AGENDA
SECTION 86 URBAN GROWTH STRATEGY
COMMITTEE MEETING

Wednesday 14 December, 2016
Council Chambers
15 Stead Street, Ballan
4.00pm

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

OFFICERS
Mr. Rob Croxford  Chief Executive Officer
Mr. Satwinder Sandhu  General Manager, Growth & Development
Mr. Andrew Goodsell  Manager Strategic and Sustainable Development
Mr. Rod Davison  Strategic Planner
Mr. Tim Doolan  Strategic Planner
Ms. Leann Brown  Economic Development Officer
Ms. Elizabeth McIntosh  Victorian Planning Authority
Ms. Bronwyn Pettitt  Mesh Planning

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Briefing Note

Date: 16 November 2016

To: Councillors

From: Andrew Goodsell
Manager Strategic & Sustainable Development

File Ref: 13/01/014

Topic: Update on Urban Growth Framework

Background

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

Update on Bacchus Marsh Urban Growth Framework

Council officers have progressed preparation of the Bacchus Marsh Urban Growth Framework. As authorised by the Minister for Planning, the VPA (formerly MPA) is advising and supporting Council with the project.

Consultation so far includes:

- Monthly meetings with an overarching working group comprising officers from Council, DELWP (Ballarat office) and the VPA. It is understood the DELWP officers provide regular reporting to the Minister’s office.
- A whole of agency meeting on 21 June 2016 at VPA offices, attended predominantly by state agencies including DELWP, EPA, VicRoads, PTV, CFA, RDV and Parks Victoria as well as Southern Rural Water and Western Water.
- Targeted meetings with relevant state agencies and in particular VicRoads, Heritage Victoria, the EPA and Western Water, Southern Rural Water and Melbourne Water.
- Workshop with the sand mine operators regarding future operations, rehabilitation and strategic planning opportunities. This followed site inspections and office meetings held earlier in 2016.

The following key themes have emerged from agency consultation:

- The Eastern Link is an essential piece of infrastructure, reliant on VicRoads to seek funding to undertake an assessment to determine an alignment. Heritage Victoria has been consulted on possible scenarios regarding the Avenue of Honour. The UGF will assist VicRoads’ funding application and Council and the VPA will provide ongoing support to VicRoads as necessary.
- Water and particularly, Western Water is examining expansion of capacity at Parwan sewage treatment plant and stormwater harvesting from Melton, whilst Southern Rural Water is seeking to improve infrastructure and water access in the Bacchus Marsh Irrigation District (amongst other matters).
- Public transport, with PTV noting current improvements planned for Bacchus Marsh and acknowledging scope for a potential future station at Parwan and potential future stabling at Rowsley.
Buffers for existing uses and most particularly the Parwan Wastewater Treatment Plant and the composting activities at the Maddingley coal mine site. Other sites, such as broiler farms, abattoirs, mushroom composting and sand quarries also require buffers. Legal advice is being sought and might recommend on-the-ground assessments.

- Buffers for the sand quarries have also been discussed and confirmed with DEDJTR.
- Primary school provision, with a fourth meeting to be scheduled in the coming weeks to confirm DET’s projections and requirements for the UGF and particularly the Connor Street site.

Whilst the UGF applies to the Bacchus Marsh Aerodrome site, the detailed planning will be guided by the Bacchus Marsh Aerodrome Master Plan which will be addressed via separate reports to an Ordinary Meeting of Council in 2017.

Timelines and next steps

A timeline for completing a draft Strategy will be presented by VPA at the S86 Urban Growth Committee. The timeline shows consultation to be undertaken in two steps:

- informally with a high level concept plan and drop in sessions; and
- formally with a full suite of documentation.

Council will make a decision to request the Minister for Planning to commence a planning scheme amendment to implement the UGF in the Local Planning Policy Framework prior to the formal consultation. Following the subsequent response period, Council will make a decision regarding the further progression of the amendment.

Councillors will be further briefed as information becomes available.

Conclusion

That the S86 Urban Growth Committee receive the contents herein.
Briefing Note

Date: 16 November 2016

To: Urban Growth Committee

From: Leann Brown
Economic Development Officer

Topic: Parwan Employment Precinct Activation

Background

The Parwan Employment Precinct (PEP) will deliver an integrated agribusiness precinct which will attract new investment and generate an estimated 1200 new jobs. The PEP is identified as a Key Priority Project of Council (2015) and the number one strategic project for the Central Highlands Region (Regional Investment Plan, 2016).

In order to activate the Project, Council in conjunction with Regional Development Victoria, have established a Project Control Group (PCG) to oversee and coordinate the further development of the PEP.

This briefing note provides a brief overview of Parwan, the PCG and its governance structure, and a summary of activities required to activate the PEP.

Parwan Employment Precinct

“Parwan Employment Precinct will be Melbourne’s primary agribusiness and value add hub by 2021, located in the Bacchus Marsh food Bowl.”

The PEP is a high potential, flat greenfield site south of Bacchus Marsh (see Attachment 1, Parwan Employment Precinct), has the potential for significant agribusiness investment and a flexible range of employment generating uses. Key Council Strategies supporting the development of the PEP include:

- Central Highlands Regional Growth Plan;
- Moorabool Shire Economic Development Strategy;
- Agribusiness Analysis – Proposed Parwan Employment Precinct;
- Parwan Servicing Plan; and
- Moorabool Industrial Areas Strategy.

The competitive advantages of the PEP are identified as:

- Centralised agricultural supply chain;
- Location: proximity to outer western metropolitan Melbourne;
- Transport: access to state wide road transport networks;
- Good connections to sea and airports; and
- Rail access from Bacchus Marsh.
Key existing and proposed development opportunities identified for agribusiness within the precinct include hydroponic glass-house production, red meat processing, poultry breeding and processing, abattoirs, and expansion of existing mushroom production and processing (Agribusiness Analysis, Parwan Employment Precinct, June 2015).

**Project Control Group (PCG)**

A Project Control Group (PCG) was established to progress the development of the precinct. Key functions of the PCG are to provide leadership, advocate and facilitate strategic partnerships, and to provide leverage to ensure best use of resources and skills in order to see the project come to fruition. The PCG members have been drawn from the PEP Working group which is comprised of key stakeholders relevant to the project (see Attachment 2). The Project Control Group’s focus is on activating key elements of the project, which are summarised as: Investment and Marketing, Technical, Infrastructure, and Relational (Figure 1).

![Figure 1. PCG Composition](image)

**PCG Governance Structure and Reporting**

The PCG reports quarterly to a Steering Committee comprised of (Figure 2):

- Rob Croxford, CEO Moorabool Shire Council;
- Anthony Schinck, Regional Development Victoria;
- Brad Ostermeyer, Department Economic Development, Jobs, Transport and Resources; and
- Peter Seamer, CEO Victorian Planning Authority.

![Figure 2. Project Governance Structure](image)
Priority Projects, Roles and Responsibilities

In order to encourage investment in the PEP the following tasks need to be undertaken:

- Planning Study to review optimal zones, overlays, subdivisions controls and use arrangements;
- Infrastructure Delivery Plan; and
- Background and environmental studies as appropriate.

Current Status

The PCG and Parwan Working Group are finalising work plans and priority projects within the four key development areas for the PEP: Investment and Marketing, Technical, Infrastructure, and Relational.

Work is also set to commence on preparing an over-arching planning and infrastructure framework for the precinct, subject to finalising the timeline and resourcing of background studies.

To this end, Council is currently working with the Victorian Planning Authority and RDV on how to progress the key priority projects as above.

Conclusion

“Parwan Employment Precinct will be Melbourne’s primary agribusiness and value add hub by 2021, located in the Bacchus Marsh food Bowl.”

A Project Control Group (PCG) was established to progress the development of the PEP. A key element of this work is to undertake background studies and to prepare and a long term plan for the development of the precinct and how and where services are needed to support development.

Council is currently approaching the Victorian Planning Authority with a request for the VPA to assist with the next phase of work.
Attachment 1: Parwan Employment Precinct
### Attachment 2: Key Stakeholders

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<tr>
<td>Rob Croxford</td>
<td>Chief Executive Officer</td>
<td>MSC</td>
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<td>Anthony Schinck</td>
<td>Regional Director, Grampians</td>
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<td>Satwinder Sandhu</td>
<td>General Manager Growth and Development</td>
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<td>Peter Seamer</td>
<td>Chief Executive Officer</td>
<td>VPA</td>
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<tr>
<td>Mark Amos</td>
<td>Manager Investment and Trade, Grampians</td>
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<tr>
<td>Richard Bales</td>
<td>Investment and Trade Specialist – Food and Fibre</td>
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<tr>
<td>Bahador Tari</td>
<td>Program Manager (Gas Infrastructure), Economic Infrastructure</td>
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<tr>
<td>Elizabeth McIntosh</td>
<td>Senior Strategic Planner</td>
<td>VPA</td>
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<td>Sam Brown</td>
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<tr>
<td>Anna May</td>
<td>Manager, Renewable Resources/Integrated Water Planning</td>
<td>Western Water</td>
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<td>Chris Sullivan</td>
<td>Program Manager Water</td>
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<td>Katie Burns</td>
<td>Senior Project Officer – Water Future West</td>
<td>DELWP</td>
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<td>Simon Martin</td>
<td>Acting Economic Development Coordinator</td>
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<td>Maree McNeilly</td>
<td>Transport Coordination Manager, Transport</td>
<td>DEDJTR</td>
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<td>Stacey Bloomfield</td>
<td>Manager Water Infrastructure</td>
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<td>Tim Peggie</td>
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<td>Sommanovan Sourivong</td>
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Briefing Note

Date: 16 November 2016

To: S86 Urban Growth Committee  
File Ref: 13/01/014

From: Tim Doolan  
Strategic Planner

Topic: Housing Strategy Planning Scheme Amendment

Background

_Housing Bacchus Marsh to 2041_ (2016) was adopted by Council at its Ordinary Meeting held on 3 August, 2016. This Strategy provides a framework for housing development in Bacchus Marsh, including directing growth to appropriate locations and ensuring new development is in accordance with the preferred character identified within the Strategy.

In order for Council to implement the Strategy, a Planning Scheme Amendment is required to update the Planning Scheme as per the recommendations of the Strategy. The amendment will include _Housing Bacchus Marsh to 2041_ as a Reference Document to the Planning Scheme.

_Housing Bacchus Marsh to 2041_ sits within a broad set of plans, strategies and documents, including State level _Plan Melbourne_, the _Central Highlands Regional Growth Plan_, and Council’s overarching land use and development planning imperative _Moorabool 2041_.

The proposed Planning Scheme Amendment will implement the following recommendations:

- Update the Municipal Strategic Statement to build on visions, objectives, strategies and actions outlined in _Housing Bacchus Marsh to 2041_.
- Update residential zones and schedules.
- Incorporate the Strategy including character precinct statements as a Reference Document to the Scheme.

Additional directives deriving from _Housing Bacchus Marsh to 2041_ that are to be completed separately and will not form part of this amendment includes the preparation of Residential Design Guidelines (see separate briefing note on agenda for Residential Design Guidelines).

It is noted that the Urban Growth Framework that is currently being prepared by Council in collaboration with the Victorian Planning Authority will outline higher order infrastructure requirements to 2041 and beyond for the wider Bacchus Marsh district. It will also identify the ultimate development potential for the district including growth investigation areas.

The Housing Strategy, by contrast, addresses housing demands to 2041 within the existing settlement of Bacchus Marsh and how it will manage the growth pressures it already faces. A particular focus of the Strategy is to ensure that new development responds to the preferred neighbourhood character and housing is directed to appropriate locations to meet the needs of existing and future residents.
### Key Issues

An amendment to the Planning Scheme is required to implement the recommendations of *Housing Bacchus Marsh to 2041*.

### Current Status

An estimated timeframe of the amendment is provided below. Note this is indicative only and may vary according to a number of factors.

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<td>August 2016</td>
<td><em>Housing Bacchus Marsh to 2041</em> adopted by Council</td>
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<td>December 2016</td>
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<td>February 2017</td>
<td>Ordinary Meeting of Council resolution to seek Ministerial authorisation for planning scheme amendment</td>
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<td>Early 2017</td>
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<td>2017-2018</td>
<td>Preparation of planning scheme amendment</td>
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*Figure 1: Anticipated timeline of planning scheme amendment*

### Communications Strategy

Public exhibition of the Planning Scheme Amendment will occur post Council resolution at the scheduled Ordinary Meeting of Council in February, 2017 as per the standard amendment process outlined under the *Planning and Environment Act 1987* (see Figure 2).

As part of preparing *Housing Bacchus Marsh to 2041* extensive community consultation has been undertaken.
Figure 2: Flowchart of planning scheme amendment process

Conclusion

That the S86 Urban Growth Committee receive the contents herein.
Briefing Note

Date: 16 November 2016

To: S86 Urban Growth Committee

From: Tim Doolan
Strategic Planner

Topic: Residential Design Guidelines

Background

Council’s adopted housing strategy Housing Bacchus Marsh to 2041 (2016) provides a number of recommendations in relation to urban design and sustainability in Bacchus Marsh. This includes the recommendation to prepare Residential Design Guidelines (‘the Guidelines’) and have these included as a Reference Document within the Planning Scheme.

As far as applicable, the Guidelines will be capable of being applied in larger settlements such as Bacchus Marsh and Ballan.

Mesh, authors of the Housing Strategy, have been commissioned to prepare the Guidelines. Staff from Mesh will be in attendance to answer any questions from Councillors.

This briefing is provided in conjunction with the separate update on the Housing Strategy Planning Scheme Amendment tabled at this briefing.

Key Issues

To implement the recommendations of Council’s adopted housing strategy Housing Bacchus Marsh to 2041, by completing the Guidelines which will assist in providing direction in regards to residential infill development & greenfield subdivision design.

Current Status

The Guidelines are currently under preparation in consultation with a range of key stakeholders including Statutory Planning officers, local builders and designers. It is anticipated the Guidelines will proceed to a Council meeting for consideration and adoption in mid-2017, linked to preparation of an updated Municipal Strategic Statement. The Guidelines will be substantially informed by the work undertaken in the Housing Strategy on key elements and design solutions to respect neighbourhood character in local streets.
Communications Strategy

Council is currently consulting with internal departments and local building developers and designers to assist with the preparation of the Guidelines.

Conclusion

That the S86 Urban Growth Committee receive the contents herein.
Purpose

The purpose of this briefing is to inform Councillors about the Bulky Goods Strategic Assessment. This project is a key input into the Urban Growth Framework which is a separate item in the agenda and was an action identified in the Moorabool Shire Retail Strategy 2041.

Background

The Moorabool Shire Retail Strategy 2041 (March 2014) was adopted by Council in April 2016. The Retail Strategy provides a blueprint for future retail planning in the Shire, especially in Bacchus Marsh and includes a retail hierarchy. An important component of future retail in the Shire is bulky goods retailing; much of which is presently escape expenditure into Melton and other centres. Whilst the Retail Strategy provides a set of key principles for locating a bulky goods retail precinct and demand analysis (floor area requirements), the task of actually identifying the precinct, optimal zoning and controls was considered a separate task.

To date, bulky goods retailing has been a controversial issue in Bacchus Marsh. In mid 2014, the Minister for Planning authorised Council to prepare and exhibit Moorabool Planning Scheme Amendment C71, to enable the rezoning and development of a bulky goods precinct, including a Bunnings warehouse, on the corner of Gisborne Road and Clifton Drive, Bacchus Marsh. Following exhibition of the amendment, Council resolved to abandon the amendment in December 2015. Issues at the time related to traffic impacts on Gisborne Road (congestion), the scale and impact of development on directly adjoining residential uses and the absence of a clear strategic vision for bulky goods retailing in Bacchus Marsh. At the time, the Retail Strategy had not been adopted by Council.

What is the Bulky Goods Strategic Assessment?

The purpose of the Bulky Goods Strategic Assessment is to address these issues. It will provide the necessary strategic basis and direction for amendments to the Moorabool Planning Scheme, to plan for future bulky goods needs within Bacchus Marsh as it emerges as a regional growth centre. Any future bulky goods site must be financially attractive for development, accessible for passing trade and delivery vehicles, while also not adversely impacting on nearby sensitive land uses.
The overall project objectives are to:
1. Provide a solid appreciation of bulky goods retailing throughout Australia, how this has evolved over time and anticipated trends into the future.
2. Provide strategic direction as to how Bacchus Marsh will meet demands for bulky goods retailing to 2041, by identifying a preferred site/s for these uses.
3. Identify an appropriate suite of planning scheme controls that ensures Council can meet these needs in an appropriate and sympathetic manner to surrounding uses and neighbourhood character.

Timelines and Next Steps

Council has engaged Essential Economics (in partnership with Meinhardt for planning input) to undertake the Bulky Goods Strategic Assessment, and the project is expected to be completed by the end of this year. Essential Economics and Meinhardt ran a workshop with Council officers on 14 November 2016, for the purpose of investigating potential sites for a bulky goods precinct in Bacchus Marsh.

The Urban Growth Framework will be substantially completed in January 2017 and will reflect the findings of the Bulky Goods Strategic Assessment.

Recommendation

That the s86 Urban Growth Committee note the contents of this briefing.