



Maddingley Planning Study

Summary Brochure 2022



GUIDING FUTURE LAND USE AND DEVELOPMENT

Acknowledgment of Country

Council respectfully acknowledges the Traditional Owners of the land on which includes the Wurundjeri Woi Wurrung, Wadawurrung and Dja Dja Wurrung people. We pay our respects to the Elders past, present and emerging.

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Note: This summary brochure provides a high level overview of the Maddingley Planning Study. For more detailed information please refer to the Maddingley Planning Study document.

PURPOSE OF MADDINGLEY PLANNING STUDY

The Maddingley Planning Study provides the strategic foundation for changes to the Moorabool Planning Scheme that will guide future land use and development within the study area and within separation distances to industrial uses.

The planning study is also intended to be used as an engagement and advocacy tool for communicating the standards that industries are expected to uphold. This includes best practice operations, social responsibility, and the consideration of the surrounding community. It is recognised that there are some factors that have a major impact on people

and businesses, but which cannot be addressed by planning policy or planning controls and must be taken up by direct engagement with stakeholders and co-regulators.

The Maddingley Planning Study has been informed by the Background Report and the outcomes of extensive community/stakeholder consultation.



BACKGROUND

The need for the Maddingley Planning Study was identified in the Bacchus Marsh Urban Growth Framework (UGF) which was implemented into the Moorabool Planning Scheme via amendment C81 on 6 December 2018.

Key drivers for the Maddingley Planning Study include:

- Existing planning provisions are outdated and do not appropriately respond to the current and emerging issues facing the study area (Figure 1);
- The need to review the Special Use Zone Schedule 1 (SUZ1; coal mining) that currently applies to the Maddingley Waste and Resource Recovery (WRR) Hub and surrounding land; and
- The need to review the application of the SUZ1 to land beyond the mining licence boundary, which is a cause of concern for Council and affected landowners with no association with the WRR hub.

The Background Report (March 2019) provides an overview of the planning history within the study area, reviews relevant strategies and policies, and identifies issues and opportunities.

Extensive community/stakeholder consultation regarding the Background Report was undertaken during November – December 2019 and Council received 32 written submissions. Further consultation was subsequently carried out with key government agencies.

STUDY AREA CONTEXT

The study area (Figure 1) is approximately 10 square kilometres in area and is located immediately to the south of the existing urban area of Bacchus Marsh. The area is predominantly rural in character, with major land uses including the Maddingley Waste and Resource Recovery (WRR) hub, the JBD Industrial Estate and Calix. The study area also contains 13 dwellings.

The Maddingley WRR hub comprises a solid inert waste landfill, resource recovery and composting activities (operated under EPA licence 45288 and planning permit PA2011338-1), and associated coal mine (operated under mining licence 4701 [Figure 1]).

Brown coal is located underneath much of the study area and an exploration licence for coal (EL5294) applies to the area beyond the extent of mining licence 4701.

The study area directly supports in the order of 170 full time equivalent jobs, with the majority in the waste management, manufacturing, and mining sectors.

In terms of planning controls, the study area is predominantly zoned Special Use Zone Schedule 1 (coal mining), together with areas of Farming Zone, Industrial 1 Zone, Industrial 2 Zone and Public Use Zone 4 (transport).

Bacchus Marsh Grammar School, a growing primary and secondary school, is located immediately to the north of the study area.

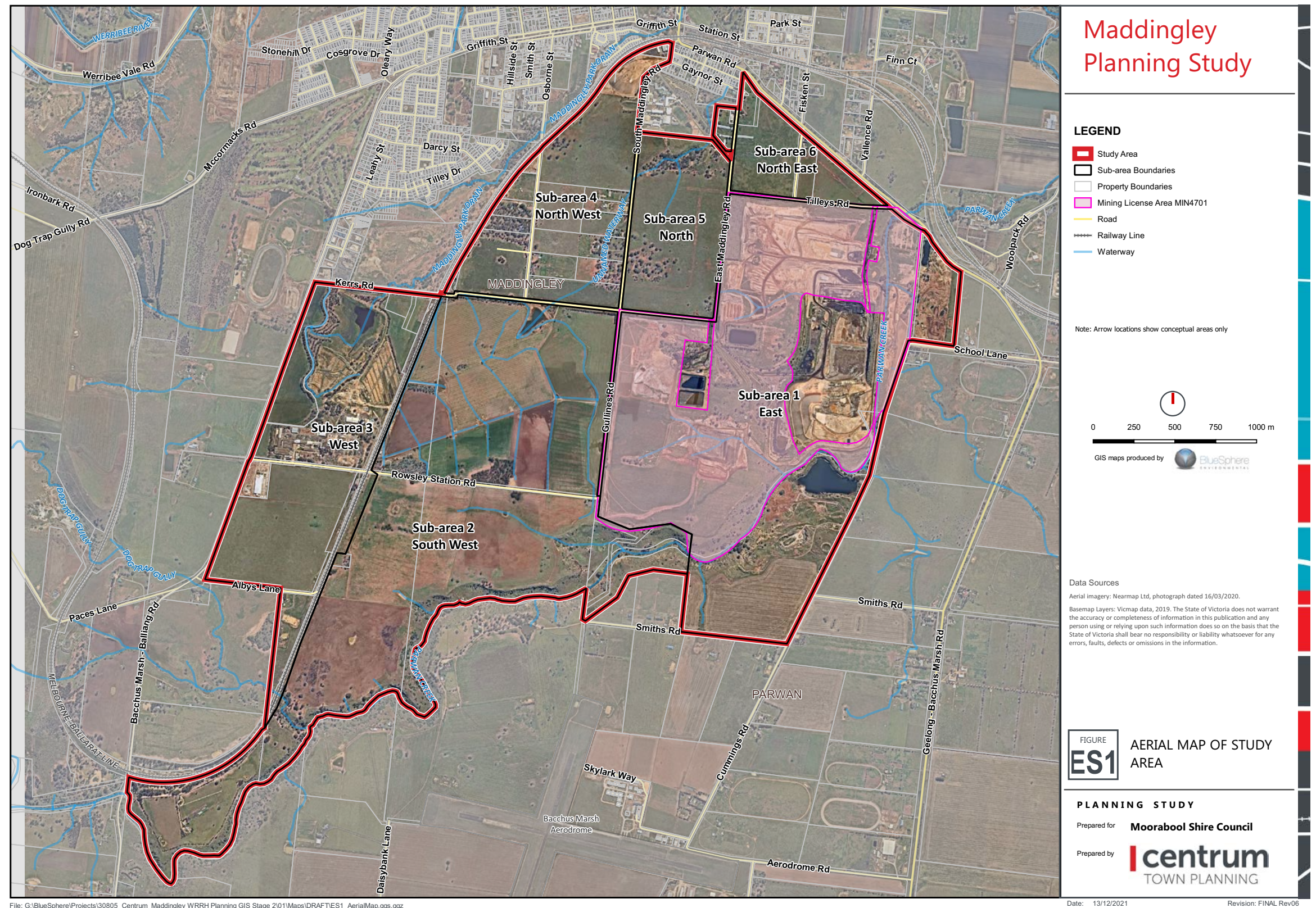


Figure 1: Aerial map showing the study area boundary (red line) and the extent of mining licence 4701 (pink shading).

METHODOLOGY

Figure 2 outlines the methodology used to determine the planning study's recommendations.

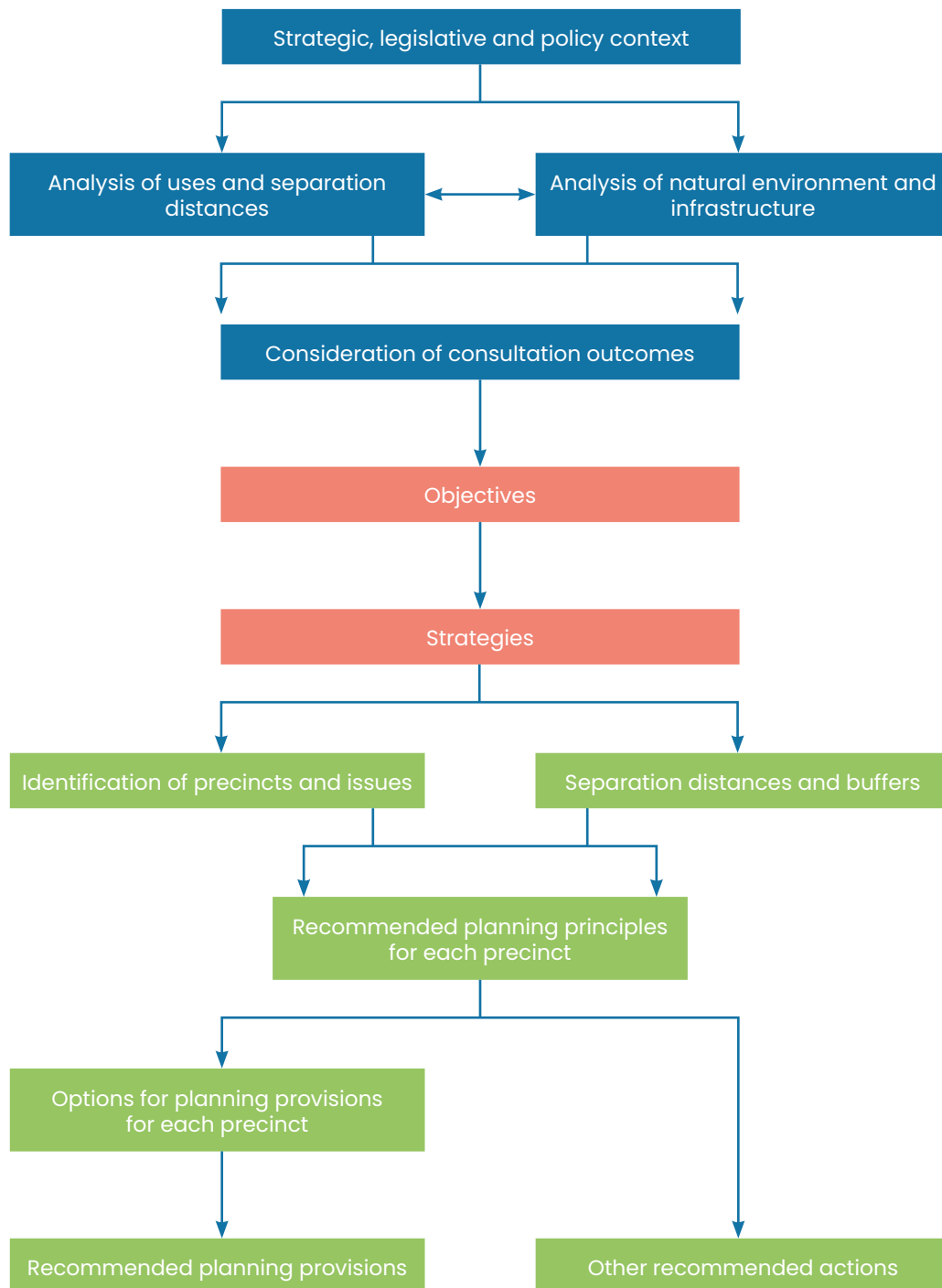


Figure 2



OVERVIEW

The planning study is guided by the following six objectives, which seek to provide long term net community benefit outcomes:

- To protect sensitive land uses against encroachment from land uses with adverse amenity potential.
- To protect industrial land uses against unplanned encroachment from sensitive land uses.
- To achieve an appropriate mix of land use and development, compatible with surrounding land uses.
- To respect the existing statutory approvals in the study area and recognition of existing use rights.
- To outline best practice expectations for the Maddingley WRR Hub, coal mining and other industrial uses within the study area.
- To protect environmental values such as significant remnant native vegetation, the Parwan Creek environs, waterways and other catchments.

These objectives form the foundation for the strategies and recommendations of the planning study. The objectives and strategies give consideration to the strategic, legislative and policy context of the study area. They also reflect the community's desire to protect the amenity of residential land and sensitive uses, together with Council's desire to protect the vision of the Bacchus Marsh UGF for major urban growth.



KEY STRATEGIC CONSIDERATIONS

- The study area adjoins the existing urban area of Bacchus Marsh, with the railway station immediately to the north and the Main Street activity centre located approximately 1km to the north.
- The Bacchus Marsh district is experiencing significant growth, with the population expected to approximately double over the next 20 years (from 24,000 to 46,000). The Parwan Station urban growth precinct is located in close proximity to the east of the Maddingley WRR hub, with future sensitive uses to be located beyond the Environment Protection Authority's (EPA) recommended separation distances.
- The EPA recommended separation distances applicable to the Maddingley WRR hub extend up to 2,000m from composting operations and 1,000m from coal mining operations (Figure 3). These separation distances encroach upon sensitive land uses including:
 - a number of existing dwellings within the SUZ1 and the Farming Zone;
 - Bacchus Marsh Grammar school;
 - Bacchus Marsh College; and
 - land that is currently zoned for residential use and includes a large number of existing dwellings.
- The EPA recommended separation distances applicable to the Maddingley WRR hub and other industrial uses encroach upon most of the study area (except for a small portion in the south west), thereby limiting potential for new sensitive land uses.
- The EPA recommended separation distances applicable to the Maddingley WRR hub also encroach upon vast areas of land within the Parwan Station precinct to the east, and the Parwan Employment Precinct to the east and south.



- There are very few planning zones suitable for land within EPA recommended separation distances, due to the need to restrict new sensitive land uses (e.g. dwellings and schools).
- Updated industrial and commercial land supply and demand assessments are required to provide strategic justification for the application of IN3Z or C2Z. Council will also need to undertake a high-level strategic assessment of options for the potential application of industrial and commercial zones within the Bacchus Marsh district, with a particular focus on land affected by EPA recommended separation distances in Maddingley and Parwan.
- The Maddingley WRR hub is identified in state policy as being of state significance, as:
 - it accepts significant amounts of solid inert waste from the metropolitan region;
 - it is the only landfill in the State licensed to accept metal recycling shredder residue; and
 - it supports organic composting and mulching, concrete and aggregate crushing and soil screening.
- There is a lack of technical information regarding potential off site impacts from the WWR hub, such as odour, dust, and land fill gas.
- There is a lack of information regarding the WWR hub operator's short and long-term plans for the facility.
- The SUZ1 (coal mining) is currently applied to a large number of properties (including 10 dwellings) that are located beyond the boundaries of mining licence 4701 associated with the Maddingley WRR hub.
- The study area is largely lacking in urban utility services.
- The study area has a limited network of roads which are largely unsealed.

Maddingley Planning Study

LEGEND

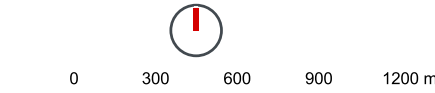
- Study Area
- Property Boundaries
- Parcel Boundaries
- Railway Line
- Major Roads
- Local Roads
- Minor Roads
- Waterway
- Inferred Dwelling Location

Land Use Activity Areas

- Existing Land Uses Requiring Separation Distances

Land Use Buffers

- Existing Land Use Separation Distance
- Amalgamated Maddingley WRR Hub separation distances



GIS maps produced by BlueSphere

Data Sources

Land Use Activity Areas: GIS data provided by Moorabool Shire Council, based on Figure F1, Separate Sensitive Use Buffers, from report "Environmental Matters Concerning Proposed Amendment C81 to the Moorabool Planning Scheme" by Peter J Ramsay and Associates, Rev. 00.

Tenancy map for JBD industrial park provided by JBD industrial park and Moorabool Shire Council.

Separation distances based on guidelines provided in "EPA 1518: Recommended Separation Distances for Industrial Residual Air Emissions - Guideline" and Moorabool Shire Council Planning Scheme Clause 53.10.

Inferred Dwelling Locations are approximate only, and have been digitised by KnightVision based on aerial imagery interpretation.

Racing Dog Breeding Facility: Digitised by KnightVision based on planning permit application site plan provided by Moorabool Shire Council.

Proposed Materials Recycling Facility and Garden Supplies / Concrete Batching Plant location based on drawing "Concept Site Plan", in Planning Permit Application 2018239 by Gunnawaunday Holdings Pty Ltd, dated 09/09/2018.

Potential Maddingley Energy Precinct: Based on drawing MEP_PDF provided by Maddingley Brown Coal on 22/02/2019.

Basemap Layers and Planning Zones: Vicmap data, 2019. The State of Victoria does not warrant the accuracy or completeness of information in this publication and any person using or relying upon such information does so on the basis that the State of Victoria shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.

FIGURE 11 EXISTING RECOMMENDED SEPARATION DISTANCES IN THE STUDY AREA

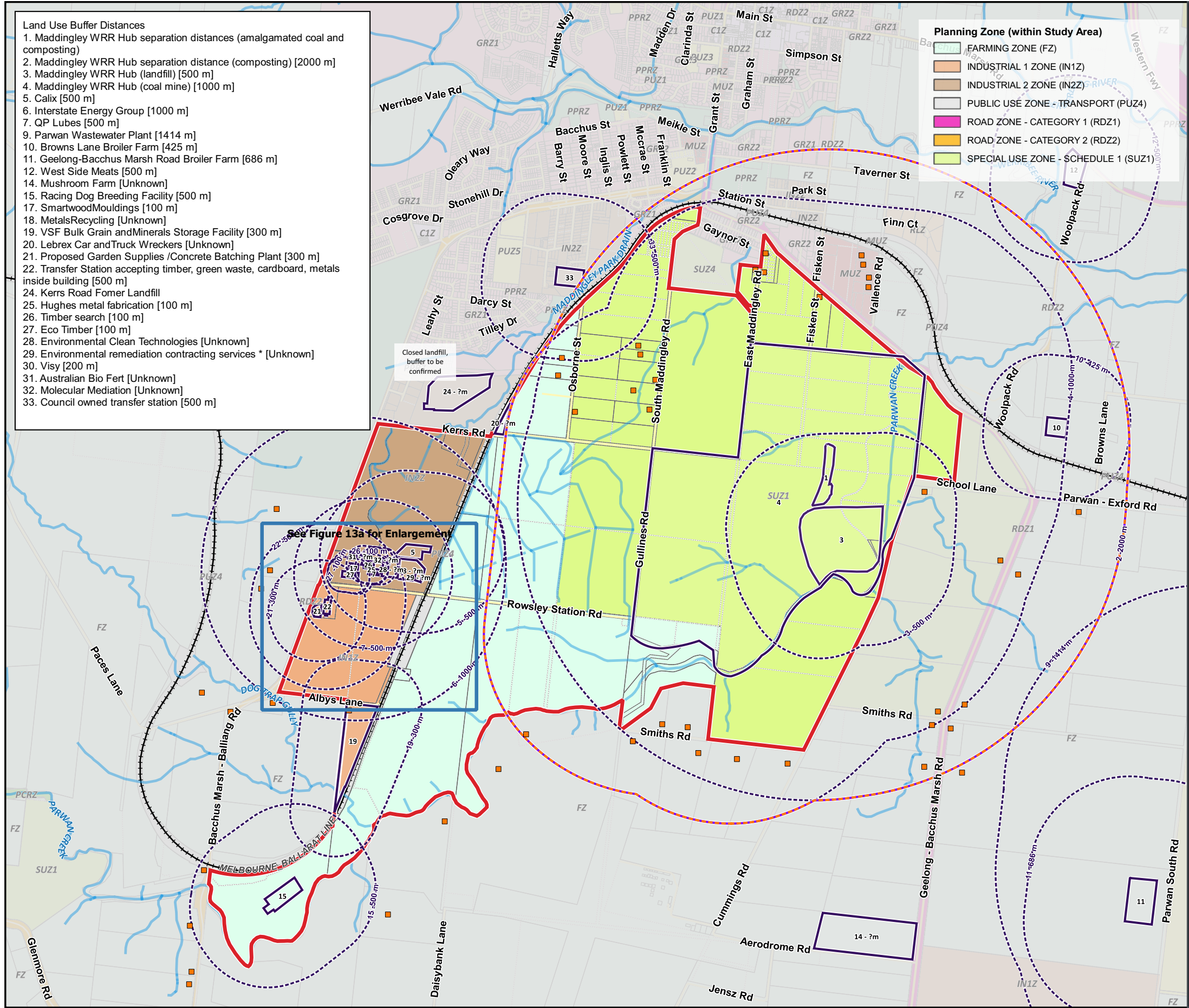
PLANNING STUDY

Prepared for Moorabool Shire Council

Prepared by **centrum** TOWN PLANNING

Date: 13/12/2021

Revision: FINAL Rev07



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Figure 3: Existing EPA recommended separation distances in the study area.

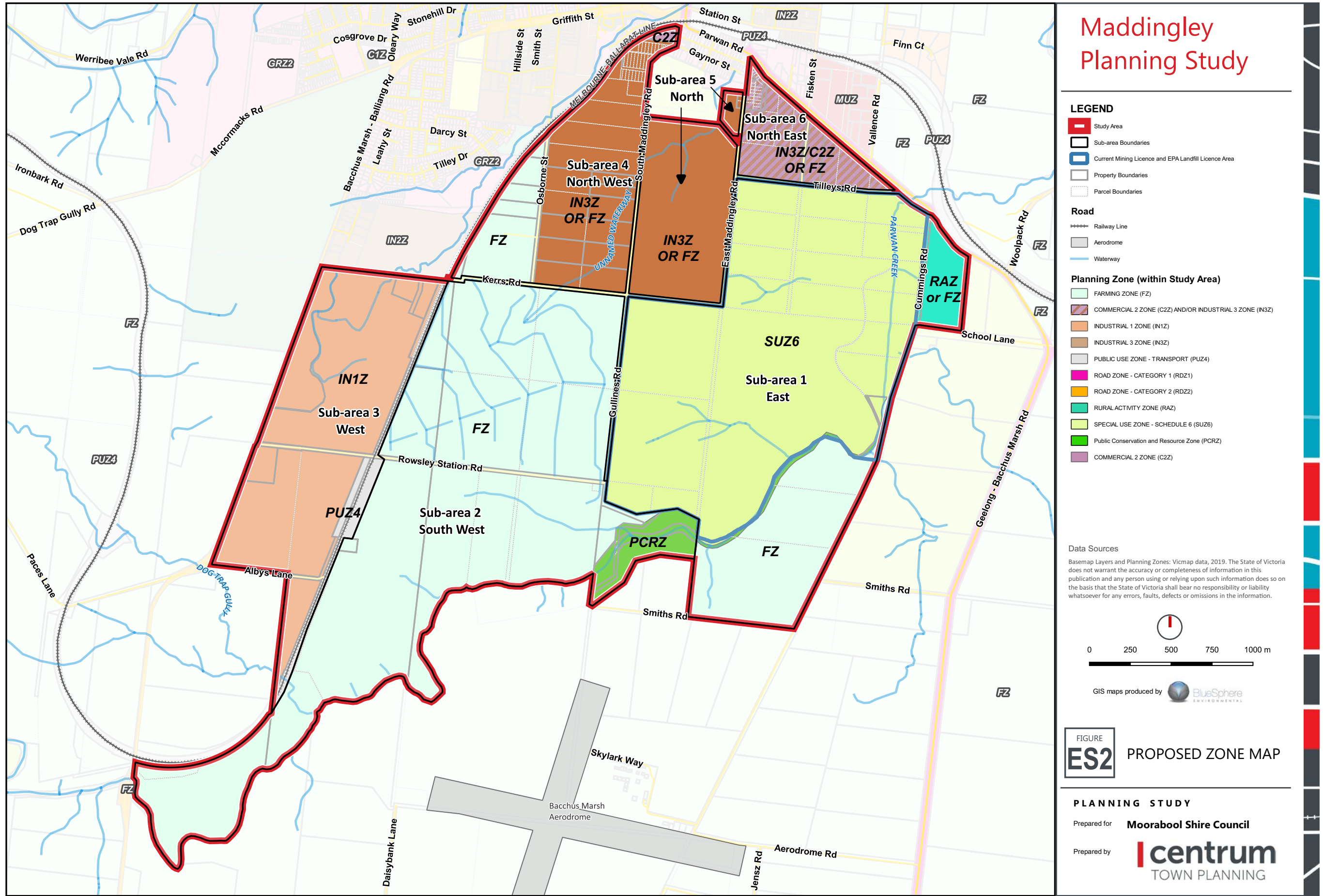


RECOMMENDED PLANNING PRINCIPLES AND CHANGES TO THE MOORABOOL PLANNING SCHEME

The Maddingley Planning Study recommends various planning principles in relation to 6 sub-areas, separation distances/buffers, transport/infrastructure, coal mining and the natural environment. The planning principles are guided by the objectives and strategies of the planning study.

Based on the objectives and strategies together with the planning principles, the planning study recommends the following changes to the Moorabool Planning Scheme (as depicted in Figure 4):

1. Amend the Municipal Planning Strategy and Planning Policy Framework (PPF) to incorporate the relevant objectives, strategies and planning principles from the planning study, as appropriate.
2. Reduce the extent of the 'Maddingley WRR Hub including coal mine' in the Bacchus Marsh Urban Growth Framework Plan in the PPF, to accord with the boundary in EPA Licence 45288 and mining licence 4701 (as depicted in Figure 6).
3. Prepare a new Special Use Zone Schedule 6 (SUZ6) and apply it to the reduced Maddingley WRR hub area (as depicted in Figure 6).
4. Rezone land as detailed on pages 18 to 27.



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Figure 4: Overall map of proposed zones.

SUB-AREA 1 RECOMMENDATIONS

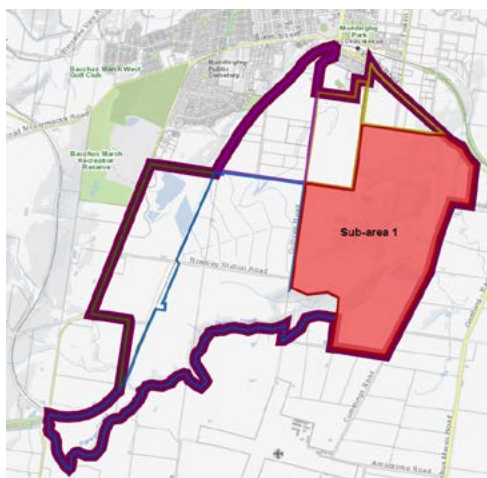


Figure 5: Sub-area 1 depicted by red shading.

The planning study (Part D) recommends the following planning principles for sub area 1:

Principle E1	Discourage the expansion of the Maddingley WRR Hub beyond the current 'premises' boundary described in EPA Licence 45288.
Principle E2	Acknowledge the use and development of the sub-area as a Waste and Resource Recovery Hub until Planning Permit PA2011338-1 expires, or earlier if landfill the cells are filled to capacity, as appropriate.
Principle E3	Discourage coal mining beyond the boundaries of Mining Licence 4701.
Principle E4	Acknowledge the use and development of the land for coal mining until Mining Licence 4701 expires in 2033, or earlier, as appropriate.
Principle E5	Encourage best-practice technologies and processes for all use and development in the sub-area.
Principle E6	Encourage initiatives to relocate open air composting to areas that are further away from the Bacchus Marsh urban area and the Parwan Station residential and commercial growth precinct.
Principle E7	Discourage the height of all landfilling above the current approved height (153 metres AHD).
Principle E8	Further establish vegetated buffers around the perimeter of the Maddingley WRR Hub, where possible.
Principle E9	Encourage the establishment of vegetated earthen bunds where appropriate, to reduce amenity and visual impacts.
Principle E10	Ensure that the proponent of changes to activities in the sub-area contributes to the upgrading of roads, if the changes will generate substantial additional truck movements.
Principle E11	Encourage the long-term rehabilitation of land in the sub area to best-practice environmental standards.
Principle E12	Encourage long-term uses of closed landfill cells that are beneficial to the community and/or the environment.
Principle E13	Enable third-party involvement in significant planning applications that would be of interest to the community.
Principle E14	On land outside the premises boundary of EPA Licence 45288 and Mining Licence 4701, encourage land uses that are compatible with the use of adjoining land outside the sub-area.

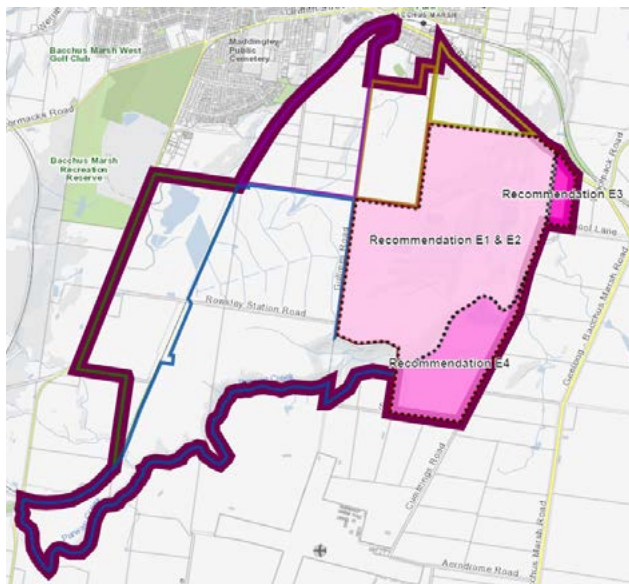


Figure 6: Recommendations E1, E2, E3 & E4.

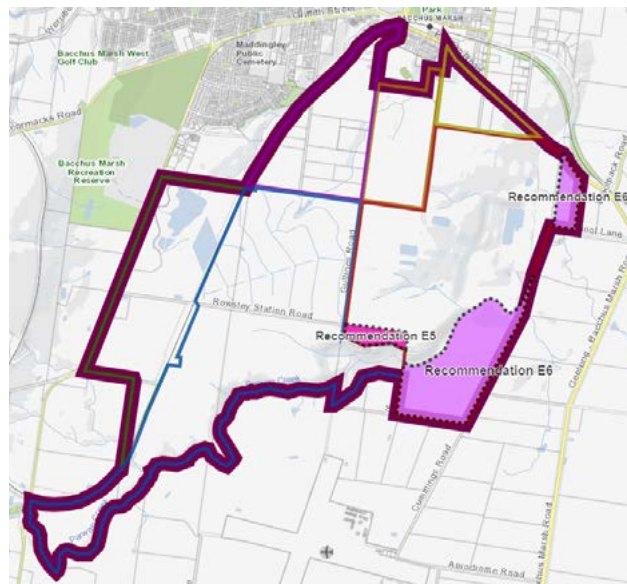


Figure 7: Recommendations E5 & E6

The planning study (Part D) recommends the following changes to planning provisions relating to sub area 1:	
Recommendation E1	Reduce the extent of the “Maddingley WRR Hub including coal mine” in the Bacchus Marsh Urban Growth Framework Plan in the PPF, to accord with the boundary in EPA Licence 45288 and Mining Licence 4701 (as depicted in Figure 6).
Recommendation E2	<p>Prepare a new Special Use Zone Schedule 6 (SUZ6) and apply it to the reduced Maddingley WRR Hub area (as depicted in Figure 6), with the content based on the existing SUZ1 but amended as follows:</p> <ul style="list-style-type: none"> Amend the purpose to: <ul style="list-style-type: none"> provide for use and development of the land for waste and resource recovery hub, not including putrescible refuse disposal; provide for use and development of the land for coal mining; encourage the use of best-practice technologies and processes to limit adverse off-site amenity impacts; Encourage rehabilitation of land to a high standard in accordance with best practice. Remove all references to the Maddingley Brown Coal Management Plan and Development Plan. Amend Section 3.0 (use of land) and Section 4.0 (subdivision) and Section 5.0 (buildings and works) to better reflect the recommended planning principles for this sub-area. Amend Sections 3.0 (use of land) and Section 4.0 (subdivision) and Section 5.0 (buildings and works) with information requirements and decision guidelines that are more consistent with refuse disposal, materials recycling and coal mining, with the potential to use the provisions of the INIZ as a guide.
Recommendation E3	<p>Rezone land on the east side of Cummings Road (as depicted in Figure 6) from SUZ1 to Rural Activity Zone (RAZ).</p> <p>Apply a Schedule to the Rural Activity Zone that has the following purposes:</p> <ul style="list-style-type: none"> To provide for leisure and recreation uses. To provide for non-agricultural use and development if it is compatible with surrounding land uses. <p>To provide for non-agricultural uses that rely upon close proximity to the Bacchus Marsh urban area or transport networks.</p>
Recommendation E4	Rezone land on the south side of Parwan Creek (as depicted in Figure 7) from SUZ1 to Farming Zone.
Recommendation E5	Rezone the land identified in the south west corner of the sub-area (as depicted in Figure 7) from Farming Zone to the proposed Special Use Zone Schedule 6 (SUZ6), and remove Design and Development Overlay (DDO2) from this land.
Recommendation E6	Apply Design and Development Overlay (DDO2) to all proposed Rural Activity and Farming Zone land in the sub-area (as depicted in Figure 7), consistent with its application to other rural zoned land in the municipality.

SUB-AREA 2 RECOMMENDATIONS

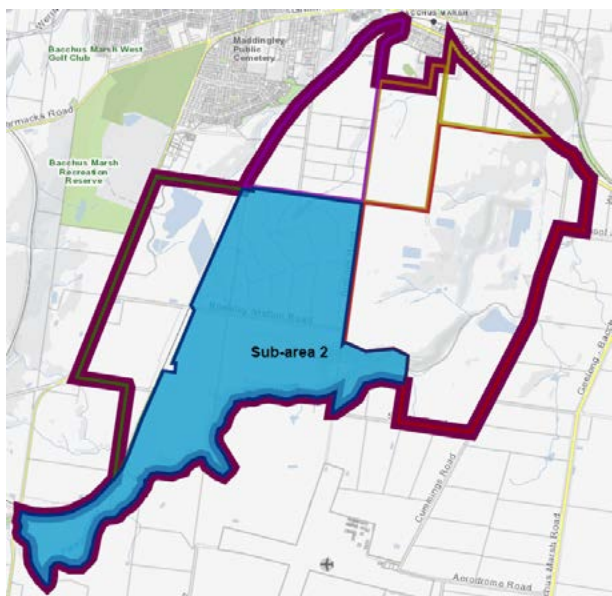


Figure 8: Sub-area 2 depicted by blue shading.

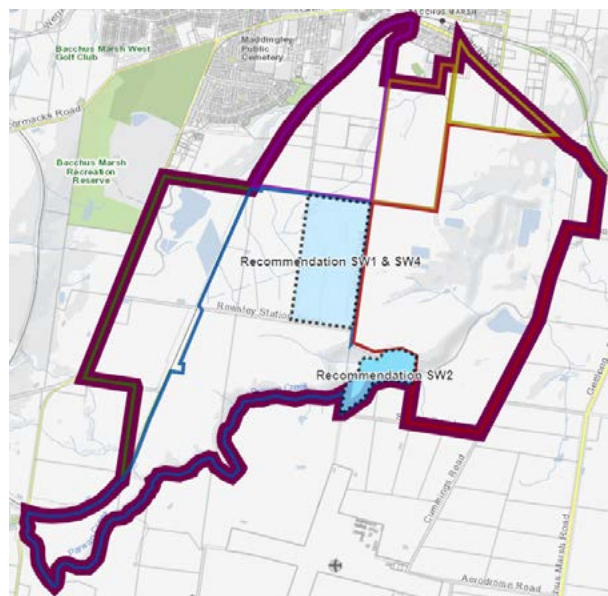


Figure 9: Recommendations SW1, SW2 & SW4

The planning study (Part D) recommends the following planning principles for sub area 2:

Principle SW1	Respect and protect the amenity of the existing General Residential Zone to the north of Kerrs Road.
Principle SW2	Discourage all forms of coal mining to reflect the relatively close proximity of existing dwellings and zones that allow for sensitive uses.
Principle SW3	Discourage the expansion of waste and resource recovery uses.
Principle SW4	Encourage horticulture and forms of intensive agriculture such as glasshouses or intensive animal production (excludes abattoir, poultry farm and pig farm) in the sub-area.
Principle SW5	Encourage rural industry in appropriate locations where buffer distances to the General Residential Zone and existing sensitive uses can be met.
Principle SW6	Encourage revegetation of riparian areas along Parwan Creek, particularly steeper land, including freehold and crown land.

The planning study (Part D) recommends the following changes to planning provisions relating to sub area 2:

Recommendation SW1	Rezone the existing SUZ1 land (as depicted in Figure 9) to Farming Zone (FZ).
Recommendation SW2	Rezone the crown land known as the Parwan Creek Water Frontage Reserve (as depicted in Figure 9) from Farming Zone to Public Conservation and Resource Zone (PCRZ).
Recommendation SW3	Retain the existing Farming Zone for the balance of the sub-area.
Recommendation SW4	Apply Design and Development Overlay (DDO2) to all land in the sub-area that is proposed to be rezoned to Farming Zone (as depicted in Figure 9), consistent with its application to other rural zoned land in the municipality.

SUB-AREA 3 RECOMMENDATIONS

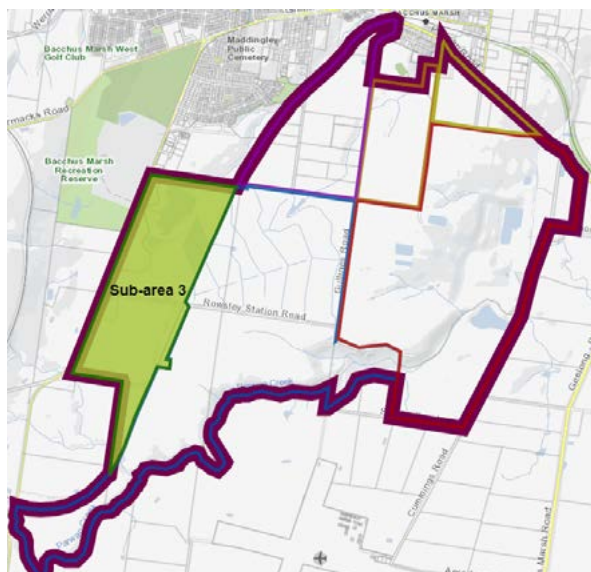


Figure 10: Sub-area 3 depicted by green Shading.

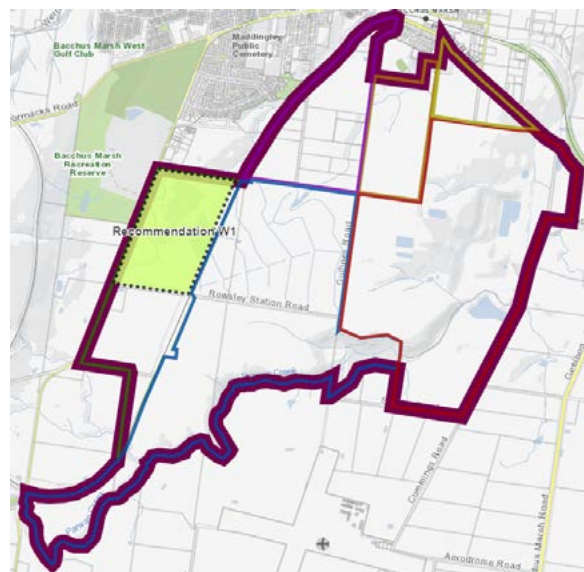


Figure 11: Recommendation W1.

The planning study (Part D) recommends the following planning principles for sub area 3:

Principle W1	Respect and protect the amenity of the existing General Residential Zone to the north of Kerrs Road and existing dwellings in the Farming Zone in the vicinity of the sub-area.
Principle W2	Encourage a mix of industrial land uses, subject to provide appropriate separation distances from sensitive land uses.
Principle W3	Encourage uses that require large tracts of land to locate to the south of Rowsley Station Road.
Principle W4	Allow a range of lot sizes, subject to retention of the core area for industries that require large separation distances to sensitive uses.
Principle W5	Encourage the rehabilitation of the land that was previously used for sand cleaning in the central part of the existing IN2Z to facilitate alternative uses of the land.
Principle W6	Establish a significant landscape buffer between Bacchus Marsh-Balliang Road and new buildings and works to act as a visual buffer to industrial development.
Principle W7	Encourage uses that can benefit from the existing competitive strengths of the area, including uses relating to coal and the Maddingley WRR Hub.

The planning study (Part D) recommends the following changes to planning provisions relating to sub area 3:

Recommendation W1	Rezone the land to the north of Rowsley Station Road (as depicted in Figure 11) from Industrial 2 Zone (IN2Z) to Industrial 1 Zone (IN1Z).
Recommendation W2	Introduce local policies to: <ul style="list-style-type: none"> encourage the rehabilitation of the land that was previously used for sand cleaning; encourage uses that require large tracts of land to locate to the south of Rowsley Station Road; encourage a range of lot sizes, subject to retention of the core area for industries that require large separation distances to sensitive uses; maintain significant setback distances from Bacchus Marsh-Balliang Road to new buildings and works.
Recommendation W3	Consider rezoning the Industrial 2 zoned land immediately north of Kerrs Road to Industrial 3 Zone as part of the implementation of the planning study.

SUB-AREA 4 RECOMMENDATIONS

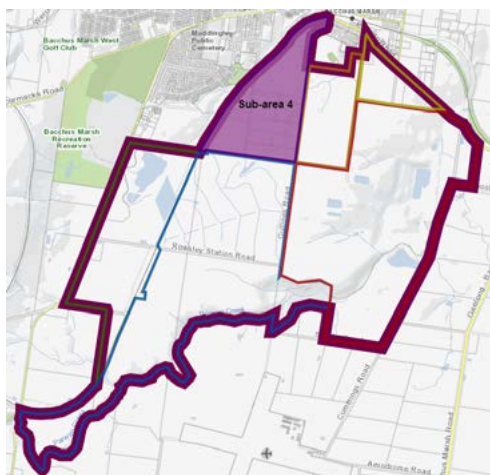


Figure 12: Sub-area 4 depicted by purple shading.

The planning study (Part D) recommends the following planning principles for sub area 4:

Principle NW1	Strongly discourage the use and development of coal mining and waste and resource recovery uses in the sub-area due to the close proximity of existing sensitive uses both within, and outside the sub-area.
Principle NW2	Facilitate opportunities for uses compatible with existing nearby sensitive uses and industries.
Principle NW3	Allow a greater diversity of land use and development in the sub-area to capitalise on the close proximity of the Bacchus Marsh urban area.
Principle NW4	Facilitate the development of light and service industry, warehouses and other uses that are appropriate for a buffer area between sensitive uses and the Maddingley WRR Hub (subject to an assessment of industrial land supply and demand, with a particular focus on light and service industry type land uses).
Principle NW5	Ensure the orderly development of land, adequate consideration of site constraints, high quality urban design (including buildings and landscaping), and building design to reduce adverse amenity impacts.
Principle NW6	Provide limited opportunities for new sensitive uses, subject to strict policies to manage the location and density of these uses (refer to Part C – Separation Distances and Buffers).
Principle NW7	Maintain the rural appearance and character of the western portion of the sub area.
Principle NW8	Respect existing uses.
Principle NW9	Provide opportunities to retain and enhance native vegetation, particularly through strategic landscape plantings that provide visual buffers between land uses.

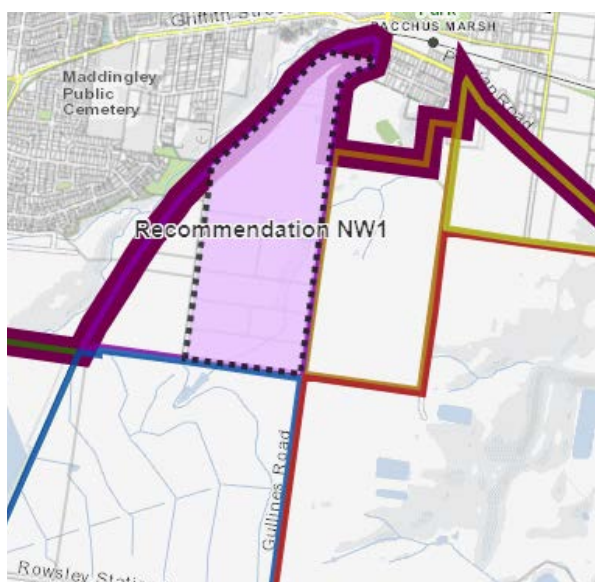


Figure 13: Recommendation NW1.



Figure 14: Recommendations NW2 & NW4

The planning study (Part D) recommends the following changes to planning provisions relating to sub area 4:

Recommendation NW1	<p>Rezone land in the sub-area (as depicted in Figure 13) from SUZ1 to Industrial 3 Zone (IN3Z – service industry), subject to a review of industrial land supply and demand in the municipality. Alternatively, if IN3Z cannot be strategically justified, rezone the land to Farming Zone (FZ).</p>
Recommendation NW2	<p>Rezone the land at 1 South Maddingley Road, Maddingley (as depicted in Figure 14) from SUZ1 to Commercial 2 (C2Z).</p>
Recommendation NW3	<p>Apply a Schedule to the Development Plan Overlay to all land in the sub-area, that contains the following features:</p> <ul style="list-style-type: none"> • allows for permits to be granted prior to the approval of a Development Plan if the responsible authority is satisfied that the permit will not prejudice the future use and development of the land; • contains requirements for a development plan that include the recommended planning principles for this sub-area; • contains requirements that the development plan be generally in accordance with a concept plan; • requires that a development plan include the following information: <ul style="list-style-type: none"> – an urban design and landscape masterplan; – ecological assessment report; – integrated water management plan; – integrated transport management plan; – infrastructure servicing plan.
Recommendation NW4	<p>Support the future rezoning of land (as depicted in Figure 14) for education use and development, subject to:</p> <ul style="list-style-type: none"> • the proponent providing evidence that a reduced separation distance is appropriate from the Maddingley WRR Hub to the satisfaction of the EPA and Council; and • soil conditions being appropriate for the use having regard to Ministerial Direction No.1.

SUB-AREA 5 RECOMMENDATIONS

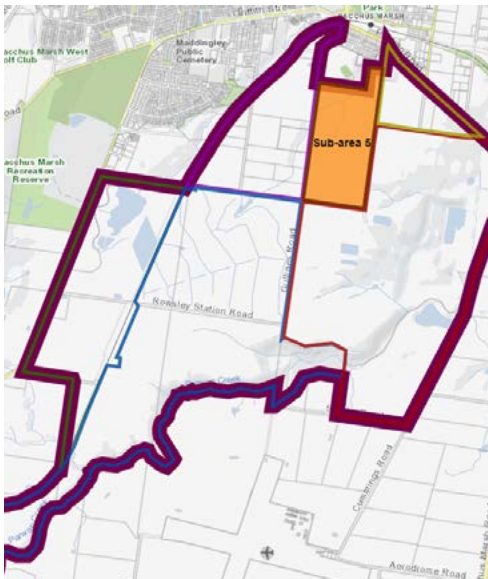


Figure 15: Sub-area 5 depicted by orange shading.

The planning study (Part D) recommends the following planning principles for sub area 5:

Principle N1	Strongly discourage the use and development of coal mining and waste and resource recovery uses in the sub-area due to the close proximity of existing sensitive uses both within, and outside the sub-area.
Principle N2	Facilitate the development of light and service industry, warehouses and other uses that are appropriate for a buffer area between sensitive uses and the Maddingley WRR Hub (subject to an assessment of industrial land supply and demand, with a particular focus on light and service industry type land uses).
Principle N3	Ensure the orderly development of land, adequate consideration of site constraints, high quality urban design (including buildings and landscaping), and building design to reduce adverse amenity impacts.
Principle N4	Prevent sensitive uses, unless these are considered through a strategic process such as a planning scheme amendment (refer also to Part C – Separation Distances and Buffers).
Principle N5	Create landscape and open space buffers at the interface with the Maddingley WRR Hub and between existing and potential future industry and existing sensitive uses.
Principle N6	Provide opportunities to retain and enhance native vegetation, particularly through strategic landscape plantings along the waterways in the sub-area.

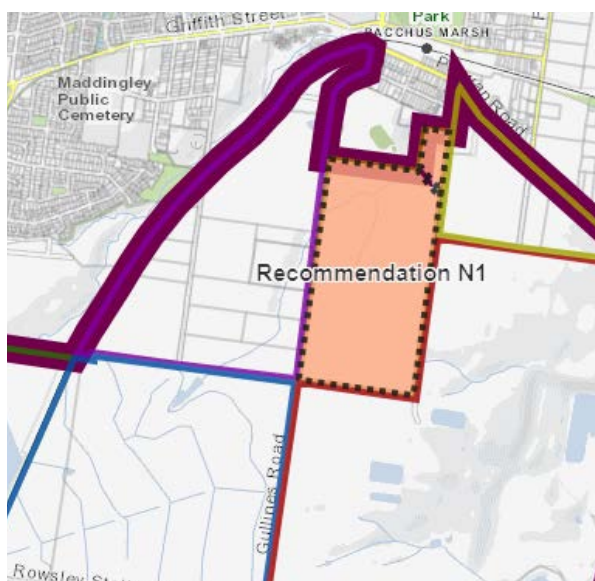


Figure 16: Recommendation N1.

The planning study (Part D) recommends the following changes to planning provisions relating to sub area 5:

Recommendation N1

Rezone all of the land in the sub-area (as depicted in Figure 16) from SUZ1 to Industrial 3 Zone (IN3Z – service industry), subject to a review of industrial land supply and demand in the municipality. Alternatively, if IN3Z cannot be strategically justified, rezone the land to Farming Zone (FZ)

Recommendation N2

Apply a Schedule to the Development Plan Overlay to all land in the sub-area, that contains the following features:

- allows for permits to be granted prior to the approval of a Development Plan if the responsible authority is satisfied that the permit will not prejudice the future use and development of the land;
- contains requirements for a development plan that include the recommended planning principles for this sub-area;
- contains requirements that the development plan be generally in accordance with a concept plan;
- requires that a development plan include the following information:
 - an urban design and landscape masterplan;
 - ecological assessment report;
 - a report that addresses potential impacts of the Maddingley WRR Hub on use and development in the sub-area;
 - integrated water management plan;
 - integrated transport management plan;
 - infrastructure servicing plan.

SUB-AREA 6 RECOMMENDATIONS

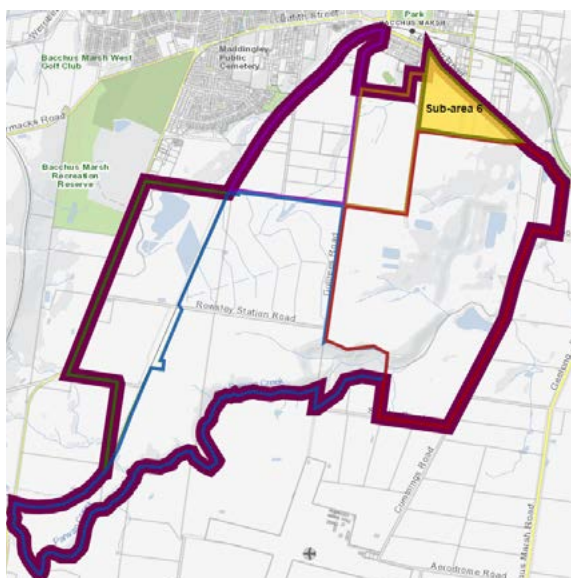


Figure 17: Sub-area 6 depicted by yellow shading.

The planning study (Part D) recommends the following planning principles for sub area 6:

Principle NE1	Strongly discourage the use and development of coal mining and waste and resource recovery uses in the sub-area due to the close proximity of existing sensitive uses both within, and outside the sub-area.
Principle NE2	Facilitate the development of the following uses, subject to assessments of industrial and commercial land supply and demand: <ul style="list-style-type: none"> • light and service industry, warehouses and other Industrial 3 Zone uses that are appropriate for a buffer area between sensitive uses and the Maddingley WRR Hub; and/or. • restricted retail (bulky goods) or other Commercial 2 Zone uses that are appropriate for a buffer area between sensitive uses and the Maddingley WRR Hub.
Principle NE3	Ensure the orderly development of land, adequate consideration of site constraints, high quality urban design (including buildings and landscaping), and building design to reduce adverse amenity impacts.
Principle NE4	Prevent new sensitive uses unless these are considered through a strategic process such as a planning scheme amendment (refer also to Part C – Separation Distances and Buffers).
Principle NE5	Respect existing uses.
Principle NE6	Create landscape and open space buffers between new development and the Maddingley WRR Hub.
Principle NE7	Limit the number of access points to Parwan Road to maintain road safety and encourage areas of common car parking to service multiple development sites where feasible.

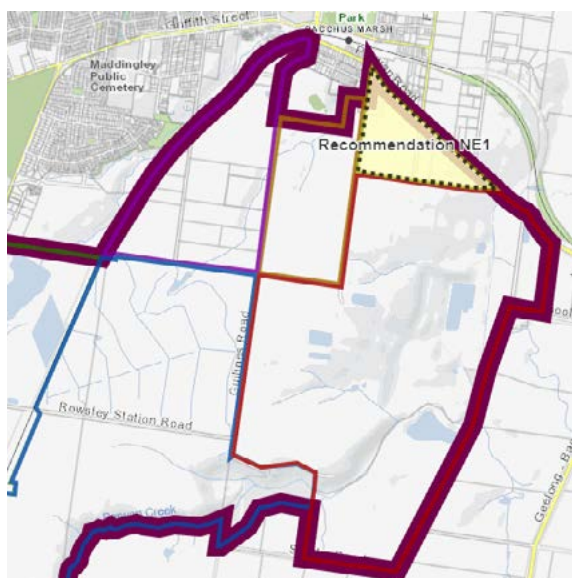


Figure 18: Recommendation NE1.

The planning study (Part D) recommends the following changes to planning provisions relating to sub area 6:

Recommendation NE1

Rezone all of the land in the sub-area (as depicted in Figure 18) from SUZ1 to Industrial 3 Zone (IN3Z – service industry) and/or Commercial 2 Zone (C2Z), subject to a review of industrial and commercial land supply and demand in the municipality. Alternatively, if IN3Z and/or C2Z cannot be strategically justified, rezone the land to Farming Zone (FZ).

Recommendation NE2

Apply a Schedule to the Development Plan Overlay to all land in the sub-area, that includes the following:

- allows for permits to be granted prior to the approval of a Development Plan if the responsible authority is satisfied that the permit will not prejudice the future use and development of the land;
- requirements for a development plan that include the recommended planning principles for this sub-area;
- requirements that the development plan be generally in accordance with a concept plan;
- requires that a development plan include the following information:
 - an urban design and landscape masterplan;
 - ecological assessment report;
 - a report that addresses potential impacts of the Maddingley WRR Hub on use and development in the sub-area;
 - integrated water management plan;
 - integrated transport management plan;
 - infrastructure servicing plan;
 - an appropriate mechanism to consolidate or restructure the 23 existing small lots in the north western corner of the sub-area.



OTHER RECOMMENDATIONS

The planning study (Part C) recommends the following planning principles in relation to separation distances and buffers:

Principle SB1	Recognise that industrial and other uses with adverse amenity impacts have co-existed with sensitive uses within, and beyond, the study area for a long period of time.
Principle SB2	Recognise that a pragmatic approach is required in all planning responses to balance various competing objectives in an acceptable way.
Principle SB3	Provide an acceptable level of protection for existing industrial uses and uses with adverse amenity potential from the encroachment of new sensitive uses.
Principle SB4	Provide greater certainty for industrial operators and landowners affected by separation distances and buffers by clarifying Council's expectations for the provision of further technical work on amenity impacts, where required.
Principle SB5	Encourage a performance based approach to addressing adverse amenity impacts on new sensitive uses within the Maddingley WRR Hub separation distances, in accordance with the principles of the Victoria Planning Provisions.
Principle SB6	Encourage best-practice technologies and processes for all uses with adverse amenity potential in order to reduce off-site impacts.

The planning study (Part E) recommends the following planning principles in relation to transport and infrastructure:

Principle TUI1	Improve the condition of local roads in the study area, with an emphasis on key intersection works as short-term priorities.
Principle TUI2	Plan strategically for the development of the road and rail transport network in the study area, taking into account the development of nearby growth areas.
Principle TUI3	Improve the provision of utility infrastructure to the study area to facilitate investment opportunities and urban development in identified areas.
Principle TUI4	Encourage the planning of utility infrastructure in a strategic and coordinated way to maximise efficiencies and long-term benefits, in consultation with landowners, authorities and agencies.
Principle TUI5	Support upgrades to electricity infrastructure to facilitate new investment including waste-to-energy and renewable energy proposals.
Principle TUI6	Improve the provision of reticulated water and sewerage infrastructure to service existing and future development in the study area, in conjunction with planning for the Parwan Station growth precinct and the Parwan Employment Precinct.
Principle TUI7	Encourage the use of recycled water in new horticultural developments in the study area.
Principle TUI8	Retard stormwater flows from new development in the area.
Principle TUI9	Use the Planning Scheme to identify and protect major items of utility infrastructure, if possible, including the protection of the Brooklyn-Ballan high pressure gas pipeline from the encroachment of sensitive uses and works.
Principle TUI10	Fund future road infrastructure improvements through developer contributions for large scale projects, where there is a nexus.



OTHER RECOMMENDATIONS (CONTINUED)

The planning study (Part F) recommends the following planning principles in relation to coal mining:

Principle CM1	Respect existing licences and approvals that allow for coal mining up to relevant expiry dates.
Principle CM2	Strongly discourage any new open cut coal mining in the study area beyond the current boundaries of Mining Licence 4701.
Principle CM3	Respect and protect the amenity of the following uses as a priority and above other planning considerations: <ul style="list-style-type: none"> existing dwellings in the study area; the existing General Residential Zone to the north; future sensitive uses in the Parwan Station residential and commercial growth precinct; Bacchus Marsh Grammar School; Bacchus Marsh Secondary College.
Principle CM4	Encourage the rehabilitation of coal pits to best-practice environmental standards and for uses that are beneficial to the community and/or the environment.

The Maddingley Planning Study (Part G) recommends the following planning principles in relation to the natural environment:

Principle BI1	Take a cautious approach to decision making that may affect biodiversity in the study area in recognition of the lack of past detailed assessment work.
Principle BI2	Retain and protect all areas of 'moderate' and 'high' environmental values in the study area unless detailed assessment work demonstrates that these values are not accurate.
Principle BI3	Direct development that is likely to have detrimental effects on biodiversity to areas of 'low' environmental values.
Principle BI4	Promote the retention of remnant native vegetation in the design, siting, layout and landscaping of new development.
Principle BI5	Encourage the landscaping and remediation of commercial, industrial and mining sites to use indigenous species, if possible.
Principle WC1	Improve the environmental and water quality of the waterways in the study area, with a particular focus on Parwan Creek and the unnamed waterway in Sub-areas 4 and 5.
Principle WC2	Avoid development within 50 metres of the top of bank of Parwan Creek, or any greater distance recommended in a future assessment of erosion potential.
Principle WC3	Plan for a vegetated drainage corridor or reserve on both sides of all waterways of at least 30 metres in width or as determined by the relevant drainage authority.



IMPLEMENTATION

One or more planning scheme amendments will be required to implement the recommendations of the Maddingley Planning Study. In addition a significant body of further strategic and technical assessment work is needed to justify and inform a planning scheme amendment, such as:

- Industrial and commercial land supply and demand assessments.
- A more site-specific biodiversity assessment.
- Integrated transport management plan.
- Infrastructure servicing plan.
- Drainage scheme/strategy.



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