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.
- Consider opportunities for commercial land uses (not sensitive uses) which support either the employment precinct or the residential precinct. Any such uses must not generate a need for buffers from sensitive uses.
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 in the long term. These areas will be investigated for new land uses compatible with existing buffers and site locational attributes.

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 land uses. Following an investigation into the quarry and future land use (see project reference 24) a range of potential land use outcomes may be considered, including non-urban uses such as open space subject to a range of considerations.

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 non-sensitive 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 necessary 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 have 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

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

*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

<table>
<thead>
<tr>
<th>REF #</th>
<th>PROJECT</th>
<th>TIMING</th>
<th>RESPONSIBILITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Eastern Link Road Planning Study</td>
<td>Immediate</td>
<td>VicRoads</td>
</tr>
<tr>
<td>2</td>
<td>Water and gas supply for the PEP</td>
<td>Short term</td>
<td>RDV</td>
</tr>
<tr>
<td>3</td>
<td>Parwan Employment Precinct: Precinct Structure Plan (PSP) and Infrastructure Contributions Plan (ICP)</td>
<td>Short to medium term</td>
<td>VPA</td>
</tr>
<tr>
<td>4</td>
<td>District Open Space Framework to inform future growth planning</td>
<td>Short term</td>
<td>Council/VPA</td>
</tr>
<tr>
<td>5</td>
<td>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</td>
<td>Short to medium term</td>
<td>Council/Southern Rural Water</td>
</tr>
<tr>
<td>6</td>
<td>Maddingley integrated college precinct: planning/access study on Bacchus Marsh Grammar and Bacchus Marsh College</td>
<td>Short to medium term</td>
<td>Council/Department of Education &amp; Training/Independent Education Sector</td>
</tr>
<tr>
<td>7</td>
<td>Merrimu Residential Growth Precinct: rezoning and PSP</td>
<td>Medium to long term</td>
<td>Proponent</td>
</tr>
<tr>
<td>8</td>
<td>Parwan Station Residential &amp; Commercial Growth Precinct: rezoning and PSP (including potential future railway station)</td>
<td>Medium to long term</td>
<td>Proponent</td>
</tr>
<tr>
<td>9</td>
<td>Health Services precinct in Bacchus Marsh: plan and advocate for a precinct that responds to community needs of a rural city.</td>
<td>Medium term</td>
<td>Council/Department of Health and Human Services</td>
</tr>
<tr>
<td>10</td>
<td>Hopetoun Park North Residential Growth Precinct: rezoning with a Development Plan Overlay</td>
<td>Medium to long term</td>
<td>Proponent</td>
</tr>
</tbody>
</table>

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.
<table>
<thead>
<tr>
<th>REF #</th>
<th>PROJECT</th>
<th>TIMING¹</th>
<th>RESPONSIBILITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>11</td>
<td>Flood mapping for Bacchus Marsh</td>
<td>Immediate/ongoing</td>
<td>Council/Melbourne Water</td>
</tr>
<tr>
<td>12</td>
<td>Update residential suite of zones (amendment C79)</td>
<td>Immediate/ongoing</td>
<td>Council</td>
</tr>
<tr>
<td>13</td>
<td>Bacchus Marsh Aerodrome Masterplan and governance process</td>
<td>Immediate/ongoing</td>
<td>Council</td>
</tr>
<tr>
<td>14</td>
<td>Implement Racecourse Masterplan</td>
<td>Immediate/ongoing</td>
<td>Council</td>
</tr>
<tr>
<td>15</td>
<td>Community Infrastructure Framework</td>
<td>Short term/ongoing</td>
<td>Council</td>
</tr>
<tr>
<td>16</td>
<td>Bulky goods precinct planning (including amendment)</td>
<td>Short term</td>
<td>Council</td>
</tr>
<tr>
<td>17</td>
<td>Urban Design Framework:</td>
<td>Short term</td>
<td>Council/Council/ Private sector</td>
</tr>
<tr>
<td></td>
<td>• Bacchus Marsh Town Centre</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Darley Plaza</td>
<td></td>
<td></td>
</tr>
<tr>
<td>18</td>
<td>Fourth government primary school for existing urban areas (Maddingley area)</td>
<td>Short term</td>
<td>Dept. of Education &amp; Training</td>
</tr>
<tr>
<td>19</td>
<td>MSS update</td>
<td>Short term</td>
<td>Council</td>
</tr>
<tr>
<td>20</td>
<td>WIN (water re-use) project for PEP</td>
<td>Short term</td>
<td>Council/Western Water</td>
</tr>
<tr>
<td>21</td>
<td>Database to monitor supply and demand for housing</td>
<td>Short term</td>
<td>Council</td>
</tr>
<tr>
<td>22</td>
<td>Localised road upgrades (including State Roads) as per Bacchus Marsh Integrated Transport Strategy</td>
<td>Short to medium term</td>
<td>Council/VicRoads</td>
</tr>
<tr>
<td>23</td>
<td>Land use investigation project – Swans Road, Darley</td>
<td>Short to medium term</td>
<td>Council</td>
</tr>
<tr>
<td>24</td>
<td>Darley Sand Quarries investigation, Maddingley Plateau (South Maddingley Road) investigation</td>
<td>Medium term</td>
<td>Council</td>
</tr>
<tr>
<td>25</td>
<td>Update heritage study for Bacchus Marsh (including geo-heritage management)</td>
<td>Medium term</td>
<td>Council</td>
</tr>
<tr>
<td>26</td>
<td>Update Recreation and Leisure Strategy incorporating updated Hike and Bike Strategy. Examine Gorge Park, Parwan and sand quarries in assessment. Link to Action 4</td>
<td>Medium term</td>
<td>Council</td>
</tr>
<tr>
<td>27</td>
<td>Expanded independent and/or shared use education sector investment north and south of Western Freeway</td>
<td>Medium term</td>
<td>Council/Independent Education Sector</td>
</tr>
<tr>
<td>28</td>
<td>Waterways/creek corridors study to determine rehabilitation, conservation and open space projects including active recreation and cycleway linkages. Link to Action 4</td>
<td>Medium term</td>
<td>Council/Melbourne Water</td>
</tr>
</tbody>
</table>
Land Use Investigation Project
Non-urban

Water Race (SRW)
North–south pedestrian cycleway link

Eastern Link road planning study

Bacchus Marsh UDF including links to the train station

Health Precinct

College Precinct Consolidation

Racecourse Masterplan Implementation

Finalise Aerodrome Masterplan, lease & commercial investment timeline

Bacchus Marsh UDF

Parwan

Merrimu PSP

Parwan Employment Precinct PSP

Parwan WIN project

Gorge Park & potential connection

Eastern Link road planning study

Hopetoun Park North DP

Parwan Station PSP

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Plan 8 — Key Actions
Bacchus Marsh District Urban Growth Framework

DRAFT 26/10/2017

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88 | BACCHUS MARSH URBAN GROWTH FRAMEWORK

settlement boundary
municipal boundary
key action: state
key action: local
health precinct
college precinct
future residential growth precinct
residential / commercial precinct
potential employment growth precinct
future investigation / transition precinct
buffer interface required for sensitive uses (subject to further investigation)
extractive industry
public park
watercourse
railway lines/stations
freeway
arterial road
Bacchus Marsh Aerodrome
## Sequencing the Growth

### Table 5  Sequencing

<table>
<thead>
<tr>
<th>Project</th>
<th>Actions</th>
<th>Timing</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Eastern Link Road</strong></td>
<td>- Working with VicRoads, plan for an alignment and apply zones and overlay controls as appropriate.</td>
<td>Immediate/ongoing</td>
</tr>
<tr>
<td><strong>Employment</strong></td>
<td><strong>Gas and water supply PEP</strong></td>
<td>Short term</td>
</tr>
<tr>
<td></td>
<td>- Working with Regional Development Victoria, secure gas and water supply and apply zones and overlays as required.</td>
<td></td>
</tr>
<tr>
<td><strong>PEP</strong></td>
<td>- Rezone to UGZ and prepare and implement a PSP.</td>
<td>Stage 1 – Short to medium term</td>
</tr>
<tr>
<td></td>
<td>- Undertake a buffer assessment for existing uses and apply an ESO as appropriate.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>- In the PSP, or as a separate overlay, prepare a land use and amenity plan that manages potential future land use incompatibilities.</td>
<td></td>
</tr>
<tr>
<td><strong>BMID and agriculture</strong></td>
<td>- 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.</td>
<td>Short to medium term</td>
</tr>
<tr>
<td></td>
<td>- 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.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Assess and determine an appropriate interface to manage the BMID from urban interfaces and apply an overlay as appropriate.</td>
<td></td>
</tr>
<tr>
<td><strong>Bacchus Marsh town centre</strong></td>
<td>- Prepare and implement a UDF.</td>
<td>Short to medium term</td>
</tr>
<tr>
<td></td>
<td>- Review existing DDO and incorporate into the recommendations of the UDF.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Incorporate recommendations of the local housing strategy into the recommendations of the UDF.</td>
<td></td>
</tr>
<tr>
<td><strong>Bulky goods precinct</strong></td>
<td>- Determine an appropriate location for a bulky goods precinct and rezone, if required.</td>
<td>Short term</td>
</tr>
<tr>
<td></td>
<td>- Prepare a precinct plan to guide development and implement via a DPO or ICPO as appropriate.</td>
<td></td>
</tr>
<tr>
<td><strong>Sand quarries and coalmine</strong></td>
<td>- Working with Department of Economic Development, Jobs, Transport and Resources (DEDJTR), confirm the appropriate buffers to the extractive industries and apply an ESO.</td>
<td>Short term</td>
</tr>
<tr>
<td></td>
<td>- Investigate options for new land uses, compatible with existing buffers and site locational attributes.</td>
<td></td>
</tr>
<tr>
<td>PROJECT</td>
<td>ACTIONS</td>
<td>TIMING</td>
</tr>
<tr>
<td>---------</td>
<td>---------</td>
<td>--------</td>
</tr>
</tbody>
</table>
| Transitional local services industry areas | • 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 | • Investigate options for new land uses, compatible with existing buffers and site locational attributes. | Long term |
| RESIDENTIAL | | |
| Bacchus Marsh existing urban area | • Working with the Department of Education and Training to:  
· 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 | • 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 to long term** |
| Parwan Station Residential & Commercial Growth Precinct | • 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 to long term** |
| Hopetoun Park North Residential Growth Precinct | • Rezone to LDRZ or NRZ and prepare and apply a Development Plan Overlay.  
• 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 |
<table>
<thead>
<tr>
<th>PROJECT</th>
<th>ACTIONS</th>
<th>TIMING</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bus</td>
<td>• Working with Public Transport Victoria, improve bus network performance, linked to designated activity centres and the rail system.</td>
<td>Short term</td>
</tr>
</tbody>
</table>
| Bacchus Marsh Aerodrome | • 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 | • 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
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)
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)
Victoria in Future 2016 – Population and household projections to 2051, 2016 (DELWP)
Bacchus Marsh Housing Demand & Supply – Background Paper, April 2016, (Spatial 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, Strawberries and Cherries Weekend 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:

<table>
<thead>
<tr>
<th>The community defines Bacchus Marsh in the following ways:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Currently a transit town</strong></td>
<td>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.</td>
</tr>
<tr>
<td><strong>Bacchus Marsh’s character is defined by country landscape</strong></td>
<td>The heritage fabric, treed landscape and centrally located facilities are key elements to maintain and enhance.</td>
</tr>
<tr>
<td><strong>Being part of Melbourne but physically separate</strong></td>
<td>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.</td>
</tr>
<tr>
<td><strong>Change is inevitable but it must be managed</strong></td>
<td>Growth should be supported by appropriate infrastructure and master planning.</td>
</tr>
<tr>
<td><strong>Sense of community is strong</strong></td>
<td>Residents and visitors alike are strongly conscious of a ‘sense of community’, that people will support each other.</td>
</tr>
<tr>
<td><strong>Better urban growth outcomes wanted</strong></td>
<td>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.</td>
</tr>
<tr>
<td><strong>Greater retail choice is required</strong></td>
<td>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.</td>
</tr>
<tr>
<td><strong>Expanded education and health priorities</strong></td>
<td>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.</td>
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<td><strong>Ongoing investment in public transport and non-vehicle movement</strong></td>
<td>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.</td>
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<td><strong>The Irrigation District is important for many reasons</strong></td>
<td>A resilient Bacchus Marsh Irrigation District (BMID) is pivotal to the notion of place, tourism, employment and economic production.</td>
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<td><strong>Support residents to stay in their local area</strong></td>
<td>A focus on service delivery within local neighbourhoods is seen as increasingly important for all households.</td>
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</table>
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.

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.

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, 4–8 pm (landowners)
» 7 March, 4–8 pm (community)
» 14 March, 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:

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<th>AUTHORITY</th>
<th>LAND</th>
<th>TRANSPORT</th>
<th>AGRICULTURE</th>
<th>INDUSTRY</th>
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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 is 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 Nature Conservation Reserve 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: GRZ, NRZ, LDRZ
Timing: Ongoing constraint
Growth potential: Limited

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: SUZ1, ESO (required)
Timing: Ongoing constraint
Growth potential: Restricted within the site

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: SLO1 – Scenic Hilltops and Ridgeline Areas
Timing: Ongoing constraint
Growth potential: 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 expand 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

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 Nature Conservation 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:

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:

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:

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.