



SPECIAL MEETING OF COUNCIL

Minutes of a Special Meeting of Council held at the Supper Room, Main Street, Bacchus Marsh on Wednesday 13 September 2017 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

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1. OPENING OF MEETING

The Mayor, Cr. Edwards, opened the meeting at 5.02 pm.

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

<i>Cr. David Edwards (Mayor)</i>	<i>East Moorabool Ward</i>
<i>Cr. Tonia Dudzik</i>	<i>East Moorabool Ward</i>
<i>Cr. John Keogh</i>	<i>East Moorabool Ward</i>
<i>Cr. Tom Sullivan</i>	<i>West Moorabool Ward</i>
<i>Cr. Paul Tatchell</i>	<i>Central Moorabool Ward</i>
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Officers:

<i>Mr. Rob Croxford</i>	<i>Chief Executive Officer</i>
<i>Mr. Phil Jeffrey</i>	<i>General Manager Infrastructure</i>
<i>Mr. Satwinder Sandhu</i>	<i>General Manager Growth and Development</i>
<i>Mr. Andrew Goodsell</i>	<i>Manager Strategic and Sustainable Development</i>
<i>Mr. Rod Davison</i>	<i>Strategic Planning Officer</i>
<i>Mr. John Whitfield</i>	<i>Minute Taker</i>

5. APOLOGIES

<i>Cr. Jarrod Bingham</i>	<i>East Moorabool Ward</i>
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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.

Nil.

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	Agenda Recommendation – Supporter/Objector /Applicant
8.1	<i>Moorabool Planning Scheme Amendment C81 - Bacchus Marsh District Urban Growth Framework</i>	Ms. Anna Batters	Victorian Planning Authority (VPA)
8.1	<i>Moorabool Planning Scheme Amendment C81 - Bacchus Marsh District Urban Growth Framework</i>	Mr. Damian Kennedy	Victorian Planning Authority (VPA)
8.1	<i>Moorabool Planning Scheme Amendment C81 - Bacchus Marsh District Urban Growth Framework</i>	Mr. Mark Sutton	Supporter & Objector
8.1	<i>Moorabool Planning Scheme Amendment C81 - Bacchus Marsh District Urban Growth Framework</i>	Mr. David Marnie	

8. BUSINESS

Consideration of Deputations – Moorabool Planning Scheme Amendment C81 - Bacchus Marsh District Urban Growth Framework

Ms. Anna Batters and Mr. Damian Kennedy addressed Council as representatives of the Victorian Planning Authority (VPA) to provide an overview of the Framework.

Mr. Mark Sutton addressed Council as a supporter and an objector to the recommendation for Moorabool Planning Scheme Amendment C81 - Bacchus Marsh District Urban Growth Framework.

Mr. David Marnie addressed Council on aspects of the Moorabool Planning Scheme Amendment C81 - Bacchus Marsh District Urban Growth Framework.

The business of the meeting then returned to the agenda.

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

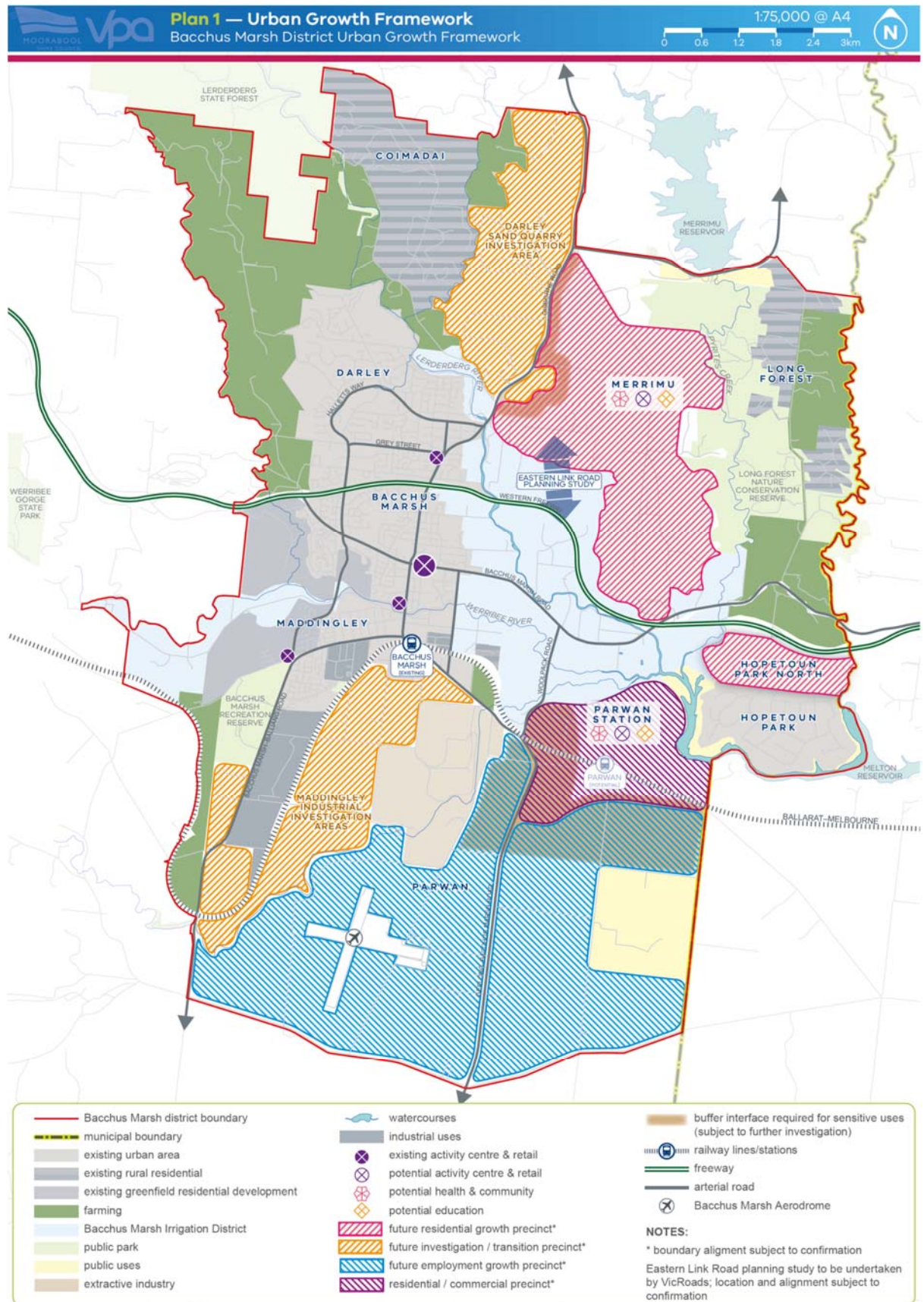
C81 applies to approximately 140 square kilometres of land in the Bacchus Marsh district as depicted on the map in Figure 1, including the urban and

rural areas of Bacchus Marsh, Darley and Maddingley, together with the rural fringe areas of Merrimu, Parwan, Hopetoun Park, Coimadai (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.

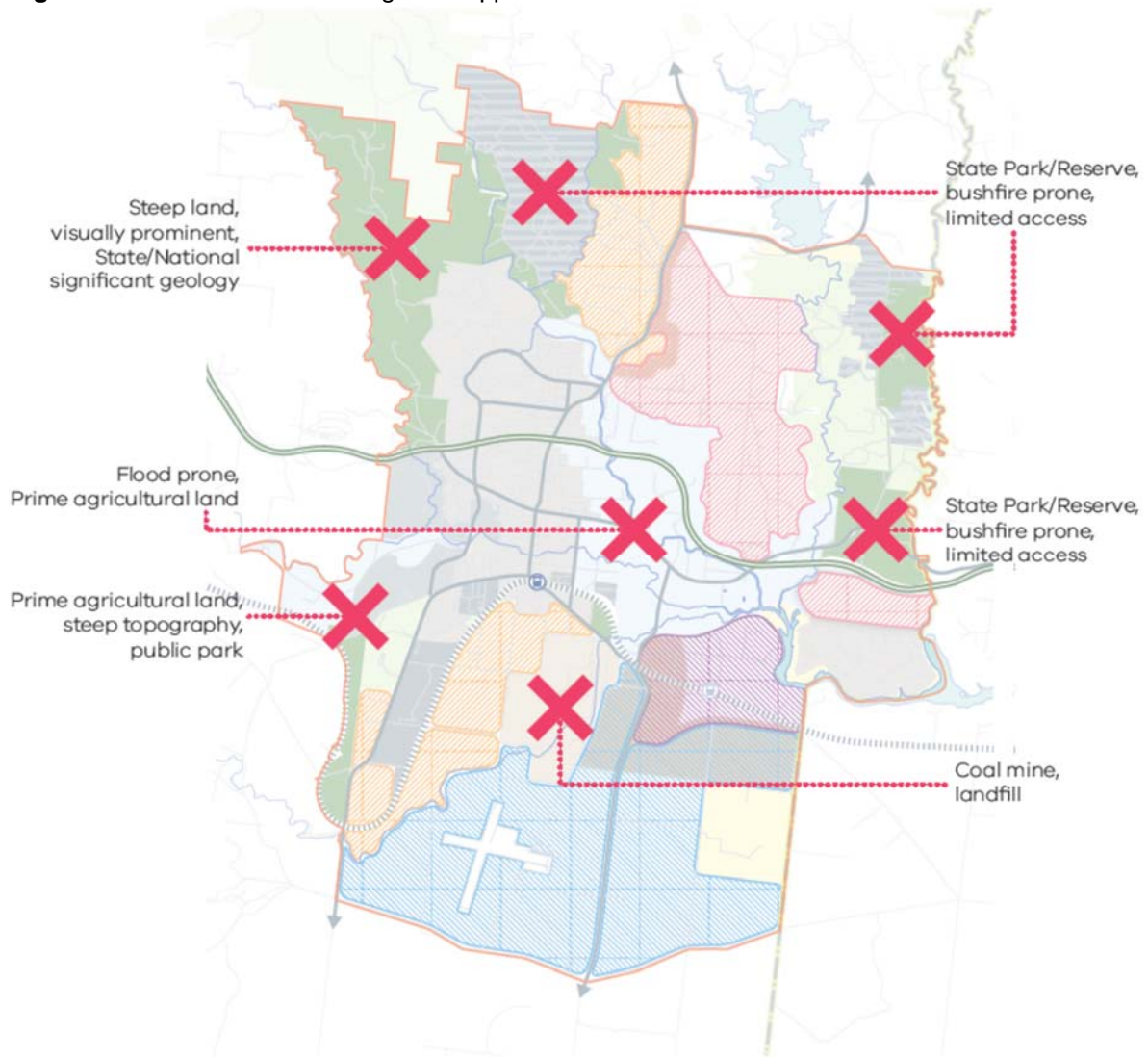
Each precinct, to be delivered, will require considerable on-ground detailed planning and further analysis to finalise exact boundaries, transport networks, open space, densities of development and community infrastructure.

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.

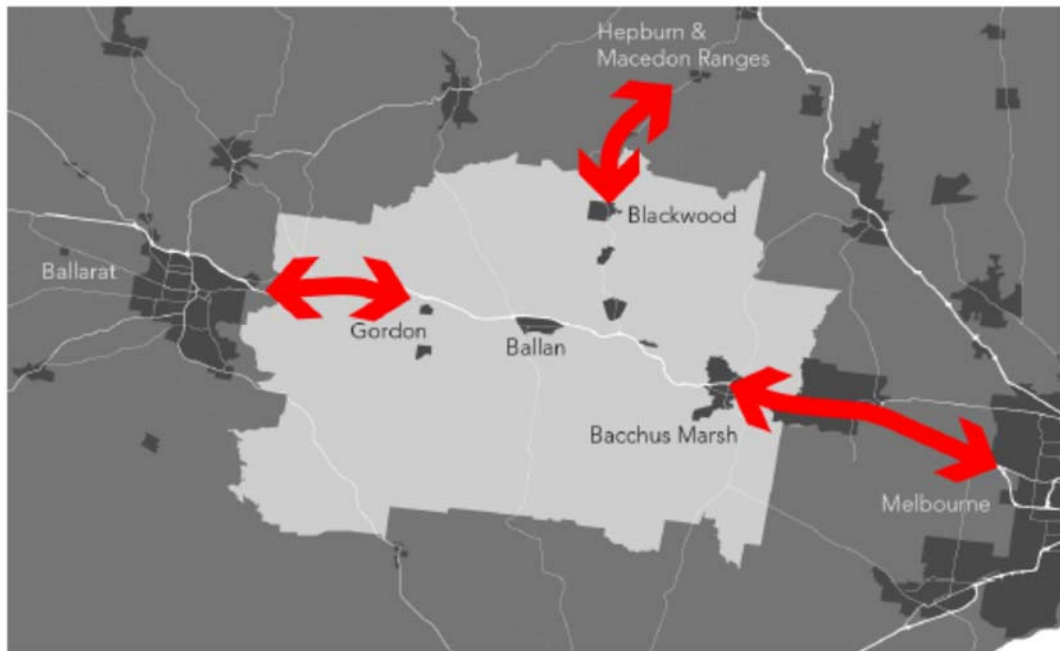
Consistency with other adopted strategies?

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:

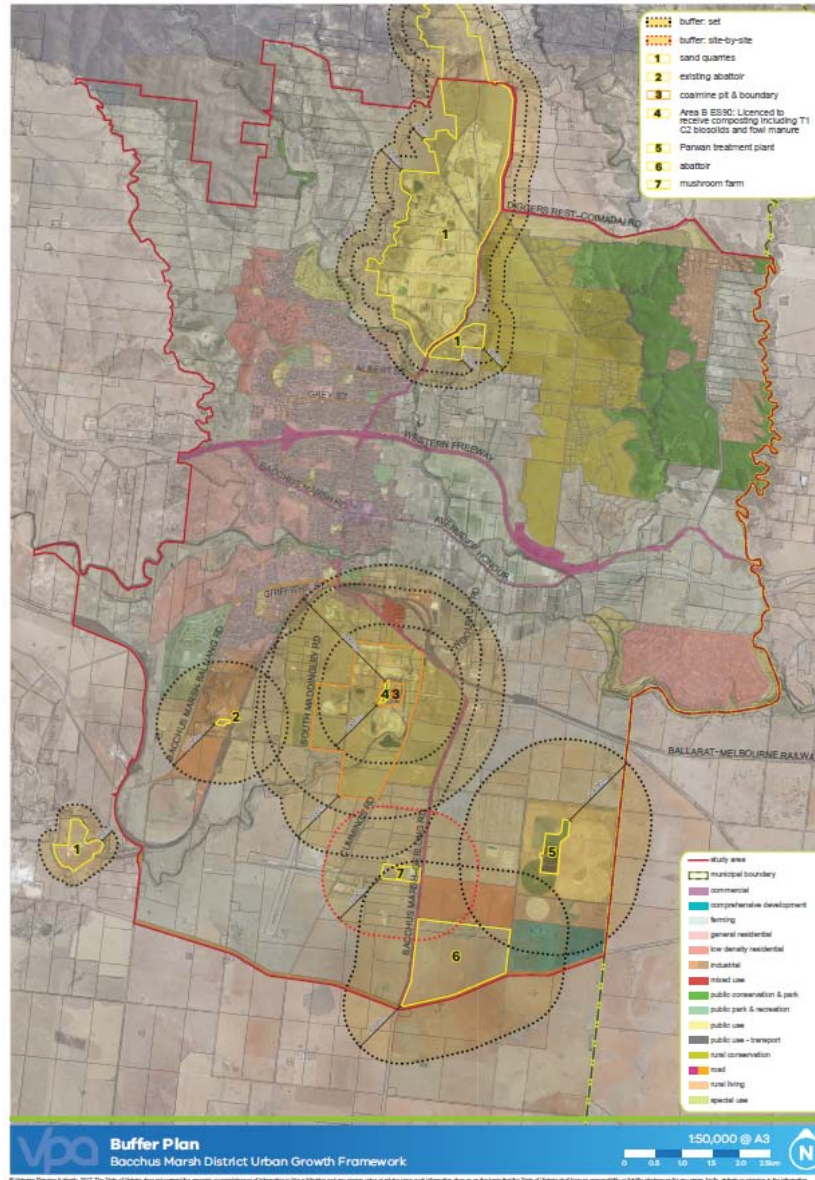
- Bacchus Marsh Irrigation District (BMID) – State-significant agricultural district, serviced by an irrigation system administered by Southern Rural Water. The BMID contributes to most of Bacchus Marsh's agricultural production, thanks to its fertile alluvial soils and location in the Bacchus Marsh 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 Djerrivarrh 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:

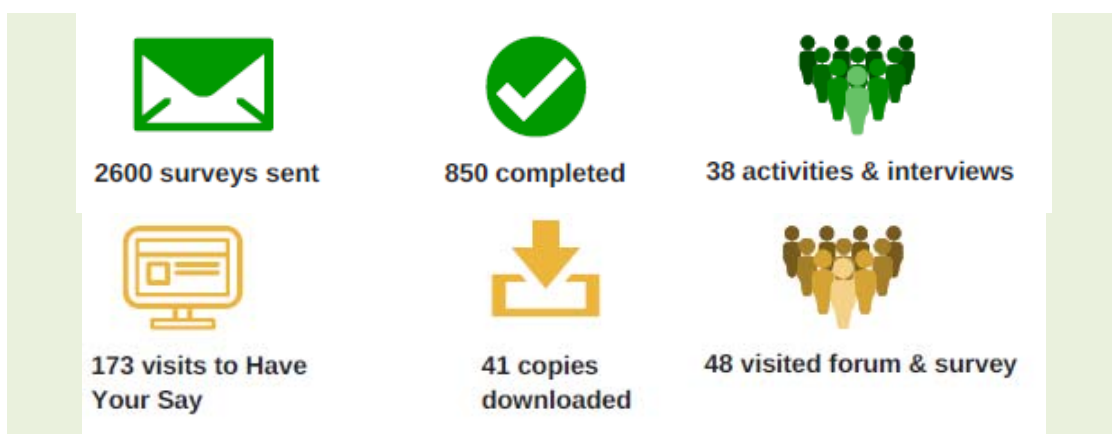
- Promotes coordinated, master-planned development of identified areas in and around Bacchus Marsh, by inserting a new Bacchus Marsh Urban Growth Framework Plan, and ensuring that future development will be guided by precinct structure plans or development plans; and
- Facilitates improved urban design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

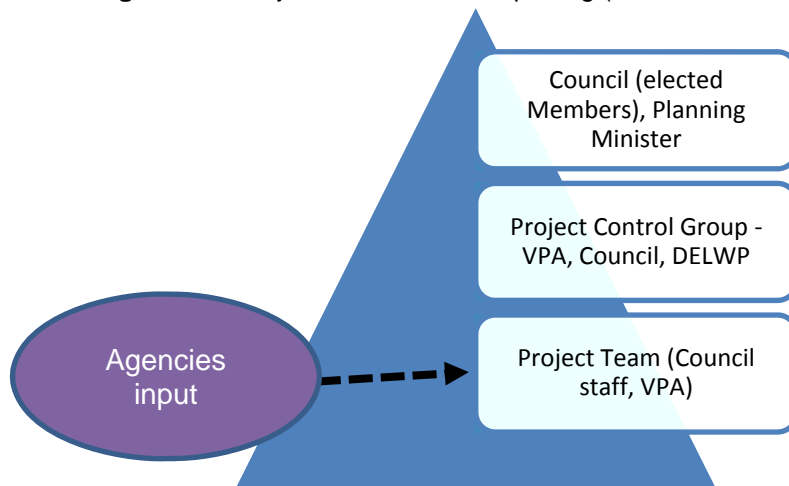
Road network planning and the alignment of the future Eastern Link Road connecting Gisborne Road with Geelong-Bacchus Marsh Road were core issues requiring a timeline for resolution, noting the planning scheme has flagged this road project for the past 10 years.

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.

Resolution

Crs. Toohey/Keogh

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)).**

CARRIED.

Report Authorisation:

Authorised by:

Name:

Satwinder Sandhu

Title:

General Manager Growth and Development

Date:

4 September, 2017



9. FURTHER BUSINESS AS ADMITTED BY UNANIMOUS RESOLUTION OF COUNCIL

Nil.

10. CLOSED SESSION OF THE MEETING TO THE PUBLIC

Nil.

11. MEETING CLOSURE

The meeting closed at 6.05pm.

Confirmed.....Mayor.