date Issued	Version
Growth Areas Framework Plan Report 2 of 3 – Background Investigations	Moorabool Shire Council	30 May 2017	Draft for VPA review
	Damien Kennedy, Victorian Planning Authority	29 June 2017	Amendments for MSC consideration
	Moorabool Shire Council	29 August 2017	Amendments for VPA consideration

DRAFT

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ACRONYMS

BMA	Bacchus Marsh Aerodrome
BMID	Bacchus Marsh Irrigation District
BMITS	Bacchus Marsh Integrated Transport Strategy
CHRGF	Central Highlands Regional Growth Plan
Council	Moorabool Shire
DELWP	Department of Environment, Land, Water and Planning
IWM	Integrated Water Management
LPPF	Local Planning Policy Framework
PEP	Parwan Employment Precinct
PSP	Precinct Structure Pan
PTV	Public Transport Victoria
RCZ	Rural Conservation Zone
UGF	Urban Growth Framework
VPA	Victorian Planning Authority
SPPF	State Planning Policy Framework
SRW	Southern Rural Water
WSUD	Water Sensitive Urban Design

1 INTRODUCTION

Since 2014 Moorabool Shire (Council) has been undertaking a range of background strategic planning projects to enable development of Moorabool 2041 (M2041), a growth framework to guide and deliver a co-ordinated response to growth pressures, infrastructure delivery and Council programmes. Subsequently, Council has been in ongoing engagement with stakeholders developing an Urban Growth Framework for Bacchus Marsh (UGF). The UGF takes a more regional approach to growth management and infrastructure, providing a blueprint for future planning, advocacy and investment to and beyond 2041.

In late 2015 the Minister for Planning endorsed the then Metropolitan Planning Authority (now the Victorian Planning Authority (VPA)) to work in support of Council preparing the UGF. Extensive community consultation was carried out by Council in 2014/15 and, with VPA support, through ongoing consultation with key landowners and agencies in 2017.

A wide range of strategies and background documents have been prepared since 2014, some commissioned by Council (housing, retail, industrial, transport), with other studies delivered by the VPA (land capability, pre and post contact heritage) while some were joint projects commissioned by Council and financed by the VPA (odour study, origin-destination study, planning study for Parwan).

Each of these discrete projects provide important foundations for the action plan and initiatives that drive the UGF. Refer to **Appendix A** for a list of key background reports.

It is the purpose of this report to provide a summary of the technical assessments undertaken that have informed preparation of the UGF. It is a companion document to the Urban Growth Framework (see Table 1).

Table 1 - UGF documentation

Report	Title	Purpose
1	Urban Growth Framework – the strategic vision	Vision, objectives, principles and strategy
2	Technical Findings (detailed analysis and research findings) (this report)	Background information
3	Local Planning Policy Framework – changes to planning scheme	Planning Scheme amendment

The technical assessments used to guide the preparation of the UGF, in some cases, assessed the key themes for the overall Shire as part of the Moorabool 2041 work, such as economic development, and others have been commissioned to specifically focus on the Bacchus Marsh area, such as transport.

The UGF is also underpinned by regional and state strategic directions to facilitate urban growth as well as job growth in Bacchus Marsh as a regional growth centre. As these are pre-existing directions that must be met and were not commissioned specifically to inform the UGF, the assessment of regional and state planning policies is to be found in report 1.

2 PLANNING CONTEXT

Work commenced on the Bacchus Marsh Urban Growth Framework in late 2014. A request was made to the Minister for Planning to prepare an amendment to the Moorabool Planning Scheme to introduce a new Urban Growth Framework. Subsequently a project brief was developed between the parties and a scope of works was signed off by the Minister (Terms of Reference at **Annexure B**).

2.1 Strategic Context

A UGF for Bacchus Marsh needs to address state and local planning policy. The key state planning policies in this regard are found within the State Planning Policy Framework (in the Moorabool Planning Scheme), Plan Melbourne and the Central Highlands Regional Growth Plan 2014.

Planning in Bacchus Marsh is guided by the State Planning Policy Framework and two key state level policies:

- Central Highlands Regional Growth Plan (2014).
- Plan Melbourne 2017-2050.

At the local level, planning is guided by the Local Planning Policy Framework (LPPF) found within the planning scheme, Moorabool 2041 and associated documents.

Planning Panel reports for previous Moorabool planning scheme amendments also provide relevant planning context. Refer to section 2.4 of this report for further discussion about previous amendments.

2.2 State Planning Policy Framework (SPPF)

The key relevant planning policy themes of the SPPF that apply to the UGF are:

- *Plan Melbourne* 2017-2050.
- Settlement.
- Regional Victoria.
- Central Highlands.
- Environmental and landscape values.
- Natural resource management.
- Built environment and heritage.
- Housing.
- Economic development.
- Transport.
- Infrastructure.

All of these policy themes are addressed in report 1.

2.3 Moorabool Planning Scheme

The Municipal Strategic Statement states the following about Bacchus Marsh at Clause 21.01:

- Bacchus Marsh is the municipality's main centre for retail, service, and employment activities and is the focus for economic and residential growth;
- Agriculture is the major sector in Moorabool's economy and also contributes to the rural landscape setting that typifies the Shire and particularly on irrigated land around Bacchus Marsh; and
- It is important to ensure that accommodating demand for rural living protects agricultural production, particularly highly productive irrigated land around Bacchus Marsh.

The Natural Environment Policy at Clause 21.02 seeks to:

- Maintain the open rural landscape between the Shire's eastern boundary and Bacchus Marsh as a visual buffer; and
- Maintain, protect and enhance the River Red Gum population within the Bacchus Marsh Valley.

The Settlement and Housing Policy at Clause 21.03 seeks to:

- Direct population and employment growth to Bacchus Marsh (with supporting growth in Ballan);
- Retain the non-urban break between Bacchus Marsh and the metropolitan area;
- Plan for a diversity of housing types and densities, particularly near activity centres and community focal points in Bacchus Marsh; and
- New development should protect the visual, aesthetic, and environmental values of escarpments and ridgelines generally, and views from the Bacchus Marsh valley in particular.

The Economic Development and Employment Policy at Clause 21.04 identifies the following key issues and influences:

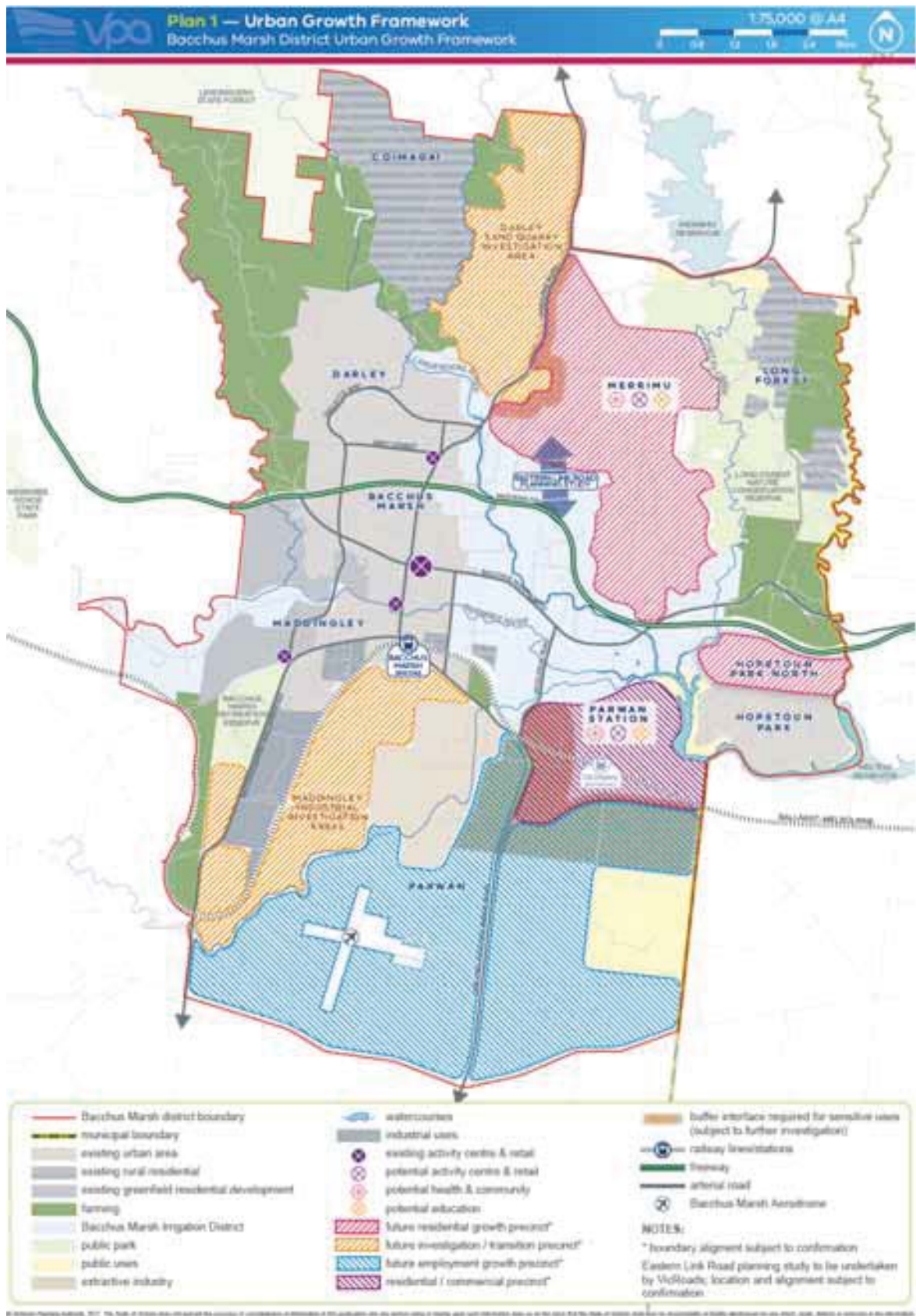
- The Shire's horticultural land resources are important economically in supporting tourism and the lifestyle appeal of the area, particularly the highly productive irrigated horticultural areas in Bacchus Marsh;
- The Bacchus Marsh Town Centre should be consolidated to enhance the viability and stop trade leakage. The Centre has attractive commercial elements such as magnificent approach roads, historic buildings and a village like Main Street to build upon;
- The Bacchus Marsh Town Centre provides a sound base from which a regionally competitive commercial centre can be developed;
- Bacchus Marsh contains industrial land stocks (south of Werribee River) that have good access to transport infrastructure and are in close proximity to metropolitan Melbourne and the regional centres of Ballarat and Geelong; and
- There is a need to rezone industrial land near the Bacchus Marsh Town Centre, that are in close proximity to sensitive uses such as residential, from Industrial 2 to Industrial 1 Zone. Provision is to be made for new employment areas and to consolidate Bacchus Marsh's role and capacity to provide for an increasing level of local employment.

The Development and Community Infrastructure Policy at Clause 21.05 says the following:

- Moorabool Shire Council is committed to working with VicRoads to alleviate the impact of heavy vehicles on the Avenue of Honour and commercial hub, improve traffic flow, particularly on the north south axis. Investigation areas identified by this strategic research are shown on the (current) Bacchus Marsh Framework Plan;
- The community and road infrastructure in Bacchus Marsh have limited capacity to service the growing community without further upgrading and growth of the Shire's financial base;
- As part of state policy for the Ballarat transport corridor, the establishment of a fast train service that services Ballarat (via key towns located within Moorabool Shire) will greatly improve access to metropolitan Melbourne and Ballarat; and
- The high number of commuters from Bacchus Marsh to Melbourne highlights the strategic location of Bacchus Marsh and the significant scope for development supported by the sustainable transport strategies of the State government.

The existing framework plan at Clause 21.07 is provided at Figure 1. The intention is to replace this plan with the UGF and revise the policy accordingly.

Figure 1 - Bacchus Marsh Framework Plan (source: VPA)



The key differences between the proposed cl.21.07 to address UGF priorities and the existing planning scheme are summarised as follows:

- Recognition that Bacchus Marsh will become a multi-nodal settlement, comprising a core area (existing settlement of Bacchus Marsh, Darley and Maddingley) and new masterplanned precincts at Merrimu, Parwan Station and Hopetoun Park North to address housing and urban growth needs as set out in Plan Melbourne and Central Highlands Regional Growth Plan;
- Specific reference to Parwan as an employment precinct with an emphasis on export agribusiness activities supported by co-ordinated infrastructure delivery;
- Exploring proactively future uses in the sand quarries precinct north of Darley as resources become progressively depleted in coming decades;
- Clearer language and intent in protecting the Bacchus Marsh Irrigation District (BMID) from encroaching sensitive uses;
- A range of local initiatives that build on regional function, from advocating for a health services precinct to serve a rural city, to further planning and consolidation of the college precinct formed by Bacchus Marsh College and Bacchus Marsh Grammar; and
- Removal of reference to encouraging housing growth in the South Maddingley area around the coal mine. There may be scope for some sensitive uses, dependent on local land contamination and applicable buffer areas, however the emphasis should be on value-adding activities that can leverage off rural resources, access to the rail corridor and local utilities including gas, power and water.

2.4 Key Previous Planning Decisions

A range of reports and decisions on strategic planning have been issued by Planning Panels Victoria (the Panel) and the Planning Minister in recent years. In turn, these reports and decisions give strategic direction on future planning priorities in Bacchus Marsh. These are reviewed briefly below.

New Format Planning Scheme Panel Report (1999)

In this report, The Panel confirmed that the settlement strategy should provide clear guidance about how growth will be managed in terms of:

- Subdivision and development within existing zones; and
- Pressure for new residential or rural living zones.

The Council should develop a strategy to identify suitable options and locations for residential growth at Bacchus Marsh and the eastern end of the Shire that are not limited to Balliang East (one of the identified growth area opportunities at the time).

It was also stated the MSS should be amended to refer to the hierarchy of commercial centres that may be appropriate in towns such as Bacchus Marsh and the need to provide access to a range of retail, service and community facilities in an appropriate fashion.

To address these issues, the UGF has

- Clearly identified where growth will occur, at what density, based on defined development principles. The commercial hierarchy is clarified in the updated map to be included in the LPPF for Bacchus Marsh;
- Assessment of Rural Living was not included in the terms of reference for the UGF. However, the UGF has identified potential areas for future investigation; and
- Housing growth in areas such as Balliang has been assessed in the adopted Small Towns and Settlements Strategy (Moorabool Shire Council, 2016).

Municipal Strategy Statement - Amendment C34 (2008)

Growth Management

In Amendment C34 the Panel were concerned with the accuracy of growth projections (too high) and in turn the needed growth areas. The MSS they argued, 'needs to consider urban growth of Bacchus Marsh beyond a simple equation of providing sufficient land to accommodate demand'.

The area evaluation matrix to identify growth areas was criticised. The Panel accepted that it was difficult to see how for instance Underbank rated more poorly in some criteria (e.g. proximity to town) than other more isolated locations.

Significantly, the study matrix did not appear to address physical servicing capability. Little information was available at the hearing from Council or the relevant water authority regarding any constraint on provision of essential services to the town such as water and sewerage.

Agricultural Land

Amendment C34 sought to designate land that was used for agricultural purposes to potential future residential uses. The Panel which considered the Amendment was presented with arguments for and against this proposal. These are relevant to the UGF insofar as it discusses the need to balance the need to protect agricultural land and identify areas for residential growth.

Reasons suggested for the conversion of agricultural land to other uses included:

- Viability of agricultural uses, particularly given the Millennium drought (1996-2010);
- Difficulty in managing the urban rural interface/land use incompatibility in Bacchus Marsh; and
- Smaller land holdings would meet demand for conventional and/or lifestyle housing options.

However, the Panel found that there was strong strategic support for the retention of agricultural land:

- The MSS included sound policy position of protecting the more productive land for continued agricultural use and avoiding further constraints on farming operations due to residential encroachment;
- Water was recognised as a scarce resource and that while strategic planning is required to determine the most effective use of the limited supply of water, this is a complex task that requires a rigorous evaluation of the range of implications beyond the scope of the Panel at that time;
- Marginal agricultural viability was a consideration but was found to provide sound justification by the Panel for endorsing an alternative land use, as costs to the community in providing infrastructure and ongoing services and implications for other uses in a locality must be taken into account;
- A laissez faire approach to development planning for lifestyle housing promotes dispersed residential development, as opposed to compact urban forms which support more cost-effective delivery of infrastructure and services;
- Inflated property value expectations associated with anticipating some form of residential or 'lifestyle' development undermines farm viability; and
- Arguments that residential development should be supported to resolve existing interface issues were unconvincing. Unless there was strategic logic to the location of the new interface and/or a more sophisticated approach is adopted to planning the interface treatment, the Panel considered that this would typically simply shift the location of land use conflict.

Avenue of Honour and Woolpack Road Decision (2011)

Context (2017) in a report titled 'Desktop Heritage Survey and Review of Avenue of Honour' analysed the relevant planning and heritage issues attached to road corridors being developed near Woolpack Road ('the Woolpack Road decision').

The following is an extract from that report:

The Bacchus Marsh Avenue of Honour is located along both sides of a 2.9 kilometre section of Bacchus Marsh Road, between the township of Bacchus Marsh and the Lerderderg River. The Avenue comprises of 281 trees planted in pairs approximately twenty metres apart, each representing a Bacchus Marsh local who volunteered to serve in World War One.

The tree species are Dutch Elm and Huntingdon Elm (a variant of Dutch Elm). The Avenue was added to the Victorian Heritage Register as H2238 on 19 August 2010, and is considered to be of aesthetic, historic and scientific (research and botanical) significance to the State of Victoria, and of social significance to the Shire of Moorabool. In May 2010, VicRoads submitted Permit Application P15769 to Heritage Victoria seeking to construct a new roundabout intersection and new turning lanes at the intersection of the Avenue of Honour and Woolpack Road. The works would involve the removal of eight original trees (planted 1918) and one replacement tree, and nine associated commemorative plaques; a realignment of Woolpack Road, and replanting 17 trees (nine replacement memorial trees and eight new trees). The proposed location of the replacement trees would be on the edges of the new roundabout, and the new trees were for aesthetic purposes.

On 20 December 2010, the permit was refused by the Executive Director of Heritage Victoria on the grounds that it would have a significant and detrimental impact on the identified aesthetic and historic significance of the heritage place, and that a refusal of the permit would not unreasonably affect the ability of VicRoads to fulfil its statutory duties as there were less impactful alternatives which would achieve the desired road transport outcome. Two appeals were lodged against that decision by Moorabool Shire Council (Appeal No. P16792) on 28 January 2011 and by VicRoads (Appeal No. P17021) on 4 February 2011. On 1 March 2011, a set of amended plans were submitted by VicRoads on 15 March 2011 and were considered by all parties to the hearing. The amended plans retained the roundabout and proposed turning lanes, but involved minor changes to the location of the intersection, reduced the size and design of the roundabout, and required the removal of only five trees. The five replacement trees would be re-planted around the edges of the roundabout and a further three trees would be planted for aesthetic purposes.

In April 2011, the Minister for Planning Matthew Guy directed the Heritage Council to refer the appeals to him for determination pursuant to s78(1)(a) of the *Heritage Act 1995* in April 2011.

Between 4 June and 24 June, a hearing of the Heritage Council Permit Committee was held over three days and both Appellants, Heritage Victoria and a number of other submitters (listed above) were heard. The Heritage Council Permit Committee was divided in recommendations, and presented its findings to the Minister in October 2011. In January 2012, the Minister for Planning upheld the decision of the Executive Director of Heritage Victoria to refuse the permit and advised all parties. Both determinations; the original permit refusal by the Executive Director in December 2010 and the subsequent refusal by the Minister for Planning in January 2012 rested on S73(1)(a), (1)(b), and (1)(e) of the *Heritage Act 1995*.

Matters of agreement and dispute. It was agreed that:

- Trees age and die and will, from time to time, need to be removed and replaced.
- The proposal would have an impact on the heritage place, in terms of its fabric and values.
- The trees proposed for removal had a useful life expectancy of 20-40 years.
- A reduction in vehicular traffic on Bacchus Marsh Road would not be detrimental to the longevity and significance of the trees.

The majority of the Committee considered the proposed works would not have a significant impact on the cultural heritage of the place. The minority of the Committee considered the proposed works would have a significant impact upon the cultural heritage of the place. The Committee was required to make their assessment against the matters set out in Section 73 of the *Heritage Act*. The Statement of Significance of the Bacchus Marsh Avenue of Honour clearly sets out what is significant and why. The significance of these elements has been through a registration process, which has thoroughly tested the significance against a standard set of Heritage Criteria, and a permit appeal process. Neither the significance of the place as a whole, nor the significance of the identified fabric or values is in question.

Although the Committee were divided in their conclusion as to whether the permit should be issued, the matter is considered to have been well tested through both the permit application and appeals process. The matter has set a precedent for future decision making, not only for the Avenue but also for similar linear plantings, particularly those of a memorial nature. Any future proposal to create a transport link through the area of registered land of the Avenue of Honour (by intersection of the road) will be assessed against these principles. The key matters which prevented the permit being issued in 2010-2011 were ultimately that the proposed works would adversely affect the cultural heritage significance (values and fabric) of the heritage place to an unacceptable extent, and that VicRoads were able to achieve their road transport objectives through alternative routes without affecting the reasonable use of the place, causing undue financial hardship, or unreasonably detrimentally affecting the ability of the public authority (VicRoads) to carry out its statutory duty. Similarly, any future road transport links proposed on the Bacchus Marsh Road between the township and the Lerderderg River should also consider the areas beyond the registered land of the Avenue of Honour. The approach and the entrance at either end of the Avenue is a contributory factor to the aesthetic significance of the place and a clear buffer zone ought to be defined and established.

Underbank Amendment C62 (2014)

Amendment C62 rezoned a large parcel of Farming Zone land for residential purposes (the 'Underbank' stud site). The related Panel report made comment on the loss of agricultural land and conversion to residential use.

Specifically, the amendment applied to 168 ha of land at 174 Morton Road, Pentland Hills, part of 5 Randwick Avenue, Bacchus Marsh and part of Werribee Vale Road. As requested, the amendment made the following planning scheme changes:

- Rezoned 153ha of land from the Farming (FZ) to the General Residential Zone (GRZ). Of note, 15 ha of the land was already zoned Residential 1 (R1Z);
- Introduced Development Plan Overlay Schedule 6 to the planning scheme and applied to the land; and
- Deleted Design and Development Overlay Schedule 2 from the land.

Part of the land was identified as 'Potential Residential (long term)' and part was identified in the BMID in the framework plan at 21.07.

The Panel hearing focussed on a number of issues but the most relevant to the UGF was the loss of agricultural land, as a portion of the site formed part of the BMID.

The proponents and Council supported the conversion of agricultural land to residential purposes, however Southern Rural Water, the authority that provides irrigated water to the land, objected for potential impact on the future viability of the district as a whole, also contending that it's inconsistent with planning policy.

In its discussion, the Panel noted the following:

- There was strong policy support for retention of that portion of the subject site identified as being in the BMID. In particular, the portion of the site was identified on the existing Bacchus Marsh Framework Plan as being 'horticultural land' rather than 'potential residential (long-term)' which was the designation given to the balance of the site.
- Underbank was the subject of consideration by an earlier panel (Amendment C34) which recommended that the portion of the site within the BMID should not be developed for urban purposes.
- However there was strong policy support for encouraging residential development on suitable land within Bacchus Marsh, and that there are various constraints to development in other areas on the periphery of Bacchus Marsh.
- The land had never been used for horticulture or intensive agriculture and was not currently irrigated. The land was also a relatively isolated area of 18 ha located between residential zones to its north and south (of the Werribee River). And the land size forms a very small proportion of the total area of irrigated farmland within the BMID.
- It was accepted that there would be significant costs associated with bringing the land into intensive agricultural production, and that if retained in Farming Zone, there was no assurance that it would be used for intensive agriculture. It was not considered the rezoning would set a precedent as no further irrigated land was included within areas for further residential investigation in the existing framework plan.

- There are vast areas of land within the southern section of the BMID which were not used for horticulture or intensive farming.

The Panel's concluding comments on land use zoning were: 'Potential net community benefit of residential development from rezoning the land outweighs permanent withdrawal of this land from agricultural production, an outcome which could occur if the land remains in the Farming Zone.'

A further relevant matter in the Panel assessment of Underbank was traffic management and the consequential impacts of urban growth on the existing road network. A number of experts were called on traffic management and a series of solutions for road upgrades were identified.

The discussions in the Panel concerning traffic management were also mirrored in debates that occurred during the processing of this draft amendment, specifically facilitating new urban growth when traffic congestion within Bacchus Marsh is already a noted morning and peak hour concern (see Bacchus Marsh Integrated Transport Strategy, 2015). Ultimately, in proceeding with the amendment Council formed the opinion that the significant developer contributions towards funding the completion of Halletts Way, thus connecting Darley with Maddingley, was an over-riding need and opportunity. It was also an example of how effective strategic planning can deliver key infrastructure such as road network upgrades.

2.5 Summary

The UGF must align with state and regional planning policy. These policies require management and directing of growth within Bacchus Marsh as an identified regional growth town. Future growth investigation areas, new employment precincts and supporting infrastructure – such as the Eastern Link Road proposed in the UGF, are responses to these needs.

A range of Panel reports and Ministerial decisions identify the need for robust strategic support for any growth planning. Clear guidance and principles will need to be developed for key infrastructure such as additional north-south road linkages (as identified in the Bacchus Marsh Integrated Transport Strategy – discussed later in this report). Such infrastructure needs to be delivered in such a manner as to not significantly impact cultural heritage (such as the Avenue of Honour).

3 CONSULTATION PROCESS

3.1 A Commitment to Engagement

Council is committed to community engagement as per its adopted Community Engagement Policy (September 2012).

Since 2014, Council has been consulting with the community on future growth and strategic planning within the Bacchus Marsh District to address long term needs up to and beyond 2041.

Everyone appreciates that Bacchus Marsh is a great place to live, work and invest. It is also recognised that the population is growing. Growth needs to be managed in relation to community services, parks, roads and facilities to ensure Bacchus Marsh remains a great place.

As such there has been wide community engagement to inform many background reports as well as adopted strategies, including but not limited to the following:

- Moorabool Shire Economic Development Strategy (adopted 2015).
- Moorabool Shire Industrial Strategy (adopted 2015).
- Bacchus Marsh Integrated Transport Strategy (2015).
- Agribusiness Analysis, Proposed Parwan Employment Precinct (2015).
- Moorabool Shire Retail Strategy (adopted 2016).
- Moorabool Sustainable Environment Strategy (adopted 2016).
- Bacchus Marsh Housing Strategy (adopted 2017).

Within the UGF implementation process engagement can be characterised within clear phases as follows:

Figure 2 Engagement Process



3.2 Consultation Process

The UGF is underpinned by significant and ongoing consultation as part of Council's M2041 strategy. Between November 2014 and January 2015 Council undertook extensive consultation with its local community, state agencies and representatives of the development industry (project managers, bank lenders, real estate agents). Engagement concerned a series of questions about the best and least favoured aspects of living in Bacchus Marsh and how it should be further managed with significant population growth projected into the next 20-25 years.

A copy of the questions used in the survey is provided at **Appendix C**.

Targeted surveys/questionnaires were sent out at the Bacchus Marsh Train Station, Strawberry and Cherry Festival, local schools (primary and secondary colleges). In addition, two community consultation sessions were conducted. Surveys were conducted with land owners, financial institutions, real estate agents and building designers/architects in January 2015 (15 completed surveys). Internal Council surveys (35 completed surveys).

Figure 3 Consultation Outcomes (source: Moorabool Shire Council)



From this work a consolidated report was prepared and placed on-line for one month. No critical feedback was received. Within that work was a summary of findings and vision statements prepared for the UGF. In summary, the findings were as follows:

The community defines Bacchus Marsh as:

Presently a transit town

Bacchus Marsh is linked to metropolitan Melbourne by significant road and rail services. These are critical to the town, even if the ongoing goal is to provide more local jobs and opportunities.

Bacchus Marsh's character is defined by the surrounding landscape

The heritage fabric, treed landscape and centrally located facilities are key elements to maintain and enhanced.

Part of Melbourne but physically separate

Metropolitan Melbourne is visible from many parts of Bacchus Marsh. To retain identity, Bacchus Marsh must avoid becoming a physical urban extension of western Melbourne.

Figure 4 - The Bacchus Marsh community is diverse.



Change is inevitable but it must be managed

Community recognises that population is growing and this should be supported by appropriate infrastructure and master planning.

Having a strong sense of community

Residents and visitors alike are strongly cognisant of a 'sense of community', that people will support each other.

During the community consultation the following issues were also identified:

Want better urban growth outcomes

There is general consensus to facilitate lower density housing on the outer edges of Bacchus Marsh and direct infill development where services are more appropriate, such as around activity centres.

Need a greater retail choice

Residents identify a need for greater whitegoods retail, more diverse small shopping specialties (local specific businesses) as potential improvements to the current retail offer in Bacchus Marsh.

Expanded education and health priorities.

Bacchus Marsh already benefits from significant investment with the regional hospital and educational establishments. Further investment will be needed in time to meet new demands and enhance education and health outcomes.

Ongoing investment in public transport and non-vehicle movement

Residents are great advocates of the enhanced VLine rail services between Melbourne and Ballarat. Integrated pedestrian and cycleway access ways are a priority for greater attention in Bacchus Marsh.

The Bacchus Marsh Irrigation District is important for many reasons.

A resilient Bacchus Marsh Irrigation District (BMID) is pivotal to the notion of place, tourism, employment and economic production.

Support residents who live at home

A focus on service delivery within local neighbourhoods is seen as increasingly important for all households.

A wide range of recreational opportunities will be needed in the future

Well managed, affordable and appropriate recreational facilities to meet community needs across all age categories will be provided.

Riverfronts and parks

In Bacchus Marsh the key waterways are the Lerderderg and Werribee Rivers. Linear passive open space connecting parks and reserves is valued.

3.3 Consultation Process – Ongoing Phase – Development of UGF

The results of the initial consultation process were used to inform the preparation of a UGF concept which identified growth investigation areas. In early 2017 Council, supported by the VPA, held five engagement sessions. Three sessions were for landowners in identified potential investigation areas while two sessions were for the broader community. Session dates are listed below:

- 14 February 2017 4-8 pm (landowners);
- 21 February 2017 6-8 pm (landowners);
- 28 February 2017 4-8 pm (landowners);
- 7 March 2017 4-8 pm (community); and
- 14 March 2017 4pm - 8pm (community).

In total, over 150 residents attended the five sessions and forty two submissions were received.

In response to the information sessions and submissions a number of site inspections were carried out involving Council officers and landowners. Feedback received is summarised in **Appendix D**. Substantially, it was recognised that growth pressures exist and must be managed respectfully in terms of protecting significant landscapes, environmental values and sense of place.

Owners of larger land holdings within identified potential growth areas were supportive of ongoing consultation and growth investigation, especially the identified residential growth investigation areas.

Identified issues included managing habitat and landscape values, ensuring appropriate diversity of lot sizes and transition from existing defacto low density residential settlement to urban growth as conventionally understood.

Road network planning and the alignment of the future Eastern Link Road connecting Gisborne Road with Geelong-Bacchus Marsh Road were core issues requiring a timeline for resolution, noting the planning scheme has flagged this road project for the past 10 years.

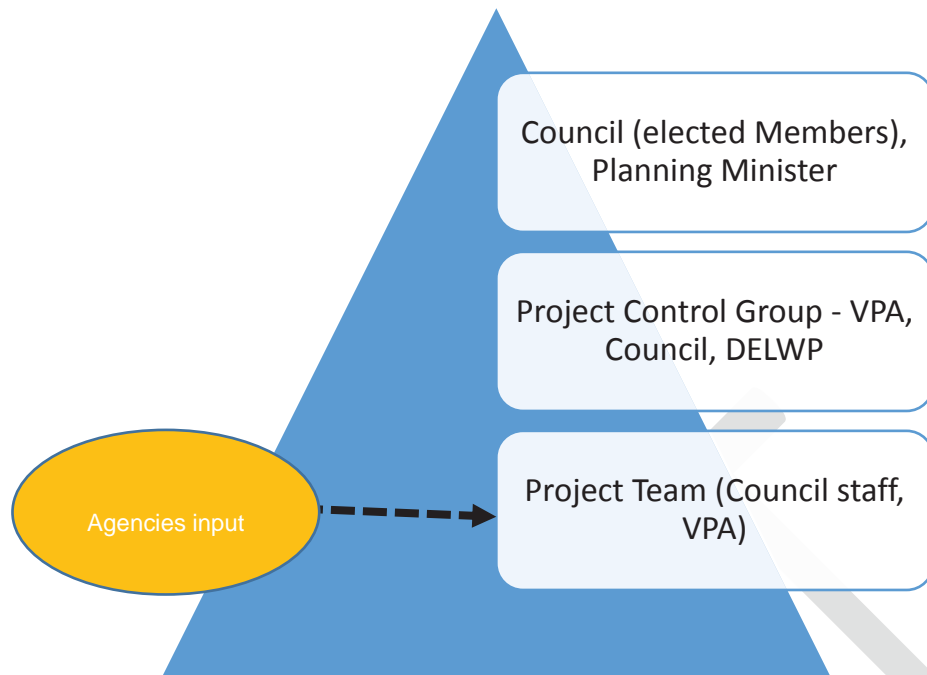
3.4 Agency Engagement

In preparing the UGF, agency engagement has been ongoing since 2016, guided in large part by the VPA. Engagement has taken several forms:

- Project Governance – VPA, DELWP and Council staff have regularly met to steer the UGF;
- Workshops;
- One-on-one meetings; and
- Input on specific projects.

With respect to governance, Council, VPA and DELWP planners (Ballarat Office) have regularly met since 2016 to discuss the UGF, timelines, challenges and opportunities.

Figure 5 - Project Governance Reporting (source: Moorabool Shire Council)



Across 2016 and 2017 the VPA have conducted workshops with agencies ranging from VicRoads to Parks Victoria, EPA, Southern Rural Water, Western Water and DELWP. Agencies across sectors such as regional development and heritage as well as organisations with a wider catchment role (Melbourne Water) have also been engaged with. A full list of agencies consulted is provided in **Appendix D**.

In addition, a series of one-on-one meetings were conducted with key agencies where identified needs (key themes – such as education, transport or water management) have emerged. Department of Education and Training (DET) have been extensively consulted on the matter of a new primary school in Maddingley. Several meetings have been held with VicRoads and Heritage Victoria about the Eastern Link Road project and how this may best be delivered. Southern Rural Water and Western Water along with Melbourne Water are critical in the irrigation and water cycle management area – critical issues from a land use, agricultural and environmental perspective.

Agency input has also been sought on specific studies. EPA have been involved in the brief preparation and review of results on the odour modelling. VicRoads have had direct input into the original-destination modelling (ongoing) for Bacchus Marsh. VicRoads were also actively involved (and funded) the Bacchus Marsh Integrated Transport Study (adopted 2015).

This level of engagement provides significant support for the UGF and the actions and priorities identified. Further consultation will occur through the draft amendment and UGF exhibition process.

3.5 Summary

It is recognised through feedback from the community that whilst Bacchus Marsh has long been seen as a rural town, that it has maintained strong links with the thriving urban centres of Melbourne, Ballarat and Geelong. To deliver an effective UGF will require a comprehensive understanding of stakeholder needs.

Community and stakeholder engagement has been ongoing and will continue up until the UGF is implemented.

4 BACKGROUND STUDIES

4.1 Summary

A wide body of strategic work has been undertaken by Council and other agencies that underpins the UGF.

Key relevant strategies and outcomes from the work have included:

- **Retail Strategy.** Identifying a retail hierarchy for Bacchus Marsh as well as floor area needs to 2041.
- **Housing Strategy.** Clarifying appropriate residential densities and character controls in Bacchus Marsh along with supply and demand data.
- **Odour Buffer Study.** Mapping of suitable offsets from key businesses and industries to sensitive uses.
- **Agribusiness Analysis.** Use and infrastructure needs for an employment hub at Parwan.
- **Bacchus Marsh Integrated Transport Strategy.** Road network mapping and prioritisation of multi-modal travel improvements including Eastern Link Road.

A consolidated list of strategies and studies completed, in draft form or commissioned is summarised in Table 2.

Table 2 - Background Investigations and strategies

UGF Element	Background Strategy/Report (Author)	Status	Content/Implications
Community Consultation	Community Visioning & Workshops, Discussion Paper (MSC)	Website published 2015	Informed UGF concept & newsletter February 2017.
	Urban Growth Strategy – Key Principles (MSC)	Website published 2015	Informed UGF concept & newsletter February 2017.
Economy & Employment	Moorabool Industrial Strategy (SGS)	Adopted 2015	Identifies opportunities in Parwan for industry and use that requires appropriate buffers from sensitive uses. Notes the need to transition a number of existing precincts in Maddingley into service industrial precincts as opposed to manufacturing or impacting industry.
	Parwan Precinct Agribusiness Analysis (CBRE)	Adopted 2015	Identifies likely optimal business opportunities for employment cluster at Parwan.
	Moorabool Shire Economic Development Strategy (Geografia)	Adopted 2015	Within the work programme there is ongoing reference to retail employment growth, the need for more effective planning in Main Street and destination marketing.
	Business Case at Parwan (SED Advisory)	Commenced 2017	Commissioned. Results to inform future PSP with business priorities and infrastructure needs reconciled.
	Moorabool Retail Strategy (Macroplan)	Adopted 2016	Provides a retail hierarchy, calculates floor space needs to 2041 and a host of other place based initiatives primarily in Bacchus Marsh.

UGF Element	Background Strategy/Report (Author)	Status	Content/Implications
	Bacchus Marsh Bulky Goods Assessment (Essential Economics)	Draft completed 2017	Identifies potential sites and opportunities for a bulky goods precinct based on specific locational principles.
Environment /Agriculture	Bacchus Marsh Agricultural Assessment (RMCG)	Completed 2017	Key input into UGF on land capability.
	South West Victoria Landscape Assessment Study – Municipal Tool Kit Moorabool Shire (Planisphere for DPCD)	Completed 2013	Comprehensive analysis of landscape values across study area. Incorporated where relevant into landscape mapping for Bacchus Marsh.
	Bacchus Marsh Draft Environmental Assessment (Practical Ecology)	Completed 2016	Contains significant information on environmental values, geological heritage and cultural values across entire study area.
Integrated Water Management	Flooding Studies – refer to background material informing Amendment C71	Completed 2015	Significant modelling undertaken by Melbourne Water being peer reviewed prior to future amendment to planning scheme.
	Western Water Integrated Water Management Strategy (WIN)	Commissioned 2017	Agricultural productivity has the opportunity to thrive from the application of recycled water in the Bacchus Marsh and Melton regions. Establishing an alternative water grid to supply peri-urban agriculture in growth areas, green wedge areas and the BMID supports economic development and resilience through the region. These initiatives can improve water quality outcomes of the Werribee River and potentially contribute towards local urban and environmental water demands via excess supplies from Pykes Reservoir. The feasibility of managed aquifer storage and recovery will be assessed to support the initiative. Expected completion in early/mid 2018.
	BMID Modernisation Southern Rural Water (http://www.srw.com.au/projects/bmid-modernisation/)	Completed 2017	Addresses investment priorities within BMID to optimise efficient of production and service delivery.
Natural Resources & Geology	See Bacchus Marsh Draft Environmental Assessment (Practical Ecology)	Completed 2016	
Planning	Bacchus Marsh Structure Plan – Amendment C51 material	Amendment approved 2016	Key document is the Bacchus Marsh Activity Centre Structure Plan (David Lock Associates). Identifies issues and key principles but needs update in light of Retail Strategy, BMITS and clearer priorities to now establish a civic square in Main Street. Further clarification on planning of vacant land near Main Street and the greenway is also needed.

UGF Element	Background Strategy/Report (Author)	Status	Content/Implications
	Planning Study – compatible and incompatible uses, template for future structure plans (SED Advisory)	Commissioned mid 2017	Background information for future planning in Parwan Employment Precinct.
Heritage	Desktop Heritage Survey & Review of Avenue of Honour (Context) – Final	Completed 2017	Addressed where relevant in UGF.
	Former Bacchus Marsh Heritage Study Scoping Report (Rowe & Jacobs)	Completed 2016	Scopes outstanding heritage issues in Bacchus Marsh to implement and update 1995 study. Addresses gaps in current heritage listings.
	Bacchus Marsh Heritage Strategy 2016-20 (Rowe & Jacobs)	Completed 2016	Scopes outstanding heritage issues across Shire. Actions dependent on funding but identifies gaps in current controls.
	Cultural Heritage Due Diligence Assessment for Bacchus Marsh Future Growth Framework (Biosis)	Completed 2017	Scopes outstanding indigenous cultural heritage issues across the Shire.
Image & Character	See Bacchus Marsh Housing Strategy	Completed 2016	
Transport	Bacchus Marsh Integrated Transport Strategy (MSC)	Completed 2015	Identifies a range of initiatives from finalising the Eastern Link Road alignment through to local upgrades to manage local congestion within Bacchus Marsh.
	Moorabool Hike and Bike Strategy (SGL)	Completed 2014	Identifies a range of pedestrian and bicycle infrastructure priorities in Bacchus Marsh.
	Origin-Destination Study – heavy vehicle movements (Traffix)	Commissioned mid 2017	Models heavy vehicle movements around Bacchus Marsh and is a key input into future planning of Parwan PSP and Eastern Link.
Housing	Bacchus Marsh Housing Strategy (Mesh)	Adopted 2016	Maps character precincts. Identifies new suite of residential zones and controls. Supply and demand analysis to 2041.
Recreation	Recreation & Leisure Strategy 2015-2021 (Simon Leisure)	Adopted 2015	Analyses needs and priorities across Shire.
	Draft Bacchus Marsh Racecourse Recreation Reserve Masterplan (MSC)	Adopted 2015	A masterplan to deliver a regional recreational facility in Maddingley at a cost of some \$20M.
Community	Moorabool Shire Community Infrastructure Framework (MSC)	Commenced 2016	An adaptive model that links population size (settlement hierarchy) with accessibility to essential services. Maps the needed facilities and infrastructure to and beyond 2041. Complete in 2017/18.

UGF Element	Background Strategy/Report (Author)	Status	Content/Implications
Buffers/ SRADs	Bacchus Marsh Urban Growth Framework – Odour Assessment (Pacific Environment)	Draft issued Aug. 2017	Modelling completed. Input into growth area boundaries.

Figure 6 - Existing Uses inside Study Area (source: RMCG, 2017)



4.2 Summary

Council together with the VPA has invested considerably in undertaking strategic assessments to underpin the UGF.

In addition, a number of the studies that have been carried out have involved support from other agencies. The Integrated Transport Strategy was substantially funded by VicRoads. The Industrial Strategy secured RDV support. These and other strategies confirm that the UGF is intended to integrate and address the needs of a range of stakeholders, from agencies through to private sector, residents and tourists alike.

DRAFT

5 LANDSCAPE AND ENVIRONMENT

The physical context of Bacchus Marsh is rich, diverse and complex. The landscape is visually aesthetic with dramatic topography, remarkable view-lines and fertile flood plains. The landscape and vegetation that defines Bacchus Marsh today has been formed over millions of years of natural activity, including glaciers, volcanoes, fire and floods. And more recently humans, the Wurundjeri and Wathaurong people for several thousands of years and Europeans since the 1830s.

The range of resources and historical role of Bacchus Marsh as gateway to the goldfields means the land uses are wide ranging. Uses include coal and sand mining, sites of regionally significant agriculture, regional-based water infrastructure, buildings dating to the mid-1800s and residential development that demonstrates numerous growth fronts since settlement of the centre.

Bacchus Marsh is situated within a valley between the Werribee and Lerderderg Rivers, ideally suited to irrigation farming, being an alluvial floodplain.

The area is defined by hillsides and escarpments. Djerriwarrh Creek and Anthony's Cutting (former Western Highway) provides a distinct gorge setting for the boundary between the City of Melton to the east and the Central Highlands region.

Petersen and Catrice (1995) describe this as an ancient landscape and the traditional land of the Woiworung (Wurundjeri) and Wathaurung tribes of the Kulin nation. The Werribee River marked the approximate boundary between the two tribes; the Wathaurung claiming land south of the Werribee to Cape Otway and the Woiworung (Wurundjeri) the area to the north drained by the Yarra River and its tributaries. This landscape bore the imprint of Aboriginal occupation, from the timber and bark used to make shelters, weapons, tools and canoes through to the grasslands periodically burned to promote new growth and attract kangaroos.

The BMID - is managed by Southern Rural Water. Investment is required to safeguard the BMID against drought. Loss of agricultural land undermines the case for investment in infrastructure to support the food production sector.

Sand Quarries - The sand quarries to the north of Bacchus Marsh – supplying over 50% of the sand consumed by the heavy construction sector – a major contributor to Melbourne's growth.

Brown Coal - The Maddingley Brown Coal mine site to the south of Bacchus Marsh – used for coal mining, landfill and materials recycling (including composting) and soils blending.

Biodiversity - Key habitats and ecological values in the Bacchus Marsh district:

- River Red Gums along the Lerderderg and Werribee Rivers;
- Lerderderg State Park/Wombat State Forest featuring the largest and most varied of the isolated forests scattered throughout north-central Victoria;
- Long Forest Nature Conservation Reserve – the southernmost occurrence of Bull Mallee (*Eucalyptus Behriana*) in Victoria;
- Werribee Gorge State Park, which is important for the conservation of native flora and fauna particularly the breeding habitats of the Peregrine Falcon and Wedge-tailed Eagle; and
- Extensive native grasslands around Balliang East/Parwan considered of national significance.

The physical context of Bacchus Marsh is illustrated in Figure 7.

5.1 Integrated Water Management

Integrated Water Management (IWM) deals with all elements of water management from supply to disposal, balancing a range of community, economic and environmental needs (Figure 8). IWM is a core issue in the delivery of precinct structure planning for new growth areas but has wider relevance to existing urban areas, irrigation districts and whole of catchment management.

Figure 7 - Physical Context (source: Moorabool Shire Council)

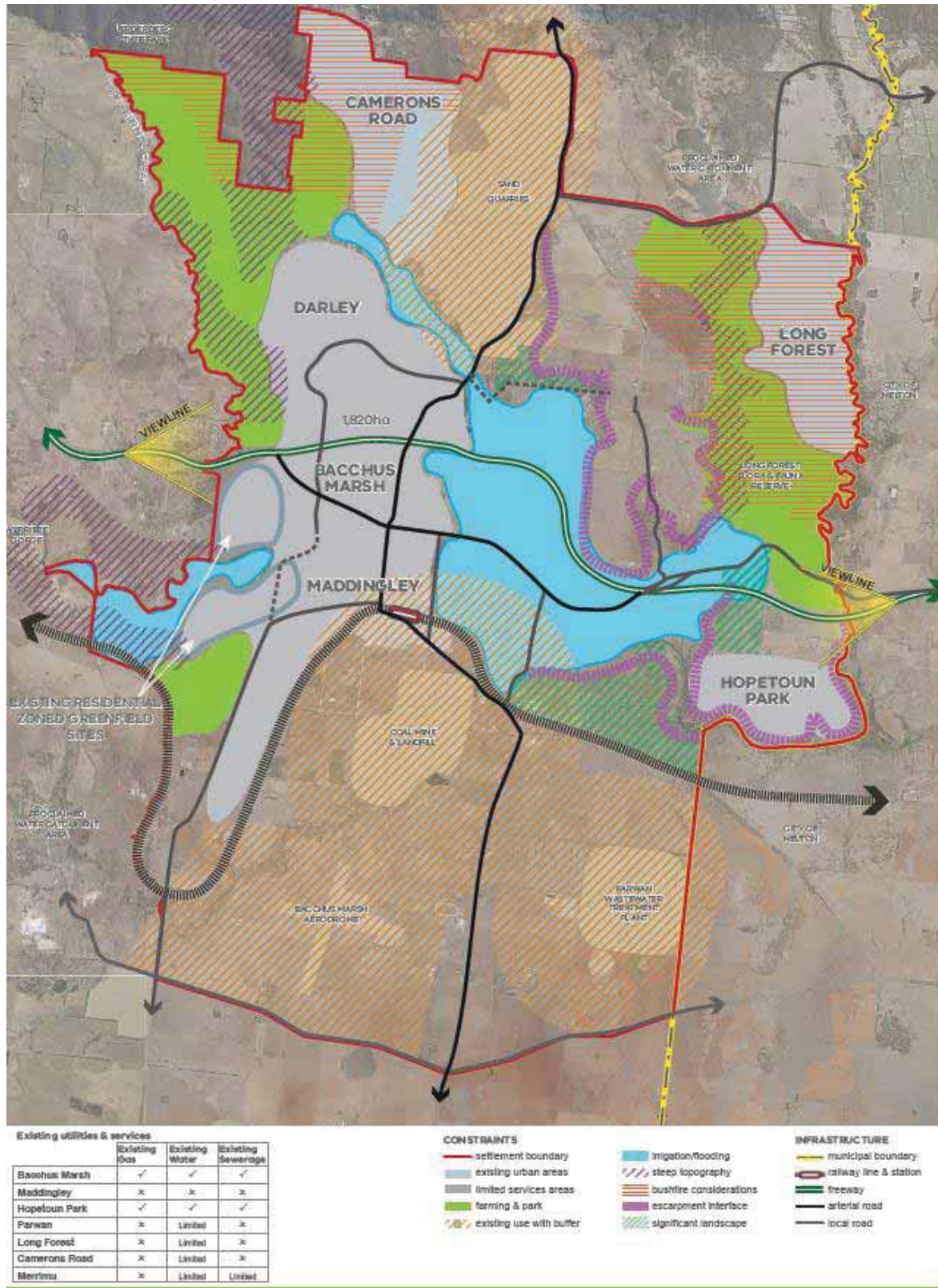
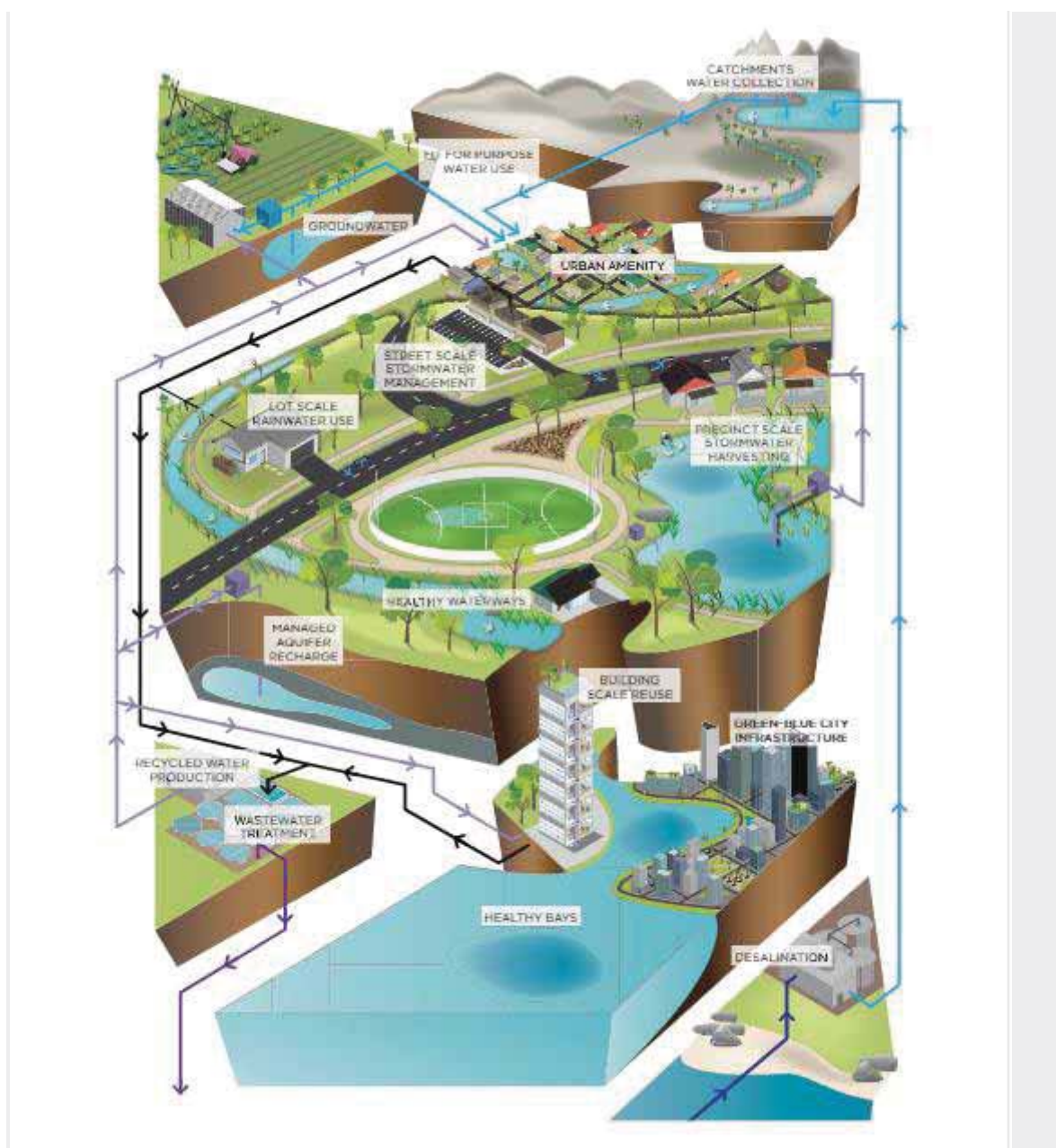


Figure 8 - Integrated Water Management is about shared benefits (source: DELWP, 2016)



Within the water management sphere in Victoria are a range of actors, from urban water corporations (Western Water serves Bacchus Marsh); rural water corporations supporting agriculture (Southern Rural Water serves BMID) to Catchment Management Authorities (Melbourne Water and Port Phillip and Western Port CMA) as well as landowners, recreational users, Registered Aboriginal Parties and environmental groups.

IWM is required to address a host of existing and emerging issues. According to *Water for Victoria* (DELWP 2016) reduced streamflow to 2065 is likely under medium climate change scenarios. They have been declining for the past two decades. In contrast, it is expected that with climate change, that extreme events such as flooding will become more frequent. Waterway health has a higher level of significance today. The frequency and severity of extreme events is predicted. Higher temperatures may impact water usage in urban areas as well as catchment needs.

Holistic answers are required and integrated water management plans are required for all catchments.

Council is working in partnership with Western Water to address IWM issues with respect to re-uses schemes at the Parwan Wastewater Treatment Plant (WIN Project). This project examines re-use of effluent as well as stormwater harvesting, commercial agricultural opportunities as well as delivery of stormwater pipe infrastructure into new housing estates.

New major land releases such as Stonehill and Underbank have been designed with stormwater harvesting in mind when providing open space and recreational opportunities. Discussions with Melbourne Water and Western Water are also ongoing with respect to new opportunities to harvest stormwater for maintaining street trees, parks and reserves in new estates.

Discussions with Southern Rural Water and Western Water on effective water delivery to the BMID, other agricultural precincts such as Parwan are ongoing as part of drought-proofing and climate change adaptation initiatives.

Street tree strategies for urban areas are a response to not only urban amenity but climate change and stormwater management/treatment. This will be a local initiative finalised in 2017 and progressively implemented to expand canopy cover and manage heat island effects.

Water re-use schemes will become increasingly important in all new land releases.

Continued effort, as described in the next section on flood mitigation within the study area is a key aspect of IWM. Stakeholder engagement with Melbourne Water, water authorities and other agencies will be critical to implementation of IWM.

5.2 Drainage

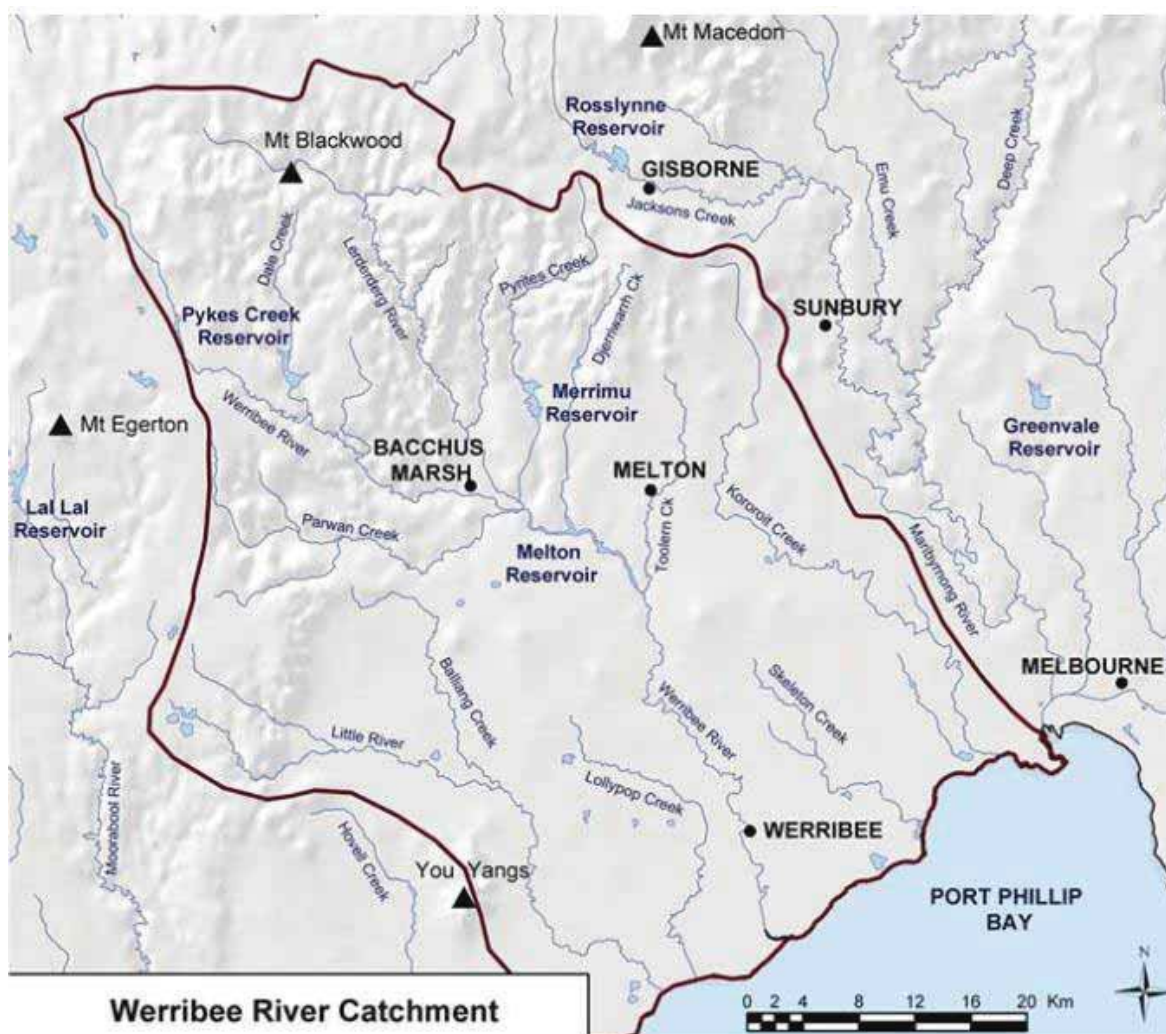
Bacchus Marsh is located within the upper reaches of the Werribee River and the Port Phillip Bay catchment. The Werribee River is the primary water supply to the Werribee Irrigation District. The Merrimu reservoir is a drinking water source for City of Melton.

Stormwater management, flood mitigation and water consumption are all interconnected issues, involving a range of key players. Melbourne Water is the waterway, drainage and floodplain management authority for the Port Phillip and Western Port region. Southern Rural Water supplies water to BMID via Pykes Creek Reservoir. Western Water supplies drinking water to Bacchus Marsh and is investigating water recycling re-use within the catchment presently for value-added cropping. In *Water for Victoria* (2016), \$16M has been set aside for improvements to water supply into the BMID.

Local and State agencies have roles in flood mitigation and emergency management. Port Phillip and Westernport Catchment Management Authority provides leadership to a range of stakeholder groups and works to deliver integrated catchment management and sustainability of the region's catchment assets.

In a catchment management context, Bacchus Marsh is vulnerable to flash flooding. This is result of the five waterways (Lerderderg River and Korkuperrimul, Pyrites, Parwan and Djerriwarrh Creeks) all feeding into the Werribee River.

Figure 9 - Werribee River Catchment, Moorabool (source: Werribee River Association)

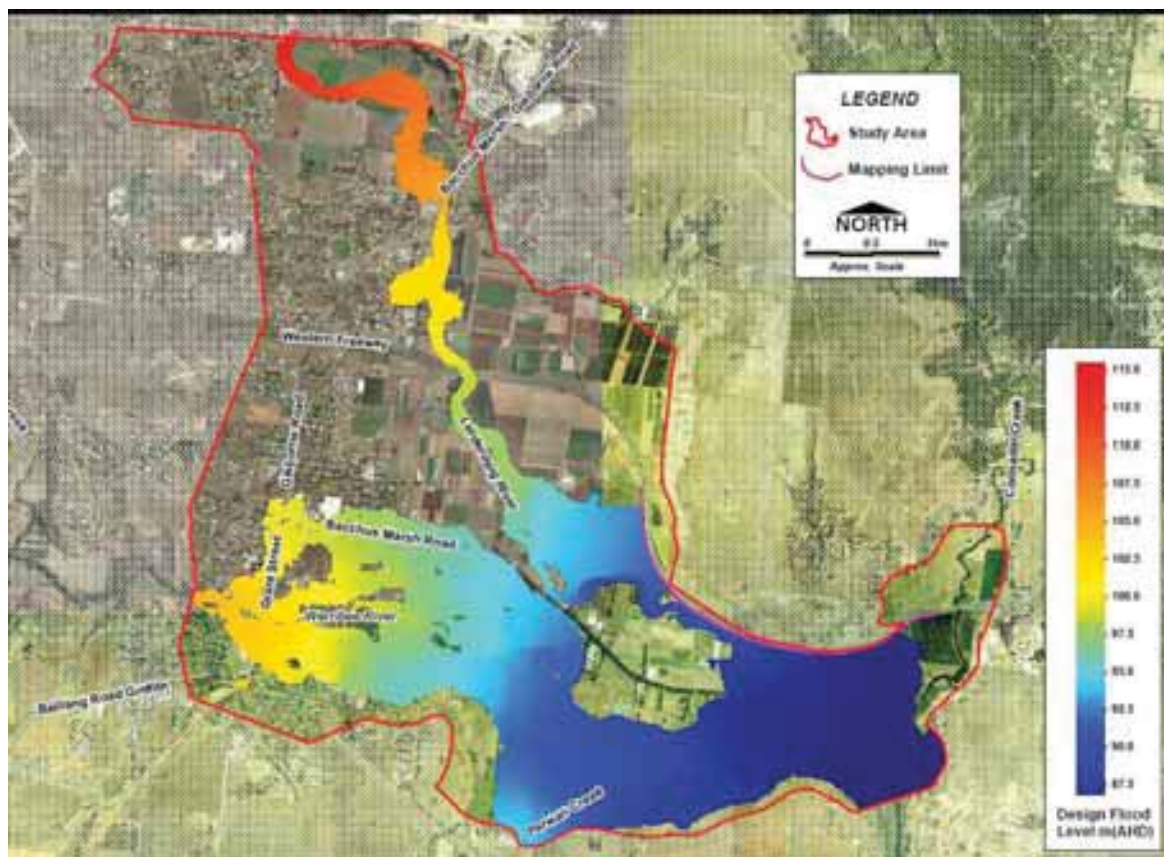


The Department of Sustainability & Environment (now DELWP) publication 'Planning permit applications in open, potable water supply catchment areas' (2012) is a guideline enforced under the *Planning and Environment Act 1987* to regulate use and development in unsewered areas.

The purpose of the Guidelines is to protect the quality of potable water supplies, using a risk based approach, whilst facilitating appropriate development within these catchments (see Figure 10).

These guidelines apply to all open potable water supply catchments declared to be special water supply catchment areas under Division 2 of Part 4 of the *Catchment and Land Protection Act 1994*. Schedule 5 of the Act lists the special water supply catchment areas declared as at 1994.

Figure 11 - 1:100 Year Flooding (source WBM Oceanics)



Planning scheme Amendment C14 was subsequently prepared with the aim of applying the Land Subject to Inundation Overlay (LSIO) and Floodway Overlay (FO) to affected land. The amendment was publicly exhibited in 2008, and Council received public submissions which questioned the data/methodology used in preparing the flood risk study. Following a review of the submissions, Council and Melbourne Water (as the relevant floodplain management authority) determined that the study methodology did not provide sufficient strategic justification to support the implementation of the LSIO and FO (as exhibited) and the amendment lapsed.

Melbourne Water subsequently undertook a review of flood extent mapping, to enable the preparation of a new planning scheme amendment (Amendment C73). In 2010/2011, Melbourne Water prepared the following flood study reports, which identify land subject to inundation in a 100 year ARI flood event, within the Werribee River and Little River catchments in the eastern portion of Moorabool Shire:

- 'Report for Bacchus Marsh Area Floodplain Mapping' (GHD November 2010).
- 'Lower Lerderderg Catchments Flood Mapping Report' (Engeny Water Management, December 2011).
- 'Ballan Township Flood Study, Final Report' (Halcrow Pacific Pty Ltd, November 2011).

In addition, Melbourne Water has prepared flood extent mapping for rural areas within the catchments of the Werribee River, Lerderderg River and Little River, based on flood modelling work that has been undertaken over a number of years. The amendment proposed to introduce new flood risk planning controls into the Moorabool Planning Scheme, including flood extent mapping and changes to the planning scheme provisions.

The new planning controls implement three flood studies relating to the Werribee River, Lerderderg River and urban drainage system within the townships of Bacchus Marsh and Ballan. The new controls also implement a range of other flood modelling work relating to rural areas within the catchments of the Werribee River, Lerderderg River and Little River.

At the time of writing Amendment C73 has been abandoned. However, peer review of the modelling is being undertaken with the support of Melbourne Water to confirm the validity of work completed. Resolving the mapping sufficient to clarify early in the planning phase risks associated with projects remains a priority. When that work is completed and provided the review confirms the model or identifies improvements needed, new flood controls should reasonably be applied within Bacchus Marsh in the short term.

Summary of likely actions required:

- Complete flooding analysis and ensure planning and building process accurately identify risk in Bacchus Marsh as a matter of urgency.
- Complete and adopt Street Tree Strategy as a key action in addressing urban runoff treatment and heat island effects.
- Continue to work with Southern Rural Water and Western Water on the opportunities for each agency to work collaboratively to facilitate agricultural and other value-adding enterprises, thereby limiting impact of climate change and water volume and quality reliability.
- Complete the WIN project with Western Water to evaluate the business case for water re-use schemes in Parwan Valley.

5.3 Biodiversity

The Bacchus Marsh District includes areas of significant biodiversity value.

Long Forest Nature Conservation Reserve to the north east of Bacchus Marsh protects a range of vegetation communities of State botanical significance and a number of flora and fauna species regarded as threatened in Victoria. The Reserve is the only known habitat for a recently discovered threatened ant species, *Myrmecia* sp.17 and the only Victorian location for *Myrmecia forceps*. The Reserve also includes the southernmost occurrence of Bull Mallee (*Eucalyptus behriana*) in Victoria (Parks Victoria, 2003).

Despite the extensive land modification within Bacchus Marsh Valley for irrigated farming enterprises, River Red Gums are still found in quantity along the Werribee and Lerderderg Rivers (THA Landscape Architects, 2007).

Victorian Volcanic Plain grassland is common throughout the study area, especially in the Parwan and Balliang areas. These ecosystems support a wide range of flora and fauna of national value and require State and Commonwealth referral for clearing. The grassland characteristics of Parwan and Balliang is the result of the basalt formed by lava flows and then land management (including fire) undertaken by the Wauthurong tribe (Petersen and Catrice, 1995, 15).

Figure 12 - Volcanic Plains Grassland Flora (source: Moorabool Shire Council)



Figure 13 - Volcanic Plains Grassland Fauna (source: *Isoodon obesulus* subsp. *obesulus* (southern brown bandicoot) © Andrew Tatnell - *Litoria raniformis* (southern bell frog, growling grass frog) © Alexander Dudley - *Pedionomus torquatus* (plains-wanderer) © Tom Wheller - *Synemon plana* (golden sun moth) © E.D. Edwards



Isoodon obesulus obesulus (southern brown bandicoot)



Litoria raniformis (growling grass frog)



Pedionomus torquatus (plains wanderer)



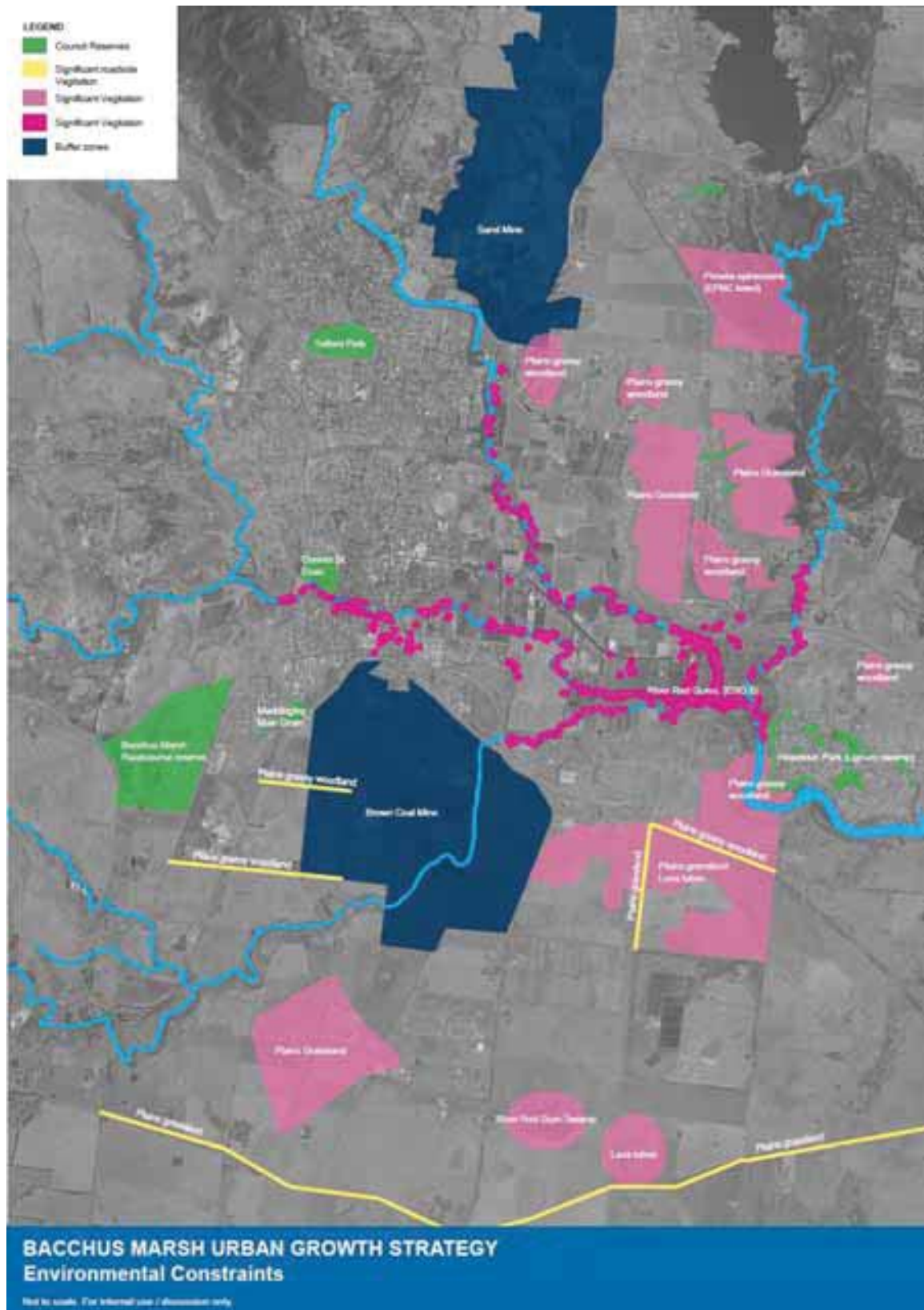
Synemon plana (golden sun moth)

Key environmental constraints are shown in Figure 14.

Figure 14 - Existing Conditions Plan (source Moorabool Shire Council)



Figure 15 - Environmental Constraints (source: Moorabool Shire Council)



5.4 Natural Resources

There are significant natural resources in Bacchus Marsh which include productive farming land, coal resources and other minerals (including sand).

The BMID is located on the Werribee River floodplain and covers approximately 2000ha, around 1300ha of which is irrigated. The main uses are salad lettuce, other vegetables, apples, berry fruits and turf. There are 40 farming businesses involved but 10 are responsible for the majority of production. Gross value of horticultural production (ABS) is estimated at \$19m (Phillips Agribusiness, unpublished).

Two of the largest salad mix growers are Tripod Farmers and Boratto Farms which together farm an estimated 300ha. Tripod Farmers have their own processing facility onsite which prepares and packages salad mix for direct supply to supermarket and other outlets. Boratto Farms and other growers achieve a similar outcome but through supplying raw product under contractual arrangements to independent processors.

Apple production is the major fruit type grown in the BMID. Reinvestment in the industry is occurring through closer planting to introduce new varieties, achieve faster growth rates and increase per hectare yields. Value adding typically occurs on farm through grading, packaging and cool storage. Market outlets are either contract or through the Fresh Fruit and Vegetable Market now in Epping.

Value adding is the chain of services that are required to transform raw food and fibre to consumable and other products required by the market place. The type of inputs and services required are:

- The supply of inputs required by the production process. The type of inputs include machinery services and supplies, infrastructure supplies, feed, chemicals, seeds, fertiliser, transport, agronomic advice and veterinary services;
- The collection and transformation of agricultural products through processing, preparation, packaging and distribution; and
- The marketing and retailing to wholesalers and consumers.

Surrounding the above value adding services are the broader fields of banking, finance, legal, regulatory, advice, consulting and education. Together they comprise the agribusiness sector.

Against this background there are seasonal variabilities in water accessibility, an ageing farm owner population, fluctuating prices and contract arrangements for crops and a perception by many landowners in similar peri-urban areas that the land is 'urban in-waiting' (Cook & Harder, 2013).

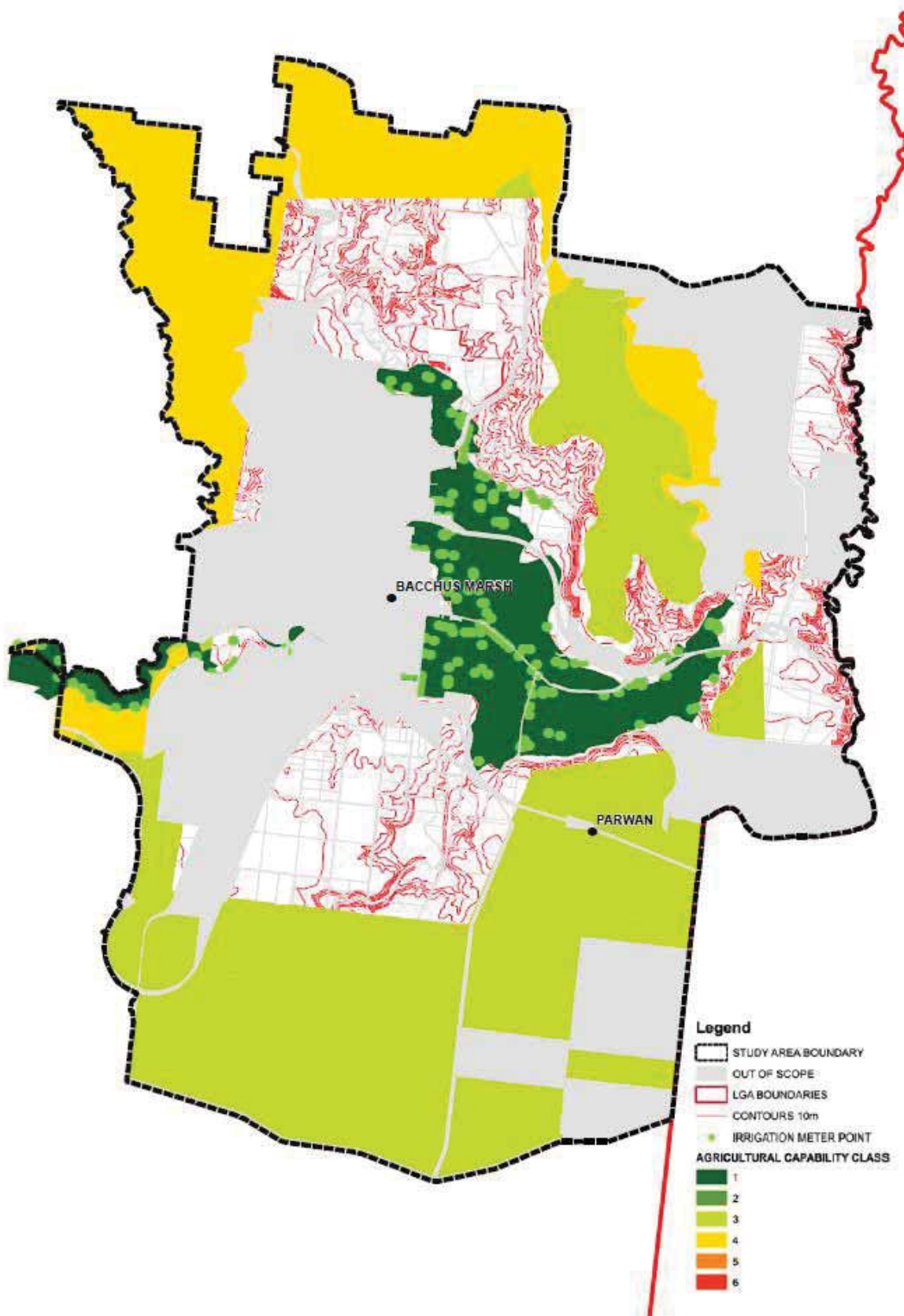
To the south, the Parwan district is a low rainfall area south of Bacchus Marsh (annual average rainfall 450-500 mm). Temperatures are relatively mild throughout the year. The soils, landform and climate are suited to cereal cropping and grazing activity. However, stone acts as a constraint to crop production.

A well-developed road system exists with sealed road access to Werribee and Geelong. Three phase power and a potable water supply through Western Water is also available. Future additional supply can be obtained from the Parwan Wastewater Treatment Plant depending on quality standards achieved. Natural gas is not available.

A number of agribusiness developments are either established or planned for development:

- Parwan Wastewater Treatment Plant - owned and managed by Western Water. It occupies a land area of 272ha. The area for wastewater disposal is approximately 140ha with effluent currently being used for cropping. Current effluent is of good quality for agricultural use where salinity levels are <1000uS/cm and nutrient concentration at crop requirement levels.
- Westside Meats Australia Pty Ltd. Westside Meats is currently located at the corner of Woolpack Road and Main Street, Bacchus Marsh. The abattoir has the capacity to process 800-1,000 cattle, 6,500 lambs and 500 goats weekly. The Fialli family who own Westside Meats are also large landowners (1,200ha) in the proposed agribusiness precinct and have a stated intent to relocate into Parwan in the next few years.
- Parwan Valley Mushrooms. Parwan Valley Mushrooms occupies a 17ha site within the proposed agribusiness precinct. It is a \$10m investment into a purpose built mushroom farm that includes climate control, fully automated irrigation and customised packing capability. 80 people are employed in the operation with a planned production output of 50 tonnes per week, mostly directed to supermarkets and the remainder, to the wholesale market under their own brand. Expansion is being considered presently including generating compost on site or in the near area.

Figure 16 - Agricultural Land Capability and irrigation access (source: RMCG, 2017)



- Stankovic Pty Ltd (chicken meat). The Parwan property now supports a new development of 8 sheds supplying meat chickens to Hazeldene in Bendigo. Each shed has a 50,000 bird capacity and annual bird output is projected to be 2.2 million. The operation is labour efficient.
- Maddingley Brown Coal (up to 100 employees) is a state significant enterprise, extracting brown coal and providing a landfill operation.

To the north of Bacchus Marsh, three separate sand quarries operate producing half the construction sand of metropolitan Melbourne. These quarries, operated by Barro Group, Hanson and Boral, are of State significance.

5.5 Heritage

Aboriginal Culture and History

The Wathaurong and Wurundjeri people are the original inhabitants of Moorabool Shire and have a connection with the area extending over 40,000 years.

The two groups formed part of the Kulin nation which also included the Dja Wurrung, Boon wurrung and the Taungurong people and prospered across an area now known as central Victoria.

The Wathaurong, comprising five communities, inhabited the western plains and the area of the Moorabool Shire. Within the Moorabool Shire were the Keyeet balug clan of the Mt Buninyong area; Marpeang balug clan of the Bacchus Marsh district; and the Tooloora balug of the Mt Warrenheip, Lal Creek and western branch of the Moorabool River district.

The Wurundjeri people spoke Woiwurrung, and inhabited much of the area now forming metropolitan Melbourne, the boundaries stretched from Bacchus Marsh in the west to Baw in the east and Mt William in north to Port Phillip Bay.

It is known that a wide variety of food and other resources was bountiful in these landscapes, and bands of people moved through the region based on the natural events including flowering of food plants, rainfall and seasonal behaviour of key animals including eel, kangaroo, possum and wallaby for food and clothing. To assist them in collecting food and hunting the Wathaurong and Wurundjeri made use of the landscape including shores, wetlands, rivers, floodplains, woodlands, forests and grassy plains throughout their territory.

The UGF area is covered by two indigenous groups the Wathaurong and Wurundjeri with the Werribee River acting as the boundary.

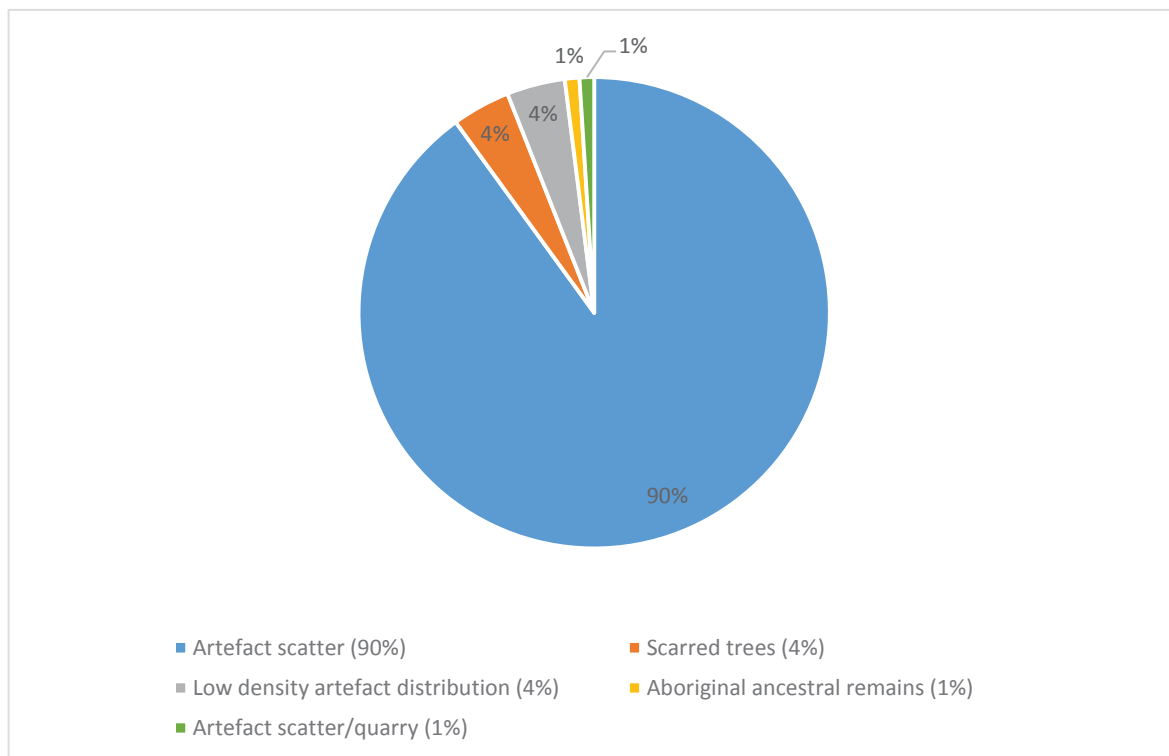
Under the *Aboriginal Heritage Act 2006* the areas identified in relation to the Registered Aboriginal Parties for the UGF are Wathaurong - south of the Werribee River and Wurundjeri - north of the Werribee River.

The BMUGF area has 196 recorded artefacts on the Victorian Aboriginal Heritage Register (VAHR) (Cultural Heritage Due Diligence Assessment for Bacchus Marsh Future Growth Framework, Victoria, Biosis, 2017).

The predominant Aboriginal archaeological place type in the geographic region is artefact scatters (90%). Other Aboriginal place types are low density artefact distribution (4%), scarred trees (4%), combined artefact scatter and quarry (1%) and Aboriginal ancestral remains (1%).

Today, the landscape and natural environment still holds cultural significance to the Wathaurong and Wurundjeri people, especially the Werribee and Lerderderg Rivers and the escarpments and grassy plains that surround Bacchus Marsh.

Figure 17 - Victorian Aboriginal Heritage Register Places in the study area (source: Biosis, 2017)



Post Contact History

The earliest record of European exploration within the Moorabool Shire region was in early 1837, when the Government Surveyor, Frederick D'Arcy and his party surveyed the upper reaches of the Leigh and Moorabool Rivers. From the Wathaurong people he had learnt the whereabouts of the Lal Falls and Mt Buninyong, which D'Arcy would have seen on the horizon from around Geelong. With D'Arcy on this expedition was Dr Alexander Thomson of Geelong and George Frederick Read.

One of the main purposes the expeditions of 1837 was to find newer country upon which to establish grazing lands for new stations. The earliest districts of Melbourne and Geelong, including the lower reaches of the Barwon and Moorabool Rivers, had already been settled and were almost totally occupied.

The first squatter to take up land in the western portion of the Moorabool Shire was John Norman McLeod. In October 1837, he took up the Borhoneyghurk Run on the Moorabool River near Morrisons. 30 Comprising 24,790 acres, his station occupied most of the country between Elaine and Meredith and the Mt Doran forest.

The key themes of the post-contact period were of squatters accumulating land, gold rush finds in the 1850s and beyond and pastoral expansion. This was also a time of conflict with Wurundjeri and Wathaurong people, a common situation across Victoria.

Post-Contact Heritage Scoping Report (2016)

Moorabool Shire Council engaged Dr David Rowe of Authentic Heritage Services Pty Ltd in November 2016 to prepare a scoping report of the balance of heritage places in the former Bacchus Marsh Shire requiring updated heritage assessments for potential inclusion as heritage overlays in the Moorabool Planning Scheme.

This was supplementary work to that undertaken in 1995 when Richard Peterson and Daniel Caprice prepared the Bacchus Marsh Heritage Study for the former Shire of Bacchus Marsh and the former Historic Buildings Council. The collective result of the old and new studies is a comprehensive list of heritage places and precincts.

Heritage Places - are places of state, local or regional significance (as identified by the Bacchus Marsh Heritage Study and/or the Victorian Heritage Register) and are included as heritage overlays or have been recommended for heritage overlays. Apart from a small number of properties having been demolished, the substantial majority of individual heritage places identified in the Bacchus Marsh Heritage Study have now been

included as heritage overlays in the Schedule to the Heritage Overlay of the Moorabool Planning Scheme. There are 42 individual heritage places with existing heritage overlays that require updated heritage assessments to accord with the Planning Practice Note 1: *Applying the Heritage Overlay*.

Heritage Precincts - (and the places of individual significance and historic interest/contributory significance within the precincts). The Bacchus Marsh Heritage Study proposed four heritage precinct as follows:

- Grant, Gisborne and Main Streets Heritage Precinct;
- Myrniong Heritage Precinct;
- Long Forest Heritage Precinct (two separate 'Northern' and 'Southern' areas); and
- Hopetoun Heritage Precinct (two separate 'Western' and 'Eastern' areas).

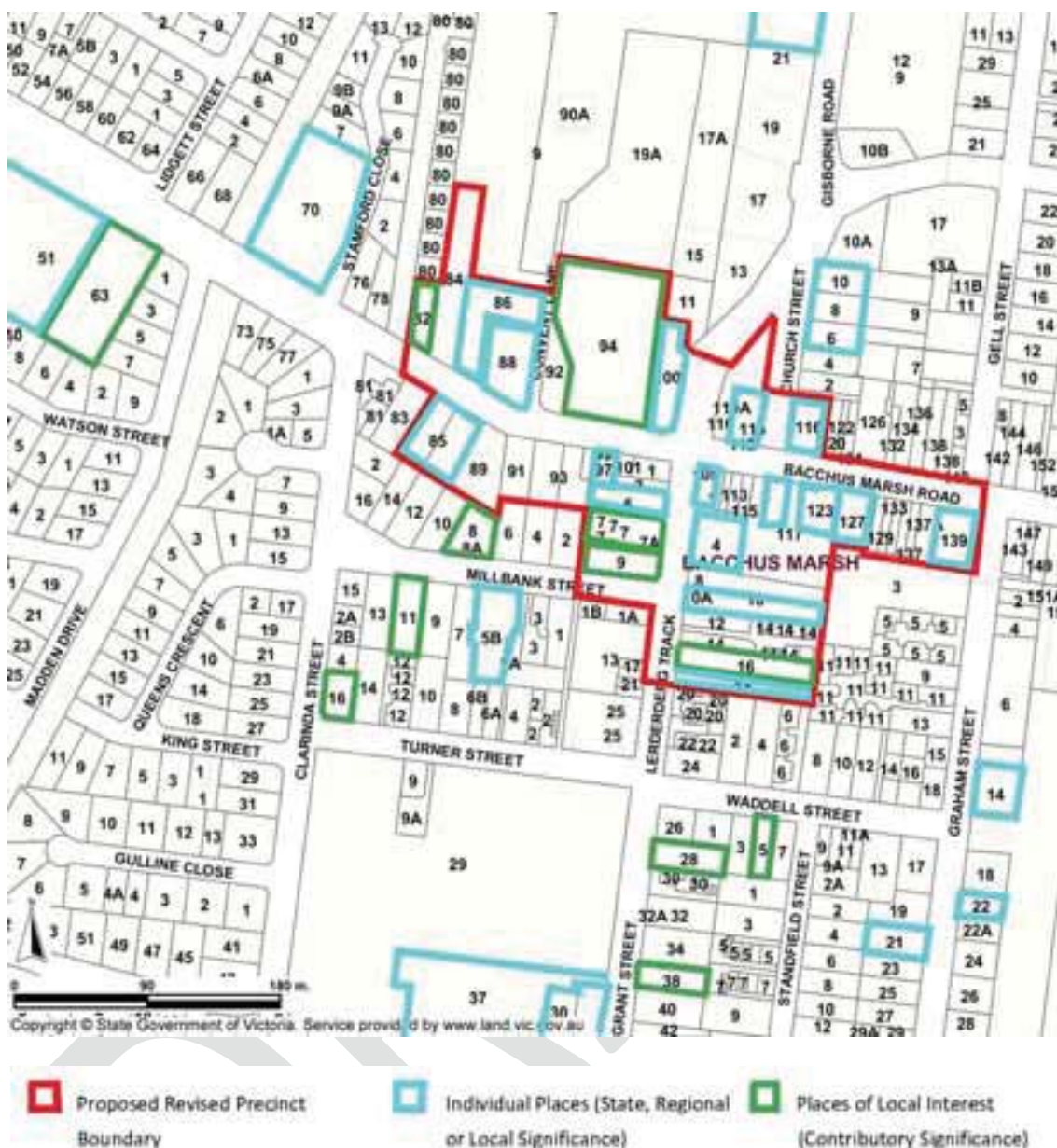
In addition, a heritage citation was prepared for the Housing Commission No. 3 Estate. This comprises a grouping of postwar Housing Commission dwellings.

A basis for the following recommendations is the Amendment C6 Panel Report which suggested the following further work that is relevant:

- Evaluate precincts, such as in Lerderberg Street and Grant Street.
- Examine drystone walls of the Shire to determine whether or not Clause 52.37 of the Moorabool Planning Scheme should be invoked.
- Review places from the Post World War 2 era to determine the relative value of houses from this period, including houses that have been deleted during the process leading up to the Amendment and the Planning Panels report.
- Prepare up to date statements of significance for those properties already included in the Heritage Overlay through Part 1 of Amendment C6 that are currently still relying on the statements of significance provided in the Bacchus Marsh Heritage Study 1995.
- Advance the introduction of protection for potential heritage precincts, such as in Lerderberg and Grant Streets.
- Establish a potential heritage place list which includes the places identified in the Bacchus Marsh Heritage Study 1995 as being of interest.

Identified heritage places and precincts in central Bacchus Marsh are shown in Figure 18.

Figure 18 - Heritage Places & Precincts (source: Authentic Heritage Services)



Desktop Heritage Survey and Review of Avenue of Honour (2017)

Further post-contact heritage assessment has also been conducted by Context, commissioned by the VPA as part of the UGF. The value of the Context report is threefold:

- The Context study confirms the findings of Authentic Heritage Services, that there are gaps in the extent and integrity of listings of individual buildings and precincts based on the comprehensive 1995 study of Bacchus Marsh (see Peterson & Catrice, 1995).
- Important contextual information with respect to post-contact settlement in Bacchus Marsh, including the historic role of the settlement and district as a food bowl of Melbourne.
- An analysis of the Avenue of Honour and the issues identified during previous proposals for a new north-south road link from Woolpack Road through the Avenue north to the Western Freeway. Key principles for managing the Avenue will assist with future discussions on how best to deliver a new north-south road link east of Bacchus Marsh (see section 2.4 for further details).

Heritage Gaps in Citations

Concerning places with potential heritage significance, it was concluded that there were a large number of places identified in The Bacchus Marsh Heritage Study (Peterson & Catrice 1995). Some of these have since been awarded protection under the local planning scheme, and a small number on the Victorian Heritage Register. All the other places identified in this study, although assessed and given a citation with a level of significance, are considered to be of potential significance and requiring further investigation to verify their results twenty years later.

Contextual Background

Whilst Bacchus Marsh is situated upon the gold fields route from Melbourne to Ballarat during the 1850s, more significant for the settlement and its economic prosperity was its landscape and fertile lands. Context (2017, p14) confirms that 'With such fertile land it was easy to grow wheat, a familiar crop, and feed the rapidly growing city of Melbourne as well as travellers passing through Bacchus Marsh. The landscape took on a cultivated appearance as not just wheat but also oats, hay and lucerne were sown'. Important thematic history is provided with respect to the following matters:

- Lucerne as an important crop for milch (milk) cows and the dairy industry in the mid to late 1800s (butter and cheese factories, and casein and buttermilk production) in Bacchus Marsh.
- The rise of orchard and market gardens, especially after irrigation was provided in 1911.
- Resource exploitation and harvesting, including coal, sand and clay.
- Bacchus Marsh as a tourism and leisure getaway for Melbourne residents due to its significant landscapes and places of interest.
- Landscape and environment as a key feature of the experience of Bacchus Marsh. Rivers and creeks crisscross the study area in all directions and flooding was frequent, but so to was tourism and leisure as the state parks, local parks, rivers, creeks and landscapes offered many spots for picnickers, walkers, sports and campers.

This history remains abundant within the landscape. The town is well known for its Avenue of Honour dedicated to locals who served in World War One, but this is just one example. Places that offer evidence of this strong emotive characteristic include the Hopetoun Pioneer Cemetery and a memorial wall in the Holy Trinity Church erected in 1971, both commemorating Bacchus Marsh's pioneers; English Ash trees lining the Pioneer Women's walk; a shelter seat for the local women who raised over 1,000 pounds for Maddingley Park; Pearce Memorial Gates in honour of the Pearce family who were Trustees of Maddingley Park for a long time; Bacchus Marsh & Melton Memorial Hospital constructed with funds raised to honour World War 2 veterans in the district; a drinking fountain for local volunteers who served in the South African War are examples of community efforts to honour contributions made to the local district over the years.

Agricultural and resource extraction has contributed to this history. Well before the early twentieth century efforts had got underway to control the many water ways with channels, diversions, weirs and an aqueduct designed to prevent flooding or improve agriculture; and the Merrimu Reservoir constructed over the Coimadai lime kilns which, although itself just on the outer edge of the UGF study area, has considerable significance to the irrigation of Bacchus Marsh itself.

The railway, introduced to Bacchus Marsh in 1887, created another plethora of landscape changes with viaducts, cuttings and more bridges. Many of these are still extant. When the railways were operating at their peak they were responsible to some extent for Bacchus Marsh's transformation from principally an agricultural town to a manufacturing town with goods such as chicory, firebricks, lime and coal, readily transportable by train.

Coal mining 'altered the rural landscape of Parwan' affecting the lives and lifestyles of both farmers and townfolk. Coal deposits were found in 1884 and again in 1923 and mining began by the late 1920s but in earnest after 1943 as demand for coal rose during WW2. Coal mining created employment and helped entrench Bacchus Marsh even further on the map as a rural provider of essential goods. Hegarty remembers that 'during the 1950s when the coal mines were operating at full peak, there'd be well over a hundred men employed there. The Bacchus Marsh Railway Station was the second busiest outside of Melbourne. Quarrying sand stone and extracting lime are other examples of industries that have come and gone with relatively easy adaptation.

Bacchus Marsh, advantaged by its proximate location to major cities and its landscape, is unlike so many Victorian regional towns sustained largely by a single enterprise (farming, mining, etc). It has managed to reinvent itself several times over and ensure it stays viable as a town that supports and nurtures its own community, and has been able to offer varied opportunities to new investors, enterprises, tourists and locals alike. This characteristic is strongly reflected in the breadth and depth of the extant cultural heritage offerings throughout the area and is likely to continue in this vein over the next decades.

Landscape

The Department of Planning and Community Development (DPCD) commissioned Planisphere to map the Bacchus Marsh District landscape as part of the South West Landscape Assessment Study (Planisphere, 2013). The landscape is described as follows:

Within Bacchus Marsh the colourful market gardens and fertile, orchard landscapes on the valley floor contrast with the surrounding steep rises. This creates a distinctive landscape which is an important part of the character of Bacchus Marsh. In particular, it is a key aspect of the arrival experience in Bacchus Marsh along the Western Highway, and is significant as part of the setting of the Avenue of Honour.

The Parwan Valley is a landscape of State significance that dissects the plateau west of the Rowsley Scarp, near Bacchus Marsh. It is a wide, deeply incised valley that features the Parwan Creek meandering along the valley floor. Basalt rock escarpments form the steep edges of the valley, and numerous smaller ridges and hills rise from its floor, giving the landscape a complex texture.

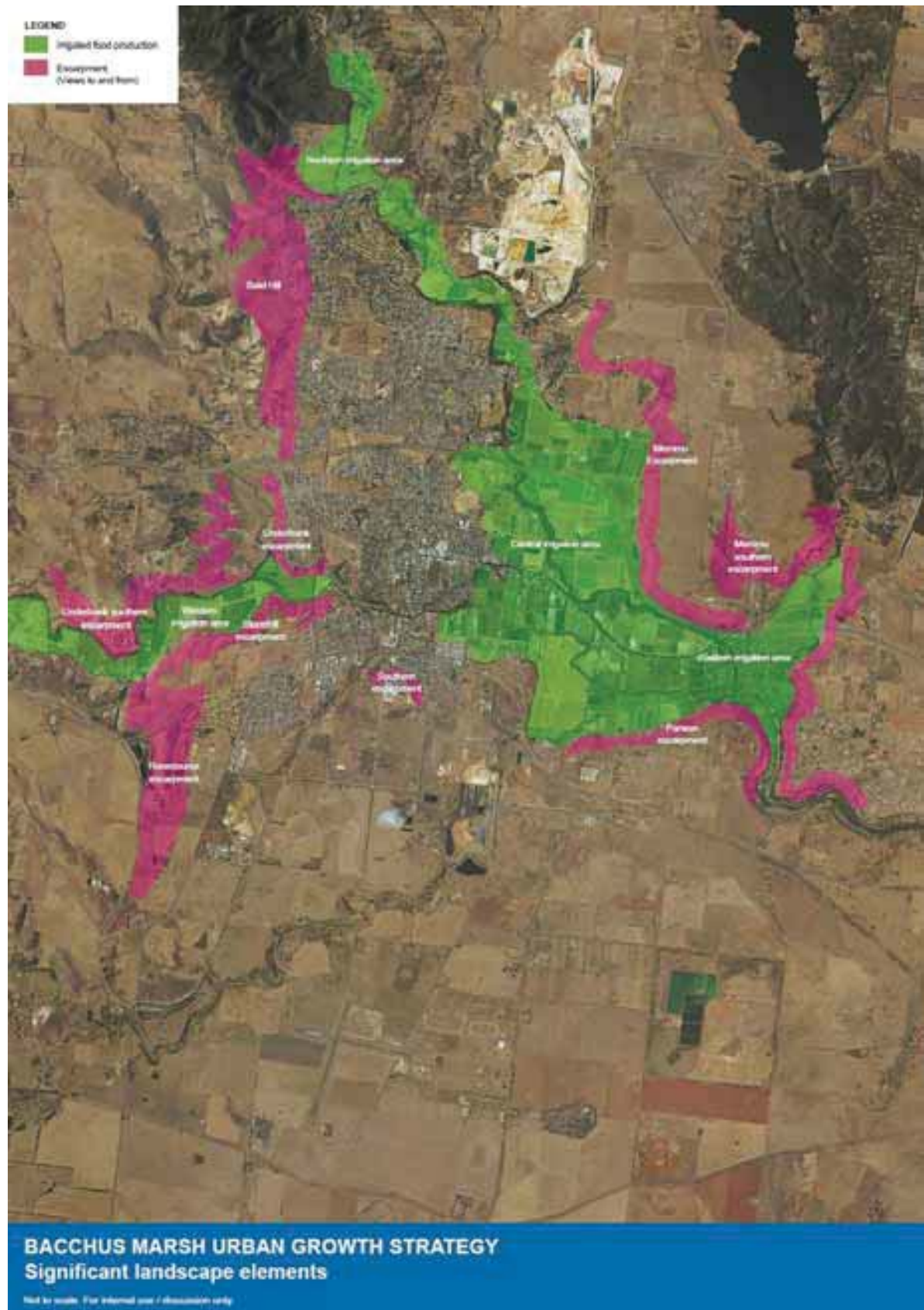
The western edge of the Parwan Valley is notable for being one of the first pastoral areas to be settled outside Melbourne. The area is regularly used for educational purposes due to its outstanding geology, geography and natural resource management.

At a more local level, roads provide public 'gateways' into places. A keen awareness exists of landscape values and setting for residents and visitors alike, any future planning for growth will need to ensure that landscape setting is not adversely impacted. Key considerations will include:

- Defining a building limit for settlement on Bald Hill, avoiding new residential development beyond existing zoned areas;
- Not allowing creeping urban development into the Bacchus Marsh Valley floor, within the BMID;
- Preserving green corridors that physically separate Bacchus Marsh from the City of Melton;
- Mapping of visual values along gateways into Bacchus Marsh and protecting significant vistas; and
- Preservation of escarpments which define the edges of Bacchus Marsh valley and plateaus to north and south.

Refer to Figure 19 which shows significant landscape elements.

Figure 19 - Landscape Values (source: Moorabool Shire Council)



5.6 Summary

The UGF will be informed directly by a range of studies, strategies and research which explains and places in context the character and environmental values of Bacchus Marsh – both natural and cultural.

DRAFT

6 ECONOMY & EMPLOYMENT

At present, approximately two thirds of Moorabool Shire's residents travel outside the Shire for work, mostly in the construction, manufacturing, transport logistics and education sectors. This is due to the ease of commutes to the large external employment markets of Melbourne, Ballarat and Geelong and has contributed to relatively low unemployment rates. There is potential in Bacchus Marsh to provide new local job opportunities.

Within the Shire, there are two key employment sectors:

- Population serving, being jobs in the service industry and include health and education, retail, tourism and hospitality. Investment and expansion in this sector is an ordinary component of residential growth.
- Export-based industries, which comprise businesses that deliver products consumed outside the Shire, including farming, tourism, manufacturing.

An overview of assessments associated with employment growth is provided below, first in terms of growth across the Shire, then specifically for the population serving sector (namely retail) in Bacchus Marsh and then for the export-based sector (industrial and agriculture).

6.1 Economic Development Strategy (2015)

The Economic Development Strategy (Geografia, 2015) was commissioned by Council, as part of the Moorabool 2041 work.

The aim of the strategy was to assess the economic potential of the Shire, based on an analysis of the existing economy and objectives for growth. The report provides a vision for economic development and sets a target for the future of the economy. The core economic objectives are:

- New local jobs for local people.
- A diverse and entrepreneurial local industry base.
- Facilitate the capacity and diversity of our workplace.

The key findings were:

Population serving industries dominate Moorabool's economy. The largest employers in the Shire are supermarkets, schools and hospitals while retail, health, food services and education are also the fastest growing industries in terms of number of jobs.

Moorabool comprises three functional, local economies.

- The east, including Bacchus Marsh, which increasingly forms part of the western Melbourne economy.
- The west, which forms part of the Ballarat economy.
- The north, which has strong links to Hepburn and Macedon Ranges Shires.

Export-based employment such as manufacturing, agriculture and mining, bring important income into the local economy. While the value of production has generally increased, employment has decreased, driven by changing technology and labour requirements (see Figure 20). Drawing outside income is a key need, while finding emerging export industries in the local economy that will generate jobs.

Currently two thirds of Moorabool residents are leaving the Shire for work. This is expected to increase as the population grows and is integrated with the western Melbourne economy. The resulting negative impacts are \$20 million in annual transport costs, lost retail expenditure and less social time. While this commuting benefits low unemployment rates, more local jobs are key to a community growth sustainability.

Three key features underpin the long-term economic resilience of the Moorabool economy:

- The economy is relatively diverse, not reliant on one or two industries and thereby not susceptible to booms or boosts.
- Moorabool is well connected, by train and road, to jobs in Ballarat and Melbourne.
- Unemployment rates is persistently low at approximately 4%.

The economy will increasingly depend on the capacity and skills of residents to remain competitive in the western Melbourne and Ballarat economies. Skills in younger adults remains notably lower than the state average. Opportunities to diversify the industries that the Shire's residents work in should be prioritised.

The broad-level key recommendations are:

- Facilitate growth in population serving industries such as retailing, health, school education and local services. Investment in this sector happens ordinarily to residential growth as it services local residents and businesses. Facilitation includes reducing the barriers for growth, building capacity and connecting business through infrastructure investment, advocacy and marketing.
- Invest and support export based industries that have a comparative or competitive advantage. These industries create wealth rather than simply distribute it.
- Develop two business precincts for the UGF area:
 - The Parwan agribusiness as the premier location in the Western Highway corridor for agribusiness investment. Council will continue to prioritise resolution of key infrastructure impediments, being gas and water supply and road connections to the Western Highway, with relevant state government agencies. Key opportunities includes hydroponics, mushroom production, bulk distribution and red meat processing.
 - Bacchus Marsh Town Centre, to provide the largest concentration of new jobs in the municipality. The Town Centre must be made efficient and attractive to investors and consumers. Land supply needs to be investigated with active intervention for site assembly, joint venture developments and compulsory purchase if required.

Second to these, the more detailed recommendations are to:

- Continue to pursue the Eastern Link Road extension as the infrastructure priority for the Shire.
- Advocate investment in infrastructure that will enable private investment in key precincts.
- Prioritise and advocate for investment in infrastructure that resolves traffic circulation in Bacchus Marsh.
- Resolve gas, water, freight and other infrastructure issues in the Parwan Precinct to enable investment.
- Explore options for expediting commercial land development in Bacchus Marsh town centre.
- Identify opportunities for statutory and strategic planning processes to facilitate investment – mining regulatory barriers and promoting business certainty particular in identified economic precincts.
- Limit the impacts of urban encroachment through the planning scheme whilst allowing for innovative rural cluster development.
- Focus on unlocking investment in Parwan and existing industrial estates through consolidation and investment in infrastructure.
- Undertake land use planning for out of centre big box retail in Bacchus Marsh.
- Encourage private sector redevelopment of the Darley Plaza.

Figure 20 - Moorabool Employment (source: Geografia, 2015)

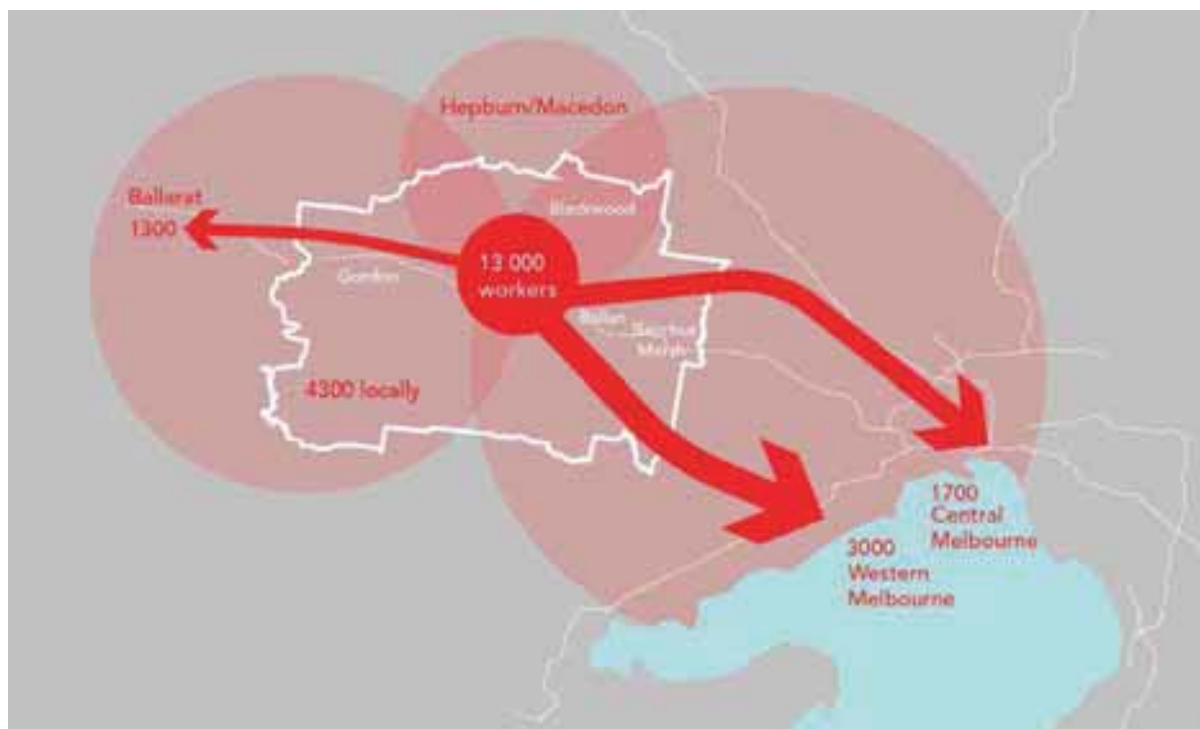
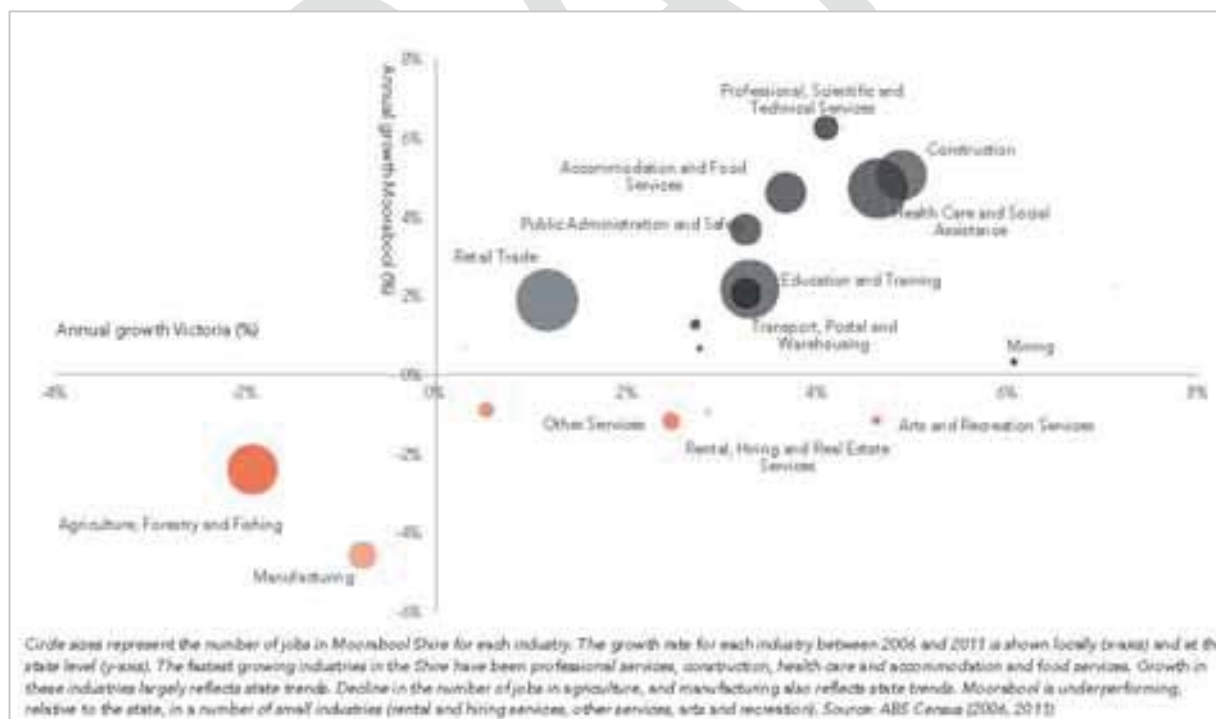


Figure 21 - Industry, Local & State Growth Matrix (source: Geografia, 2015)



6.2 Retail Strategy 2041 (2016)

The retail strategy was commissioned by Council to review the retail sector's role in the Moorabool economy, to optimise the provision of local services and facilities to meet the needs of the Shire's residents. The retail strategy forms part of Moorabool 2041.

Based on analysis, the report developed a vision for the retail landscape of Moorabool to 2041 in consideration of the substantial population growth projected. The retail vision for Moorabool is that:

Retailing in Moorabool will be the catalyst for thriving activity centres that meet the growing community's retail, services and recreation needs, providing employment opportunities for residents and engaging places for people to interact.

Key Findings

The key findings of the report were:

- Optimise the retail mix and encourage a concentration of facilities within the Bacchus Marsh Town Centre.
- Position the Bacchus Marsh Town Centre for growth, in keeping with its role as the key activity centre for Moorabool, and improve movement in the town centre.
- Create a sense of place for the Bacchus Marsh Town Centre.
- Provide a broader range of facilities and services in and around Bacchus Marsh Town Centre.
- Develop Moorabool as a retail tourism destination.
- New/expansions of activity centres to serve growth areas.
- Avoid out-of-centre development in Bacchus Marsh, with exception to a bulky goods centre.
- Bulky good/homemaker centre required given lack of large sites in Bacchus Marsh town centre. The analysis suggests the following floorspace could be supported:
 - 8,000sqm in 2014.
 - 9,800sqm in 2031.
 - 12,000sqm in 2041.

Escape Expenditure

Escape expenditure (i.e. expenditure leaving a defined area) comprises more than 50% of the Moorabool residents' retail expenditure, with most lost to Melton and Ballarat.

Most food expenditure is being retained and directed to facilities within Moorabool, while the majority of non-food is escape expenditure.

Categories and percentages of escape expenditure are:

- 30% for spending on food, liquor and/or groceries (e.g., supermarkets, bakeries, butchers);
- 20 – 25% for food catering spending (e.g., cafés, restaurants);
- 70 – 75% of apparel spending (e.g., clothing, footwear);
- 80 – 85% of household goods spending (e.g., hardware, electrical goods);
- 70 – 75% of leisure goods spending (e.g., stationary, books, sports);
- 55 – 60% of general retail spending (e.g., pharmacy, florist);
- 40 – 45% of retail services (e.g., hairdressing, beauty).

To assist in positioning the Town for growth, in keeping with its role as the key activity centre for Moorabool and improve movement in the town centre. Analysis suggests the following would be supportable:

- 47,000sqm for 25,000 residents in 2021 (additional 5-6 ha of land);
- 60,000sqm for 30,000 residents in 2031 (additional 8-10 ha of land); and
- 70,000sqm for 35,000 residents in 2041.

In addition:

- Darley Plaza could expand by 4,000 – 6,000sqm based on current demand, noting potential site constraints; and
- West Maddingley (Stonehill) could accommodate a new centre of 4,000 – 6,000sqm to serve existing and new residents.

Figure 23 outlines the current/future retail hierarchy for Bacchus Marsh.

The report identifies a number of sizable vacant sites and several council owned sites that hold potential for redevelopment. These sites are listed below and illustrated in Figure 23:

- Development Site 1, which is a large site located to the south of Main Street with approximately 2.2 hectares zoned Commercial 1 (an additional 2.2 hectares to the south is zoned Residential).
- Development Site 2, which is located on Main Street to the east of The Village and is approximately 2,860sqm in size.
- Council Site 1, which is located south of Main Street and includes a number of existing community uses, such as the Library, as well as land currently used for carparking (total land is 1.5 hectares).
- Council Site 2, which is located on Graham Street a short distance south of Main Street and is 4,260sqm in size.
- Council Site 3, which is located south of the Foodworks business.

Figure 22 - Retail Hierarchy (source: Macroplan, 2016)

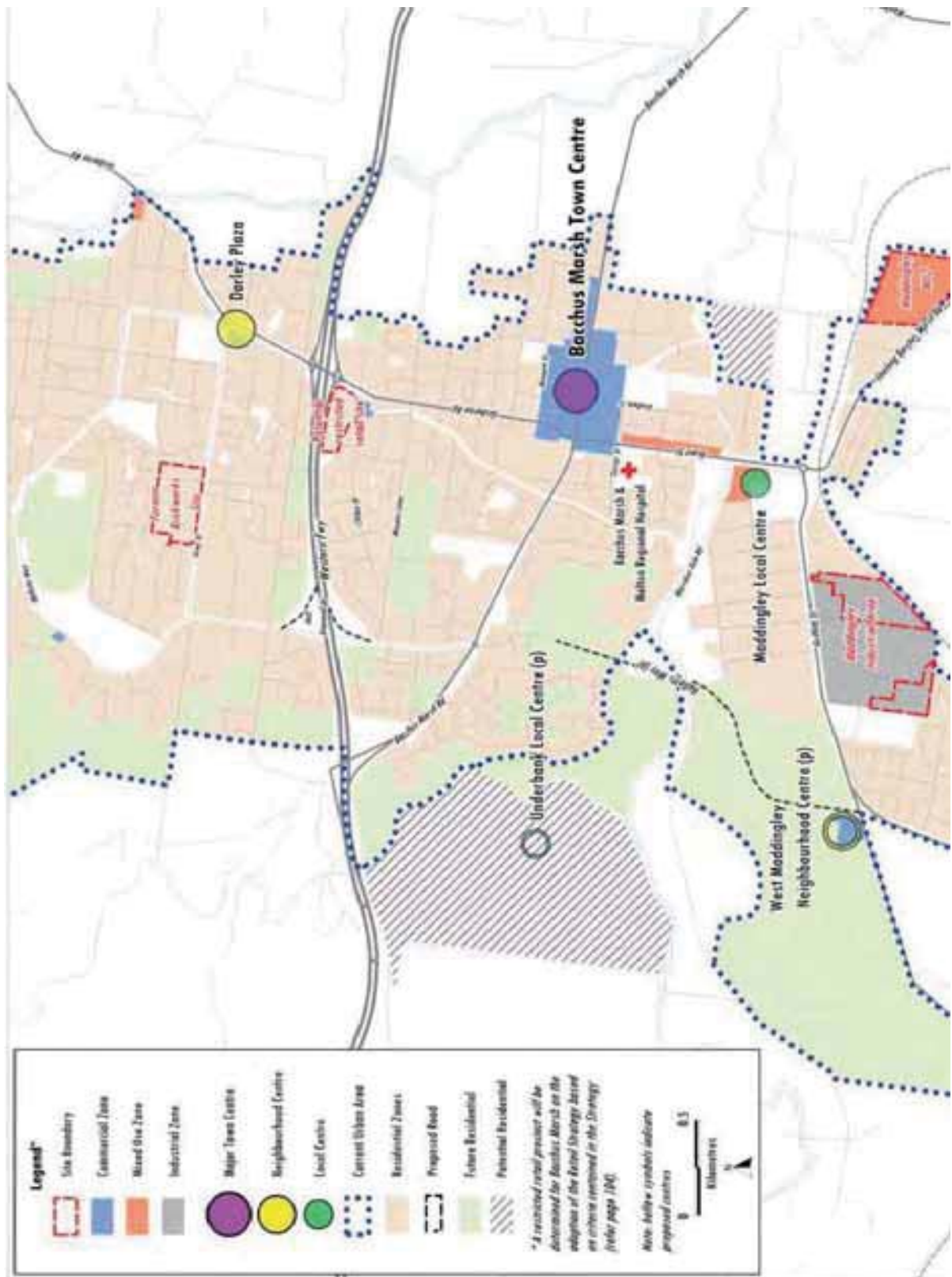
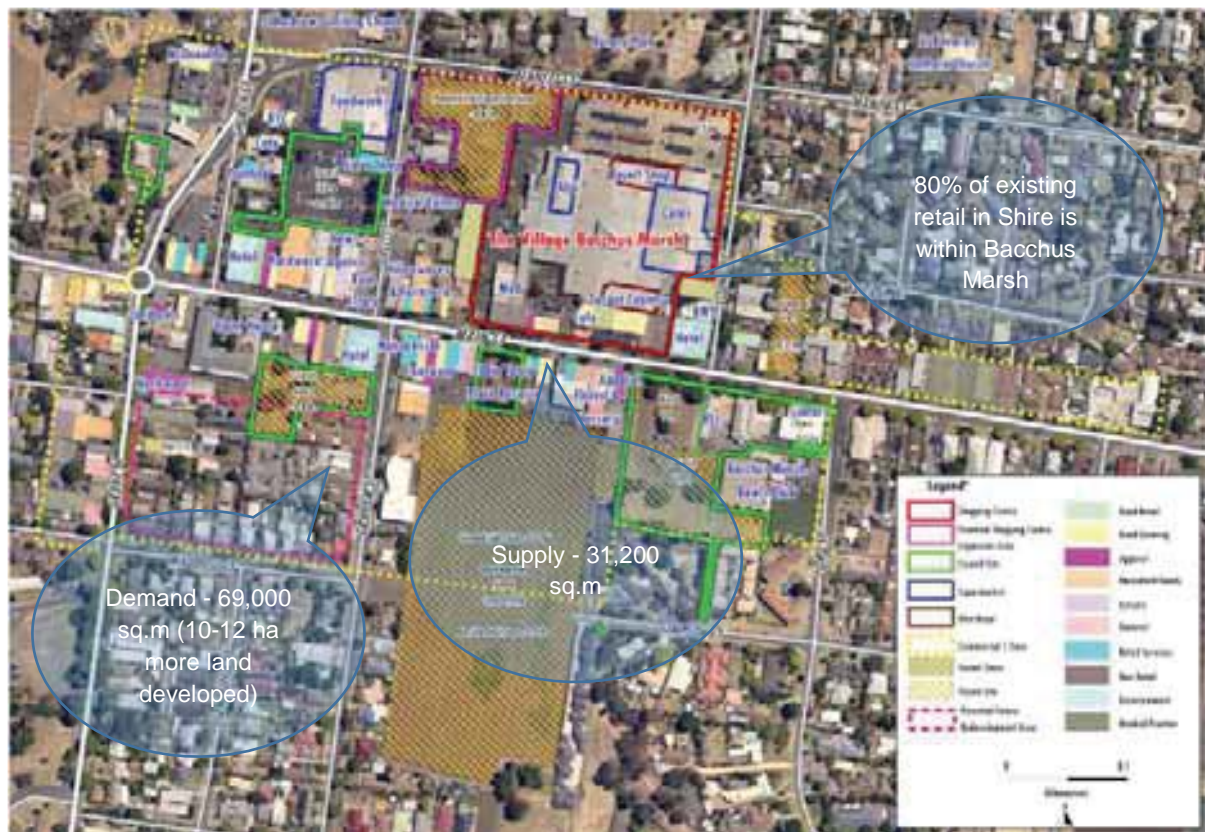


Figure 23 – Bacchus Marsh Main Street Activity Centre and Retail Needs in 2041 (source: Macroplan, 2016)



Retail Floor space Demand and Supply

The retail floor space demand and supply to 2041 for Bacchus Marsh is set out in Figure 23. It shows a demand well above current supply, with a strengthening role for Bacchus Marsh as the higher order retail centre for the Shire.

Figure 24 – Arial Photo Maddingley (Source Moorabool Shire)



6.3 Bacchus Marsh Activity Centre Structure Plan (2011)

While the Structure Plan, and subsequent amendment (C51) was completed prior to the Moorabool 2041, recognised that as a major activity centre and the largest centre in Moorabool, Bacchus Marsh is the preferred location for activity with a suitable mix of commercial, retail, community and recreational activities to meet needs locally, reduce the town's centre escape expenditure and increase local employment opportunities.

In addition, the Plan aims to provide a cohesive vision for the Bacchus Marsh Town Centre that reflects the needs of the community for it to become an attractive, consolidated and regionally competitive centre, while retaining its distinctive and valued character.

The plan was based on four key themes:

- Land use and urban structure;
- Economic development;
- Transport and movement; and
- Open space and natural environment.

The key issues were identified as:

- Growth needs to occur in a sustainable manner and minimise short and long term land use conflicts. As per the Municipal Strategic Statement, the country character of Bacchus Marsh should be maintained and enhanced.
- A high proportion of outward escape expenditure and heavy reliance on employment outside of the Shire.

- There are two principal routes through the town. Reliance on the two main roads means that there is a large volume of heavy vehicles travelling through the Activity Centre, with obvious impacts on peak time traffic congestion at a number of key intersections along Grant Street.
- A key need is improving connectivity between the railway station and Main Street.

The report identified the following key objectives for the Town Centre:

- Identify preferred locations for development within the Central Area.
- Retain and enhance the cultural and heritage identity of Bacchus Marsh.
- Improve access and mobility for all.
- Create a high quality public environment.
- Facilitate public transport and traffic permeability in and around Bacchus Marsh.

The recommendations, provided under the four key themes are:

Land use and urban structure

- Consolidate a mix of land use activities.
- Provide a variety of housing.
- Ensure new development is appropriate and has regard to prevailing built form character and the structure of Bacchus Marsh.
- Conserve sites of identified architectural and cultural significance.
- Integrate new development with the existing grid-based street network.

Economic development

- Reinforce the commercial hub role of Main Street.
- Encourage the Activity Centre as the focus for employment and commercial development.
- Strengthen Grant St as the secondary activity core of the Activity Centre.

Transport and movement

- Promote safe walking and cycling access to and through the activity Centre.
- Promote efficient traffic movement and minimise potential conflicts.
- Facilitate better connections to public transport within the Activity Centre.
- Maximise the efficiency of existing vehicle access.

Public space and natural environment

- Create a network of safe, interesting and pleasant spaces through the Activity Centre and the surrounding neighbourhood.

There are many important initiatives contained within Amendment C51 (the greenway link, transport circulation priorities to name two) and this work will be incorporated into ongoing strategic and design work to deliver an optimal main street experience. One of these initiatives will be the Urban Design Framework which will include the latest priorities on traffic management (BMITS), retail (the Retail Strategy); and other relevant initiatives.

6.4 Agricultural Assessment (2017)

The agricultural assessment conducted by RMCG was commissioned by the VPA on behalf of Council. The purpose of the assessment was to identify significant agricultural land within the UGF area and make recommendations about management of these areas. The report focuses on the BMID for its significant contribution to international and domestic fresh food markets.

The key findings applicable to the UGF are:

- There is strong support in state and regional policy to protect important agricultural land and promote agriculture. The BMID is identified as a regionally significant asset that should be protected from urban encroachment.
- There is potential for the significant population growth and upgrades to transport infrastructure to compromise investment in agriculture within the UGF.
- Parwan Employment Precinct has been earmarked to support existing businesses and promote agribusiness including intensive animal husbandry and food processing and manufacturing;
- The gross value of agricultural production from the UGF study area in 2014/15 is estimated at around \$33 million with lettuces, apples and broilers the largest contributors. In terms of state production, the UGF produced (Figures 25 & 26):
 - 13% of Victoria's lettuces;
 - 4% of Victoria's broccoli; and
 - 4% of Victoria's apples.

The value of production has increased over the past two decades. The spike in production after 2009/10 reflects recovery as well as changes in the mix of commodities grown in the district following the millennium drought, during which water allocations dropped to as low as 8%.

Trends in production of lettuce and apples show that the gross value and area of production of both these commodities has increased, primarily over the last 5 years. Of note, the gross value of broilers and bird numbers also increased during the same period.

Figure 25 Gross Value of Agriculture 2014-15 & Value of Agriculture in Bacchus Marsh (source: RMCG, 2017)

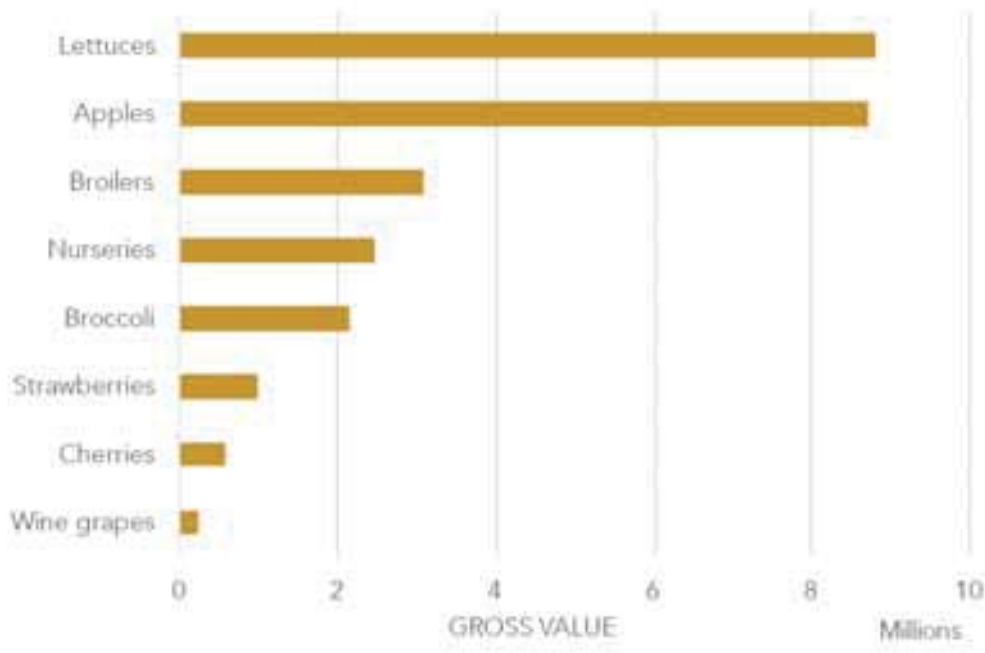


Figure 26 Gross Value of Agriculture in Bacchus Marsh – Trend (source: RMCG, 2017)

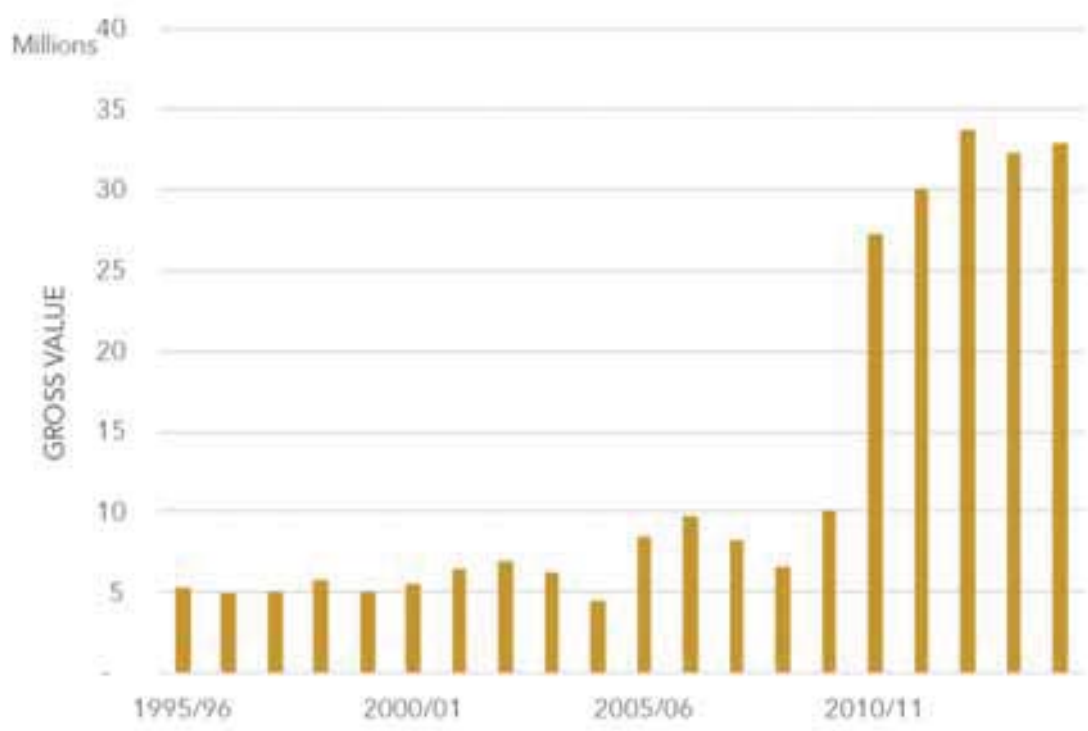
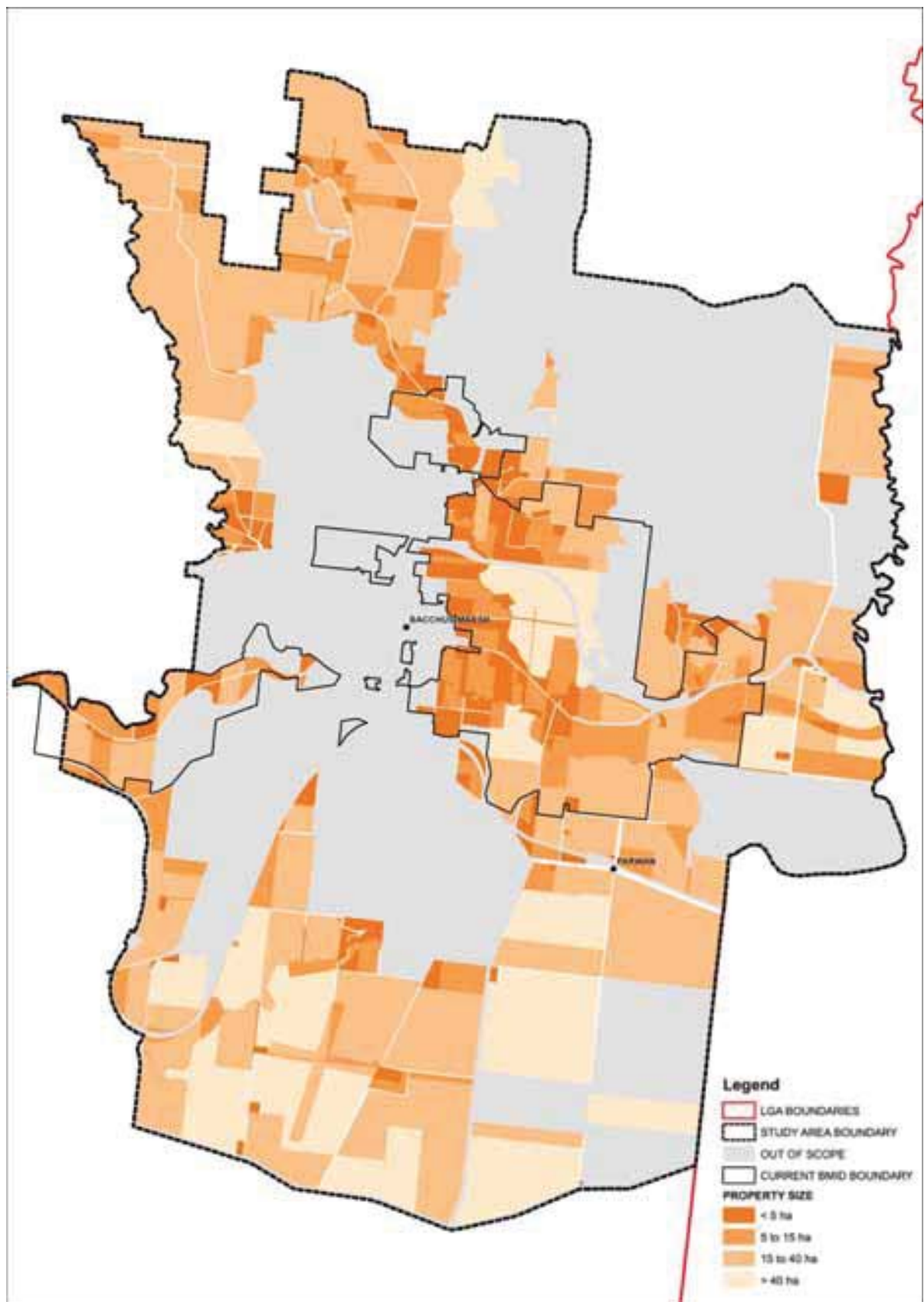


Figure 27 - Lot Sizes (source: RMCG)



The medium to large growers have expressed confidence in their businesses and are likely to remain in the district for some time.

An assessment of domestic and export market opportunities suggests that the current high value horticultural crops grown in the BMID will continue to be commercially viable on the relatively small areas of land available.

The Australian vegetable industry has enjoyed slow but steady growth in recent years. Other high value vegetable crops that may provide opportunities for expansion include:

- Asian vegetables – leafy types are likely to do well in the BMID;
- Mushrooms – undercover production is required, so that these are suited to the Parwan Employment Precinct; and
- Lettuce – particularly gourmet varieties suitable for retailing in bags.

One of the large water users in the BMID has recently changed from vegetable to turf production supplying relatively large scale local government contracts. Flexibility to change production and operations is important for producers to respond to changing markets, water availability and climate.

Climate change is expected to result in higher temperatures, hotter and more frequent hot days, fewer frosts, generally less rainfall in winter and spring, increased intensity of heavy rainfall and flooding events, more time in drought and increased evaporation rates thereby increasing irrigation demands.

Water security is critical for horticultural production, particularly for perennial crops. While water security averages 80% it has been much lower in recent years. Producers have invested in measures to increase security. Investment in modernisation of the irrigation infrastructure and access to recycled water will further increase water security. This will be important in the future due to the drier, hotter climate is forecast for the area.

Use of recycled water, such as being investigated by Western Water from the Bacchus Marsh, Melton and Sunbury Wastewater Treatment Plants, are expected to increase water volume treatment through urban expansion.

Food security for Melbourne's foodbowl (illustrated in Figure 28) is important as Moorabool, like other peri-urban councils, forms part of the outer foodbowl. The metropolitan area will need 60% more food as the population grows to 7-8 million people by 2050. A recent analysis indicated that the foodbowl:

- Grows 47% of vegetables produced in Victoria.
- Can meet 41% of Melbourne's total food needs.
- Contributes \$2.45 billion per annum to Melbourne's regional economy.
- Contributes 21,000 full time equivalent jobs.
- Capacity could fall to 18% by 2050.



The key recommendations about agriculture relevant to the UGF are:

- Support agricultural land use and development and avoid prejudicing the ability of future generations to productively farm land identified for commercial agriculture.
- Support agricultural activities and associated rural industries that will maintain and build on the economic base of the Shire.
- The BMID is economically and strategically important for its contribution as part of Melbourne's outer foodbowl.
- For the Parwan Employment Precinct, undertake precinct planning that will ensure efficient use of land for intensive agriculture and optimal development. Before a precinct plan is prepared, it will be important to ensure no new sensitive uses are permitted that would jeopardise future employment potential.

6.5 Agribusiness Analysis - Proposed Parwan Employment Precinct (2016)

The Parwan Agribusiness Analysis (CBRE, 2015) was commissioned by Council to investigate the potential employment activities of Parwan, with a focus on agribusiness and related supply chain opportunities. The report assessed property market conditions from both a quantitative and qualitative perspective and recommended initiatives Council should consider to attract/capture businesses in the recommended sectors.

The report forecast that 1,200 jobs could be supported in the employment precinct. This estimate is based on providing water and gas supply and transport connections.

The key findings were:

- The proposed Parwan Employment Precinct (PEP) has a number of competitive advantages compared to other employment precincts in the region. These include:
 - The potential availability of irrigation water supply (subject to the Western Water WIN project).
 - The willingness for existing occupiers to invest to improve services, demonstrating the substantial existing competitive advantage of the site.
 - Significant logistical freight advantages to Australia's most productive dryland and irrigated agricultural regions, including Western Victoria, Central Victoria, and South, East and West Gippsland as well as the Riverina region of New South Wales.
 - Location in a highly desirable area, positioned close to sea, rail, air freight with accessibility to Avalon and Melbourne airport allowing efficient global movement of fresh produce fresh produce, livestock and heavy equipment. Sea freight is effectively facilitated via the sea ports of Geelong and Melbourne. The precinct also has access to other markets which is key to successful vertically integrated agribusiness supply chain developments.
- The most probable specific uses and businesses that would prevail under current market conditions (subject to the below servicing and infrastructure issues being resolved) and would meet highest and best use criteria are:
 - Meat processing
 - Feedlot/sale yards
 - Mushroom
 - Poultry
 - Hydroponics along with associated co-located industries.

There are constraints in attracting business to the area, being the provision of services, specifically natural gas and providing adequate road access. These are considered critical factors, along with the requirement for Class A water (although it is likely that businesses immediately requiring this service will construct their own water treatment infrastructure).

Key recommendations of the report are provided in Table 3.

Table 3 – Parwan Employment Precinct - Required Infrastructure (source: CBRE, 2015)

Key recommendations from CBRE analysis (based on the following infrastructure sections which are likely to align with the Proposed Employment Precinct)		
Recommendations	Required Infrastructure	Funding Responsibility
Hydroponics	Natural Gas 8" galon water (12M/ha of development)	Natural gas funding, possibly one third Council, two thirds land owners
Manufacture Products	Natural Gas Compost facilities	Land holder (compost only)
Bulk Distribution (excluding fertilizer and bulk storage facilities)	Increased road connection	Federal/State Funding
Red/Wine Meat Processing	Natural Gas Industrial water	Landholder/Private Funding

Further key recommendations from CBRE analysis (based on the following infrastructure sections which are likely to align with the Proposed Employment Precinct)		
Recommendations	Required Infrastructure	Funding Responsibility
Improvement of road linkages, particularly accessibility to the Western Highway	Diamond intersection connecting the Mt Western Freeway. Possibility to connect proposed Bacchus Marsh East Bypass.	Federal/State Government and local Council.
Provision of Natural Gas	Natural Gas node connected to existing gas line which traverses the precinct.	Council to possibly contribute one third of cost or alternatively offer interest free loans to the fund required capital investment.
Provision of Class A water supply	Possibility to recirculate water from Bacchus Marsh to Mellon, Western Water Treatment Plants.	Mutual agreement between Council and precinct stakeholders.
Adequate town parking provisions	Increase approval ability for "Offensive Uses"	Council responsibility
Potential increase rate subsidy	Anticipated subsidy of 30% per annum over the first 20 years of occupation.	Council responsibility
NBN Connection	Not deemed to be immediately necessary for proposed development however, the connection would enhance development potential.	Private Developers.

6.6 Moorabool Industrial Areas Strategy (2015)

Council commissioned the preparation of the Industrial Areas Strategy (SGS, 2015) to review and forecast the supply and demand of industrial land in Moorabool. Based on the findings, and in the context of broader issues of population growth, economic structure and zoning controls, strategic directions for future industrial precincts to 2051 are provided.

The report acknowledged that the Shire has two key economic focal points, being Bacchus Marsh and Ballan. The population growth and associated development expected in Bacchus Marsh in particular will require long term planning for industrial land that enables the local economy to grow and provide employment opportunities for a rapidly expanding residential workforce.

The key findings were:

- Demand for industrial land is expected to growth over time for manufacturing, logistics and service industries.
- Total demand for industrial zoned land is expected to increase from 141ha in 2015 to 193ha in 2051.
- In terms of area, there is an oversupply of industrial zoned land. However, much of this land is variously constrained limiting many potential industrial uses. For example the proximity of residential encroachment that is within 1km, means manufacturing uses are incompatible.

Table 4 - Employment Growth Sectors 2013 to 2015 (source: SGS, 2015)

Jobs trend past two years					
Industry	Growth	No change	Decline	Total responses	No response
Transport, postal and warehousing	67%	33%	0%	3	1
Manufacturing	8%	58%	33%	12	11
Other Services	7%	47%	47%	15	0
Mining	0%	100%	0%	5	0
Retail trade	0%	100%	0%	2	1
Electricity, gas, water and waste services	0%	100%	0%	1	0
Administrative and support services	0%	100%	0%	1	0
Unidentified industrial	0%	100%	0%	1	0
Wholesale trade	0%	67%	33%	3	1
Construction	0%	50%	50%	2	0
Professional, scientific and technical services	0%	0%	0%	0	1
Arts and Recreation Services	0%	0%	0%	0	2
Total	9%	62%	29%	45	17

Source: SGS Economics and Planning survey data

- Across the Shire, five industrial zoned precincts were identified and assessed in detail, with four falling within the UGF area. These are:
 - **Maddingley Precincts 1 and 2** were constrained by residential encroachment, reducing the long term viability of these precincts to perform the heavy industrial role that their Industrial 2 Zoning (INZ2) would otherwise suggest.
 - **Maddingley Precinct 4** was the only existing industrial precinct near the western end of the Shire with some reasonable buffer distance from sensitive uses, however it is only half of the precinct that is located 1 km from sensitive uses. For this reason, Maddingley should be used as a focus for new industrial development before the Parwan precinct is planned
 - **Parwan** was identified as an existing agricultural precinct with industrial capacity. If Parwan became the preferred location for manufacturing in the longer term, strategies should be prepared and implemented to transition Maddingley 1 and 2 to lower impact activity (local service industries)
 - Industrial precincts and significant industries within the Special Use Zone is identified in Table 5.

Figure 29- Bacchus Marsh Industrial Precincts (source: SGS, 2015)

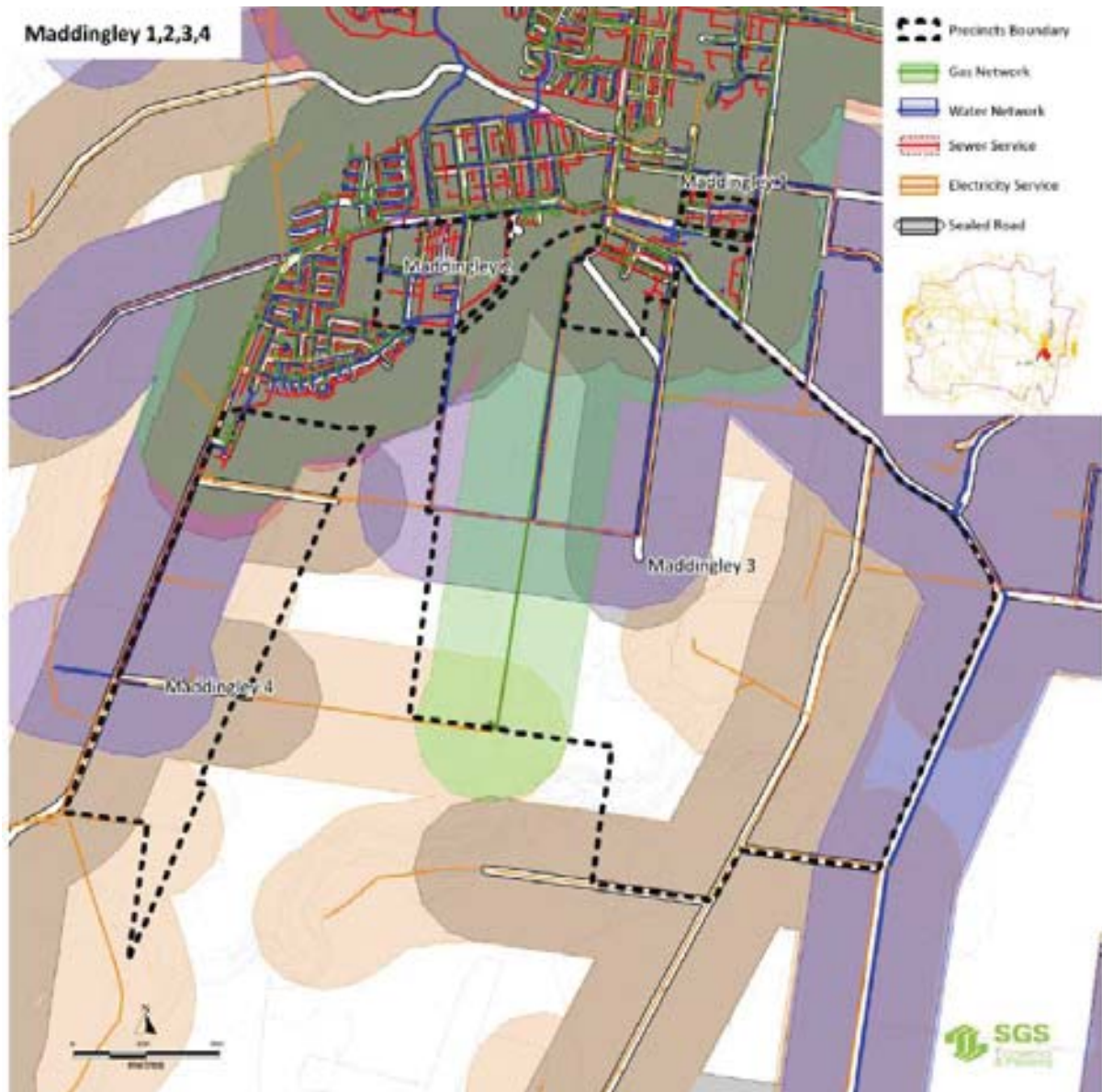


Table 5 - Employment by Precinct (source: SGS, 2015)

Precinct	Location	Key Use Types	Jobs (2015)
Maddingley 1	Station Street, north of train station	Manufacturing and service repairs	240
Maddingley 2	Griffith Street	Manufacturing and service repairs	204
Maddingley 3	Coal mine site (Maddingley Brown Coal)	Mining, landfill, composting	82
Maddingley 4	Bacchus Marsh Balliang Road	Diverse range of industrial uses	91
Parwan	Cnr. of Bacchus Marsh Geelong Road	vacant	0
Sand mines	North of Darley	Sand extraction	99

New locations for development in areas capable of providing effective buffers (separation distances to sensitive uses such as housing) need to be identified to ensure Bacchus Marsh, and Moorabool more broadly, reach their economic potential and attracts new investment (refer to Tables 6 & 7).

Parwan was identified as the best location for new industrial development as it possess important natural advantages including proximity to Melbourne and absence of residential encroachment. A large caveat was the significant infrastructure shortfalls of gas and water connection and the need for improved road access to the Western Freeway.

Table 6 - Buffer Compliance (source: SGS, 2015)

Precinct	Manufacturing	Transport & Warehousing	Local Service Industry
Ballan	72%	73%	79%
Maddingley 1	FAIL due to inadequate separation buffers	79%	90%
Maddingley 2	FAIL due to inadequate separation buffers	76%	90%
Maddingley 4	72%	69%	79%
Parwan	69%	68%	69%

Table 7 - Land Use Needs Beyond 2031 (source: SGS, 2015)

Land Use Type	2011	2031	2051	2011-51
Business / Office Parks	4.0	5.9	7.3	3.3
Office	4.4	7.0	9.4	5.0
Retail - Big Box	5.2	7.6	9.6	4.4
Bulky Goods Retail	18.2	25.0	31.5	13.3
Retail - Main Street	6.6	10.1	12.6	6.0
Dispersed Activities	3.0	4.7	6.8	3.9
Special Activities	21.8	34.3	47.4	25.6
Service Industry	42.0	61.7	79.3	37.3
Manufacturing	72.5	70.3	76.2	3.7
Freight and Logistics	3.2	4.7	5.5	2.3
Rural Services	546.8	724.2	838.5	291.8
Total	727.4	955.6	1,123.9	396.5

Source: SGS Economics and Planning

6.7 Moorabool Industrial Areas Strategy Update (2017)

In 2017, Council engaged SGS to conduct further more detailed analysis of its industrial land holdings to further develop its understanding of the market for industrial land in Moorabool (refer to Table 8). These, investigations into the nature of constraints revealed that much of the existing land zoned for industrial uses is unlikely to attract development due to a range of issues including geographic and environmental constraints and by the encroachment of sensitive (typically residential) uses.

Table 8 - Industrial Land Demands (source: SGS, 2017)

SUMMARY OF REVISED MARKET ASSESSMENT

	Moorabool IAS	With revised supply figures	With revised supply figures and accounting for non-core industrial uses	With revised supply figures and accounting for non-core industrial uses and growth in Melton	Including net increase in industrial land associated with Amendment C76
Total supply	346.0	238.4 ²	238.4	238.4	362.4
Demand (2031)	136.8	136.8	173.9	187.6	187.6
With 20% vacancy allowance	164.1	164.1	208.7	225.1	225.1
Gap (2031)	181.9	74.3	29.7	13.3	137.3
Demand (2051)	161.0	161.0	205.7	221.8	221.8
With 20% vacancy allowance	193.1	193.1	246.8	266.1	266.1
Net available supply (2051)	152.9	45.3	-8.4	-27.7	96.3

Source: SGS Economics and Planning

Taking into account the revised supply figures and potential growth in demand, by 2031 the gap of 181.9 hectares projected by the Moorabool Industrial Areas Update will reduce to only 13.3 hectares.

The Moorabool Industrial Areas Update model predicted that there would be a total of 152.9 hectares or surplus industrial land by 2051. The revised model produced as part of this engagement predicts that industrial land within Moorabool will be exhausted by around 2037/38, with a deficit rising to around 27.7 hectares by 2051.

Taking into consideration the new demand and supply assumptions detailed in this report, there is at most 22 years of industrial land supply remaining in Moorabool. However, accounting for constraints Moorabool Industrial Areas Strategy Update 3 associated with existing land and uncertainties in relation to the impact of growth on the Melton economy, the supply of industrial land in Moorabool may be exhausted much sooner.

Given this, to ensure that the future growth of Moorabool's economy is not stymied by a lack of suitable land, there is a need for further industrial land to be made available in the near future.

The key priorities of the report are all relevant to the UGF and are:

- Investigate options for transitioning of industrial precincts in Bacchus Marsh which are constrained by residential encroachment. This would predominantly assess alternative zoning and land use options, but also include consideration of traffic and amenity issues.
- Find, service and market a new industrial precincts which can:
 - Provide large buffer zones that attract manufacturing businesses;
 - Provide large lots at relatively affordable land prices and rents;
 - Potentially be well connected to Melbourne, which requires (a) a relatively Eastern location in the Shire and (b) potential for easy access to the Western Freeway pending investment in transport infrastructure;
 - Potentially be well serviced by other types of infrastructure and utilities; and
 - Possess strong access to a sufficiently large and skilled labour force.

- Develop an employment cluster at Parwan which includes a range of activities for industrial and agribusiness. This would address the second recommendation.

6.8 Bacchus Marsh Buffer Assessment (2017)

Council commissioned Pacific Environment (2017) to undertake a review of a range of existing uses around Bacchus Marsh. Substantially, these uses, ranging from a mushroom factory to brown coal extraction, composting and non-putrescible landfill, to wastewater treatment plants and chicken broilers. Sand quarries produce little or no odour but do generate dust.

Key findings were:

- **Parwan WWTP** - The guideline separation distance of 1400m for the current plant capacity of 20,000 EP1 was found to be an appropriate separation distance that accommodates increased treatment loads of the current plant design in combination with additional odour controls for the inlet works and also future mechanical treatment plant upgrades (including odour control). It is noted that the treatment plant is located to the south, and in the summer time prevailing wind direction, of Investigation Area 2a proposed for residential zoning. While the separation distance is considered sufficient for normal operations there is exposure potential for plant upset conditions. The proposed southern boundary of Parwan Station (future residential and commercial precinct) was based on the 1,400 m separation distance.

As Bacchus Marsh grows further the Parwan WWTP will need to expand and invest further. It is feasible, given EPA expectations that proponents of change (ie development initiators such as future proponents of Parwan Station urban area), that close and ongoing discussions, further modelling and negotiated agreements on the nature of treatment plan upgrades occur.

- **Maddingley landfilling and composting operations** - The guideline separation distance for the solid inert waste landfill operation is 2000m. This separation distance was found appropriate for the solid inert waste landfilling operations. However, it is noted that that the landfilling odour impacts sit well within the odour footprint from the composting operations from the site. The dispersion modelling of the composting operations showed odour impacts at greater distance to the east of the site compared to the west of the site. The guideline separation distance for the composting operations is specified as 2000m or greater. In the discussion of the preliminary results from the dispersion modelling the EPA expressed a strong preference for a minimum separation distance of 2000m based on uncertainty regarding the composting operations and the lack of licence limits on production. The western boundary of Parwan Station was drawn based on the 2000m separation distance from the composting activities.

The dispersion modelling confirmed this as a recommended separation distance to the east of the facility and also showed that a separation distance reduced to 1500m to the west of the facility can be recommended. Improved composting practices would result in improved odour performance.

- **Mushroom farm** on Geelong Bacchus Marsh Road – There is no guideline separation distance specified for mushroom and substrate production, it is to be determined on a case by case specific basis. The dispersion modelling showed small odour footprints for the existing operations and the potential future onsite production of substrate as for an enclosed facility. The largest distances in the odour footprints, from the site boundaries, for the two scenarios were 200 m and 400 m. Odour from the mushroom farm does not have the potential to impact on Parwan Station, which is approximately 2.5 km to the northeast.
- **Broiler farms** on Browns Lane and Geelong Bacchus Marsh Road – The calculated guideline separation distances for these two broiler farms are 425 m and 686 m. The Browns Lane broiler farm located approximately 450 m to the west of Investigation Area 2a and the Geelong Bacchus Marsh Road broiler farm is located approximately 2 km to the south of Parwan Station. The dispersion modelling, assessing these two sites cumulatively, show odour impacts at higher levels than any other of the sites included in the assessment. As assessed against the Victorian OERA guideline a medium level of risk is predicted across Parwan Station. These results are based on the modelling with odour emissions estimated with the K-factor method.

The EPA Victoria emissions model produces larger impacts, which are interpreted as over-predictions. The OERA guideline specifies that the guideline methodology is not intended for determining separation distances or an acceptable level of risk. It is for the responsible authority to determine the acceptability of risk for any proposal. It should also be noted that the OERA methodology for risk evaluation is intended evaluation of proposed poultry/broiler farms. The situation with a proposed new township next to existing farms is different in that conditions on the environmental performance cannot be required as part of any approval.

- Regarding the **abattoir** (on the corner of Woolpack Road and Bacchus Marsh Road) which was not specifically included in the assessment the following observations were made: Considering typical separation distances from abattoirs and the operations at the facility as understood it is not likely that there would be any direct odour impacts at Parwan Station at the existing separation distance of approximately 1.1 km.
- With three **sand quarries** north of Darley no odour was detected, with dust a more relevant issue. The Code of Practice requires that via an environmental management plan operators should aim to prevent any dust from leaving the site. This can occur via:
 - Constructing wind breaks;
 - Using water sprays in processing;
 - Seeding surfaces that may generate dust that are not going to be used for some time, for example topsoil stockpiles;
 - Enclosing processing plant;
 - Using a water truck on roads; and
 - Using chemical additives on roads, hard stand areas and in processing.

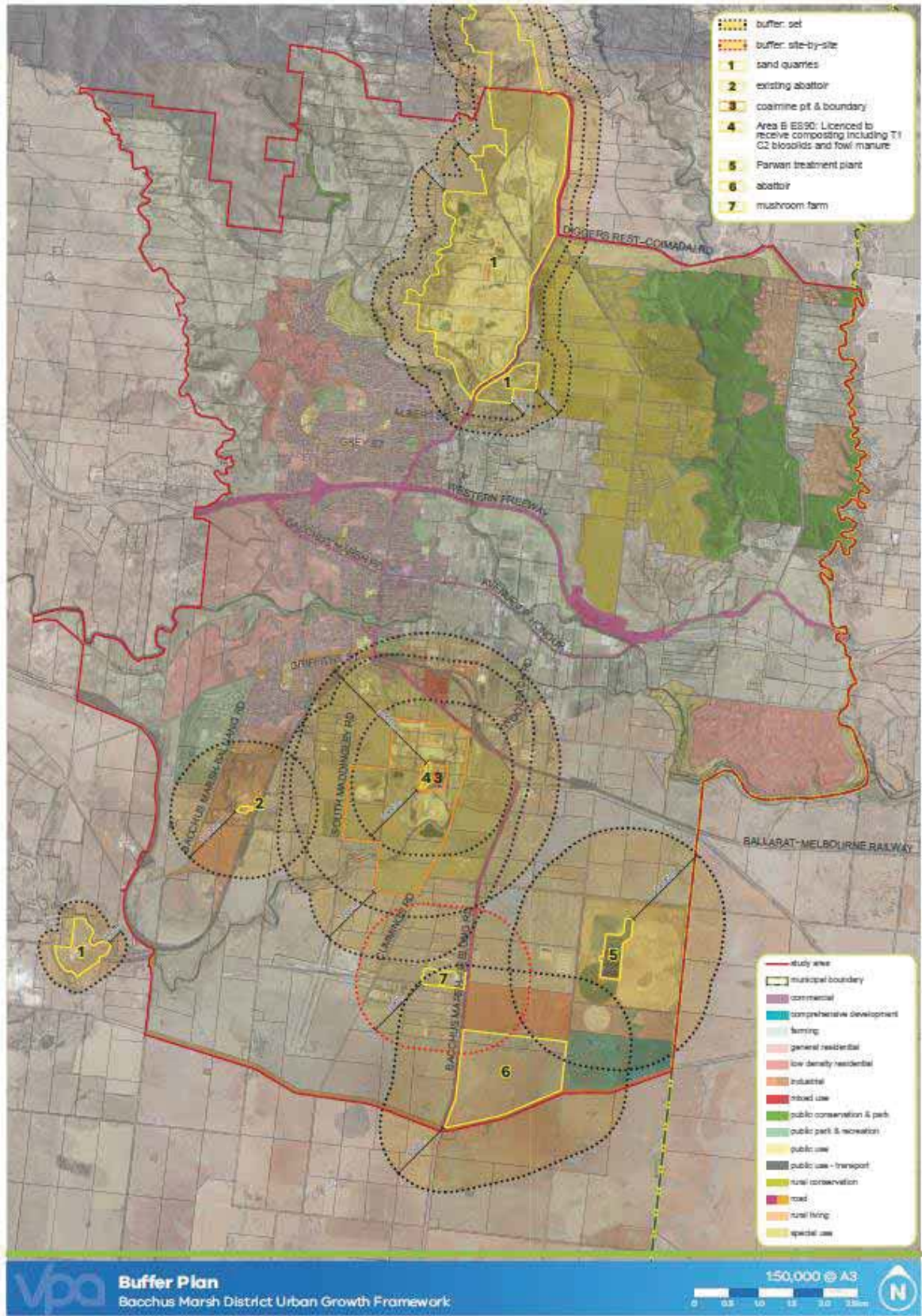
The EPA's State Environment Protection Policy (Air Quality Management) requires air emissions to be controlled. The EPA's Protocol for Environmental Management: Mining and Extractive Industries supports interpretation of the SEPP and sets out the requirements for the assessment and management of air emissions from activities undertaken in the operation of quarries. Proponents should read this protocol before preparing their work plan.

- At least two concrete batching plants are constructed within several of the quarries. cl. 52.10 specifies 300m separation to sensitive uses. A setback of 300m for sand quarries from the edge of extraction areas to sensitive uses would appear ample

Overall

- The Bacchus Marsh Buffer Study shows that the only existing operations with significant potential for odour impacts across Parwan Station are the two broiler farms. The predicted levels of odour are lower level/concentrations but at medium OERA risk rating levels. Whether this level of impact is acceptable needs to be considered and determined by the relevant authority. In regard to consideration of the acceptable level of risk the following should be considered:
 - The predicted levels/concentrations of odour from the broiler farms across Parwan Station, while at medium risk rating according to the Victorian OERA methodology, are at compliance levels as assessed against NSW and QLD odour assessment criteria.

Figure 30 – Buffer Analysis (source: VPA based on information from Pacific Environment)



- It is understood that the timeframe on residential development of Parwan Station may be 20 to 30 years away: - The broiler farms may no longer be in production at that stage. - Based on current trends improvements in odour performance over time can be expected. - Additional odour assessment of the broiler farms can be completed closer to the point in time of residential development of Parwan Station and also include site specific sampling, and perhaps negotiations on operation practices seeking improvements in odour performance.
- The current zoning in the Parwan area is farming which aligns with primary production land uses such as broiler farms. However, the intended changes with the Parwan UGF would see residential areas closer to the existing broiler farms which also would be within the PEP and no longer in the farming zone. From a land use perspective broiler farms can be viewed as to be at odds with the intended outcome of new housing in Parwan Station.
- While odour impacts are assessed at residential locations it should also be considered that an additional population in the order of 9,000, as intended for Parwan Station, would also see a lot more traffic and people movements in closer proximity to the existing broiler farms. This is something that also potentially could bring odour complaints.
- The Victorian odour impact assessment criterion is the most stringent in Australia. With planning underway for regional population growth around Melbourne strict regulation around separation distance requirements are going to pose on going and increasing challenges for both planning and industry. The level of acceptable risk in relation to odour amenity is perhaps something that require consideration in this context.

Having regard to the above, the performance of any operation that requires buffers to sensitive uses can vary over time as technology changes and operational efficiencies are sought. Likewise EPA conditions and modelling practices (including codes of practice) will likely also change over time. With growing pressure for development in Bacchus Marsh district, operational practices in the past may no longer be appropriate into the future. This will need to be negotiated and it is an assumption of Council that all stakeholders (including agencies) will act in good faith to provide equitable and feasible land use and environmental solutions. The modelling undertaken therefore should only be seen as a first pass assessment with a desire of all stakeholders to refine and improve processes before any development occurs in the residential investigation areas.

Based on modelling undertaken and subsequent discussions with the EPA, significant transitional zones will need to be between Maddingley Brown Coal and the Parwan Wastewater and any future residential development near or around Parwan Station. Within these transitional zones only uses that don't generate additional buffers will be allowed to establish. Further studies on what these uses should include will be delivered via future PSPs.

As this is a first pass assessment any future PSPs that are developed will also require further odour modelling to refine the form and intensity of residential growth, noting that this growth may occur across timelines of 10-30 years. Scope to address active and passive recreation and/or other uses near more sensitive interfaces would also be examined within a PSP process.

6.9 Summary

In response to the above varied assessments, the UGF will need to address the following:

- Identify the Bacchus Marsh Town Centre as the primary commercial centre of Moorabool;
- Identify the retail hierarchy for the existing commercial centres;
- Nominate a potential retail hierarchy for potential new residential growth areas consistent with the existing hierarchy;
- Set aside the significant agriculture land that forms part of the BMID;
- Nominate potential employment growth areas primarily Parwan;

- Identify the existing Industrial 2 zoned land in proximity to the town centre as areas to transition to lower amenity uses in the future once the existing high amenity impact uses can be transitioned to the Parwan Employment Precinct; and
- Identify the need for the Eastern Link Road.

A host of other initiatives also need to be progressed. These include:

- Implementation of the Retail Strategy – likely via MSS Review.
- Implementation of the Industrial Strategy - likely via MSS Review.
- Further and ongoing work in growth precincts, especially around Parwan on suitable buffers to amenity impacting uses (including coal mine, landfill, composting, chicken broilers, Parwan WWTP) as urban growth is delivered.

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7 HOUSING AND INFRASTRUCTURE

7.1 Housing

The UGF identifies both existing residential areas and potential future residential growth areas. The nomination of new areas for potential residential growth is guided by an analysis of residential land supply and demand in Bacchus Marsh which looks at the existing supply of land, compares this to a range of growth scenarios and makes projections on future demand.

Housing Bacchus Marsh to 2041 (2016)

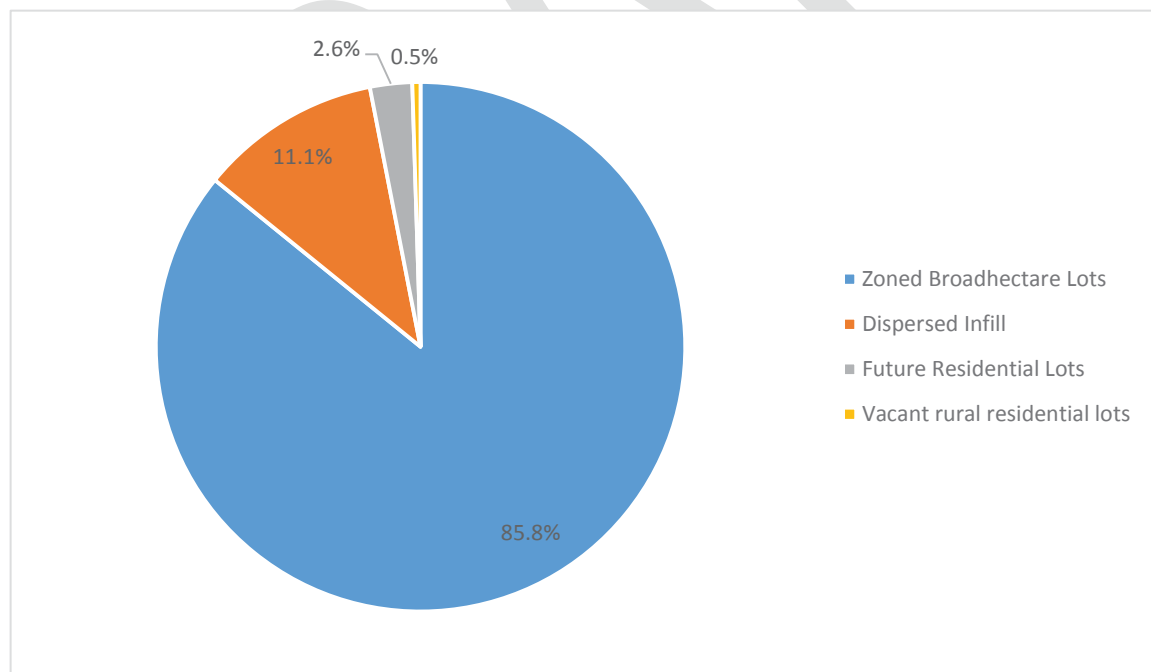
The Housing Strategy (Mesh, 2016) analyses the housing situation in Bacchus Marsh in detail and assesses important issues in addition to supply and demand, including housing mix, lot sizes, affordability and special housing needs.

The study area for the assessment is illustrated in Figure 32. The report determined that the existing area of Bacchus Marsh comprises three neighbourhoods: Bacchus Marsh, Darley and Maddingley. These areas have been continually developed and expanded over time, with more recent development predominantly in Darley and Maddingley. The existing area includes the greenfield sites which are currently being developed.

The supply and demand analysis shows that, while there is potential for residential growth through infill development in existing urban areas, the greater portion will be Greenfield residential land supply, namely the identification of new growth areas. The supply and demand analysis, as summarised below, estimates that there is approximately 20 years of supply in the UGF area.

Existing Supply

Figure 31 - Residential Land Supply September 2015 (source: Spatial Economics, 2015)



Of the 646 identified dispersed infill lots;

- 590 were identified as lots less than 1,200sqm
- 41 between 1,200sqm and 2,000sqm
- 15 lots between 2,000sqm and 5,000sqm.

Projected Demand

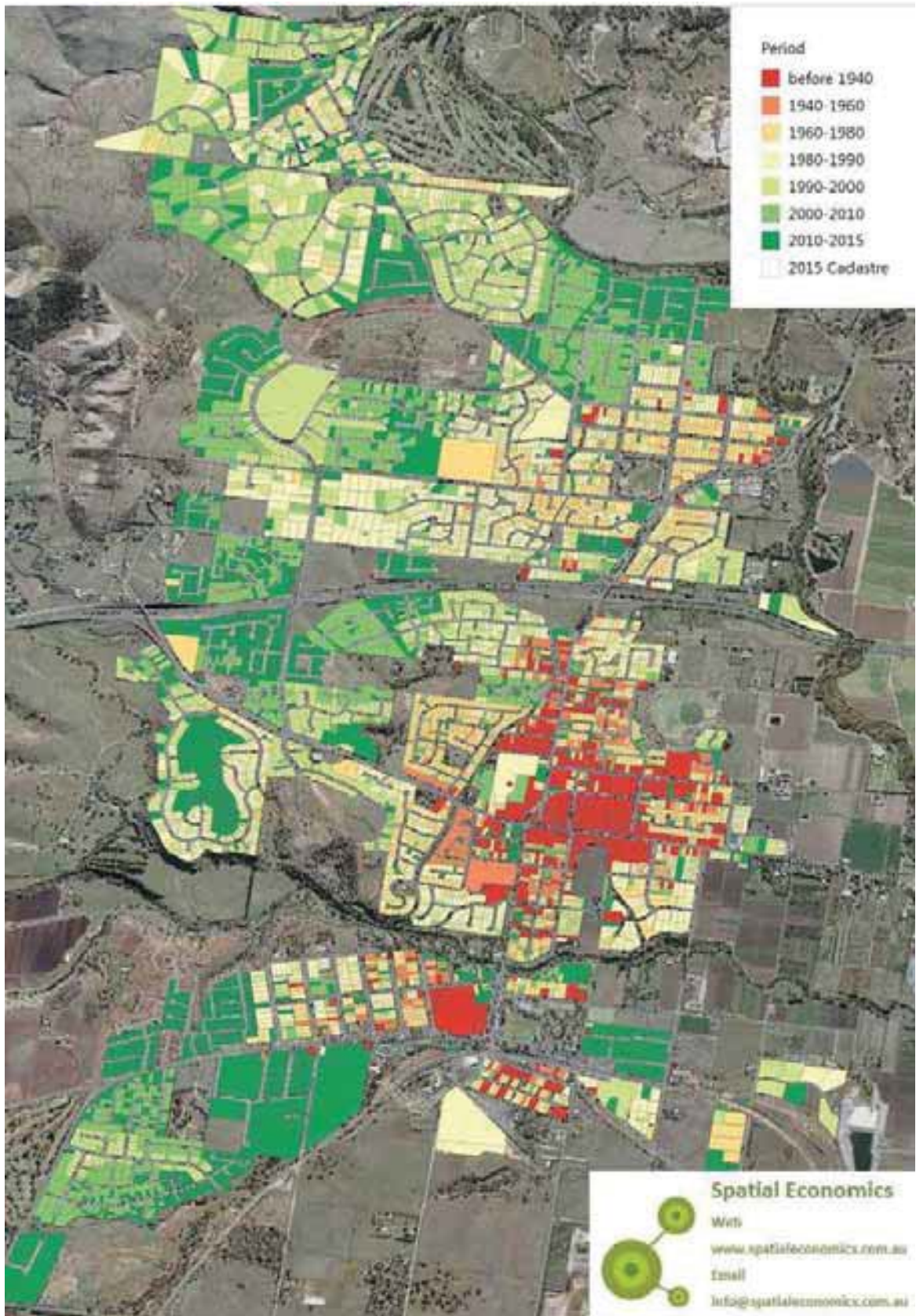
The report looks at four growth scenarios:

- Dwelling projections as per Victoria In Future 2015 assuming a constant (86%) of demand will be for broadhectare (greenfield) residential construction. (It should be noted that the Victorian in Future projections are to 2031).
- Dwelling projections as per Victoria In Future 2015 assuming a decreased share of broadhectare development or in other words an increase demand and supply for dispersed infill redevelopment assumed at 70% for broadhectare demand and supply. Noting VIF projections are to 2031.
- Dwelling projections sourced from id Consultants and undertaken for Moorabool Shire Council and assuming a constant (86%) of demand will be for broadhectare residential construction. Noting id profile projections are to 2041.
- Dwelling projections assumed to grow from 2016 at a constant 3.5% annual growth rate and assuming a constant (86%) of demand will be for broadhectare residential construction.

The findings of the analysis are shown in Figure 33.

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Figure 32 - Existing Urban Footprint of Bacchus Marsh (source: Spatial Economics, 2015)

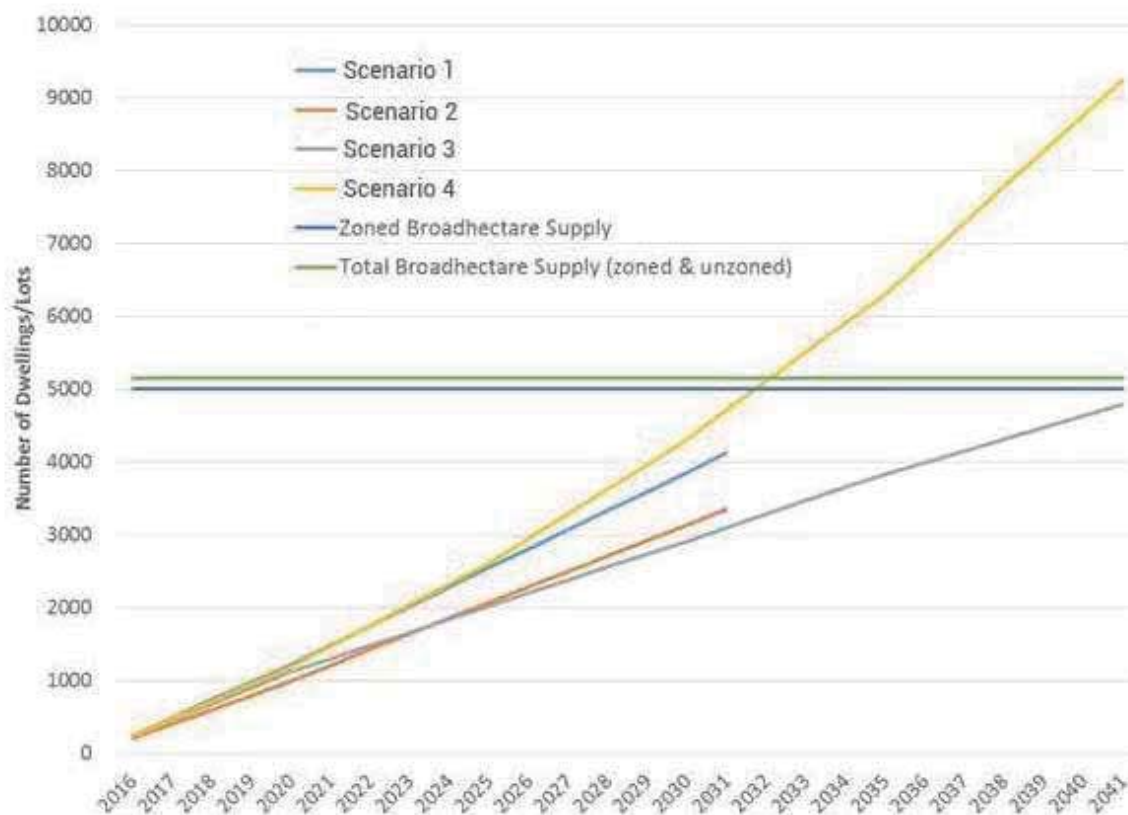


Based on the analysis, estimates suggest there are sufficient land stocks to satisfy between 16 and 27 years of demand, and it is considered that 20 years of broadhectare supply is the most likely (refer to Figure 33). [Note – these are 2015 figures, therefore the figure is more likely 14-25 years now].

In terms of new housing, the report noted:

- Dispersed infill as a housing supply source is likely to cater for an increasing number of single and smaller households and as land values increase properties with less land will be more affordable. There is a substantial amount of infill supply that could accommodate a significant number of dwellings;
- To 2041, the vision for Bacchus Marsh is to develop its role as a regional centre and assist in providing an alternative to Melbourne, providing affordable and diverse housing supply to accommodate existing and future residents. Housing will be directed to locations that are easily accessible to activity centres and public transport will be a priority; and
- By around 2030, it is considered that under the fastest growth scenario (scenario 4) there will be shortages of land for greenfield development, with infill housing remaining a modest component (Under scenario 3 the timeline is 2041). Noting that Council should have 15 years supply of zoned residential land (Clause 11, State Planning Policy Framework); the recent growth rates which have been closer to scenario 4 than 1; and the likelihood that any growth planning involving a precinct structure plan may take some time to complete (2-3 years and likely longer) it will be necessary to begin forward planning for future land releases in the medium term. This can be brought forward if needed infrastructure such as the Eastern Link Road is facilitated.

Figure 33 - Adequacy of broad hectare land stock in Bacchus Marsh* (source: Spatial Economics, 2015)



*Bacchus Marsh for the purposes of the Housing Strategy comprises existing residential zoned land within the existing settlement.

Neighbourhood Character – Existing Urban Areas

Respecting and better managing neighbourhood character in existing areas of Bacchus Marsh remains a priority.

With Bacchus Marsh continually growing, there are some residential development examples within the town that may be considered to be detracting from the distinctive characteristics of Bacchus Marsh. This is a common issue for most peri-urban areas of Melbourne, however with the statistical re-defining of Greater Melbourne by the Australian Bureau of Statistics (ABS) which now includes Bacchus Marsh, the town is now providing a source of broadhectare land supply, along with its growing role as the Regional Centre within the Central Highlands. These roles bring additional challenges to the town in preserving its unique and valued characteristics. As Bacchus Marsh continues to grow there is inevitably an increased tension between original and new development. There is a need to reduce this tension to ensure new development is positively contributing to the established character of Bacchus Marsh and to ensure that the town does not lose its valued characteristics. As part of the character analysis a number of issues and threats to the existing character have been identified, including:

- New development that is not in harmony with the site and surrounding context. This includes the natural landscape qualities of the area, in particular the loss of rural views due to inappropriate development on surrounding ridgelines/hills and plateaus.
- New developments that have minimal landscaping, in particular street tree plantings which are often inconsistently planted, not established or in some instances non-existent. The lack of landscaping has a significant impact on the character of the town, whilst also not achieving sustainable development outcomes which all developments should be aspiring to.
- An expanding residential settlement boundary. This has resulted in development in more remote locations, including lots that have been developed too intensively for their location. This includes multi-unit developments on the fringe of town where access to services and facilities are poor and often with poor pedestrian connectivity due to a limited footpath network. Further, the expanding settlement boundary threatens the country landscape characteristic of the town, including the valued agricultural activities (orchards and market gardens) that Bacchus Marsh is renowned for.
- Inconsistent road cross sections being applied that limit landscaping and street tree planting opportunities.
- Often creates streets that are too narrow with several cul-de-sacs and dead ends, all of which provide poor vehicle access and manoeuvrability.
- Overly wide streets. Although wide streets are often a feature of regional towns, there are a number of streets that have excessively wide road pavements. Such pavements do not contribute to sustainable design through significant amounts of hard surfaces and often a lack of landscaping. Further, excessively wide pavements encourage greater speed of vehicles and are often windswept if they are not heavily landscaped and therefore not contributing to creating pedestrian friendly environments.
- Multi-unit developments that lack passive surveillance and have no sense of address. Several multi-unit developments are dominated by hard paving, with insufficient soft landscaping and are inward focussed.
- A number of poor built form outcomes due to dwellings lacking articulation, not responding to the context they sit within or complementing the character of the area.

To address the inconsistencies and identified concerns, including consideration of how the existing decision making framework could be improved, a number of changes are recommended and are further articulated in Chapter 8 of the Housing Strategy. These improvements will assist in guiding future residential development and ensure development complements the preferred character of the area. The identified improvements have or are recommended to be undertaken include:

- 'Character Precinct Brochures' have been prepared that identify the existing and preferred character of each Precinct.
- A number of recommended strategies and actions that should be included as part of Councils Action Plan to implement Housing Bacchus Marsh to 2041.

- A Settlement Framework plan has been prepared that identifies areas for intensification and areas that are not recommended for increased development.
- Council adopting the implementation recommendations set out in Chapter 8, which includes a number of changes to the Moorabool Planning Scheme; and
- The preparation of Guidelines/Reference Documents /Council Policy in regards to Urban Design, Environmentally Sustainable.

Figure 34 - Neighbourhood Character Precincts should respect diversity and amenity (source: Mesh, 2016)



Residential Districts within the Growth Corridor

Barriers to growth exist to the east within the valley floor due to the irrigation infrastructure, zoning and flooding risks.

Existing extractive industry and land fill are barriers to the north and south. To the north two large sand quarries are operational and provide construction sand to metro Melbourne. To the south is the Maddingley Brown Coal mine and landfill (regional construction waste).

To the west is the steep topography of Pentland Hills and Bald Hill.

Beyond completion of existing urban development fronts to the south at Stonehill and west at Underbank, any future urban demand will need to be met by:

- Directed infill into appropriate locations; and
- Greenfield supply via investigation areas within nominated areas.

Figure 35 identifies existing zones.

Summary

The land use response to the physical and environmental context in the UGF is identification of:

- Existing major road and rail network;
- Existing urban areas;
- Ongoing use of agriculture in the flood plains;
- Ongoing use of coal mining, sand mining, agricultural and regional-based water infrastructure, as well as planning for the associated off-site amenity buffers as appropriate;

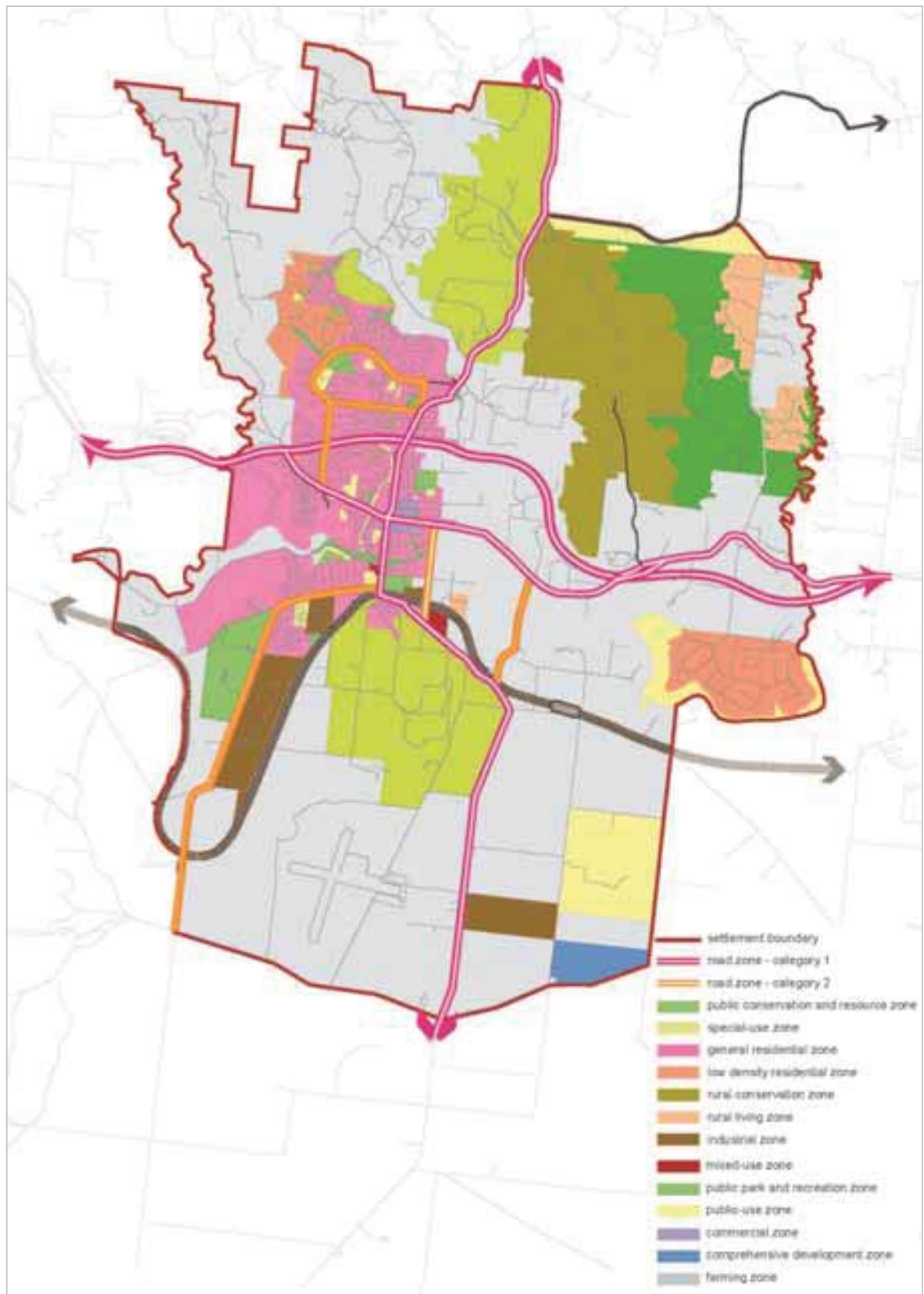
- Potential growth areas in locations that respond to existing uses and topography, avoiding areas of environmental sensitivity;
- Potential residential growth areas away from existing industrial uses; and
- Potential employment growth areas co-located with existing industrial uses.

In the 2017/21 Council Plan it has been identified that a review of the Recreation and Leisure Strategy, which was adopted by Council in 2016, should be undertaken and incorporate a Hike and Bike Strategy.

To assist in the review of the Recreation and Leisure Strategy, an Open Space Framework needs to be developed for Bacchus Marsh to outline the location and various levels of open space (active and passive) currently available and accessible to Bacchus Marsh residents now and in 2041.

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Figure 35 - Existing Zones (source: DELWP)



7.2 Community Infrastructure

The term 'community infrastructure' encompasses built facilities such as libraries, child care centres and neighbourhood houses as well as the services that are delivered through those facilities. The quality and quantity of facilities and services contribute significantly to community health and wellbeing and attract people from surrounding areas, as is currently the case for the Bacchus Marsh and Melton Regional Hospital and Bacchus Marsh Grammar School.

Existing facilities

Bacchus Marsh, Darley and Maddingley provide a range of community facilities (refer to Table 9) which currently service the east of the municipality. Demographic drivers of an ageing population, in-migration of young families and the need for healthier lifestyles will increase demand for community facilities. As the population grows existing facilities will need to be maintained, renewed and expanded to accommodate growth in the Bacchus Marsh district. Where existing infrastructure is not sufficient to meet community demand up to 2041, new facilities will need to be planned and delivered.

Table 9 - Existing Recreation Facilities (Growth Areas) (source: Moorabool Shire Council)

	Bacchus Marsh and Surrounds					
	Bacchus Marsh	Darley	Maddingley	Hopetoun Park	Merrimu	Parwan
4 yr. old kindergarten	1	1	1	0	0	0
Basketball court (competition)	1	0	3	0	0	0
Centre-based meals	1	0	0	0	0	0
Community venue - district	2	1	0	0	0	0
Community venue - local	1	3	0	0	0	0
Community venue - municipal	1	0	0	0	0	0
Council customer service centre	1	1	0	0	0	0
Cricket oval (competition)	2	2	2	0	0	0
Football oval (competition)	0	2	2	0	0	0
Lawn bowls	2	0	0	0	0	0
Library (centre-based)	1	0	0	0	0	0
Long day care	1	3	2	0	0	0
Maternal and Child Health	1	1	0	0	0	0
Netball court (indoor competition)	0	0	2	0	0	0
Netball court (outdoor competition)	1	2	3	0	0	0
Playground	6	13	5	2	0	0
Skate or BMX park	1	1	0	0	0	0
Soccer pitch (competition)	2	0	0	0	0	0
Social Support Groups	3	0	0	0	0	0
Swimming pool - indoor	0	0	0	0	0	0
Swimming pool - outdoor	1	0	0	0	0	0
Tennis court (competition)	0	3	21	0	0	0
Youth space	0	0	0	0	0	0

The UGF will seek to create a network of towns in the east of the Municipality that together provide the full range of community facilities and services. New district and municipal-level facilities will not necessarily be required in new residential areas as residents will travel between towns and also to Melton. Key existing facilities that should continue to serve the District include Bacchus Marsh & Melton Regional Hospital, library, outdoor swimming pool, secondary schools, town hall, Shire office and the Darley Early Years Hub.

Existing local-level facilities such as child care centres and community venues do not generally have sufficient capacity to meet the demands of major growth and will primarily serve the existing urban area.

Future community infrastructure requirements

Council's Community Infrastructure Planning Framework will guide the planning and delivery of new facilities, as well as improvements to existing infrastructure. The Framework defines various measures of the quantity, quality, accessibility and capacity of community infrastructure and provides a set of planning standards that determine what new facilities will be required. The UGF and subsequent more detailed Precinct Structure Plans and Development Plans will then guide where, when and how new facilities will be delivered in step with residential development, and will determine how best to apportion the financial responsibilities of government and developers.

The Bacchus Marsh urban area will continue to provide higher order facilities that serve new communities in the potential growth areas. If approved, substantial housing development in Merrimu, Parwan or Hopetoun Park would require delivery of new community facilities that support local service delivery.

Community facilities are best co-located with activity centres due to their travel accessibility and density of population and other land uses. Early years facilities, aged care, kindergartens and schools are, and will continue to be, critical as new families move to and grow within Bacchus Marsh. The provision for schools will be assessed during precinct planning for new residential areas and should be ideally co-located with compatible community uses such as kindergartens and health centres, and consider 400 m and 800 m walking catchments.

For the existing urban area, analysis suggests a fourth government primary school is required within five to ten years and a fifth may be necessary in the longer term, the locations of which will be led by consideration of walkable catchments. Securing these sites will need monitoring and collaboration with the Department of Education and Training.

If fully developed, the largest growth areas of Merrimu will be self-sufficient in terms of local-level facilities such as child care, playgrounds, recreational facilities and community venues. However, the proximity and relative ease of travel between Merrimu and Darley mean that the two areas would share services and facilities between them. Similarly, Parwan and Hopetoun Park would retain a close service relationship with Bacchus Marsh and Maddingley. Table 10 provides an indicative list of the community infrastructure provision that would be required within each housing growth area. The settlement typologies are based on the background work which informs the community infrastructure framework and the Small Towns Strategy (adopted 2016).

Table 10 - Indicative community infrastructure requirements (source: Moorabool Shire Council)

	Bacchus Marsh, Darley & Maddingley urban area	Merrimu Residential Precinct	Parwan Station Precinct	Hopetoun Park North Expansion Area
Estimated total population (2041)	32,000 (approx.)	18,000 (approx.)	9,100 (approx.)	4,200 (approx.)
Settlement type (indicative scale)	Large regional centre	Regional centre	Large district centre	District town
Aged and Disability				
Centre-based meals	✓	●	●	●
Senior Support Groups	✓	●	●	●
Children and young people				
Playground	✓+ ●	●	●	●
Skate or BMX park	✓	●	●	
Youth space		●		
Early years				
4 yr. old kindergarten	✓+ ●	●	●	●
Long day care	✓	●	●	●
Maternal and Child Health	✓	●	●	●
Education and training				
Primary school	✓+ ●	●		
Secondary school	✓			
General community and meeting spaces				
Community venue - district	✓	●	●	
Community venue - local	✓	●	●	●
Community venue - municipal	✓			
Library (centre-based)	✓			
Neighbourhood house / community	✓	●		
Health and medical				
Hospital	✓			
Medical centre or community health	✓	●	●	
Sport and recreation				
Basketball court (competition)	✓+ ●	●	●	
Lawn bowls	✓	●	●	
Netball court (competition)	✓+ ●	●	●	
Cricket oval (competition)	✓+ ●	●	●	
Football oval (competition)	✓+ ●	●	●	
Soccer pitch (competition)	✓+ ●	●	●	
Swimming pool - indoor				
Swimming pool - outdoor	✓			
Tennis court (competition)	✓	●	●	●
Support infrastructure				
Council customer service centre	✓		●	●
General or corner store	✓	●	●	●
Supermarket	✓	●	●	●
Transport				
Major bus route	✓+ ●	●	●	●
Train station	✓		●	

✓ - Infrastructure already provided within area

● - New or additional infrastructure will be required

Health Sector

The Bacchus Marsh and Melton Regional Hospital (operated by Djerriwarrh Health) not only services Bacchus Marsh but the wider Moorabool Shire and Melton. In preparing the UGF, Council staff met with representatives of Djerriwarrh Health in May 2017 to discuss the future planning needs within the hospital precinct. From that process the following is noted:

- Djerriwarrh Health is spending \$13-14 million on the Bacchus Marsh and Melton Regional Hospital over the next 2-3 years on internal renovations to modernise operating theatres and other ageing facilities. There are currently no plans to redevelop or expand facilities in response to projected growth and future funding has not yet been allocated by the Department of Health and Human Services (DHHS).
- The site remains constrained by its topography, surrounding uses and local traffic congestion. Its distance from the freeway, and its distance from the major growth fronts in Melton mean that it is not the logical choice for future expansion of hospital and associated health services to serve the region. For these reasons, Bacchus Marsh and Melton Regional Hospital is clearly unable to meet BM and Melton demand long term.
- In the absence of any known future planning by DHHS regarding a new hospital site, it is reasonable to assume that either:
 - The Bacchus Marsh and Melton Regional Hospital site will, through substantial investment, redevelopment and expansion, continue to be the primary hospital serving the area between Sunshine and Ballarat in the long term. This option is unlikely, for the aforementioned reasons;
 - A new hospital (potentially a large scale health precinct) will be developed at some point in the future along the Western Highway, rendering the existing hospital site surplus to requirements; and
 - A new hospital along the Western Highway is built, but Bacchus Marsh and Melton Regional Hospital continues to have a long term presence as a hospital or health precinct of some kind.

An additional point to note is that the new BUPA Aged Care Facility on Grey Street, Bacchus Marsh will compete directly with the hospital's aged services. However, given the Shire's forecast growth in seniors, ample demand will likely exist in the long term to support both facilities.

Summary

Council's strategic planning will need to involve active and close liaison with Department of Health and Human Services and the private sector on how best to provide health and aged care facilities that continue to meet community needs. Council's Community Infrastructure Framework seeks to optimise use of facilities, making the best of 'sunken investment' in existing local infrastructure. This makes further planning around the Hospital precinct for ongoing health provision a priority.

Council will need to negotiate and advocate with Djerriwarrh Health, Department of Health and Human Services on future health care needs in Bacchus Marsh.

Equally, with the growing emphasis on activity centres as community hubs to meet daily needs, Council will need to work with the private sector to integrate health provision with activity centres. Presently there are local medical facilities near the Darley Plaza Neighbourhood Activity Centre. Future planning should investigate scope for a stronger medical presence within an upgraded and expanded Neighbourhood Activity Centre. The same scenarios will likely arise with the West Maddingley Neighbourhood Activity Centre which is nearing construction.

Education Sector

With respect to primary school and junior college facilities in Bacchus Marsh Council staff has met with representatives of the Department of Education and Training, Catholic Education Melbourne and Bacchus Marsh Grammar. Discussions with Department of Education and Training have been ongoing for several years. From this the following is noted:

State schools

- Approximately 75% of eligible local students in Bacchus Marsh go to Government primary schools. The rest attend the non-government sector schools.
- Within Bacchus Marsh the Department of Education and Training provides four primary schools and a secondary college. School capacity data (2015), provided in Table 11 shows that the local primary school network is enrolled to nearly 90% of its maximum capacity. Schools nearing their capacity are highlighted in red.
- Bacchus Marsh Primary School currently has students enrolled from a wide area, including Melton. Given that Bacchus Marsh Primary is already nearing capacity, and that Darley Primary School is projected to reach its capacity around 2025, additional capacity will need to be created on-site, or elsewhere within the wider Government school network (i.e. other schools within Bacchus Marsh or Melton).
- Department of Education and Training currently owns a 3.2 hectare site south of Connor Street in Bacchus Marsh which is identified for future primary school use. It is presently on the State Government list of land surplus to requirements. Ongoing discussions between Council and Department of Education and Training will determine whether and when a new primary school is required and whether or not Connor Street is a suitable location in terms of size and accessibility.
- In 2016 the State Government announced in 2016 spending of \$5M at Bacchus Marsh College for design and construction of a new Year 9 centre. Projections indicate that by 2020 Bacchus Marsh College will be at capacity. It is unclear whether the announced budget spend will resolve this pressure. Either expansion of capacity on the site or elsewhere within the school network will become a priority in the shorter term.

Table 11 - School Capacity in Bacchus Marsh (source: Moorabool Shire Council)

	Approximate maximum student capacity*	2015 enrolments	Enrolment trend 2011-15
Bacchus Marsh Primary School	700-850	828	Growth > 5%
Coimadai Primary School	50-100	57	Growth > 5%
Darley Primary School	400-700	618	Growth < 5%
Pentland Primary School	275+	181	Growth < 5%
Bacchus Marsh College	700-1000	786	Steady

* estimates based on permanent capacity and potential for temporary relocatable classroom capacity

Private schools - Independent

- Bacchus Marsh Grammar School currently has 2000 students at three sites: Maddingley Campus (approx. 1900 students), Staughton Vale (school farm), and Woodlea (Early Learning Centre) which plans to expand to a P-6 or P-8 campus in 2019.
- The School Council has implemented a model to encourage growth, however do not want to exceed 3000 students, and prefer to cap the total number of students at 2500.
- The Grammar School is aware of its impact on peak-hour traffic congestion. However the car park reportedly clears quickly and buses are clear of Bacchus Marsh in 10 minutes. Congestion will continue to be significant factor influencing school planning as there is a desire to keep journey times under 1 hour for all students.
- At present approximately 20% of Grammar School students are from Bacchus Marsh, while 80% of students come from outside Bacchus Marsh (Altona, Sunshine, Riddells Creek, Gordon, Greendale, Gisborne, Sunbury, and Diggers Rest).
- The school expects increasing numbers from Gisborne, Sunbury and Diggers Rest and that students will continue to come primarily from western Melbourne – not Bacchus Marsh. This may be in part that the Grammar School does not offer a first preference for Bacchus Marsh residents.
- Capacity to expand at Maddingley is a challenge due to insufficient space. The school was forced to go up (second storey) on recent buildings.
- The school currently operates from a 6.5 hectare site but ideally requires up to 12 hectares, 4 hectares for buildings and 8 hectares for 'recreation'. Negotiations with neighbouring land owners have not yet secured land for expansion, and the current Special Use Zone limits the nature of future use.
- The school has indicated it is open to the option of co-located community uses on-site (for example library, auditorium or meeting spaces).

Private Schools - Catholic

- Catholic Education Melbourne presently operates a Prep-grade 6 primary school at St Bernards which has capacity for around 400 students, a current enrolment of 271 and is incrementally growing.
- Catholic Education Melbourne forecast that the school's current capacity will be reached around 2021. Projections also suggest a need to accommodate over 800 students by 2041, more than triple current enrolments.
- Catholic Education Melbourne has secured a site in West Maddingley adjoining the approved activity centre at 10 McCormacks Road for a new primary school. Timing of construction is dependent on capacity constraints of St Bernard's being identified.
- Catholic Education is examining and is committed to a full educational offer on both sides of the Western Freeway in coming years.

Summary

The following initiatives should be further considered in the UGF:

- Work with Department of Education and Training on identification of a new primary school site (either Connor Street or suitable alternative) as a short term action within the current main growth area of Bacchus Marsh.
- Undertake with Department of Education and Training and Bacchus Marsh Grammar a planning study of the college precinct in Maddingley to address a number of matters including – parking, facility needs now and into the next 20-30 years, pedestrian and cycling accessibility, shared or joint use facilities land requirements and zoning.
- Work closely with Catholic Education Melbourne on future planning for the independent sector north and south of the Western Freeway.

7.3 Public Open Space

The Recreation and Leisure Strategy 2015-2021 identifies that open spaces facilitate the vital community activities of rest and leisure. The Bacchus Marsh open space network comprises a mix of active and passive recreational opportunities set within a unique landscape. Active recreation areas are planned in accordance with demographic needs and sport participation trends. These areas are best co-located for efficiencies of use and management such as with school facilities or shared sporting clubs.

Informal or passive recreation areas include parks and gardens through to walking and cycling trails along waterway corridors. The extensive areas of natural open space in and around Bacchus Marsh, and particularly Lerderderg State Park and Long Forest Nature Conservation Reserve, provide excellent opportunity for residents to engage in unstructured recreation which is sympathetic to the environmental values of these reserves.

In the future there is the opportunity investigate the creation of a new regional park to the south of Long Forest within the Melton Reservoir between Hopetoun Park and the Parwan Station Residential Investigation area, as well as expanding the existing open space network, including converting the now redundant open irrigation channel through the existing urban area of Bacchus Marsh to a walking trail, adding to the wider network and providing an essential off-road walking and cycling link between Maddingley and Darley that currently does not exist.

Open space (both for passive and active use) and sports facilities forms a network of essential recreation infrastructure that acts as a draw card for a regional centre like Bacchus Marsh.

Open space should typically meet the following requirements:

- 2.83 ha/1000 people;
- Each area of greater than 10 ha be linked to at least one other area;
- Linear open space to have capacity for good pedestrian use and bicycle movement and have houses facing and side-on (Manidis Roberts, 1992).

The open space network of Bacchus Marsh comprises a mix of passive recreation reserves along waterways such as the Lerderderg River and Werribee Rivers as well as within the urban estate. Significant opportunities also exist for more comprehensive linear open park connections in Bacchus Marsh along the Lerderderg and Werribee Rivers also exist.

Hike and Bike Strategy 2015

The Moorabool Shire Council is pursuing 'the development and integration of community trails in the Bacchus Marsh district in order to promote community capacity, a healthy lifestyle and wellbeing, and the discovery of the district's environmental and historic assets'

Walking trails (off road and footpaths) and bicycle paths (shared, off road and on road) are a key component of the community infrastructure of the Moorabool Shire. Properly planned (both within the existing and development areas) and managed, they provide a valuable asset to the community both for recreation and exercise (walking, running and cycling) and providing key connections key community infrastructure such as schools and retail.

In addition, a well-planned off road and footpath network can provide an alternative movement network that can reduce the reliance on cars to move through the Bacchus Marsh – which is especially important for youth and disadvantaged members of the community.

Until it is superseded (scheduled to be undertaken in 2021), The Hike and Bike Strategy should be used as a standard reference to guide the activities of those persons and organisations undertaking the development of trails in the Bacchus Marsh district.

Recreation and Leisure Strategy 2015-2021 (Volumes 1-3)

The quantum of open space in Bacchus Marsh well exceeds these minimum figures. Over 10 ha is provided in Darley, over 17 ha in Bacchus Marsh and 18 ha in Maddingley. Including Creekside reserves and Bacchus Marsh Racecourse Reserve the quantum of open space is sufficient to support the population predicted in 2041. Active recreation is substantially delivered via a cluster of key facilities across Bacchus Marsh as set out in Table 12.

Bacchus Marsh benefits from two golf courses – one public, one private, two bowls clubs and a range of privately owned facilities.

Outside of Bacchus Marsh, facilities are more limited and typically consist of passive open space reserves such as Long Forest, small reserves within Hopetoun Park and Merrimu.

Expected recreational gaps identified for 2041 are:

- Cricket ovals – four required;
- AFL football ovals – five required;
- Soccer fields – four (district level facility required);
- Netball courts – five required; and
- Basketball courts – seven required;
- Minor sports e.g. Table Tennis, Futsal, and Badminton.

An indoor aquatic facility becomes a potential priority when the catchment population exceeds 50,000. Note that an existing regional facility at Melton (Melton Waves) is within 10-15 minutes travel time of Bacchus Marsh.

Table 12 - Key Recreational Assets in Bacchus Marsh (source: Moorabool Shire Council)

Recreation Facilities	Main Activities	Challenges/Opportunities
Darley Park	Cricket, football, netball, Darley Markets, BMX	Heavy usage/overuse in winter. BMX club may relocate to Racecourse site.
Masons Lane	Athletics, baseball, cricket, soccer, dog obedience	Adopted masterplan to be implemented.
Maddingley Park	Netball, cricket, tennis	Heavy usage/overuse in winter. Lack of spectator capacity. Tennis courts in good condition.
Bacchus Marsh Racecourse and Rec. Reserve	Harness racing, Pony Club, Poultry Club, Camp Drafters (horses), public golf course	New masterplan now adopted. Significant funding required – up to \$20M.
Darley Civic Hub Indoor Facility	Recreational gymnastics (Acrofun)	Very good condition. Significant demand for uses beyond gymnastics.
Bacchus Marsh Seasonal Outdoor Pool	Swimming	Facility approaching end of useful life.
Bacchus Marsh Leisure Centre, Maddingley	Basketball, netball, fitness gym	High demand for basketball and netball. Fitness gym too small. Not accessible and needs to be increased in size.

Passive Open Space

Play spaces, especially reserves for younger children to play should be provided on a hierarchical basis from:

- Local parks of around 0.5 ha in area (5 minute walk to all homes) primarily for 3-7 year olds.
- District park (500m-2km) with facilities for older children.
- Regional parks serving a 10km catchment providing a wide range of activities.

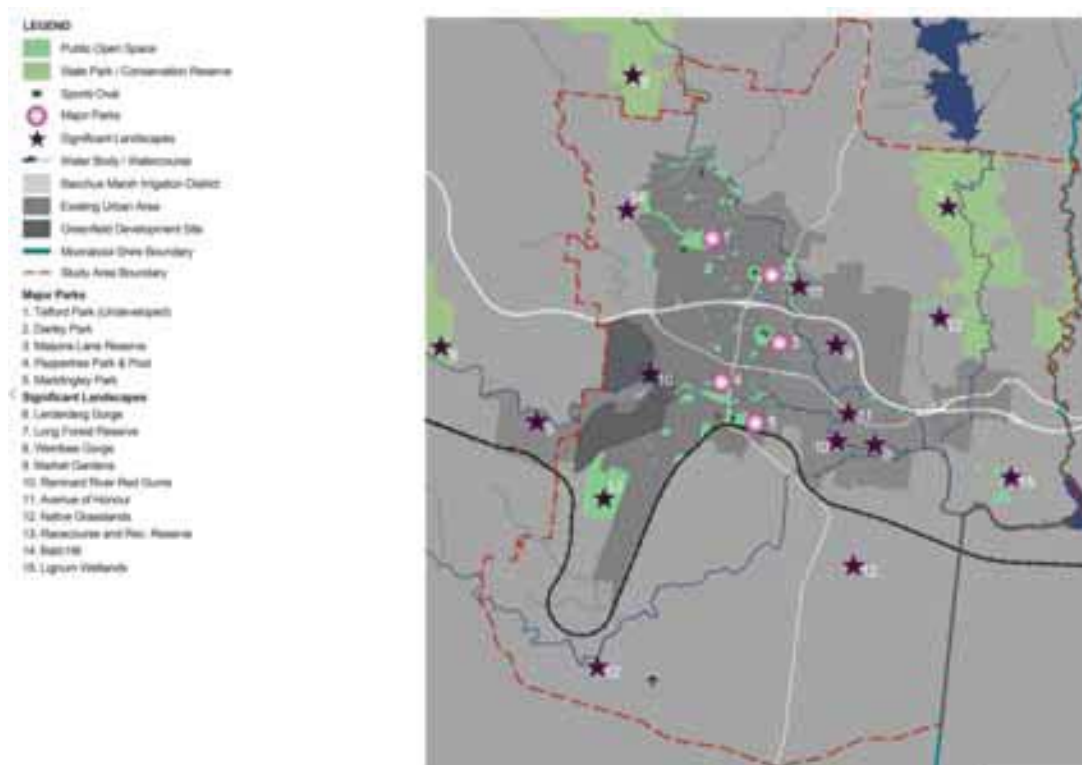
Despite there being a good distribution of play areas across the urban area (Figure 35), most properties are not within 400m walking distance of a facility. Care will be needed with new land releases to ensure that play spaces and parks match appropriately with locations of new housing.

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Figure 36 – Existing playgrounds and properties within 400m walking distance (source: Moorabool Shire Council)



Figure 37 - Integrated Open Space Concept (source: Moorabool Shire Council)



Summary

Ongoing pressure towards smaller lots and higher densities in urban areas will make provision of quality open space areas an increasing priority. There are budgetary constraints and competing priorities for recreational spend by the Shire. Operation of Committees of Management require improved governance in some cases.

The existing disconnected footpath network needs to be improved to enable the community to enjoy open space and walk around Bacchus Marsh. In some places creating links will be difficult due to existing uses – such as Parwan Creek with Maddingley Brown Coal. Incomplete access along the escarpment at Hopetoun Park and the need to acquire land along various waterways are other challenges.

There is opportunity to better utilise school recreational facilities, subject to agreement on standard of facility and cost-share on maintenance.

Further actions should include:

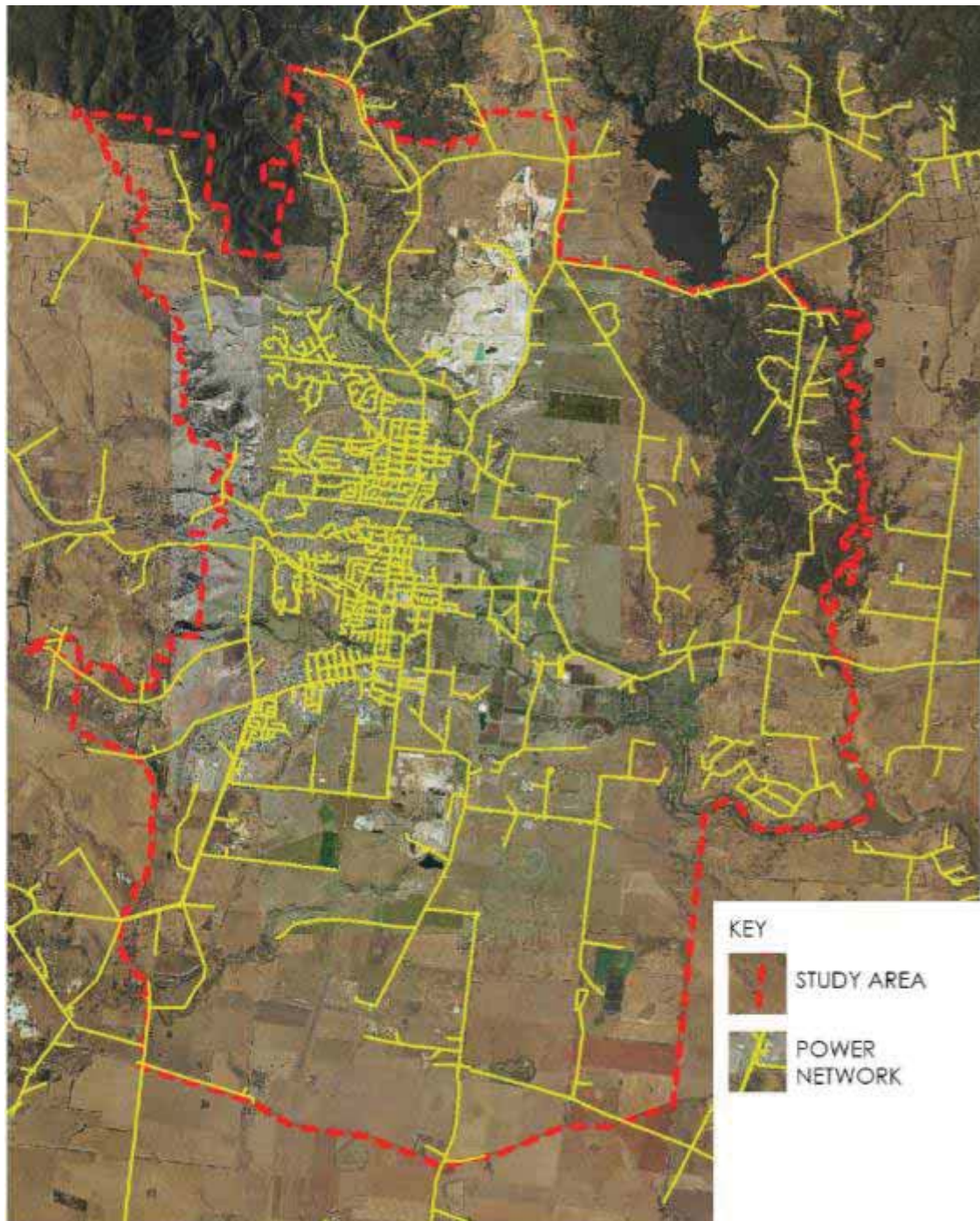
- Need to continue to plan for an inter connected Public Open Space network which provides links to key community infrastructure including schools, retail and active open space, while increasing the safety for users.
- The Council Plan 2017-21 has identified the requirement to develop an Open Space Strategy to update the existing Hike and Bike (2015) and Recreation and Leisure (2016) Strategies. This is scheduled to be undertaken in 2021. In undertaking the review it should include consideration for the role the following have in servicing the broader community both for recreation (passive and active) and providing key connections within and outside the UGF:
 - Southern Rural Water irrigation channel connection
 - Telford Park
 - Bald Hill
 - Kel Shields Reserve
 - Peppertree Park
 - Moon Reserve
 - Connor St Reserve

7.4 Utilities

Electricity

Powercor Australia maintains a zone substation within Bacchus Marsh. It is fed by a 66kV sub transmission line from Melbourne. A well-developed high voltage distribution line network exists within Bacchus Marsh. That network extends into Hopetoun Park, Long Forest, Merrimu and Parwan. The electricity network is shown in Figure 38.

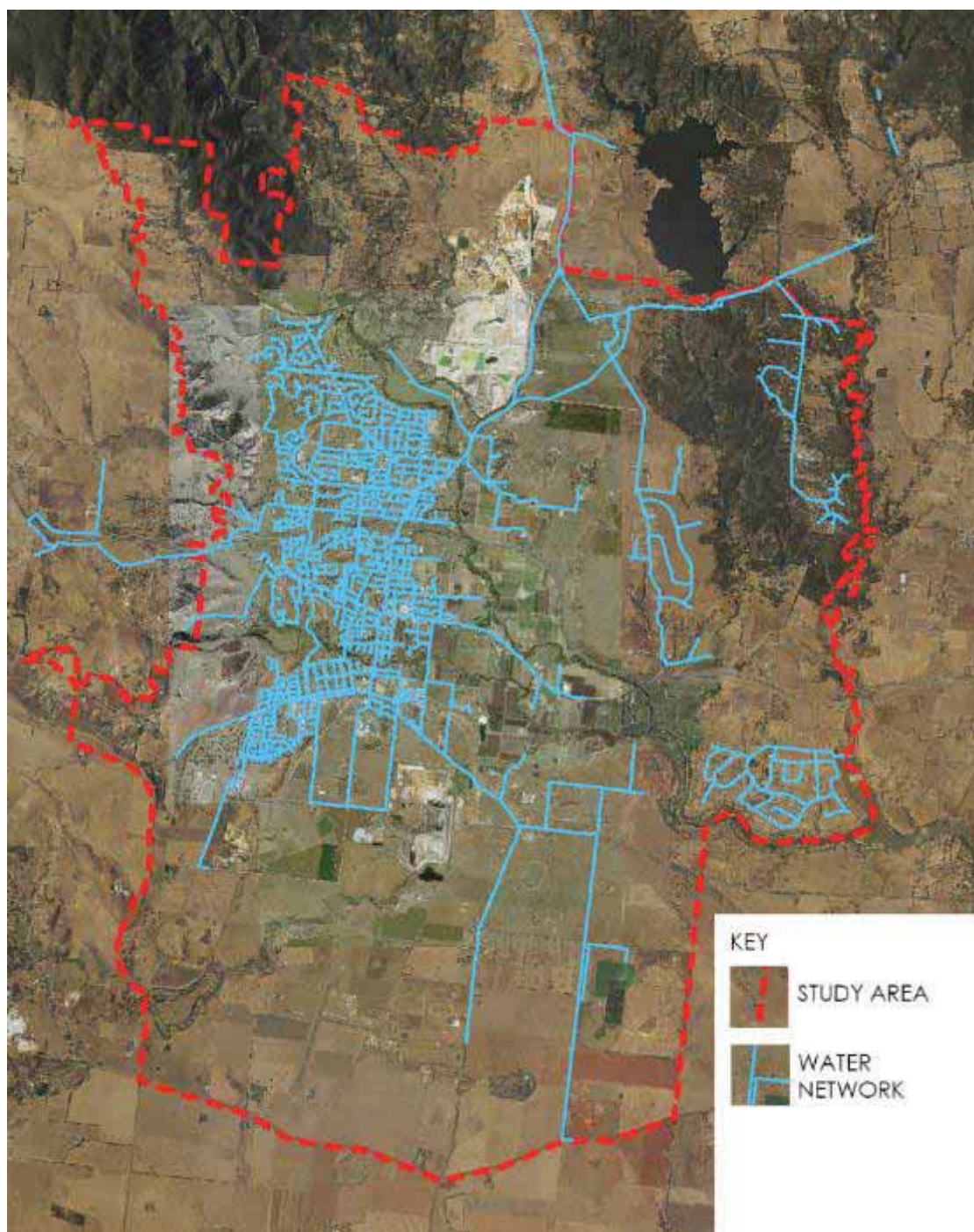
Figure 38 - Electricity Reticulation (source: DELWP)



Water

Treated water for Bacchus Marsh district is sourced from Western Water’s 5ML clear water storage at Merrimu Reservoir to the north east of Bacchus Marsh. Water mains are provided throughout Bacchus Marsh as well as Hopetoun Park, Merrimu and Long Forest. Limited network exists in Parwan, connecting along Geelong-Bacchus Marsh Road and to the Western Water Wastewater Treatment Plan and Nerowie Road. Class C water from the Sewage Treatment Plan at Parwan is utilised for local cropping.

Figure 39 - Water Reticulation (source: DELWP)

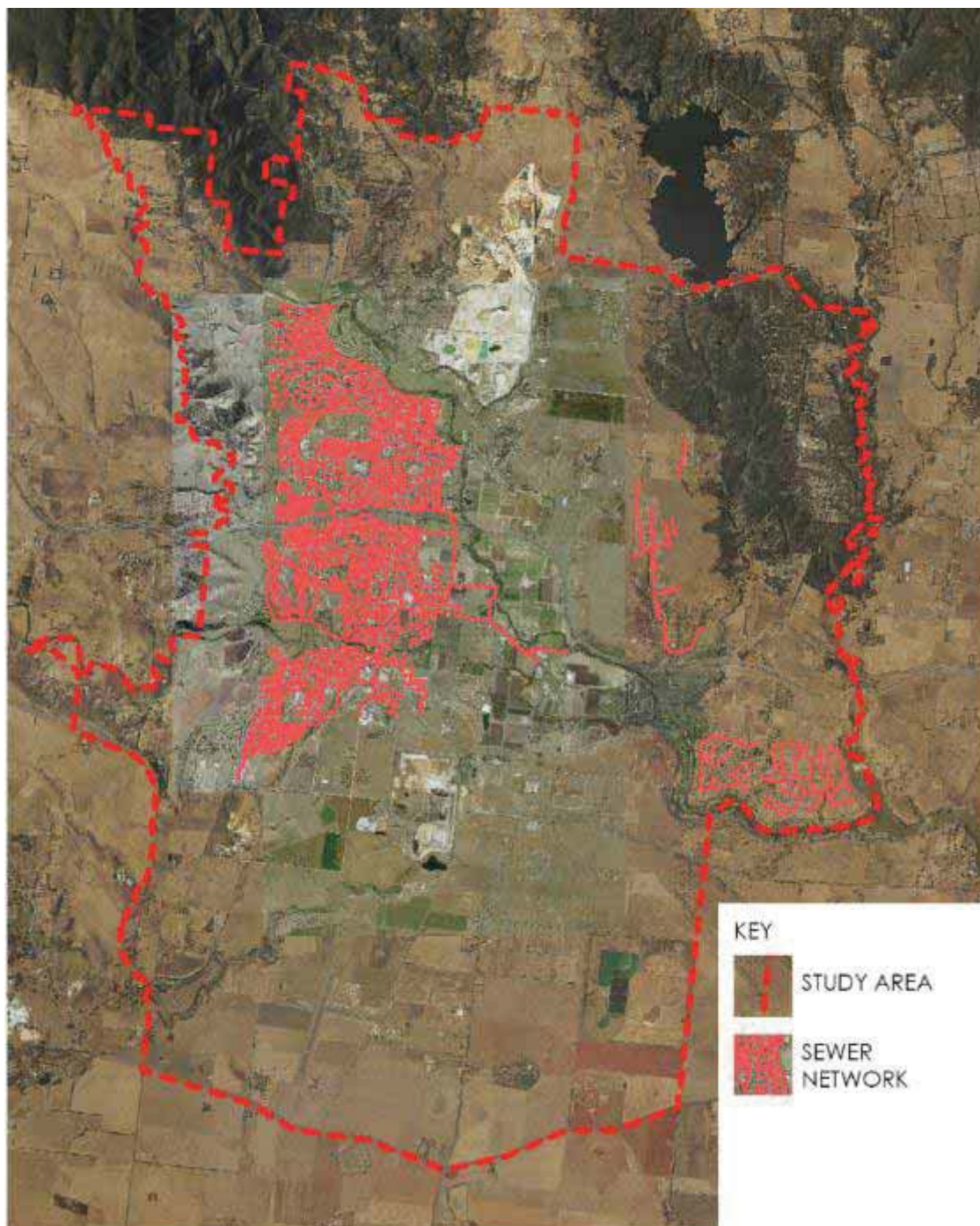


Western Water’s Integrated Water Management Strategy (2014) will be a key driver of any augmentation and integration of the water supply in Bacchus Marsh with adjoining Melton.

Sewerage

Western Water provides reticulated sewerage network for Bacchus Marsh and Hopetoun Park. Limited sewer reticulation exists in Merrimu but not Long Forest. Sewage is pumped to a treatment plant in the Parwan area, where it is treated and irrigated onto adjoining farming holdings (refer to Figure 40).

Figure 40 - Sewer Reticulation (source: DELWP)



Western Water expects in 2017 to install 8km of sewer main between Grant Street Maddingley to Parwan. Building the main will improve capacity to cater for residential growth along the new growth fronts at Stonehill and Underbank.

Natural Gas

Bacchus Marsh is serviced by the natural gas supply connecting Melbourne to Ballarat via a High Pressure 200mm diameter transmission line. The transmission line runs south of Bacchus Marsh near the Western Water STP. Gas supply extends into Parwan but not Long Forest or Merrimu. Whilst the trunk main traverses east-west through Parwan there is no city gate presently to reduce pressure sufficient for local industry to connect in that area.

A city gate in Parwan is a likely need in Parwan if access to the reticulated supply by local business and industry is to be facilitated (see Figure 39). A gas main exists in Merrimu though it is understood that it is not connected to existing housing due to previous contractual dispute between subdividers and local utilities. Any growth investigation area will require a full reticulation design to support urban growth. How existing housing upon larger lots is to be serviced will be considered as part of the precinct structure plan process.

Figure 41- Natural Gas Reticulation and Current Investigation Area



Communications (including internet)

No known constraints are identified in telephone or internet infrastructure within the Bacchus Marsh district. In 2014 Bacchus Marsh was at the forefront of the roll out of the national broadband network (NBN). Internet speeds within the town are likely superior to much of western Melbourne.

A range of service infrastructure is delivered into the Bacchus Marsh district as shown in Table 13.

Table 13 - Service Infrastructure (source: Moorabool Shire Council)

	Bacchus Marsh	Hopetoun Park	Parwan	Merrimu	Long Forest
Sewer	SNE	SNE	SNE	LNE	NN
Water	SNE	SNE	LNE	LNE	LNE
Natural Gas (with city gate access)	SNE	SNE	NN	NN	NN
Telephone/ Internet	SNE	SNE	SNE	SNE	SNE
Electricity	SNE	SNE	SNE	SNE	SNE

Significant Network established (SNE)

Limited Network established (LNE)

No Network (NN)



7.5 Emergency Services

Emergency services comprising State Emergency Services (SES), Police, Fire and Ambulance are all provided within Bacchus Marsh.

Summary

A full servicing strategy will be delivered as part of any Parwan Precinct Structure Plan. Presently a business case being prepared under the supervision of Regional Development Victoria and Council with key businesses to identify any significant utility shortfalls that hinder business investment. Across 2017/18 the work presently underway will resolve a funding priority list, staging of works and a model for delivery of works.

Within all urban investigation areas the master planning process (whether precinct structure planning process or development plan process) will drive a full analysis of utility needs and funding responsibilities.

Bacchus Marsh is generally well serviced with utilities.

7.6 Overview

Growth management will require ongoing monitoring of supply and demand within existing zoned areas, together with delivery of new growth opportunities for meet housing needs into the future.

Effective planning to deliver required community infrastructure will be an integral component of any future growth in Bacchus Marsh.

Evidence suggests that utility services can be upgraded to meet growth needs.

8 TRANSPORT

Transport considerations at the UGF level relate to key arterial roads and rail infrastructure. For the UGF, this means identifying key road and rail connections required to service existing and future populations.

8.1 Bacchus Marsh Integrated Transport Strategy (2015)

This report was prepared by Council with the aim of ensuring a high standard of transport network is developed and maintained and that it accommodates the growing community.

The report identified the following key transport issues for Bacchus Marsh:

- Traffic congestion which reduces liveability of urban areas and productivity of the economy.
- Population and economic growth which provides many benefits to the town but also places pressure on the transport network.
- Missing links which force trips through already congested areas as already evidenced in the constrained north-south connection through the township.
- Social exclusion which results from a lack of access to transport due to limited physical mobility, financial constraints or due to the inadequacy of local transport infrastructure.
- The need for key infrastructure such as an Eastern Link Road, extension of Halletts Way to the north and south and the provision of east facing freeway ramps on Halletts Way. These were also identified in the Central Highlands Regional Transport Strategy 2014.

The key recommendations were prioritised by needs, as illustrated in Figure 42 and listed below:

Immediate (0-2 years)

- East facing freeway ramps on Halletts Way;
- Construction of a pedestrian/cycle bridge on Halletts Way over the Western Freeway;
- Planning Study for an eastern town bypass; and
- Investigation for capacity improvements opportunities to Gisborne Road and Grant Street.

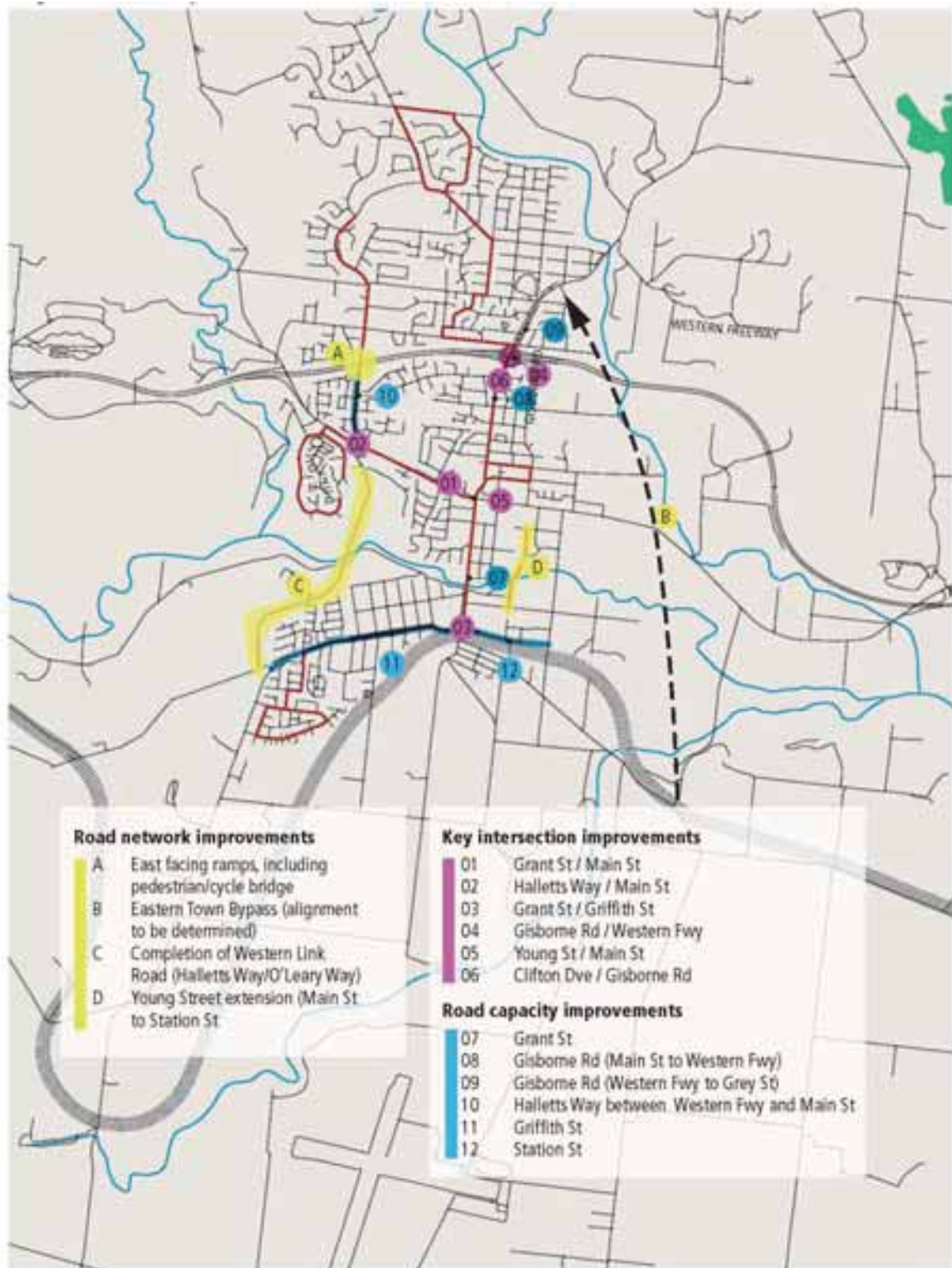
By 2021 (3-5 years)

- Construction of an eastern bypass to cater for expected growth;
- Completion of the Western Link Road (Halletts Way/O'Leary Way) to provide additional north-south capacity through the township;
- Implementation of identified capacity improvements to Gisborne Road and Grant Street;
- Network of connecting bicycle paths; and
- A bus service to all residential areas and activity centres.

By 2031 (6-15 years)

- Extension of Young Street (Main Street to Station Street);
- Capacity improvements at key intersections within Bacchus Marsh to alleviate projected traffic volumes;
- Duplication of the Ballarat-Melbourne rail corridor;
- Capacity improvements to key local roads – Griffith St, Station St.

Figure 42 - Key Transport Priorities (source: Moorabool Shire Council)



Road Project Update

The Victorian State Budget for 2017/18 has announced funding for the Eastern Link Road corridor study. That work will commence in the financial year 2017/18 with an expectation of completing the alignment study in under 3 years. The planning scheme maps will be amended thereafter accordingly to reflect the agreed alignment.

VicRoads also announced in 2017 the Bacchus Marsh Traffic Improvements Package (value \$3 million) will improve traffic flow and road safety between Bacchus Marsh and the Western Freeway. The following actions are identified:

- Noise wall will be built along the edge of the southern freeway ramp;
- Traffic lights will be installed at the intersections of the two freeway ramps and Halletts Way; and
- The shared user bridge to be constructed alongside the existing bridge will have architectural panelling.

The Halletts Way Interchange Project will see new east-facing freeway ramps constructed (as well as other improvements), meaning drivers will be able to enter the freeway north of the Halletts Way bridge, and exit the freeway south of the bridge.

Outcomes will include:

- Improved safety and traffic flow in and around the CBD, Gisborne Road and Halletts Way;
- Improved connectivity for pedestrians and cyclists around Bacchus Marsh;
- Improved safety at the intersection of Woolpack Road and Bacchus Marsh Road; and
- Improved safety on Hopetoun Park Road and the exit ramp from the Western Freeway to Bacchus Marsh Road.

The project also includes a new, separate bridge for pedestrians and cyclists which will sit alongside the existing bridge, greatly increasing safety for the many pedestrians and cyclists who travel between Bacchus Marsh and Darley. VicRoads expects the project to be completed by late 2018.

Separately, Bacchus Marsh is also benefitting from the Geelong-Bacchus Marsh Road Safety Improvements. The Victorian Government has prioritised the Geelong-Bacchus Marsh Road as part of Towards Zero 2016-2020. The Geelong-Bacchus Marsh Road is a key freight route between Geelong, Werribee and Western Victoria. The 12.3 kilometre stretch between Little River Ripley Road and Bacchus Marsh-Werribee Road (Ballan Road) has one of the worst safety performance records of any section of road in Victoria. Between July 2008 and June 2013 there have been 19 crashes on this section alone and tragically seven lives lost on the road.

This project is part of the Safe System Road Infrastructure Program, focusing on making our roads safer and embracing a 'Towards Zero' vision.

Regional Rail project update

In 2017 it was announced that a major \$518 million upgrade of the Ballarat rail line will occur, increasing reliability issues along the line, which runs via Sunshine, Deer Park, Melton and Bacchus Marsh. This investment includes building a second rail track between Deer Park West and Melton, additional train station platforms, pedestrian links, car parking and passing loops.

The Budget also allocates \$280 million for 27 new VLocity carriages supporting more services and helping to address overcrowding. This includes \$131 million to increase passenger rail services for Ballarat, Geelong, Warrnambool, Bendigo, Traralgon and Shepparton to meet growth demands. A further \$198 million will ensure V/Line can continue to maintain regional rail.

In addition, the Commonwealth announced in late June 2017 funding to the value of \$1.42 Billion to fund the regional rail network upgrades. Of this \$556 million is earmarked for the Ballarat rail line.

8.2 Submission to the Regional Network Development Plan (2015)

Moorabool Shire Council made a submission to the Regional Network Development Plan which recommended the following for points relevant to the UGF:

- A new station is required at Rowsley with a future possible station at Parwan;
- Second platform faces are required at Bacchus Marsh (in association with a new passing loop); and
- These improvements have been discussed with Public Transport Victoria during August 2016 which resulted in the following agreements for the UGF:
 - Identify a potential future station at Parwan; and
 - Identify potential future stabling at Rowsley.

8.3 Summary

The suggested response in the UGF to the transport assessments are identification of:

- Immediate need for identification of an alignment for the Eastern Link (planning study now funded);
- Proposed east-facing ramps for the Halletts Way connection (under construction);
- Planned Halletts Way connection;
- Localised traffic management solutions to improve capacity and conditions e.g. Gisborne Road/Freeway ramps (funded);
- Potential future station at Parwan (advocacy as well as key component of future Precinct Structure Plan);
- Potential future stabling at Rowsley;
- Short term solutions for freight movement pending completion of construction of the Eastern Link Road. This will involve completion of the origin-destination modelling of freight (under way at time of writing) and localised road improvements to cater for demands – exact actions to generally align with BMITS; and
- Utilise the UGF to continue the growth management discussions with VicRoads, Public Transport Victoria, State and Federal agencies and the private sector on effective and responsive infrastructure investment for existing and new growth areas.

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APPENDIX A BACKGROUND STUDIES

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APPENDIX B TERMS OF REFERENCE



The Hon Richard Wynne MP
Minister for Planning

1 Spring Street
Melbourne, Victoria 3000
Telephone: +613 8382 6175
DxD210292

Ref: M69028733

Mr Peter Seamer
Chief Executive Officer
Metropolitan Planning Authority
Level 25, 35 Collins Street
MELBOURNE VIC 3000



Dear Mr Seamer *Peter*

METROPOLITAN PLANNING AUTHORITY'S ROLE IN PLANNING FOR GROWTH IN BACCHUS MARSH

In response to your brief of 17 August 2015, and my letter to you on 14 June 2015, regarding Moorabool Shire Council's request that the Metropolitan Planning Authority (MPA) assist in its preparation of an urban growth strategy for Bacchus Marsh, I advise the following.

I am authorising the MPA's involvement in planning for growth in Bacchus Marsh. There are a range of significant matters relevant to ensuring the overall balanced planning for Bacchus Marsh, including those outlined in the attachment to this letter. The MPA's program of work will need to consider all of these issues.

In line with the MPA Statement of Expectations for 2015-16, I ask that you confirm the governance approach, proposed scope, timing, milestones and engagement program for the Bacchus Marsh project by 5 February 2016 so that I may be confident the process will result in a robust framework plan.

I would ask that any public engagement associated with the work makes the scope explicit, and is clear that any change to the current extent of land included in the Farming Zone or the Bacchus Marsh Irrigation District must be strategically justified.

If you require further information, please contact Rachael Joiner, Director of Planning Services and Impact Assessment at DELWP on (03) 8392 6731.

Yours sincerely

HON RICHARD WYNNE MP
Minister for Planning

13/12/2015
Encl

Scope of work for Bacchus Marsh Framework Plan

In addition to the normal range of matters expected to be dealt with in the development of a framework plan, such as population, network and transport planning, urban amenity, public open space, community facilities, the scope of work for Bacchus Marsh should address (but is not limited to) the following:

How will the project address the Victorian Government's policies on:

- Ensuring local food production is made secure and accessible for domestic markets.
- Protecting productive agricultural land from inappropriate development.

How will the project address the environmental sensitivities in the area's surrounds:

- Bacchus Marsh is situated within a valley between the Werribee and Lerderberg Rivers, ideally suited to irrigation farming, being an alluvial floodplain.
- The area is defined by hillsides and escarpments. Djerriwarrh Creek and Anthony's Cutting (former Western Highway) provide a distinct gorge setting for the boundary between the City of Melton to the east and the Central Highlands region.
- The Bacchus Marsh Irrigation District managed by Southern Rural Water. Investment is required to safeguard the Bacchus Marsh Irrigation District against drought. Loss of agricultural land undermines the case for investment in infrastructure to support the food production sector.
- The sand quarries to the north of Bacchus Marsh – supplying over 50% of the sand consumed by the heavy construction sector – a major contributor to Melbourne's growth.
- The Maddingley Brown Coal mine site to the south of Bacchus Marsh – used for coal mining, landfill and materials recycling (including composting) and soils blending.
- Key habitats and ecological values in the Bacchus Marsh district:
 - River Red Gums along the Lerderberg and Werribee Rivers
 - Lerderberg State Park/Wombat State Forest featuring the largest and most varied of the isolated forests scattered throughout north-central Victoria
 - Long Forest Nature Conservation Reserve – the southernmost occurrence of Bull Mallee (*Eucalyptus behriana*) in Victoria
 - Werribee Gorge State Park, which is important for the conservation of native flora and fauna particularly the breeding habitats of the Peregrine Falcon and Wedge-tailed Eagle
 - Extensive native grasslands around Balliang East/Parwan considered of national significance.
- The loss of agricultural land in Bacchus Marsh – an issue which has been raised in submissions objecting to proposed planning scheme amendments seeking to rezone farming land, most recently Metropolitan Planning Scheme Amendment C62
 - At the panel considering submissions on Moorabool Planning Scheme Amendment C62 Southern Rural Water voiced concern about proposed rezoning of Farming Zone land in the Bacchus Marsh Irrigation District which has an impact on the future viability and expansion of the district as a whole.

APPENDIX C SURVEY QUESTIONS

Figure C-1 Snapshot of postcard survey

Urban Growth Strategy
Bacchus Marsh, Darley,
Maddingley, Parwan,
Dances Road,
Long Forrest &
Hopetoun Park

Let's Talk about 2041 Bacchus Marsh District

I live here because it's?

"It's close to the city for work."

The best thing about this area is?

"I love great schools."

My big idea for 2041 is?

Talking 2041 - Bacchus Marsh District

Share your ideas by filling in a post card and dropping it in the box or back to Council, participating in one of the community workshops and going to www.haveyoursaymoorabool.com.au to read the discussion paper and share your ideas.

Use **#Talking2041** to get social.

QUESTION - AGRIBUSINESS

- What does the future hold for agriculture in Bacchus Marsh?
- What value added industry can be established to expand employment opportunities?
- How do we retain our competitive advantage?

QUESTION - NATURAL ENVIRONMENT AND LANDSCAPE

- Bacchus Marsh is a town defined by its landscape and natural environment. Should these areas be protected from growth?
- How?

QUESTION - HOUSING AND DEVELOPMENT

- Should we encourage greater housing diversity to support affordability and flexible housing options in Bacchus Marsh and district?
- How should our new housing developments look?
- Where should new housing developments be located?
- Is it important to retain the historic village feel of town?

QUESTION - TRANSPORT

- What will an efficient transport network look like in 2041?
- What are the clear priorities for transport network investment?

QUESTION - GENERAL

- Should Bacchus Marsh, Mentakong and Clerky be only viewed as a single urban growth area or is it best shaped as 3 urban villages that meet local needs?

QUESTION - STRONG ECONOMY

- Should there be more opportunities to work locally by 2041?
- What will be the priority growth industries?
- How can we activate our retail so that it supports local spending and social opportunities?
- How can we grow while protecting irrigated lands, resource producers and primary producers?

QUESTION - COMMUNITY USE, FACILITIES AND SERVICES

- As a future district of 27,000 people what are the key community facilities and services that will be required?
- Where should they be located?

What Kind of Regional City Should Bacchus Marsh and District be by 2041?

MOORABOOL SHIRE COUNCIL

talking 2041

Figure C-2 Questions

APPENDIX D INFORMAL CONSULTATION RESPONSE TO ISSUES RAISED

Submission	Address*	Submission	Response
1	Merrimu	<ul style="list-style-type: none"> Wonders why land was not included in UGF investigation area. This is wrong and should be corrected. 	<ul style="list-style-type: none"> The land was not initially included within the UGF investigation area for residential use due to being located within BMID. This is consistent with VPA's terms of reference for the project.
		<ul style="list-style-type: none"> Land is not suitable for any agricultural use. Had to let go of vineyard in 2010. 	<ul style="list-style-type: none"> Evidence on-ground suggests a vineyard has challenges on this site. Soils appear highly limited for a range of uses. Needs further analysis via next phase of UGF.
		<ul style="list-style-type: none"> Looks over whole agricultural district. Has high amenity. 	<ul style="list-style-type: none"> The site does have high amenity and is highly visible in sections due to elevated condition. This means high amenity but also a sensitive landscape that may have less development potential than would otherwise be the case.
		<ul style="list-style-type: none"> Should also include neighbours land in UGF. 	<ul style="list-style-type: none"> Ultimate zoning will be assessed in the next phase of work ie via visual mapping, urban growth zones and further discussions with Southern Rural Water. At present it is identified for inclusion in the investigation area maps for Merrimu.
1A	Merrimu	<ul style="list-style-type: none"> Not a viable vineyard (wind, soils, salt content). Restricted drainage. Lost registration as a winery. Cannot sell as a winery. 	<ul style="list-style-type: none"> See above.
		<ul style="list-style-type: none"> Surrounded on 3 sides by proposed residential development. 	<ul style="list-style-type: none"> Urban growth investigation areas are on the north, west and east boundaries.
		<ul style="list-style-type: none"> Ample 'green wedge' exists between site and Freeway. 	<ul style="list-style-type: none"> Will need to be reviewed at next stage when landscape assessment occurs. Site is highly visible along Freeway so this will be a matter of further analysis.
		<ul style="list-style-type: none"> Land should not be excluded from consideration in UGF on basis of land capability/historic use. 	<ul style="list-style-type: none"> Subject to ongoing discussions with Southern Rural Water the site may have some potential for investigation in UGF. It can be flagged for further investigation and final zoning (ie remaining the same, full urban growth or alternative) to be determined in next phase.
1B	Merrimu	<ul style="list-style-type: none"> Land has no irrigation rights. Had to purchase rights for water. 	<ul style="list-style-type: none"> According to SRW mapping the subject land is within the irrigation district. Purchasing water is part of operating farms in BMID. This could not occur if land was not in BMID.
		<ul style="list-style-type: none"> No chance of land being flooded. 	<ul style="list-style-type: none"> Agreed that flood liability does not appear a significant issue on this site due to elevation.

Submission	Address*	Submission	Response
		<ul style="list-style-type: none"> Suggests O'Connell Road would have merit for alignment of Eastern Link Road. 	<ul style="list-style-type: none"> To be addressed in corridor study.
		<ul style="list-style-type: none"> Possibly also extend Lerderberg Park Road to Eastern Link Road to separate from irrigation district 	<ul style="list-style-type: none"> To be addressed in the PSP.
2	Merrimu	<ul style="list-style-type: none"> Concerned that land was not included in UGF investigation areas (32 acres in total). 	<ul style="list-style-type: none"> The site can reasonably be considered. It sits outside the BMID.
		<ul style="list-style-type: none"> Land has magnificent views of BM Valley. High amenity. 	<ul style="list-style-type: none"> Views are significant. However this also makes it a sensitive landscape. Needs further analysis before scope for urban use is confirmed.
		<ul style="list-style-type: none"> Not much use as agricultural land and has no irrigation license. BM is within a rain shadow and this impacts rainfall reliability. 	<ul style="list-style-type: none"> Given the land capability evident on adjoining land it is probable land has limited agricultural scope.
		<ul style="list-style-type: none"> Tried share cropping for 2 years but not successful. Could not raise calves on the land. ATO does not recognise owner as a primary producer. 	<ul style="list-style-type: none"> Noted.
2A	Merrimu	<ul style="list-style-type: none"> Thanks Council for conducting community consultation. 	<ul style="list-style-type: none"> The consultation was significant in scope for the prelim documentation.
		<ul style="list-style-type: none"> Walked the site with Council staff. 	<ul style="list-style-type: none"> Noted. This was consistent with Council's undertaking at meetings.
		<ul style="list-style-type: none"> Mean annual rainfall is insufficient to sustain cropping. 	<ul style="list-style-type: none"> Without water licenses it is envisaged that land use options are limited.
		<ul style="list-style-type: none"> Grey Box forest is self-regenerating on upper half of property. Environmental conservation will be needed on parts of the property. 	<ul style="list-style-type: none"> Environmental habitat mapping will be progressed in next stage of work after local policy is amended to reflect the UGF priorities.
		<ul style="list-style-type: none"> Culturally sensitive areas should be protected. 	<ul style="list-style-type: none"> Applicable legislation ensures these values are conserved.
		<ul style="list-style-type: none"> Want Eastern Link but not in the Valley. Avenue of Honour and Market Gardens should be protected. 	<ul style="list-style-type: none"> A corridor study will examine the Eastern Link Road alignment.
		<ul style="list-style-type: none"> Full range of infrastructure will be needed if urban development proceeds at Merrimu. 	<ul style="list-style-type: none"> A PSP would require all urban services to be provided at developer cost.
		<ul style="list-style-type: none"> Space for a new secondary college may be needed. 	<ul style="list-style-type: none"> This matter will be further considered at the PSP stage.
		<ul style="list-style-type: none"> Need to examine amount of dust generated by sand mines. Will need substantial buffers to housing. 	<ul style="list-style-type: none"> Buffer study undertaken in 2017 will examine this issue further. Buffers are far less to sand mines than other more impacting uses eg composting.
3	Merrimu	<ul style="list-style-type: none"> Have lived in area for 25 years to enjoy rural life. 	<ul style="list-style-type: none"> Noted. The challenge in the UGF is to balance and manage growth pressures. What that scope is in places such as Merrimu needs more detailed analysis eg covenants, landscape, threatened species, road access options. This is the next stage of work.

Submission	Address*	Submission	Response
		<ul style="list-style-type: none"> Don't need any infrastructure or urban development. 	<ul style="list-style-type: none"> UGF balances State and Local Policy agendas. They need to align. Plan Melbourne proposes growth in peri urban key settlements such as Bacchus Marsh.
		<ul style="list-style-type: none"> Doesn't support growth in Merrimu. 	<ul style="list-style-type: none"> Noted. Any objector can make their case in a Panel process.
4	Merrimu	<ul style="list-style-type: none"> Concerned no notes were being taken by Council staff. 	<ul style="list-style-type: none"> The issues raised were noted by staff.
		<ul style="list-style-type: none"> Bought land in 2007. Notes covenants on land. Want these covenants retained. 	<ul style="list-style-type: none"> Covenants are noted throughout the estate. This will be further considered in next phase of work.
		<ul style="list-style-type: none"> Threatened species such as Spiny Rice-Flower need to be protected. 	<ul style="list-style-type: none"> Environmental constraints need to be mapped in further detail at Merrimu before any urban development is allowed.
		<ul style="list-style-type: none"> Don't get much for rates. Not happy with urban growth in this area. 	<ul style="list-style-type: none"> This is not a land use question.
		<ul style="list-style-type: none"> Hope consultation is more than a courtesy. 	<ul style="list-style-type: none"> There will be further consultation in the next phase of implementation of the UGF.
5	Darley	<ul style="list-style-type: none"> All new housing should be supported by proper infrastructure, including safe bike paths, local parks, schools with good quality sporting ovals. 	<ul style="list-style-type: none"> Within new urban areas a PSP would address these matters ie masterplanned communities. For existing areas some retro-fitting of local infrastructure such as bike paths will likely be needed. Updated Hike and Bike Strategy is one such way this can be addressed.
		<ul style="list-style-type: none"> All new housing and other development be supported by good quality solar panels. 	<ul style="list-style-type: none"> Council is currently seeking funding in collaboration with partner Councils on sustainability initiatives (see Wodonga proposal).
		<ul style="list-style-type: none"> All new housing and other development be supported by good quality water tanks. 	<ul style="list-style-type: none"> See above.
		<ul style="list-style-type: none"> Manage stormwater runoff to protect water quality in wetlands, streams etc. Treat as appropriate. 	<ul style="list-style-type: none"> WSUD is driven by Melbourne Water and is also best practice. This would be applied in all new PSP areas.
		<ul style="list-style-type: none"> Any new development should be located well away from noxious industries. 	<ul style="list-style-type: none"> This is why a buffer study has been undertaken.
		<ul style="list-style-type: none"> Wind farms should complement solar power generation. 	<ul style="list-style-type: none"> A range of energy sources will be needed into the future. Wind farm permits exist and will be likely acted upon in coming years.
6	Merrimu	<ul style="list-style-type: none"> Owns CT Vol. 10928 Folio 505, Lot 22 Tipperary Flats, Merrimu (37 acres). 	<ul style="list-style-type: none"> This site sits immediately south of Streeton Drive Merrimu.
		<ul style="list-style-type: none"> Wants land included in UGF. 	<ul style="list-style-type: none"> Noted. Notwithstanding the maps show no cadastre making exact verification difficult, the property appears to be inside the UGF investigation boundaries.
		<ul style="list-style-type: none"> Supports opening Parwan train station and better public transport into Merrimu. 	<ul style="list-style-type: none"> Any new urban release areas will require effective public transport. Parwan station and better bus networks will need to be priorities.

Submission	Address*	Submission	Response
		<ul style="list-style-type: none"> Landmark 'Ta Pinu Shrine' is an important visual gateway into Bacchus Marsh. 	<ul style="list-style-type: none"> Agreed that the Shrine is highly visible. Presently the site is within the UGF investigation areas however visual mapping and other constraints will refine where new development may be further considered.
7	Merrimu	<ul style="list-style-type: none"> Spent considerable resources on a new home. 	<ul style="list-style-type: none"> There are a number of new homes in the Merrimu area, especially the south.
		<ul style="list-style-type: none"> Thought the area was very restricted in terms of development potential. 	<ul style="list-style-type: none"> Zones can and do change. Some properties have covenants which are restrictive – specifically Dodemaide Court and Possum Tail Run. This will be further considered in new maps to be prepared for the UGF. Diversity of lot sizes is also required.
		<ul style="list-style-type: none"> Cannot readily sell if zoning changes. 	<ul style="list-style-type: none"> Sale of land depends on a range of factors – sale price, level of amenity afforded and infrastructure. Until further work is undertaken speculation of actual zones to be applied is premature.
		<ul style="list-style-type: none"> Our peaceful life will be destroyed. 	<ul style="list-style-type: none"> See above. The area will change. The method of growth delivery is the larger question and this will be determined via a PSP.
		<ul style="list-style-type: none"> Like to be informed every step of the way to find a resolution that doesn't destroy so many lives. 	<ul style="list-style-type: none"> Ongoing engagement is a commitment of Council.
8	Parwan	<ul style="list-style-type: none"> Need to balance economic growth in Parwan area with needs of BM Aerodrome. 	<ul style="list-style-type: none"> These are not mutually incompatible outcomes. A PSP for Parwan can address a range of use issues.
		<ul style="list-style-type: none"> Need appropriate buffers to BM Aerodrome from industry. 	<ul style="list-style-type: none"> Buffers exist under the present planning scheme. At the least these would be likely retained into the future.
		<ul style="list-style-type: none"> The BMA masterplan should be a key input into the UGF. 	<ul style="list-style-type: none"> The BMA masterplan will be considered further. That work is interconnected with a range of governance and management issues at BMA.
		<ul style="list-style-type: none"> Not heard anything about the status of the BMA Masterplan for some time now. Disappointed it has not been made public. 	<ul style="list-style-type: none"> See above.
9	Merrimu	<ul style="list-style-type: none"> Has some concerns regarding development in area as it may drastically change the landscape. 	<ul style="list-style-type: none"> Noted. Landscape considerations as well as other values will need to be further mapped before urban growth zones are finalised.
		<ul style="list-style-type: none"> Traffic management – don't want local roads to become bottlenecks. 	<ul style="list-style-type: none"> Any PSP will need to be supported by a road network, staging, improvements and targeted investments.
		<ul style="list-style-type: none"> Gradual sprawl – vital to retain atmosphere as much as possible. Wants transitional lot sizes eg 1000 sq.m, not 500 sq.m lots. 	<ul style="list-style-type: none"> Density needs to be carefully managed. There is no one-size-fits-all model for a PSP. Transitional zoning along boundaries between existing low density and more urban areas is something that can be further considered.

Submission	Address*	Submission	Response
		<ul style="list-style-type: none"> • Buffer zones - need effective buffers between properties and arterial roads. 	<ul style="list-style-type: none"> • This issue is part of a PSP process. What the design solutions will be will depend on road alignments (corridor study needed), density and an area appropriate solution.
		<ul style="list-style-type: none"> • Services – when services are connected to new urban areas this should be also connected to existing households. 	<ul style="list-style-type: none"> • Such a scenario is a commercial matter between utilities and households within given streets. However it is likely more feasible to provide such services with urban growth in Merrimu. Council can also advocate for it.
		<ul style="list-style-type: none"> • Would like to be involved in future consultation and development of the strategy. 	<ul style="list-style-type: none"> • Ongoing consultation is a commitment of Council. There are a number of ideas suggested in the submission which warrant further discussion and development.
10	Merrimu	<ul style="list-style-type: none"> • Always thought there would be a good chance urban growth would occur in the area. 	<ul style="list-style-type: none"> • The balance between rural and more rural residential/rural living has been discussed at Merrimu since pre Council amalgamations in 1994.
		<ul style="list-style-type: none"> • Will be more positive than negative eg activity centre, local convenience goods etc. 	<ul style="list-style-type: none"> • Urban growth will deliver more local services and facilities to Merrimu.
		<ul style="list-style-type: none"> • Less snakes, rates, mice. 	<ul style="list-style-type: none"> • Most likely.
		<ul style="list-style-type: none"> • Get NBN, gas maybe fuel station. 	<ul style="list-style-type: none"> • See above – all become more probable outcomes.
		<ul style="list-style-type: none"> • Wind breaks from other houses, planting of trees. 	<ul style="list-style-type: none"> • These details can be examined in PSP process.
		<ul style="list-style-type: none"> • Small business growth, local opportunities to be encouraged. 	<ul style="list-style-type: none"> • Local employment is linked to residential growth but also new commercial development.
		<ul style="list-style-type: none"> • Don't want double storey homes. Will lose views. 	<ul style="list-style-type: none"> • Questions of housing form and density are part of PSP process.
11	Merrimu	<ul style="list-style-type: none"> • Purchased 6 months ago. Asked if there would be anything happening in Merrimu and told it wasn't. 	<ul style="list-style-type: none"> • The new maps prepared by Council and VPA are <6 months old. However Stat Planning has been advised to refer all such questions to SSD hereafter.
		<ul style="list-style-type: none"> • Like the low density and open landscape appeal. 	<ul style="list-style-type: none"> • The character of Merrimu is varied from plateau grasslands through to steeper escarpments, drainage lines, forest. Any PSP will need to address retention of key elements of these characteristics, even if urban development occurs on sites deemed suitable.
		<ul style="list-style-type: none"> • Proposed arterial road will have a big impact on us. Flanagans Drive is difficult to use as a freight route – too steep. 	<ul style="list-style-type: none"> • The corridor study is yet to occur. The road may not be built in Merrimu potentially. At this point it can only be speculated upon. However if the grade is too steep for heavy trucks an alignment that addresses this issue will be required.

Submission	Address*	Submission	Response
		<ul style="list-style-type: none"> There is a large kangaroo population in the area. Creates road safety issue. 	<ul style="list-style-type: none"> Noted. The corridor study will need to consider habitat and wildlife. Projections of growth under existing zoning suggest 600+ more lots which is 6000 more vehicle movements per day regardless. Local roads already or soon will face these potential conflicts.
		<ul style="list-style-type: none"> Ta Pinu Shrine is a place of worship for the Maltese community. It is a concern to know it will not be there in the future. 	<ul style="list-style-type: none"> There is no suggestion that the Shrine will be removed. The opposite is more likely, that the Shrine is retained as a key cultural landscape.
		<ul style="list-style-type: none"> Urban growth can occur but we do not want to tarnish what we love about the shire. 	<p>Managing change in an appropriate way will need more detailed planning on density, zoning, lot sizes, roads, open space, habitat reserves etc. These are PSP issues.</p>
		<ul style="list-style-type: none"> We both travel out of area for work. More local jobs would be desirable. 	<ul style="list-style-type: none"> Increased local jobs within the district are a Council priority in the Economic Development Strategy.
		<ul style="list-style-type: none"> A roundabout at the Flanagans Road & Bacchus Marsh Road would be desirable. 	<ul style="list-style-type: none"> This issue can be explored further with the corridor study as well as traffic studies attached to the PSP process.
		<ul style="list-style-type: none"> If Merrimu develops it will be important to have wide open roads and natural reserves. 	<ul style="list-style-type: none"> Such an approach is consistent with ideas discussed thus far, ie customising PSPs to better meet regional character/community expectations.
		<ul style="list-style-type: none"> Would like to be kept informed of the process. 	<ul style="list-style-type: none"> Council has committed to further engagement.
12	Merrimu	<ul style="list-style-type: none"> Has some concerns about urban growth and has identified matters which should be addressed if growth occurs. 	<ul style="list-style-type: none"> Noted.
		<ul style="list-style-type: none"> Traffic management – Don't want local roads to become bottle necks. Section of Flanagans Drive between Bacchus Marsh Road and Streeton Drive is a concern now. May need more durable roading. Bences Road should be widened. 	<ul style="list-style-type: none"> Corridor study and traffic analysis for PSP will address all of these issues. It also impacts staging and sequencing of development based on road carrying capacity.
		<ul style="list-style-type: none"> Gradual sprawl – Need transition in lot sizes, not abrupt changes. 	<ul style="list-style-type: none"> Agreed. The PSP should address these issues. Council will be pushing for such a solution.
		<ul style="list-style-type: none"> Buffer Zones – Buffers between properties and arterial roads is needed. 	<ul style="list-style-type: none"> The corridor study will need to include noise modelling and how to manage interface issues with existing or future housing.
		<ul style="list-style-type: none"> Services – Current residents should be connected to NBN, gas etc. 	<ul style="list-style-type: none"> Servicing of existing areas is a commercial concern for NBN Co, SPAusnet etc. However these are not unrealistic expectations and should be discussed further.
		<ul style="list-style-type: none"> Amenities – A new high school, CFA station, better bus service, stronger police presence. 	<ul style="list-style-type: none"> A PSP will need to address all of these issues with relevant agencies and service providers.

Submission	Address*	Submission	Response
		<ul style="list-style-type: none"> Financial Burden – rate rise concerns. 	<ul style="list-style-type: none"> Rates will potentially rise if zoning changes to enable more growth potential. This is however a case by case assessment and the choice of zones will be important for valuation as will staging ie an area may be earmarked for future growth but kept in current zoning for many years. A number of zone choices exist for existing fragmented lots in the RCZ, some of which have very limited impact on rates. But if full services are wanted a balance between zoning, rates and expectations is needed.
13	Merrimu	<ul style="list-style-type: none"> Identify committed transport networks – Need to limit impacts of Eastern Link Road on residents, address bottle necks etc. Require better street lighting at Flanagans Road and Bacchus Marsh Road. 	<ul style="list-style-type: none"> Corridor study along with transport/road strategies for Merrimu via the PSP process needed. Lighting would be reviewed as per Australian guidelines.
		<ul style="list-style-type: none"> Identify location of open space – Need a range of quality open space options, including walking paths and bike lanes. 	<ul style="list-style-type: none"> Address in PSP process. Agree that this is important with new urban growth. Walking and pedestrian networks are addressed at PSP stage.
		<ul style="list-style-type: none"> Identify urban development types – should include but not be limited to recreation, emergency services, residential, activity centres, retail hubs and education centres. Prefer no high density housing. 	<ul style="list-style-type: none"> PSP phase.
		<ul style="list-style-type: none"> Extend gas, NBN etc into existing areas. 	<ul style="list-style-type: none"> Commercial decision for NBN Co, SPAusnet. However it becomes more likely with development at Merrimu.
		<ul style="list-style-type: none"> Little community confidence that development will be protect current amenity. It is important to develop and test options with the existing Merrimu community. 	<ul style="list-style-type: none"> Noted. PSPs are developed between landowners and VPA with input from Council. There is a process for the PSP to be prepared and Council will continue to engage with residents about this.
		<ul style="list-style-type: none"> Would like Council to remain the planning authority, rather than Minister for Planning. 	<ul style="list-style-type: none"> Council is the planning authority and this is likely to remain the case.
		<ul style="list-style-type: none"> Like to remain involved in future stages of planning. 	<ul style="list-style-type: none"> Council has committed to ongoing engagement.
14	No Address Given	<ul style="list-style-type: none"> This project is being run by VPA. Council think they are assisting by being 'in collaboration. 	<ul style="list-style-type: none"> Refer to Ministerial Terms of Reference. VPA is supporting via funding, agency liaison etc. It is a proper partnership.
		<ul style="list-style-type: none"> Woolpack Road project was folly. 	<ul style="list-style-type: none"> Woolpack Road project and why it failed to get through is a complex issue. The relevant point is that it did fail to get through and a corridor study will resolve an agreed alignment.
		<ul style="list-style-type: none"> The Eastern Link Road alignment – it should be focused on the interchange location. Requests the GM Infrastructure to present and argue findings on these issues. 	<ul style="list-style-type: none"> The maps prepared suggest this potential. But the corridor study will determine the exact crossing point on the Freeway.

Submission	Address*	Submission	Response
		<ul style="list-style-type: none"> • BMITS needs to be updated to match the UGF. 	<ul style="list-style-type: none"> • Disagree. BMITS and UGF both refer to the corridor study being a priority. The only difference is that the UGF flags financial support for construction via future PSPs. BMITS pre-dates that strategic direction.
		<ul style="list-style-type: none"> • A road corridor to the east of BM is long unresolved and the UGF will hopefully address it. 	<ul style="list-style-type: none"> • Agreed. The Eastern Link Road alignment needs to be resolved to enable a range of projects to progress.
15	Bacchus Marsh	<ul style="list-style-type: none"> • Believes community consultation process is going astray. Suggests an alignment – Attachment 1 for eastern link road. 	<ul style="list-style-type: none"> • Have your say, Council's website, the VPA website and the extensive community engagement to date should ensure that the work undertaken is becoming more widely known.
		<ul style="list-style-type: none"> • The Maddingley Brown Coal mine presents an unacceptable risk to the town eg fire and Morwell experience. 	<ul style="list-style-type: none"> • Coal is state significant resource, and the Maddingley Brown Coal Mine is also listed as State Significant. • In relation to the operation of the Maddingley Brown Coal Mine OH & S and Workcover provisions apply as do EPA licencing requirements.
		<ul style="list-style-type: none"> • BM Aerodrome – development is proposed that will encroach upon the runways virtually. This should be avoided. 	<ul style="list-style-type: none"> • A draft masterplan for BM Aerodrome has been prepared. The PSP for Parwan will address planning controls to limit these risks.
		<ul style="list-style-type: none"> • Supports a Parwan Railway station. Also supports a station at Rowsley. 	<ul style="list-style-type: none"> • Noted. It is unlikely 3 stations will get PTV support but a second station to serve the large investigation areas to the east has merit. Shunting yards and other infrastructure may have greater merit at Rowsley.
		<ul style="list-style-type: none"> • Train system should be electrified. 	<ul style="list-style-type: none"> • To be further discussed with PTV. Advocacy required.
		<ul style="list-style-type: none"> • Concerned that modelling of traffic in VITM is not accurate. Suggest Council should verify numbers when Halletts Way opens. BMITS results/modelling should also be verified by a third party. 	<ul style="list-style-type: none"> • The feedback has been passed to Council's Infrastructure directorate.
16	Merrimu	<ul style="list-style-type: none"> • Own 7 acres. Support various animals – dogs, chicken, sometimes cows and horses. 	<ul style="list-style-type: none"> • Noted. This site is on the edge of the investigation area. It may be a site that suits different densities. To be further reviewed in future work.
		<ul style="list-style-type: none"> • Any change needs to be done in the right way. To keep rural feel suggest 1 acre lots. 	<ul style="list-style-type: none"> • All change needs to be managed well. An urban growth investigation area will likely deliver housing at various densities. Further work is needed to determine how this is best undertaken.
		<ul style="list-style-type: none"> • Don't want Eastern Link Road too close to property. 	<ul style="list-style-type: none"> • The Eastern Link Road study will review the scenarios available.
17	Merrimu	<ul style="list-style-type: none"> • Brother bought into area on basis that it would be his rural getaway. 	<ul style="list-style-type: none"> • Noted. The manner and form in which development may occur in this area is yet to be determined.

Submission	Address*	Submission	Response
		<ul style="list-style-type: none"> Growth for the sake of growth will increase traffic through the area. 	<ul style="list-style-type: none"> Growth pressures already exist. This needs to be managed, Council in partnership with VicRoads, PTV and Transport for Victoria need to address the impacts of growth (current and future) on existing road infrastructure. To suggest these pressures be ignored does not prepare Council or the community for the future, the infrastructure needs to get the best possible outcome. Traffic will grow significantly regardless. The capacity for some 600+ more lots under current zoning will see 4-6 times the traffic already on local roads. A blueprint which addresses a range of lot sizes, road scenarios, facilities and open space areas is likely needed.
		<ul style="list-style-type: none"> Growth will destroy native surroundings. 	<ul style="list-style-type: none"> As part of the background studies a preliminary assessment of the existing environmental values was undertaken and key environmental values have been identified. Further analysis of on-ground habitat constraints is needed before any PSP is prepared.
		<ul style="list-style-type: none"> Doesn't want development in Merrimu. 	<ul style="list-style-type: none"> See above.
18	Parwan	<ul style="list-style-type: none"> Significant local history outlined, including cultural heritage, farming, mining etc. 	<ul style="list-style-type: none"> Agreed that there is a significant history in the area, all of which has shaped cultural landscape, land uses, opportunities and constraints. These will be picked up in more detail in PSP but Council will revisit the key principles for Parwan investigation areas in light of feedback received.
		<ul style="list-style-type: none"> Landscape is significant and needs to be respected. 	<ul style="list-style-type: none"> As part of the background studies a preliminary assessment of the existing environmental and landscape values was undertaken and key values have been identified. Landscape analysis will be required for investigation areas to become Urban Growth Zone.
		<ul style="list-style-type: none"> Weed issues in the Parwan area including boxthorn. 	<ul style="list-style-type: none"> Weed issues are noted across the Shire. It is an ongoing management challenge.
		<ul style="list-style-type: none"> Don't want Parwan Employment Precinct to neglect their responsibilities as land managers. 	<ul style="list-style-type: none"> Noted. A PSP would better address expectations but actual landowner responsibilities are normally covered more through permit conditions.
		<ul style="list-style-type: none"> Parwan Gorge is an important environmental asset. Core component of the Lead West Werribee River Biolink Action Plan. This Gorge should be a significant park within the UGF. 	<ul style="list-style-type: none"> Further research on Parwan Gorge is desirable by Council. Scope for use as a key park setting, observation point and habitat refuge has some merit. This should be a key consideration in design principles for Parwan PSP.

Submission	Address*	Submission	Response
		<ul style="list-style-type: none"> Other environmental values include: <ul style="list-style-type: none"> Native Grasslands Remnant Woodland Binghams Swamp Road and Railway Reserves Lava Caves - Including Parwan Cave (200m of passageways) 	<ul style="list-style-type: none"> As part of the background studies a preliminary assessment of the existing environmental values was undertaken and key environmental values have been identified. Environmental values will be further mapped before any PSP is prepared in the area.
		<ul style="list-style-type: none"> Protecting and managing these values is important to Parwan and Moorabool. 	<ul style="list-style-type: none"> These are addressed in a PSP process.
		<ul style="list-style-type: none"> New urban development needs to be more sustainable. Range of solutions identified in submission from energy efficiency to socially inclusive. Be more holistic. Overseas and Australian models exist. 	<ul style="list-style-type: none"> Customising an appropriate regional response to growth through new housing models is an option. Landowners will play a key role in this.
		<ul style="list-style-type: none"> Argues that the potential conflict between employment precincts and residential investigation areas could be more limited if the employment precinct is smaller in area. Area for employment should commence south from Miles Road to Nerowie Rd. 	<ul style="list-style-type: none"> The employment precincts include buffer areas. Until the buffer study is complete final boundaries are yet to be determined. Miles Road is well south of the current EPA requirements ie these buffer areas extend at least 1.4km north now. A smaller buffer will not be likely acceptable to EPA or Western Water. Further assessment required.
		<ul style="list-style-type: none"> Buffer study will be important to complete. 	<ul style="list-style-type: none"> Refer to above.
		<ul style="list-style-type: none"> Passive and active recreation require consideration in the UGF. 	<ul style="list-style-type: none"> UGF is a high level document. Beyond setting principles it will not get into specifics addressed at PSP stage.
		<ul style="list-style-type: none"> Many issues and questions raised on page 11 of submission ranging from composting facilities requiring 5km buffers through to costings for infrastructure in Parwan needing greater clarity. 	<ul style="list-style-type: none"> The idea of buffer zones is to limit impacts between sensitive uses and employment related businesses. 52.10 of the Scheme indicates buffers for composting are variable. Depends on technology applied. The Parwan work by CBRE was a scan of likely business opportunities. The PB infrastructure study was an initial review. More detail work is to follow. This includes: (a) buffer study – in preparation; (b) original-destination modelling (brief being prepared); (c) land use study (to be prepared); (d) detailed business case (in preparation via SED). PSP to follow thereafter with infrastructure more closely modelled.
		<ul style="list-style-type: none"> Bacchus Marsh Aerodrome as an export hub seems unrealistic. 	<ul style="list-style-type: none"> Noted. Future use options are still being investigated..
		<ul style="list-style-type: none"> Why isn't there a firm timeline on Westside Meats moving to Nerowie Road? 	<ul style="list-style-type: none"> The Statutory Planning team has reported to Council on this matter.

Submission	Address*	Submission	Response
		<ul style="list-style-type: none"> Scoria quarry needs further investigation. 	<ul style="list-style-type: none"> That is a commercial decision for Westside Meats. Amendment C76 yet to be gazetted The Statutory Planning team has addressed this matter with VCAT and this cannot be dealt with as part of the UGF.
		<ul style="list-style-type: none"> Upgrading Woolpack Road is the only logical action to achieve the Eastern Link Road. 	<ul style="list-style-type: none"> The study will examine and identify the optimal solution. Landowners will have opportunity to comment on scenarios developed.
		<ul style="list-style-type: none"> Support opening Parwan station to rail. 	<ul style="list-style-type: none"> The Parwan Station will be an important longer term transport priority.
		<ul style="list-style-type: none"> The UGF is the beginning of a conversation that should be ongoing. 	<ul style="list-style-type: none"> Council is committed to ongoing discussion on UGF related issues.
18A	Parwan	<ul style="list-style-type: none"> Notes substantially covered in submission 18 above. 	
18B	Parwan	<ul style="list-style-type: none"> Identified as Attachment 1. Further detail on Parwan Lava Cave. 	<ul style="list-style-type: none"> The Parwan Lava Cave is a significant geological feature that will require careful management.
19	Merrimu	<ul style="list-style-type: none"> Purchased block in 2002 and built in 2007. 	<ul style="list-style-type: none"> Noted.
		<ul style="list-style-type: none"> Tranquil and still. Fresh air and free of pollution. Views of forests and neighbouring towns important. 	<ul style="list-style-type: none"> These values are noted in other submissions as well.
		<ul style="list-style-type: none"> Current zoning enables owners to have more pets. 	<ul style="list-style-type: none"> Noted.
		<ul style="list-style-type: none"> Development will impact the landscape. 	<ul style="list-style-type: none"> Change will occur if zoning changes. It is too early to indicate in what form this change is to manifest but guidelines will be developed and a PSP based on further analysis of on-ground conditions is required.
		<ul style="list-style-type: none"> Concern over gradual sprawl – would like to see the east side of Flanagans kept as 1-2 acre lots, with 1-2 acre lots reducing to ¼ acre gradually. 	<ul style="list-style-type: none"> Density scenarios will depend on PSP.
		<ul style="list-style-type: none"> Don't want double storey homes. Don't want units, nursing homes or Government owned properties. 	<ul style="list-style-type: none"> The mix of uses is part of a PSP process.
		<ul style="list-style-type: none"> Would like to see Bences Road opened to south and join with Flanagans. 	<ul style="list-style-type: none"> Road networks including Bences Road will require further consideration on standard, role, connectivity and funding.
		<ul style="list-style-type: none"> Want more effective street lighting. 	<ul style="list-style-type: none"> To be reviewed in PSP process.
		<ul style="list-style-type: none"> Eastern Link Road should be on boundary of Long Forest. 	<ul style="list-style-type: none"> The Eastern Link Road study will examine and identify the optimal solution. This is a key short term project, finalising alignment, costing and funding responsibilities. The community will have an opportunity to provide input to VicRoads as part of the project.
<ul style="list-style-type: none"> NBN, gas etc should be connected to all existing households in area. 	<ul style="list-style-type: none"> A commercial decision for NBN Co and SPAusnet. But it becomes more likely with expanded infrastructure. 		

Submission	Address*	Submission	Response
		<ul style="list-style-type: none"> Don't want rates to go up. 	<ul style="list-style-type: none"> Rates depend on zoning and a host of factors including redevelopment potential. Until PSP is completed zoning cannot be confirmed. Staging and sequencing of development can also be used to manage delivery of land and thus limit rate increases, should these occur.
		<ul style="list-style-type: none"> Would like to be involved in ongoing discussions on UGF. 	<ul style="list-style-type: none"> Council has committed to ongoing consultation.
20	Bacchus Marsh	<ul style="list-style-type: none"> The farm is a local tourist attraction. 	<ul style="list-style-type: none"> The farm is part of an irrigation district of State significance.
		<ul style="list-style-type: none"> Want to be involved in future strategic discussions to protect the value of the farm. 	<ul style="list-style-type: none"> Council has committed to ongoing consultation.
21	Merrimu	<p>Group Submission. Key themes include:</p> <ul style="list-style-type: none"> Lot sizes. Transition lot sizes to keep rural feel of area. Others argue 1 acre lots would be as small as they would like to see. Others want no development. One suggests 2000m² lot sizes. Gas supply – Council has not bothered to secure gas to residents. 	<ul style="list-style-type: none"> The lot sizes will be determined via PSP process. Transition in lot sizes has some overall merit. Provision of reticulated gas into estates is a commercial matter between SPAusnet and land owners. It is not a Council obligation to bring gas to land within the RCZ zone especially at the densities presently in place. However, new urban development will likely support a stronger business case.
		<ul style="list-style-type: none"> Roads & traffic– open up Bences Road to connect with Flanagans. Put roundabout and lights at bottom of Flanagans Dr. Avenue will become a major throughfare which is not desirable. 100% of all traffic will be on Flanagans Rd. How can the impact of roads be limited near existing housing? Put weight limit on vehicles using Flanagans Dr. Need comprehensive road network to manage traffic. 	<ul style="list-style-type: none"> Council in partnership with VicRoads, PTV and Transport for Victoria need to address the impacts of growth (current and future) on existing road infrastructure. Road networks will be further reviewed including staging, capacity limits etc. A load limit on Flanagans Dr may have merit. To be further considered.
		<ul style="list-style-type: none"> Areas for development – only develop the north, not the south. 	<ul style="list-style-type: none"> A comprehensive response across Merrimu is required with a mix of lot size to be considered.
		<ul style="list-style-type: none"> Animals – currently can keep them. If urbanised this will be difficult. Like hobby farms. 	<ul style="list-style-type: none"> Urban conditions would bring a range of changes to the area.
		<ul style="list-style-type: none"> Zoning – like it to stay rural. Growth for the sake of growth is not supported. 	<ul style="list-style-type: none"> Urban growth investigation areas will entail changes in zoning. The relevant question beyond the Urban Growth Zone is what these become in a PSP process. That will be determined later. There is limited evidence that the RCZ achieves its conservation objectives at Merrimu other than by limiting density.

Submission	Address*	Submission	Response
		<ul style="list-style-type: none"> Want better kerbside maintenance. 	<ul style="list-style-type: none"> Not a land use question.
22	Merrimu	<ul style="list-style-type: none"> Moved to area because of lifestyle and amenity (clean air, small number of residents, landscape). Paid a premium for this. 	<ul style="list-style-type: none"> The amenity of existing residents is a noted reason for household location.
		<ul style="list-style-type: none"> Want lot sizes, if redeveloped of 2000 sq.m minimum, with properties in the existing zone at 4000 sq.m min. 	<ul style="list-style-type: none"> The PSP will determine lot sizes. For zoned urban land a benchmark of 15 dwellings/ha is required. But this may involve higher densities in some areas and lower where constraints are greater.
		<ul style="list-style-type: none"> No impact on existing zoning for present residents. 	<ul style="list-style-type: none"> The suggestion is not practical. The vast majority of Merrimu is RCZ and this zone is not conducive to any growth beyond 1 ha average.
		<ul style="list-style-type: none"> Don't want double storey homes, units, nursing homes etc. 	<ul style="list-style-type: none"> Sustainable urban areas will meet a mix of needs.
		<ul style="list-style-type: none"> Want to preserve views for existing residents. 	<ul style="list-style-type: none"> How view sheds are managed will be determined at the PSP stage.
		<ul style="list-style-type: none"> Want appropriate infrastructure – lighting, asphalt roads, fire authority services. 	<ul style="list-style-type: none"> Any urban growth will need to provide this form of infrastructure. It is however unlikely achievable at current densities at Merrimu.
		<ul style="list-style-type: none"> Want appropriate services including waste collection, gas services, maintenance of Council grass areas. 	<ul style="list-style-type: none"> See above.
		<ul style="list-style-type: none"> No increase in rates. 	<ul style="list-style-type: none"> Rates will be determined by future zoning choices. To require/expect more services, continuation of the RCZ at Merrimu are not mutually compatible suggestions.
		<ul style="list-style-type: none"> Present restrictions regarding livestock are retained. 	<ul style="list-style-type: none"> No specific comment can be made at this time. If the area transforms beyond a form of low density residential use the restrictions will likely change.
		<ul style="list-style-type: none"> No industrial buildings and limit on shopping centres, schools etc. 	<ul style="list-style-type: none"> The mix of uses will be determined at the PSP stage.
		<ul style="list-style-type: none"> Any future freeway should not impact country/rural feel. 	<ul style="list-style-type: none"> The road corridor study will review options for an alignment.
23	Merrimu	<ul style="list-style-type: none"> Oppose development, especially if road is put through or beside property. 	<ul style="list-style-type: none"> Corridor study will determine optimal alignment of road.
		<ul style="list-style-type: none"> We know our neighbours. Increasing population increases security risk. 	<ul style="list-style-type: none"> The population will increase in any case. Current projections are a further 700 lots which is 1820 more people and 7000 more vehicle movements per day in area – a likely 5+ fold increase on present. Safety is addressed through a range of passive surveillance and design solutions.
		<ul style="list-style-type: none"> Will now put renovations on hold. 	<ul style="list-style-type: none"> That is a landowner's prerogative.

Submission	Address*	Submission	Response
		<ul style="list-style-type: none"> If development occurs want 2 acre average. 	<ul style="list-style-type: none"> Density will be determined via a PSP. 2 acre averages is not likely achievable across Merrimu.
		<ul style="list-style-type: none"> Only single storey dwellings. 	<ul style="list-style-type: none"> Homes can be built to 2 storey now.
		<ul style="list-style-type: none"> Keep native flora and fauna and maintain rural look. 	<ul style="list-style-type: none"> As part of the background studies a preliminary assessment of the existing environmental values was undertaken and key environmental values have been identified. Further analysis of on-ground habitat constraints is needed before any PSP is prepared.
		<ul style="list-style-type: none"> More wildlife corridors. 	<ul style="list-style-type: none"> See above.
		<ul style="list-style-type: none"> All town services needed. 	<ul style="list-style-type: none"> This will occur with urban growth but is much less likely with rural living at 2 acre average lot sizes.
		<ul style="list-style-type: none"> Underground power. 	<ul style="list-style-type: none"> See above.
		<ul style="list-style-type: none"> School and town bus services. 	<ul style="list-style-type: none"> See above.
		<ul style="list-style-type: none"> More fire station and police infrastructure. 	<ul style="list-style-type: none"> See above.
		<ul style="list-style-type: none"> Will have nowhere to ride horses. 	<ul style="list-style-type: none"> Depends on how the PSP applies at Merrimu. Some areas may be deemed inappropriate for urban growth based on landscape value, habitat or for other reasons.
		<ul style="list-style-type: none"> Want hospital upgrade. 	<ul style="list-style-type: none"> Hospital expansion would be desirable if Bacchus Marsh grows further.
24	Merrimu	<ul style="list-style-type: none"> Have some concerns about growth, however if it is to occur the following should be addressed: 	<ul style="list-style-type: none"> Noted.
		<ul style="list-style-type: none"> Traffic management – want to avoid traffic bottlenecks. Install roundabout at bottom of Bences Road and Flanagans Dr. Better street lighting. 	<ul style="list-style-type: none"> A full traffic model will need to be developed to match development with an appropriate network.
		<ul style="list-style-type: none"> Gradual sprawl – want managed density to limit impact on existing residents. 	<ul style="list-style-type: none"> Transitional zoning has some merit in parts of Merrimu.
		<ul style="list-style-type: none"> Buffer zones – like large buffer zones between households and arterial roads. 	<ul style="list-style-type: none"> The road corridor study will determine how this issue is to be addressed.
		<ul style="list-style-type: none"> Services – want NBN, gas etc. Existing households should not be excluded. 	<ul style="list-style-type: none"> Many of these infrastructure items are delivered in urban growth scenarios.
		<ul style="list-style-type: none"> Flora and fauna – Native grassland and habitat should be well managed. 	<ul style="list-style-type: none"> As part of the background studies a preliminary assessment of the existing environmental values was undertaken and key environmental values have been identified. Further analysis of on-ground habitat constraints is needed before any PSP is prepared.
		<ul style="list-style-type: none"> Ongoing consultation sought. 	<ul style="list-style-type: none"> Council has committed to ongoing consultation.

Submission	Address*	Submission	Response
25	Merrimu	<ul style="list-style-type: none"> Own 1.8 acre lot and intend to build. Spent much effort deciding on buying in the area. 	<ul style="list-style-type: none"> Noted.
		<ul style="list-style-type: none"> Development at Merrimu will drastically change the landscape, atmosphere and environment. 	<ul style="list-style-type: none"> Impacts will depend on how PSP is formed. Much work to be done before that can be discussed in detail.
		<ul style="list-style-type: none"> Would like to see more of the Silberstein Estate developed at 0.75 ha average. Lot sizes can reduce outside the Silberstein Estate. 	<ul style="list-style-type: none"> This is probably unrealistic with respect to the balance of the Silberstein estate. There are large parcels, substantially weed impacted with little impediment to growth. The balance of the Silberstein property is one of these. A mix of lots in Merrimu will be further considered in future work.
		<ul style="list-style-type: none"> Want Estate to be named. 	<ul style="list-style-type: none"> Can be reviewed.
		<ul style="list-style-type: none"> Want visual landscape preserved for existing households. 	<ul style="list-style-type: none"> The future landscape will be considered in the PSP process. Key components such as Long Forest will be important considerations. Limiting visual impact along the escarpment will be a priority.
		<ul style="list-style-type: none"> Don't want heavy vehicle use of Flanagans Drive. 	<ul style="list-style-type: none"> Flanagans Drive capacity to address freight movements will be further considered in future planning.
		<ul style="list-style-type: none"> Want more effective road network with no choke/congestion points. 	<ul style="list-style-type: none"> A comprehensive road network will be needed at Merrimu.
		<ul style="list-style-type: none"> Bences Road should be the collector road, not Flanagans. 	<ul style="list-style-type: none"> See above.
		<ul style="list-style-type: none"> Keen to have suitable buffers between existing homes and new Eastern Link Road. 	<ul style="list-style-type: none"> The Eastern Link Road study will examine and identify the optimal solution. This is a key short term project, finalising alignment, costing and funding responsibilities. The community will have an opportunity to provide input to VicRoads as part of the project.
		<ul style="list-style-type: none"> Want full services. 	<ul style="list-style-type: none"> The PSP will determine where full services go. Generally this will be limited to urban areas. However the expansion of services into the area give some additional potential for existing households to be more commercially attractive to connect.
26	Merrimu	<ul style="list-style-type: none"> Moved to area 2 years ago. The rezoning of the area will have an adverse impact. 	<ul style="list-style-type: none"> The manner of future planning will determine its use of land (footprint), its layout and implications.
		<ul style="list-style-type: none"> Children suffer asthma. Urban growth = pollution. 	<ul style="list-style-type: none"> See above.
		<ul style="list-style-type: none"> Abundance of wildlife. More traffic = more animal deaths. 	<ul style="list-style-type: none"> More traffic will arise under existing controls – likely 5+ fold increase.
		<ul style="list-style-type: none"> Rezoning impacts ability to keep animals on site. 	<ul style="list-style-type: none"> Future zoning is yet to be determined.

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		<ul style="list-style-type: none"> Country feel we love. 	<ul style="list-style-type: none"> The reasons for people moving to area are explained in the submission.
		<ul style="list-style-type: none"> Light pollution is an issue with urban growth. 	<ul style="list-style-type: none"> The PSP will address layout and lighting of streets.
		<ul style="list-style-type: none"> Increasing population increases crime. 	<ul style="list-style-type: none"> Crime is a complex issue that goes beyond the UGF.
		<ul style="list-style-type: none"> Locals park trucks on their properties. Rezoning makes this impossible. 	<ul style="list-style-type: none"> Not necessarily the case. Trucks are parked in urban areas now.
		<ul style="list-style-type: none"> If Merrimu does develop only want 1 acre lots. 	<ul style="list-style-type: none"> The UGF will address density. 1 acre average is not realistic under State Policy.
		<ul style="list-style-type: none"> No 2 storey homes. 	<ul style="list-style-type: none"> Can build 2 storey homes now in Merrimu.
		<ul style="list-style-type: none"> Better road network needed. 	<ul style="list-style-type: none"> Agreed. A full road network will be required.
		<ul style="list-style-type: none"> Weekly waste collection. 	<ul style="list-style-type: none"> Depends on density, zoning and use.
		<ul style="list-style-type: none"> Want full range of schools. 	<ul style="list-style-type: none"> See above.
		<ul style="list-style-type: none"> Want Eastern Link Road well away from homes. 	<ul style="list-style-type: none"> The Eastern Link Road study will examine and identify the optimal solution. This is a key short term project, finalising alignment, costing and funding responsibilities. The community will have an opportunity to provide input to VicRoads as part of the project. The road corridor study will examine this issue further.
		<ul style="list-style-type: none"> Hope all comments will be taken seriously and want ongoing engagement. 	<ul style="list-style-type: none"> All comments will be considered. Consultation will be ongoing.
27	Parwan	<ul style="list-style-type: none"> With respect to Parwan-Exford Road site keen to bring forward development. 	<ul style="list-style-type: none"> The identified site is a logical inclusion into the Parwan Station precinct.
		<ul style="list-style-type: none"> Support train station at Parwan. 	<ul style="list-style-type: none"> Noted.
		<ul style="list-style-type: none"> Urban growth to assist in funding Eastern Link Road is supported. 	<ul style="list-style-type: none"> A funding mechanism for the ELR will be determined once alignment confirmed. PSP's provide a vehicle to assist with construction funding.
		<ul style="list-style-type: none"> Concerning the Geelong-BM Road site supports the proposed employment cluster concept for area. 	<ul style="list-style-type: none"> A logical inclusion into the employment precinct area.
		<ul style="list-style-type: none"> Site can play a key role in accommodating ancillary uses to the aerodrome. 	<ul style="list-style-type: none"> There is a draft masterplan for the Aerodrome which identifies use opportunities and further work is required to complete this work.
		<ul style="list-style-type: none"> Keen to better understand anticipated uses in the precinct and further review the potential alignments of the Eastern Link Road which may impact the site. 	<ul style="list-style-type: none"> Council will engage further as information comes to hand.

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		<ul style="list-style-type: none"> Once the buffer study is completed it would be desirable to see results. Keen to be actively involved in future planning of area. 	<ul style="list-style-type: none"> See above. Council has committed to ongoing discussion with affected parties.
28	Merrimu	<ul style="list-style-type: none"> Like the area and its amenity. 	<ul style="list-style-type: none"> The amenity of the area will need to be managed if growth occurs. This is why there is much further work to be done before any PSP comes into effect.
		<ul style="list-style-type: none"> Concerned area will not develop as per earlier rural living masterplan (see page 2 of submission). 	<ul style="list-style-type: none"> It likely won't develop as per that masterplan. A rural living style hobby farm estate throughout Merrimu is not a likely outcome from the UGF process.
		<ul style="list-style-type: none"> If Council wishes to pursue development it should manage it carefully. 	<ul style="list-style-type: none"> Noted.
		<ul style="list-style-type: none"> Range of issues identified substantially as per submission 24, 22 etc. 	<ul style="list-style-type: none"> See earlier comments.
29	Merrimu	<ul style="list-style-type: none"> Have some concerns. Key issues to address include: 	<ul style="list-style-type: none"> Noted.
		<ul style="list-style-type: none"> Traffic management – need careful assessment. Increased traffic will increase likelihood of wildlife losses. Also need to manage traffic congestion at a range of locations. 	<ul style="list-style-type: none"> A full and comprehensive traffic management plan will be needed to address congestion, road kill risk, local amenity.
		<ul style="list-style-type: none"> Don't want Eastern Link Road outside our door. 	<ul style="list-style-type: none"> The Eastern Link Road study will examine and identify the optimal solution. This is a key short term project, finalising alignment, costing and funding responsibilities. The community will have an opportunity to provide input to VicRoads as part of the project.
		<ul style="list-style-type: none"> Gradual Sprawl – transition in densities needed. 	<ul style="list-style-type: none"> These issues will be considered further in future planning.
		<ul style="list-style-type: none"> Buffer Zones – Needed between Eastern Link Road and houses. 	<ul style="list-style-type: none"> See above (corridor study).
		<ul style="list-style-type: none"> Services – If there is a town centre we don't want it to be a soulless place. Plans show it outside our house. 	<ul style="list-style-type: none"> The PSP will address neighbourhood retail centres. No plans exist for exact locations of such facilities.
		<ul style="list-style-type: none"> Wildlife and local Ecology – Would like to see Merrimu as a western extension of Long Forest as a non-urban break. Would like to see greater investment in revegetation. 	<ul style="list-style-type: none"> There are likely opportunities for greater re-veg near Long Forest. This will be examined further. The non-urban break refers more to the valley (irrigation district), the escarpments.
		<ul style="list-style-type: none"> Landscape/town appeal – We have a wonderful landscape but need to manage growth to not detract from it. Don't want cheap ill thought out high density developments. 	<ul style="list-style-type: none"> The details of how development will be delivered is a future conversation. However, all development needs to find balance between meeting owner needs whilst addressing neighbourhood and precinct character objectives.

Submission	Address*	Submission	Response
		<ul style="list-style-type: none"> • Would like to feel secure knowing what if any changes will occur. 	<ul style="list-style-type: none"> • Ongoing engagement will occur.
30	Merrimu	<ul style="list-style-type: none"> • Wildlife values are significant and should be conserved. 	<ul style="list-style-type: none"> • As part of the background studies a preliminary assessment of the existing environmental values was undertaken and key environmental values have been identified. Further analysis of on-ground habitat constraints is needed before any PSP is prepared.
		<ul style="list-style-type: none"> • Would like to keep Merrimu rural residential. 	<ul style="list-style-type: none"> • It is unlikely that Merrimu can be entirely retained as rural residential. There is scope for a mix of uses, densities and outcomes. The key will be how this is developed within a masterplan (PSP).
		<ul style="list-style-type: none"> • Want rural atmosphere retained. 	<ul style="list-style-type: none"> • Urban growth will bring change. But there is no reason that a mix of lot sizes cannot enable some of the existing amenity such as the interface with Long Forest to be maintained.
		<ul style="list-style-type: none"> • Any new Eastern Link Road should not impact the sensitive environments of Merrimu. 	<ul style="list-style-type: none"> • The Eastern Link Road study will examine and identify the optimal solution including options to reduce environmental impacts. The community will have an opportunity to provide input to VicRoads as part of the project.
		<ul style="list-style-type: none"> • Bences Road should be fixed. 	<ul style="list-style-type: none"> • A future road network will need to examine what upgrading of Bences Road should occur.
31	Merrimu	<ul style="list-style-type: none"> • The UGF will have major impact on the environment. 	<ul style="list-style-type: none"> • The UGF is the first phase. As part of the background studies a preliminary assessment of the existing environmental values was undertaken and key environmental values have been identified. Further analysis of on-ground habitat constraints is needed before any PSP is prepared. • The next phase will refine boundaries via landscape mapping and natural values assessment to develop Urban Growth Zones. These in turn will need a PSP. There is a lot of work to be done to refine the concept.
		<ul style="list-style-type: none"> • Urban sprawl will impact wildlife and natural environment. 	<ul style="list-style-type: none"> • See above.
		<ul style="list-style-type: none"> • High density housing will cause issues with essential services. 	<ul style="list-style-type: none"> • The UGF does not identify high density housing. High density housing is apartment development. The PSP will review density scenarios.
		<ul style="list-style-type: none"> • Putting a main road between Gisborne and Geelong is ludicrous. 	<ul style="list-style-type: none"> • Refer to BMITS findings. The community will have an opportunity to provide input to VicRoads as part of the Eastern Link Road assessment.
		<ul style="list-style-type: none"> • Don't want Merrimu to become a wasteland. 	<ul style="list-style-type: none"> • A detailed analysis will inform what form of future development is possible.

Submission	Address*	Submission	Response
32	Merrimu	<ul style="list-style-type: none"> Welcome development in Merrimu that enhances and preserves our rural area. 	<ul style="list-style-type: none"> The issue is concerned with optimal use of land in Merrimu. Treating the entire areas as 'rural' is not what the current zoning does. It encourages fragmentation into lifestyle sized lots.
		<ul style="list-style-type: none"> Want to keep the existing zoning. 	<ul style="list-style-type: none"> The UGF is unlikely to achieve this.
		<ul style="list-style-type: none"> Want better street lighting. 	<ul style="list-style-type: none"> Noted. If the zoning remains the same better lighting is difficult to justify.
		<ul style="list-style-type: none"> Buffer zones for potential major roads. 	<ul style="list-style-type: none"> Any road corridors will need to examine setbacks to existing homes.
		<ul style="list-style-type: none"> Oppose rezoning land to residential use. 	<ul style="list-style-type: none"> The submission is an objection.
		<ul style="list-style-type: none"> Oppose double storey homes. 	<ul style="list-style-type: none"> They can be built now at Merrimu.
		<ul style="list-style-type: none"> Oppose small lots. 	<ul style="list-style-type: none"> Diversity of lot sizes meets a wider range of needs.
33	Merrimu	<ul style="list-style-type: none"> Chose to move into area due to zoning. 	<ul style="list-style-type: none"> Zones change when priorities change. State and local policies need to align.
		<ul style="list-style-type: none"> Concerned about negative effects on local wildlife, fauna, local amenity, inequity. 	<ul style="list-style-type: none"> As part of the background studies a preliminary assessment of the existing environmental values was undertaken and key environmental values have been identified. Further analysis of on-ground habitat constraints is needed before any PSP is prepared.
		<ul style="list-style-type: none"> Need housing density to be gradual and systematic. 	<ul style="list-style-type: none"> There is merit in transitional zoning in areas of established low density housing.
		<ul style="list-style-type: none"> Create a more sustainable development. 	<ul style="list-style-type: none"> Such an approach has considerable merit in customising urban growth to a peri-urban environment.
		<ul style="list-style-type: none"> Want good buffer zones to protect areas of significance, not just in Merrimu but elsewhere eg Parwan Lava Caves. 	<ul style="list-style-type: none"> Buffers are critical for a range of environmental and landscape values. As part of the background studies a preliminary assessment of key geographic features was undertaken and key values identified. Further analysis of how these values can be protected and/or promoted during the PSP process.
		<ul style="list-style-type: none"> Proposed changes are unsettling. 	<ul style="list-style-type: none"> Council has been transparent with the new process. To limit concerns Council should work through all phases of the UGF implementation as quickly as practicable and engage with affected parties.
34	Merrimu	<ul style="list-style-type: none"> Strongly supports UGF and wants land included in the Strategy. 	<ul style="list-style-type: none"> This site is included in UGF investigation area for Merrimu.
35	Parwan	<ul style="list-style-type: none"> Supports UGF and wants land included in the Strategy. 	<ul style="list-style-type: none"> This site is included in UGF investigation area for Merrimu.
		<ul style="list-style-type: none"> Keen to resolve Eastern Road Link alignment ASAP. 	<ul style="list-style-type: none"> Council see the Eastern Link Road as one of its highest priorities within the UGF process.

Submission	Address*	Submission	Response
36	Merrimu	<ul style="list-style-type: none"> Understand growth will occur in area. 	<ul style="list-style-type: none"> Managed growth is the goal with a PSP based on respecting local landscape and environmental values.
		<ul style="list-style-type: none"> Keen to see more community services, protection and respect for wildlife, minimal noise. 	<ul style="list-style-type: none"> Address in PSP phase and further on-ground analysis.
		<ul style="list-style-type: none"> 1 acre lot sizes. 	<ul style="list-style-type: none"> The diversity and density of lots will be reviewed in future phases.
		<ul style="list-style-type: none"> Walking and bike tracks. 	<ul style="list-style-type: none"> A PSP process will examine these issues.
		<ul style="list-style-type: none"> Want single storey homes. 	<ul style="list-style-type: none"> Can build 2 storey now.
		<ul style="list-style-type: none"> 50 km/hr speed limit and Flanagans Dr improved. 	<ul style="list-style-type: none"> The issue of speed limits and road improvements will be reviewed via PSP.
		<ul style="list-style-type: none"> Want gas. 	<ul style="list-style-type: none"> This is a commercial decision for SPAusnet. Urban growth makes it more likely though.
37	Parwan	<ul style="list-style-type: none"> Keen on being involved in future planning process. 	<ul style="list-style-type: none"> Council has committed to ongoing consultation.
		<ul style="list-style-type: none"> Supports UGF and inclusion of land. 	<ul style="list-style-type: none"> This site is included in UGF investigation area for Merrimu.
38	Merrimu	<ul style="list-style-type: none"> Would like to be involved in ongoing planning for the UGF. 	<ul style="list-style-type: none"> Council has committed to ongoing consultation.
		<ul style="list-style-type: none"> Supports UGF and inclusion of land. 	<ul style="list-style-type: none"> This site is included in UGF investigation area for Merrimu.
39	Merrimu	<ul style="list-style-type: none"> Supports UGF and inclusion of land. 	<ul style="list-style-type: none"> Council has committed to ongoing consultation.
		<ul style="list-style-type: none"> Currently has large landholdings in Merrimu. 	<ul style="list-style-type: none"> Noted.
		<ul style="list-style-type: none"> Supportive of scope and direction. 	<ul style="list-style-type: none"> Noted.
		<ul style="list-style-type: none"> Supports proposed employment areas. 	<ul style="list-style-type: none"> Noted.
		<ul style="list-style-type: none"> Position of Eastern Link Road will be critical. May or may not impact on land they own. 	<ul style="list-style-type: none"> Until the corridor study is completed it is unclear how and in what for the impact arises The Eastern Link Road study will examine and identify the optimal solution including options to reduce environmental impacts. The community will have an opportunity to provide input to VicRoads as part of the project. The Eastern Link Road likely will somewhere within its alignment impact properties in Merrimu.
		<ul style="list-style-type: none"> Will need ramps onto Freeway from Eastern Link Road. 	<ul style="list-style-type: none"> See above
		<ul style="list-style-type: none"> Would be concerned if Eastern Link Road became a highway or freeway. 	<ul style="list-style-type: none"> See above
<ul style="list-style-type: none"> Unsure about buffers shown to the west – Gisborne Road provides a buffer. 	<ul style="list-style-type: none"> Buffer shown is as per P & E Act 1987. 		

Submission	Address*	Submission	Response
		<ul style="list-style-type: none"> Keen to better understand the designations of major town centre, neighbourhood centre and local centre in Merrimu. Keen to fast track the Merrimu PSP via the Minister. 	<ul style="list-style-type: none"> Linked to expected population in each precinct. Many assumptions used. In reality the next phase will determine quantum of population potential and thus expectations for activity centres. A Panel process is the current expectation for the community.
40	Hopetoun Park	<ul style="list-style-type: none"> Supportive of land being within UGF urban growth investigation area. 	<ul style="list-style-type: none"> Noted.
41	Merrimu	<ul style="list-style-type: none"> Broadly supportive of UGF and land being included in urban investigation area. 	<ul style="list-style-type: none"> Ongoing discussions and site inspections will be required to further clarify the best urban growth response on this site.
42	South Maddingley	<ul style="list-style-type: none"> Primary focus is on residential expansion in South Maddingley. 	<ul style="list-style-type: none"> Noted. There is a range of potential land uses that will be covered in the buffer study
		<ul style="list-style-type: none"> Provides a range of feedback as to appropriate buffers. 	<ul style="list-style-type: none"> The issue of appropriate buffers will be considered in the buffer study presently underway and applied via the UGF

*Address details removed for privacy purposes

DRAFT

APPENDIX E AGENCY FEEDBACK

Government Reference Group

There have been 2 government reference group meetings held to date, being 21 June 2016 and 10 February 2017. In addition, during June and July 2017 a draft copy of the UGF was provided to all agencies. Feedback has been incorporated into the documentation. Specific comments on detailed submissions by DELWP and EPAVictoria are provided later in this Appendix.

In attendance at the Agency Consultation meetings were the following agencies:

- AV – Ambulance Victoria
- CFA – Country Fire Authority
- DEDJTR – Department of Economic Development, Jobs, Transport and Resources
- DELWP - Department of Environment, Land, Water and Planning
- DET – Department of Education and Training
- DHHS – Department of Health and Human Services
- EPAVictoria - Environment Protection Authority Victoria
- HV – Heritage Victoria
- MPA (now VPA) – Metropolitan Planning Authority/Victorian Planning Authority
- MW – Melbourne Water
- MSC – Moorabool Shire Council
- Parks Vic – Parks Victoria
- RDV - Regional Development Victoria
- SRW – Southern Rural Water
- VicRoads -
- WW – Western Water
- PTV – Public Transport Victoria
- SV – Sustainability Victoria

Key focus areas were then developed into key themes as below.

Table D4-1

Key focus areas

Auth.	Land	Transport	Agricult.	Industry	Enviro.	Water	Employ.
RDV			Y	Y			Y
DELWP					Y	Y	
VR		Y					
PTV		Y					
DHHS	Y						
SRW						Y	
CFA							
WW						Y	
AV	Y						
MW						Y	
EPA				Y			
DET	Y						
PV					Y		
SV					Y		

As a significant 'scene setter' for work to follow, the meeting summary of the first reference group provides useful insights. Key issues identified are summarised as follows:

- Employment in Bacchus Marsh is a key issue. Where are the opportunities?
- Need one report that consolidates all the studies undertaken to date.
- What infrastructure is needed to make Parwan a stronger job cluster location? DEDJTR identify Parwan as a key focus.
- Integrated transport strategy now completed. VicRoads wants developers to contribute to road infrastructure.
- Extended discussion over water supply, use of recycled water for urban development and irrigation expansion.
- DEDJTR recognised the role of Bacchus Marsh Irrigation District and the need for further protection of key agricultural land.
- SRW identified opportunity for irrigation channel to become a key pedestrian link when it is upgraded (piped?).
- DHHS is preparing a 20 year health and services plan.
- Western Water is examining household water recycling and keen on less piecemeal development occurring.
- Stabling facilities for trains discussed – appropriate location in either Rowsley or elsewhere.
- Parks Vic flagged the environmental significance of Long Forest and Lerderderg State Park as key resources to protect and manage. Biodiversity and recreation are two of the key drivers for Parks Vic in land management.
- EPA and SV note the role of Maddingley Brown Coal and protecting this and other industrial sites from sensitive use encroachment.
- Dept of Education and Training recognise a short to medium term need for a new primary school in Maddingley.

Additional meetings/workshops included:

- Eastern Link Road Principles – involving VPA, MSC, VicRoads, Heritage Vic – 3 meetings (2/9/16, 25/10/16, 2/3/17). Broad and specific review of issues attached to planning, constraints, funding and design of Eastern Link Road.
- Water Infrastructure (DELWP, SRW, WW, MW, MSC, VPA) – 1 meeting (22/7/16).
- PTV Infrastructure Confirmations (PTV, VPA, MSC) – 1 meeting (12/8/16)
- DET on educational needs:
 - 9th December 2015 with Jeff Tait and Lynne Sutton
 - 26th April 2016 with Jeff & Lynne
 - 21st Dec 2016 with MPA, Jeff Tait and Lynne Sutton

Further submissions in July-August 2017 were received on the UGF from the Department of Environment, Land, Water and Planning (DELWP) and EPA Victoria as detailed below.

DELWP Submission (4 July 2017)

1. Map 1 and Section 8 refer to natural, minimal and increased areas of change. These categories have been proposed as part of Amendment C79, which has not yet been authorised. DELWP has provided advice that the amendment must meet form and content in relation to the expression of objectives and strategies in the suite of residential zones. This work should be consistent with these requirements.

Response: C79 has been conditionally authorised now. The work proposed in UGF is consistent with that draft amendment. Further, Council will work with DELWP, VPA and Panels Victoria to ensure the suite of amendments are in alignment in terms of language and content. The proposal to now advertise C79 with C81 (UGF) should also assist in establishing consistency of language between amendments.

2. As discussed at the project meeting on 16 June 2017, the maps could be improved to convey a clearer message about what council is seeking to achieve, the drivers of change, the challenges facing the municipality and the overall vision for the future. Some of the maps are currently illegible, particularly the legends.

Response: Maps have now been upgraded in latest version of UGF.

3. It would be helpful to have definitions for 'short', 'medium' and 'long term' initiatives for the tables at the executive summary and the tables at 'Delivering the Vision'. Furthermore, identifying key leads and key partners will be helpful in demonstrating a level of accountability for implementing the initiatives.

Response: Timelines for short, medium and long term are now defined in UGF.

4. The length and content of the UGF is appropriate however it may be more useful to locate the material contained in the appendices C-F in the body of the report at the appropriate chapters.

Response: Agreed. Changes made to structure of reports 1 and 2 to address where best to place content.

5. Section 1.5 states "Community consultation has been extensive and ongoing." It will be helpful to reference where the reader can access full details about consultation. We understand a consultation report will be forthcoming.

Response: Agreed. Consultation section in report 1 now further developed. See also relevant appendices in reports 1 and 2.

6. Section 1.6 describes how the UGF will be implemented however there is no reference to the monitoring and review of the plan, which is an important component of the work.

Response: There is merit in making a statement in UGF report 1 that it is a living document, requiring 5 yearly review.

7. Table 2 (page 5/6) can be improved by making it clearer that Council will lead projects/initiatives, and which partners will be participating.

Response: Tables have all been updated to more clearly define responsibilities.

8. In the list of local initiatives there is no reference to the (ongoing) monitoring land supply and demand however it is an important 'trigger' for the delivery of projects within areas 1 and 2.

Response: Agree monitoring of land take up and supply should be an action in Table 2 ie local actions.

9. The report refers to areas numerically so this should be annotated on the map to make it easier for the reader to cross reference. Please check the numbering on the maps as they currently do not synchronise with the numbering stated in the report. Additionally, there are two map 12's. We assume one should be map 11, as there is no map 11 in the package we are considering.

Response: See point 2. Now addressed in updated documents.

10. Map 9 (named map 10 in the report) incorrectly identifies the Parwan Treatment Plant. Green Wedge land and Crown land is visually difficult to differentiate, as is the investigation area and sand quarries re use. If these are modified, for consistency they will need to be updated in other maps, where the same legend applies.

Response: Map referencing has been updated.

11. Map 1 O Employment. It would be useful to identify the areas on the map numerically as you did in the report at section 7.2.

Response: Map 10 has been amended.

12. Map 12 Community and Housing Infrastructure refers to walkable catchments. The report however refers to walkable neighborhoods. Using consistent terminology is helpful and the report should contain

a definition of the term (presumably 400m as this is the used in the background investigations). It would be useful to identify the areas on the map numerically as you did in the report at section 8.2.

Response: Walkable neighbourhoods is the correct terminology. This has been updated in the UGF.

13. Map 12 Transport and movement (please check numbering across all maps) the legend shows the eastern link road investigation area however it is not mapped. ,

Response: Not mapping the eastern link road alignment. The corridor Study determines road alignment. Map will confirm this.

14. Furthermore, the symbol 'A' with bold red lines is not listed on the legend. The large investigation area to the north of the map has no annotations. Perhaps a further note on the legend would help to qualify that it was integral to future growth?

Response: Agree. Change has been made to maps.

15. As an overall comment, the maps could also be improved by using the terms 'existing' and 'proposed' in the legends to sharpen the accuracy of the information being conveyed.

Response: Map comments agreed. Existing and proposed should be clearly articulated in legend.

16. Furthermore, where the maps refer to 'PSP' or 'DP' the legend should express it as Precinct Structure Plan/Development Plan. However as noted in the letter, the use of 'Precinct Structure Plan' is subject to further consideration of the efficacy of these nominations.

Response: Any PSP will be subject to appropriate decisions by Minister, Council etc. This will be clarified in report 1 and maps.

17. Having regard to the above comments, it may be useful to have a glossary of common terms/definitions.

Response: Glossary of terms – agreed. Will be in final version.

Summary – The DELWP submission raises a range of matters primarily of a mapping nature which are addressed in the exhibited UGF. A number of other useful improvements from ensuring monitoring supply and demand for housing and consistency of drafting across amendments being delivered by Council are also made which have been adopted.

EPA Victoria Submission (8 August 2017)

Concerning the EPA submission on the UGF, this can be divided into two parts:

- Buffer issues concerning precinct 2A and 2B in Parwan
- Buffer issues concerning precinct 1 in Merrimu.

For precinct 1 the core issues concern appropriate buffers to the three sand quarries. There is however ample land for buffers to be provided both within the quarry sites themselves but also via physical separation by Gisborne Road and the steeper land east of Gisborne Road. Principles for further planning of Merrimu (Precinct 1) will address all of these matters.

In turn, the primary consideration is the EPA feedback on precincts 2A and 2B. It would appear that the issues of concern in Parwan relate to encouraging more housing density in areas near either existing or potential future employment generation precincts (areas 4a and 4b).

After meeting with EPA staff the following response is provided:

1. The UGF is a reference document. It doesn't change any actual zonings in the Planning Scheme. It does not propose Urban Growth Zones. Only investigation areas are being identified at present. A key component of the next stage of work will be to finalise urban growth boundaries as well as employment precinct boundaries (such as Parwan), supported by zones, schedules and controls on what uses are acceptable and what are not adjoining boundaries between urban growth and employment precincts.
2. To address point 1, Council working with the VPA, will ensure the key principles for each growth investigation area address the EPA feedback and are clearly designed to avoid new industry with offsite impacts occurring near sensitive uses.
3. Council accepts that the buffer study from Pacific Environment makes precinct 2B difficult to develop based on current technology, EPA license conditions and codes of practice for either sensitive uses or uses that of themselves require buffer separation to sensitive uses. Therefore this area needs to be managed via future zoning and schedules that limits the allowable uses. Should these conditions change, a fresh review of allowable uses would be appropriate. It would be more logical therefore to consider precinct 2B a transitional zone – neither part of Parwan Employment Precinct or Parwan Station. Council has been and will continue to examine use options in this area. These could range from bulky goods/homemaker centres through to transport depots, garden supply centres, horse breeding and training or other uses that do not require new buffer protections and can co-exist with chicken broilers and the activities within the Maddingley Brown Coal site. The Precinct Structure Plan for Parwan will further consider this issue.
4. There appears some uncertainty from the EPA that potentially impacting uses could be approved between the Parwan Wastewater Treatment Plant and precinct 2A. This too can be managed by identifying via the planning scheme transitional uses such as cropping, horticulture, value-added farming or even horse breeding and training in transitional subprecincts. Scheduling appropriate and inappropriate uses, in conjunction with EPA staff will be an important future planning exercise.
5. It is concurred that Precinct 2B needs to be expanded to achieve 2km from the composting activities upon the Maddingley Brown Coal site. The updated mapping will show this distance is achieved.
6. Neither Council nor VPA have foreshadowed residential use in area 2B. Noting the constraints, some clarity as to what is and is not allowed in this area should occur in the shorter term.

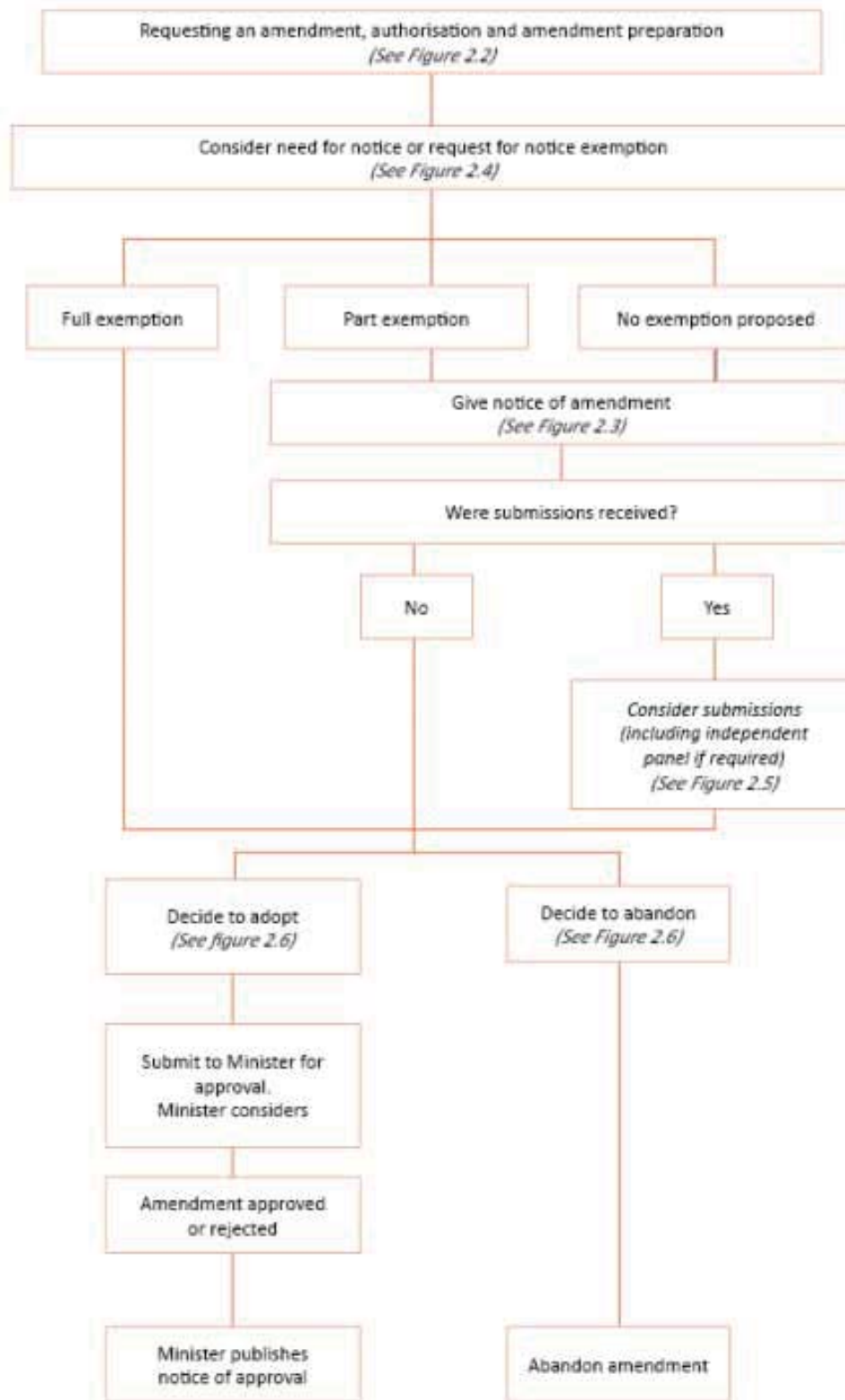
Overall, it is evident that transitional zones will be needed around the edges of the Parwan Employment Precinct. Effective planning to protect existing business and appropriate future economic activity is a priority.

The work undertaken by Council and the VPA in completing a detailed odour study, the commitment to update maps for the UGF is significant. Clear limits on appropriate uses between planned residential growth and employment activities via future planning will substantially address EPA's issues as listed in your correspondence.

Summary – The EPA submission raises a range of strategic planning issues which can be addressed via proposed refinements to the UGF. Ongoing dialogue with EPA will also assist with subsequent stages in masterplanning new growth areas – whether urban or employment based.

Attachment - Item 8.1(d)

Attachment 4 - Amendment Process



Attachment - Item 8.1(e)

Bacchus Marsh District Urban Growth Framework

Communications and Consultation Strategy

Purpose:

The Communications and Consultation Strategy for the Bacchus Marsh District Urban Growth Framework (C81) will facilitate a range of opportunities for individuals and groups with an interest in the future of the Bacchus Marsh District to obtain further information about the Urban Growth Framework and to provide comment during the consultation period.

The Communications and Consultation Strategy will also support community feedback and information on the Bacchus Marsh Housing Strategy (C79) which is being exhibited at the same time.

The Communications and Consultation Strategy incorporates best practice engagement principles from the International Association of Public Participation’s IAP2 Framework and reflects Council’s Community Engagement Framework.

Background

The Bacchus Marsh District Urban Growth Framework (C81) and Bacchus Marsh Housing Strategy (C79) form part of the strategic work required for Moorabool Shire Council’s planning for the growth of the Bacchus Marsh district through to 2041.

Bacchus Marsh is the second largest settlement in the Central Highlands region (behind Ballarat) and the closest to Melbourne. Growth in Bacchus Marsh has well exceeded the rates of Ballarat or Melbourne for many years. The growth is due to its proximity to Melbourne and the jobs and opportunities this brings. Lifestyle and amenity are key growth drivers, along with affordable land and housing, and quality regional health and education facilities. High-quality surrounding rural landscapes and open space enhance liveability. Agriculture, natural resources (sand, coal) as well as local industry provide employment opportunities.

Train station usage has grown significantly and local road congestion has increased. Retail, industry, education and health services need to respond to the increasing demand. Open space planning and provision of community services are needed to support the town’s growth.



Figure 1 Process for consideration and possible adoption of Bacchus Marsh District Urban Growth Framework and Bacchus Marsh Housing Strategy.

State planning policy identifies that Bacchus Marsh can and should grow due to its locational advantages.

The Bacchus Marsh District Urban Growth Framework (UGF) (C81) provides a longer term land use vision of how growth can be planned for, matched with coordinated infrastructure delivery by agencies and other stakeholders.

The Bacchus Marsh Housing Strategy (C79) will guide the location and integration of future housing to meet the needs of the growing population.

The process for Council and community consideration of the strategies is outlined in figure 1 above.

Consultation

The Bacchus Marsh District Urban Growth Framework (C81) and Bacchus Marsh Housing Strategy (C79) will be placed on exhibition for a period of six (6) weeks from Monday 30 October to 5pm on Friday 8 December 2017.

The documents and opportunities to make a submission or comment will be available at www.moorabool.vic.gov.au/consultations.

Community drop in sessions will be held to enable the residents of the Bacchus Marsh district and all interested businesses, community organisations and others to be informed about the Urban Growth Framework and Housing Strategy and to make a submission if they choose.

The proposed engagement activities are as follows:

Week 1 30 October 2017	<ul style="list-style-type: none"> Bacchus Marsh District Urban Growth Framework (C81) and Bacchus Marsh Housing Strategy (C79) documents available for comment via Council's engagement portal – https://www.moorabool.vic.gov.au/consultations Community Drop-In session - 5pm to 8pm Monday 30 October at Lerderderg Library, 215 Main Street Bacchus Marsh
Week 2 6 November 2017	Community Drop-In session - 5pm to 8pm Monday 6 November at Lerderderg Library, 215 Main Street Bacchus Marsh
Week 3 13 November 2017	<ul style="list-style-type: none"> Community Drop-In session - 5pm to 8pm Monday 13 November at Lerderderg Library, 215 Main Street Bacchus Marsh
Week 4 20 November 2017	<ul style="list-style-type: none"> Community Drop-In session - 1pm to 4pm Saturday 25 November at Lerderderg Library, 215 Main Street Bacchus Marsh
Week 5 27 November 2017	<ul style="list-style-type: none"> Community Drop-In session - 5pm to 8pm Monday 27 November at Lerderderg Library, 215 Main Street Bacchus Marsh
Week 6 4 December 2017	<ul style="list-style-type: none"> Community Drop-In session - 5pm to 8pm Monday 4 December at Lerderderg Library, 215 Main Street Bacchus Marsh Consultation closes – 5pm Friday 8 December 2017

Communication and community information

The Bacchus Marsh District Urban Growth Framework (C81) and Bacchus Marsh Housing Strategy (C79) are key strategies for the development of Bacchus Marsh and district into the future. Moorabool Shire Council will ensure that residents, business owners and interested stakeholders are aware of the strategies and consultation period and have adequate support to make a submission should they choose to do so.

Information on the Bacchus Marsh District Urban Growth Framework (C81) and Bacchus Marsh Housing Strategy (C79) will be made available via www.moorabool.vic.gov.au/consultations. To support the community, a range of summary documents will be produced and also made available via the website and at drop-in sessions.

Information on the strategies and consultation period will be shared with the community and stakeholders via:

- Direct mail
- Moorabool Matters – distribution 20 November 2017
- Six (6) drop-in sessions held at the Lerderderg Library on 30 October, 6,13,25,27 November and 4 December 2017
- Engagement portal - <https://www.moorabool.vic.gov.au/consultations>
- Moorabool Shire Council's Facebook and Twitter accounts
- Local media

The proposed communication activities are as follows:

Week commencing 16 October 2017	<ul style="list-style-type: none"> • Direct mail • Social media posts to Facebook and Twitter
Week commencing 23 October	<ul style="list-style-type: none"> • Ad in Moorabool News • Social media posts to Facebook and Twitter
Week 1 30 October 2017	<ul style="list-style-type: none"> • Bacchus Marsh District Urban Growth Framework (C81) and Bacchus Marsh Housing Strategy (C79) documents available for comment via Council's engagement portal – https://www.moorabool.vic.gov.au/consultations • Ad in Moorabool News • Social media posts to Facebook and Twitter • Drop-in session 1
Week 2 6 November 2017	<ul style="list-style-type: none"> • Drop-in session 2 • Ad in Moorabool News • Social media posts to Facebook and Twitter
Week 3 13 November 2017	<ul style="list-style-type: none"> • Drop-in session 3 • Ad in Moorabool News • Social media posts to Facebook and Twitter
Week 4 20 November 2017	<ul style="list-style-type: none"> • Drop-in session 4 • Moorabool Matters distribution • Ad in Moorabool News • Social media posts to Facebook and Twitter
Week 5 27 November 2017	<ul style="list-style-type: none"> • Drop-in session 5 • Ad in Moorabool News • Social media posts to Facebook and Twitter
Week 6 4 December 2017	<ul style="list-style-type: none"> • Drop-in session 6 • Ad in Moorabool News • Social media posts to Facebook and Twitter

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- Consultation closes
-

Key stakeholders

Moorabool Shire Council will endeavour to engage all interested stakeholders in the consultation on the Bacchus Marsh District Urban Growth Framework (C81) and Bacchus Marsh Housing Strategy (C79).

The following stakeholders have been identified by the Bacchus Marsh District Urban Growth Strategy (C81).

Residents and businesses

- Bacchus Marsh, Merrimu, Hopetoun Park, Coimadai, Darley, Maddingley, Long Forest and Parwan, and in particular:
 - Darley Plaza
 - Sand quarries
 - Bacchus Marsh Racecourse
 - Parwan businesses
 - Irrigation district businesses

Schools

- in particular Bacchus Marsh Grammar and Bacchus Marsh College

Community organisations and groups

State Government and Local Members of Parliament

- Don Nardella MP, Member for Melton
- Victorian Planning Authority (VPA)
- Central Highlands Water (CHW)
- Southern Rural Water
- Melbourne Water
- Western Water
- VIC Roads
- Djerriwarrh Health Services
- Melton Regional Hospital
- Community leaders
- Victorian Planning Authority
- Rural Development VIC
- Department of Education and Training
- Public Transport VIC
- Department Environment, Land, Water and Planning
- Department of Health and Human Services
- Country Fire Authority
- Environment Protection Authority
- Sustainability VIC
- Parks VIC

9. FURTHER BUSINESS AS ADMITTED BY UNANIMOUS RESOLUTION OF COUNCIL

10. CLOSED SESSION OF THE MEETING TO THE PUBLIC**Recommendation:**

That pursuant to the provisions of the Local Government Act 1989, the meeting now be closed to members of the public to enable the meeting to discuss matters, which the Council may, pursuant to the provisions of Section 89(2) of the Local Government Act 1989 (the Act) resolve to be considered in Closed Session, being a matter contemplated by Section 89(2) of the Act, as follows:

- (a) personnel matters;
- (b) the personal hardship of any resident or ratepayer;
- (c) industrial matters;
- (d) contractual matters;
- (e) proposed developments;
- (f) legal advice;
- (g) matters affecting the security of Council property;
- (h) any other matter which the Council or special committee considers would prejudice the Council or any person;
- (i) a resolution to close the meeting to members of the public

11. MEETING CLOSURE