

## 21.07 BACCHUS MARSH

15/02/2018  
C89

### 21.07-1 Key Issues and Influences

04/05/2017  
C58

Bacchus Marsh is the largest town in the Shire consisting of the Darley, Bacchus Marsh and Maddingley urban areas. It is closer to the centre of Melbourne than growth areas within Melbourne's designated urban growth boundary, such as Pakenham. The town is characterised by high levels of commuting and an attractive living environment.

New residents have been attracted to Bacchus Marsh by the combination of its distinctively country lifestyle setting combined with attributes found in a metropolitan corridor such as well-established commercial, business, industry and community infrastructure.

Its character is defined by the following elements:

- Township character with a strong range of commercial and business enterprises set within a rural landscape and highly productive agricultural areas;
- Significant heritage buildings and trees including the Bacchus Marsh Avenue of Honour and Maddingley Park;
- Networks of open space throughout residential areas and adjoining forested areas;
- Undulating land with scenic views;
- Werribee and Lederderg Rivers and associated highly productive irrigated river flats;
- Topography defined by the Lederderg Forest and sand mines to the north, the Bences Road and Hopetoun Park plateaus to the east, the Pentland Hills to the west and the Parwan Valley and coal mine to the south
- Strong industrial base providing local employment opportunities, particularly in the transport and value-adding agricultural industries; and
- Diversity and range of residential areas based on residential layout, lot design and housing styles, and types.

Council seeks to establish best practice in transport-oriented activity centre planning for the Bacchus Marsh Activity Centre. Significantly-sized parcels of land between the railway station and Main Street and between Fiskens and Grant Streets provide opportunity for planned residential and mixed-use urban development.

Bacchus Marsh has been designated as the major urban growth centre in the Shire but expansion is constrained by topography, and mineral and agricultural/horticultural resources. Bacchus Marsh appears to have a significant amount of land zoned for infill development but some is steep and fragmented ownership in some areas makes co-ordinated development very difficult.

The highly productive irrigated horticultural land provides a source of employment and fresh food that needs to be protected from the urban expansion of Bacchus Marsh.

There are a number of strategically important land uses to the south of Bacchus Marsh - such as the Maddingley Brown Coal Mine, industrial land, the airport and the Parwan Waste Water Treatment Plant - that are inherently incompatible with residential development due to their off site impacts. The State Government has established the extent of the coal resource to be protected but appropriate buffers and land use management measures to address potential conflicts between uses and opportunities to capitalise on economic development synergies require further investigation.

The Camerons Road area is designated for limited rural living development to balance the area's landscape level bushfire risk, significant flora and fauna values, quarry buffer requirements, fragmented ownership and low agricultural value. The land immediately adjoins the Lederderg State Park and state significant quarries.

**21.07-2 Objective—Consolidating urban growth**04/05/2017  
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To encourage the consolidation of a variety of land uses within the inner area of Bacchus Marsh in areas that are highly accessible to the community.

**Strategies**

- Promote a mix of activities throughout the Bacchus Marsh Activity Centre.
- Encourage development of existing agricultural land south of Main Street and south of the Werribee River for a variety of dwelling types sensitively designed to respond to the site context.
- Reinforce the commercial hub role of Main Street through the intensification of a mix of retail, commercial and leisure land uses, within a walkable environment.
- Strengthen Grant Street as the secondary activity core of the Activity Centre and the secondary location for complementary commercial land uses.
- Encourage civic and community uses on land west of Lord Street in the vicinity of the library and public hall.
- Consider the effect of natural hazard such as fire or flood on development in rezoning requests that intensifies development.

**21.07-3 Objective—Accommodating township growth**21/12/2017  
C76

To promote coordinated, master-planned development of identified areas in and around Bacchus Marsh.

**Strategies**

- Plan for staged residential growth in accordance with the Bacchus Marsh Framework Plan, including high quality ‘master-planned’ estate development.
- The form and design of new development in the township should respond to walkability and neighbourhood design principles, and include strategic and environmental assessment.
- Precinct structure plans for new growth areas should identify the need and location of community social infrastructure, neighbourhood shopping centres, and schools.
- Protect the Bacchus Marsh irrigated horticultural land from residential encroachment and ensure appropriate interface treatments in development abutting these areas.
- Provide buffers between residential development and uses with off site impacts such as the Maddingley Brown Coal Mine, industrial areas, the airport and the Parwan Waste Water treatment plant.
- Use and development within the South Maddingley “Investigation Area” identified on the Bacchus Marsh Framework Plan should be compatible with:
  - Protection of the brown coal resource within the defined Mining Lease Area;
  - Any existing or permissible future activities at the Maddingley Brown Coal Mine;
  - The continuation of existing industries and the establishment of new industries in the industrial zones in the locality; and
  - Ensuring separation between sensitive uses and uses with off-site impacts comply with recommended buffer distances for Industrial Residual Air Emissions or a lesser distance determined by an area-specific environmental study in collaboration with the EPA.
- Encourage agribusiness uses to locate within the Moorabool Agribusiness Industrial Area in Parwan.

**21.07-4 Objective—Rural Living Development**

26/02/2009  
C34

To provide high amenity rural lifestyle opportunities while protecting irrigated horticultural land and the sustainability of environmental assets.

**Strategies**

- Provide planned rural residential / rural living development in appropriate locations as detailed on the Bacchus Marsh Framework Plan.
- Recognise the importance and attractiveness of rural residential and rural lifestyle living as an alternative living environment in designated areas around Bacchus Marsh.

**21.07-5 Objective—Cameron’s Road Area limited rural living**

04/05/2017  
C58

To provide limited high amenity rural lifestyle opportunities while protecting human life from bushfire risk, avoiding fragmenting agricultural land, protecting extractive industry from accommodation development and protecting significant flora and fauna values.

**Strategies**

- To apply a precautionary approach to landscape level fire risk by allowing limited rural living development and specifying alternative approved measures.
- To specify setbacks and direct buildings to appropriate locations to protect the environmental values of the land, a nearby State Park, waterways and extractive industry.
- To specify subdivision requirements to limit development and site buildings appropriate to the environmental constraints of the land.
- To require integrated land management plans to ensure sustainable land management.

**Policy**

- It is policy:
  - To require all dwellings to be located within a dwelling envelope.
  - That a dwelling envelope that requires the clearing of significant vegetation will be discouraged.
  - To require a plan of subdivision submitted for certification to show a dwelling envelope that meets the siting requirements in the Design and Development Overlay Schedule 14 and an effluent disposal envelope on each lot.
  - That alternative dwelling envelopes other than specified in Design and Development Overlay Schedule 14 will only be considered where:
    - All setback requirements for development in Design and Development Overlay Schedule 14 are met.
    - An alternative envelope provides a better response to bushfire risk, avoiding native vegetation clearance and environmental outcomes.
- That an application to resubdivide lots to create a lot less than 6 hectares on land zoned Rural Conservation will be considered where:
  - The location of a lot is consistent with the subdivision requirements in Design and Development Overlay Schedule 14.
  - A resubdivided lot has a minimum lot size of two hectares.
  - A smaller lot is required to provide an environmental gain on the balance lot through a larger vegetated lot.
  - An appropriate mechanism is included to ensure that the balance lot may not be further subdivided.

- To require an integrated land management plan for new dwellings and subdivision applications to ensure sustainable land management to protect native vegetation, waterways, stabilisation of soil and pest plant and animal control.

## 21.07-6 Objective—Urban Design

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To improve the urban design throughout Bacchus Marsh.

### Strategies

- Increase pedestrian and cyclist accessibility, particularly to and through the Activity Centre, and across the Western Freeway, and ensure bicycle and pedestrian networks developed in future residential estates are appropriately linked.
- Enhance the design, style, and appearance of the five major gateways into Bacchus Marsh, and particularly the Avenue of Honour based on recommendations within the Bacchus Marsh Gateways Strategy.
- Improve traffic conditions in central Bacchus Marsh by facilitating a northward extension of Woolpack Road to reduce heavy traffic in the town centre and investigating the feasibility of an additional north-south traffic route to the west of the town.
- Encourage active house frontages to main roads and, where possible, key public spaces to enhance open space and natural surveillance.

## 21.07-7 Objective – Pedestrian / cycle link

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To provide a new high quality, high amenity pedestrian and cycle link connecting Main Street and the Railway Station.

### Strategies

- Establish a pedestrian and cycle spine between Main Street and the Railway Station.
- Orientate new, sensitively designed residential development towards the pedestrian / cycle spine to facilitate an active edge to this spine.
- Focus any active or passive open space adjacent to the pedestrian / cycle spine.

## 21.07-8 Implementation

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### Zones and Overlays

Specific application of zones and overlays to achieve the strategic objectives includes:

- Apply the Rural Living Zone to land east of Camerons Road to allow limited rural living development.
- Apply the Rural Conservation Zone to land west of Camerons Road to protect environmental values and as a precautionary approach to landscape bushfire risk.
- Apply a Design and Development Overlay in the Camerons Road area with specified setbacks and building envelopes to direct new buildings to appropriate locations in response to bushfire risk, protecting quarries and protecting environmental values.
- Apply Design and Development Overlays for sub-precincts within the Activity Centre that should be the subject of specific built form and design guidelines.
- Apply Development Plan Overlays for existing undeveloped General Residential Zone areas to enable improved integration of infill development; and
- Apply the Bushfire Management Overlay to the Camerons Road Area as a precautionary approach to landscape bushfire risk and to specify bushfire protection measures to reduce the risk to life and property from the broader landscape to an acceptable level in the area.

- Apply Development Contributions Plan Overlays where required to support the provision of appropriate social and physical infrastructure.

#### **21.07-9 Further Strategic Work**

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- Prepare and adopt Development Plan Overlays and Precinct Structure Plans for designated residential development areas in Bacchus Marsh.
- Prepare and implement a Development Contributions Plan where relevant.
- Prepare a Local Area Structure Plan and Development Contributions Plan for the Bences Road Area.
- Identify potential uses in the Maddingley South area identified on the Bacchus Marsh Framework Plan. If land identified is within the standard buffer distances to industrial or special use zones then the investigation must include an environmental risk assessment carried out in accordance with the requirements of the Environmental Protection Authority.
- The investigation of the area south of the railway line and east of the industrial corridor must include:
  - Identification of appropriate land uses having regard to existing and projected land requirements for alternative uses, land characteristics, and compatibility with existing and potential uses in adjoining zones;
  - Consideration of a planning framework to address off-site impacts from uses in the locality, including a review of the role and scope of management and development planning for land outside the South Maddingley mine lease;
  - Review of the appropriateness of minimum lot sizes;
  - A risk assessment in accordance with EPA advice if sensitive uses are contemplated within the standard EPA buffers. The assessment should take account of the specific circumstances and mix of uses in the locality; and
  - Protection of buffers to the Parwan Waste Water Treatment Plant.
- Audit undeveloped land in existing residential zoned areas of Bacchus Marsh having regard to constraints due to connectivity to existing roads, drainage, environmental constraints, and community facilities.

#### **21.07-10 Other Actions**

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- Work with VicRoads to improve to the Bacchus Marsh arterial road network in accordance with adopted strategies such as the Bacchus Marsh Arterial Road Strategy and the Bacchus Marsh Accessibility, Traffic Management and Parking Study. This includes supporting a detailed planning study by VicRoads of the northward extension of Woolpack Road and further investigation of the feasibility of providing an additional north-south route.
- Advocate the planned development of Bacchus Marsh as a key town on the Ballarat Regional Transport Corridor consistent with State policy (as part of the Melbourne 2030 Strategy) and as part of the upgraded rail services serving the Shire.
- Improve the visual and physical appearance of Main Street, Bacchus Marsh through implementation of the Urban Design Framework.

Bacchus Marsh Framework Plan

