MINUTES
SECTION 86 URBAN GROWTH STRATEGY
COMMITTEE MEETING

Wednesday 24 February, 2016
James Young Room, Lerderderg Library,
215 Main Street, Bacchus Marsh
4.00pm

MEETING OPENING

The Chair welcomed all and opened the meeting at 4.10pm.

ATTENDANCE

Cr. David Edwards (Chair)  Councillor – East Moorabool Ward
Cr. Tonia Dudzik           Councillor – East Moorabool Ward
Cr. John Spain             Councillor – East Moorabool Ward
Mr. Rob Croxford           Chief Executive Officer
Mr. Satwinder Sandhu      General Manager, Growth & Development
Mr. Andrew Goodsell       Acting Manager Strategic & Sustainable Development
Mr. Rod Davison           Senior Strategy Planner
Mr. Chris DeSilva         Mesh Consultant
Ms. Bronwyn Pettitt       Mesh Consultant

APOLOGIES

Cr. Allan Comrie (Mayor)   Councillor – East Moorabool Ward

CONFLICTS OF INTEREST

None.

CONFIRMATION OF THE PREVIOUS MINUTES

Resolution:

Moved:       Cr. Dudzik
Seconded:    Cr Spain

That the Minutes of the Section 86 Urban Growth Strategy Committee Meeting for 16 December, 2015 be confirmed as a true and correct record.

CARRIED.
**MESH PRESENTATION – HOUSING STRATEGY UPDATE**

Mr Chris DeSilva and Bronwyn Pettitt from Mesh provided an update to the Committee on the key strategic direction, policies and implementation of the Bacchus Marsh Housing Strategy. Preliminary Community Consultation to take place early March 2016.

**UPDATE ON MOORABOOL RETAIL STRATEGY**

Andrew Goodsell presented the latest version of the Moorabool Retail Strategy scheduled to be presented at an Ordinary Meeting for Council adoption.

Cr Spain suggested some further clarification to the Strategy as follows:

1. **That Council adopts the Moorabool Retail Strategy 2014 subject to the following amendments:**
   a. Add a paragraph in the section Escape expenditure in the Executive Summary as follows:
      - “Note that in the case of the Bacchus Marsh region, more than half of the overall retail expenditure in the region is retained within the municipality and this holds true across retail categories apart from discretionary expenditure.”;
   b. Amend the list of Actions on page 106 of the Strategy as follows:
      - Change the second sentence in Action 4 to replace the words “…and a permanent growers market or a food and beverage precinct…” with “… and a mix of municipal, state agency or community organisation shop fronts together with small-scale food and beverage outlets…”;
      - Add Action 10 – Prepare a separate strategy for Darley to promote opportunities for increased commercial development, including an analysis of potential sites suitable for use or redevelopment for commercial purposes;
      - Add Action 11 – Subject to an analysis of the opportunity costs of appropriate encouragement mechanisms, proactively encourage the fast-tracking of the West Maddingley Neighbourhood Centre retail components;
      - Amend any recommendations within the Strategy document as appropriate to ensure general concordance with the above;

2. **That Council receive a further report on any impacts that the completion of the Halletts Way extension project and the Halletts Way Freeway interchange project may have on recommendations and actions in the Moorabool Retail Strategy 2041.**

**NEXT MEETING**

Wednesday 27 April 2016
4.00pm
James Young, Lerderderg Library

**MEETING CLOSURE**

The Chair thanked all and closed the meeting at 5.55pm.