Further Info

Where can I view the amendment details?

Full copies of the amendment documentation can be viewed at Council offices at the following locations during office hours, free of charge:

- 15 Stead Street, Ballarat
- Lederderg Library - Customer Service, 215 Main Street, Bacchus Marsh
- Darley Civic and Community Hub, 182 Hallett Way, Darley

Further information about C79 and C81 is also available under the Strategic Planning section at www.moorabool.vic.gov.au

Information Sessions:

You may wish to attend one of the drop-in sessions scheduled for the following dates at the Lederderg Library, 215 Main Street, Bacchus Marsh:

- Tuesday 14 November, 2017
- 4pm to 7pm
- Tuesday 21 November, 2017
- 4pm to 7pm
- Tuesday 28 November, 2017
- 4pm to 7pm
- Thursday 7 December, 2017
- 4pm to 7pm

Please note that these will be informal question and answer sessions; no presentations will be made.

Who can make a submission?

Any person who may be affected by the amendment may make a submission. Submissions must be made in writing giving the submitter’s name and contact address, clearly stating the grounds on which the Amendment is supported or opposed and indicating what changes (if any) the submitter wishes to make. In accordance with the Planning and Environment Act 1987, Council must have available for public inspection a copy of any submissions made.

The closing date for submissions is 15 December, 2017. A submission can be made in any of the following ways:

2. Via email to: info@moorabool.vic.gov.au
3. Via post to: Attention: SSD Moorabool Shire Council PO Box 18 BALLAN VIC 3342

Additional FAQ:


FAQ’s

Where does the UGF apply?

The UGF applies to approximately 140 square kilometres of land in the Bacchus Marsh district as depicted on the map overleaf, including the urban and rural areas of Bacchus Marsh, Darley and Maddingley, together with the rural fringe areas of Mount Moriac, Hopetoun Park, Colmaadi (part), Long Forest (part), Pentland Hills (part) and Rowsley (part).

Please refer to Map 1 within this brochure for details.

How will the environmental and agricultural assets of Bacchus Marsh be protected and enhanced?

The UGF protects assets such as the Bacchus Marsh Irrigation District (BMID) and Long Forest by directing growth to areas that can support change and by ensuring that a settlement boundary around the town is identified. Key projects such as a draft Open Space Strategy will support these objectives.

Will land be rezoned now under the UGF?

No land will be rezoned under planning scheme amendment C81. The UGF identifies future urban growth precincts such as Mount Moriac, Parwan Station and Hopetoun Park North. Any rezoning of these areas will be subject to a separate amendment process and will require considerable on-ground detailed planning and further analysis to identify environmental constraints and finalise exact boundaries, transport networks, utilities such as gas, open space, densities of development and community infrastructure. The UGF provides strategic underpinning to support the rezoning of land in future, subject to detailed justification.

Why is Bacchus Marsh growing?

Bacchus Marsh is a vibrant community, rich in resources and set in a very unique landscape. The Western Freeway provides an easy commute to Melbourne, as does the train line. Bacchus Marsh is no longer a quiet country town far from the City. The unique combination of green landscapes and urban amenities distinguishes Bacchus Marsh from other regional areas and is why new members are choosing to live in the community.

Growth is happening now and will continue to happen. The current population of some 20,000 people is predicted to double by 2041. Growth is an opportunity to encourage investment and local prosperity, provided it is well planned. This is the purpose of the UGF.

Additional FAQ:

Is the Eastern Link Road Project being considered as part of this project?

The Victorian Government has invested $3 million to undertake a planning study for an Eastern Link Road to address future urban growth and congestion through the heart of Bacchus Marsh. The planning study will investigate potential impacts a north-south link will have in the area, identify a route and seek approvals so land can eventually be integrated into the Moorabool Planning Scheme.

This project is being led by VicRoads and there will be an opportunity to comment separately as part of that process. Further information is available on the VicRoads website.

October 2017

‘Guiding the future shape of the Bacchus Marsh District’

Bacchus Marsh Urban Growth Framework

Amendment C81

The population of Bacchus Marsh is estimated to double over the next two decades to around 40,000 residents. This growth presents a significant opportunity to provide needed infrastructure, build the local economy and encourage continued housing affordability. An Urban Growth Framework (UGF) will guide this growth appropriately and maximise Bacchus Marsh’s exception mix of locational, economic and aesthetic appeal.

Moorabool Shire Council and the Victorian Planning Authority (VPA) have jointly prepared the draft ‘Bacchus Marsh Urban Growth Framework’ (UGF).

The UGF is a strategic document which:

- Guides medium to long term urban growth, to 2041 and beyond.
- Defines the ultimate extent of urban development across the district by way of masterplanned self-contained but connected urban areas.
- Nominates potential growth areas based on land capability and growth needs.
- Provides a clear vision for Bacchus Marsh as a regional growth centre distinct from metropolitan Melbourne but ready to take advantage of broader economic opportunities.

The draft UGF incorporates feedback from the informal consultation that occurred in February and March 2017 as well as agency feedback along with information from a range of technical assessments.

Bacchus Marsh residents now have an opportunity to comment on the draft UGF document, as part of Amendment C81, including the:

- Proposed residential and employment growth areas.
- Objectives and strategies for the environment, employment, housing and community infrastructure, and transport.
- Supporting state and local projects.
### Strategic Outcome Areas

<table>
<thead>
<tr>
<th>Area</th>
<th>Objective</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Merrimu Residential Growth Precinct</td>
<td>Self-sufficient, greenfield residential growth area</td>
<td>Merrimu is a large land ensemble with relatively few constraints. It has potential for self-sufficient residential development, accommodating growth to 2041 and beyond whilst integrating landscape values. Merrimu will provide local job opportunities and will be pivotal in delivering the Eastern Link Road.</td>
</tr>
<tr>
<td>Parwan Station Residential &amp; Commercial Precinct</td>
<td>Greenfield, residential growth with transit-oriented development around the potential future station</td>
<td>Residential growth in Parwan provides a long term opportunity for a Park and Ride Station at Parwan, a second station for the Bacchus Marsh District. With this comes an important opportunity for a transit-oriented residential development with local job provision. This precinct will also play a role in delivering the Eastern Link Road.</td>
</tr>
<tr>
<td>Hopetoun Park North Residential Expansion Area</td>
<td>Existing low-density community with greenfield residential growth expansion</td>
<td>The existing Hopetoun Park community sits at the eastern edge of the Bacchus Marsh Irrigation District with limited services. Residential expansion will provide investment opportunities for local level community facilities and infrastructure.</td>
</tr>
<tr>
<td>Parwan Employment Growth Precinct</td>
<td>Greenfield, regional-scale employment development potential</td>
<td>The Parwan Employment Precinct holds significant economic and employment potential for Bacchus Marsh, with the ability to attract significant levels of new industrial and agribusiness investment and businesses that value-add and complement the Bacchus Marsh Irrigation District. The Parwan Employment Precinct will contribute to the delivery of the Eastern Link Road.</td>
</tr>
<tr>
<td>Investigation and Transition Areas</td>
<td>Investigate options for land uses compatible with buffer considerations</td>
<td>Areas potentially suitable for investigation for employment uses in the long term, with uses that are compatible with buffer considerations.</td>
</tr>
</tbody>
</table>

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**Map 1: Urban Growth Framework**

**Bacchus Marsh District Urban Growth Framework**

What do you think about these ideas? How can the District’s growth be planned for? [www.moorabool.vic.gov.au](http://www.moorabool.vic.gov.au)