

21.0506/12/2018
C81**21.05-1**06/12/2018
C81**DEVELOPMENT AND COMMUNITY INFRASTRUCTURE****Key issues and influences****Open space and recreation**

- Open space networks throughout Moorabool Shire's towns are an important element of the Shires urban character.
- Moorabool Shire has a focus on providing integrated cycling and walking networks to link existing residential development to community facilities, commercial hubs, and parks.
- Moorabool Shire endeavours to support the health and well-being of Moorabool communities through the provision of high quality social and recreation facilities and services underpinned by effective engagement strategies.

Integrated transport

- Bacchus Marsh experiences regular traffic congestion, particularly due to the fact that the only north-south arterial road (Grant Street/Gisborne Road) passes through the centre of town and carries a high volume of heavy vehicle movements.
- As a regional centre with a relatively dispersed settlement pattern, Bacchus Marsh will continue to have a relatively high level of vehicle dependence. Neighbourhoods, activity centres and key destinations will need to be accessible by road, which in turn need to support public transport, cycling and walking.
- An efficient road network for Bacchus Marsh would:
 - Facilitate efficient east-west and north-south connections through the district area; and
 - Utilise ring roads to permit internal cross-town movements.
- Moorabool Shire Council is committed to working with VicRoads to alleviate the impact of heavy vehicles on the Bacchus Marsh urban area, improve traffic flow, particularly on the north south axis, and facilitate active commuting by pedestrians and cyclists. There is a need for key infrastructure such as a north-south Eastern Link Road to the east of Bacchus Marsh.
- The road infrastructure in a number of towns and settlements in the Shire and particularly Bacchus Marsh and Ballan have limited capacity to service the growing community without further upgrading and growth of the Shire's financial base.
- As part of state policy for the Ballarat transport corridor, the establishment of a fast train service that services Ballarat (via key towns located within Moorabool Shire) will greatly improve access to metropolitan Melbourne and Ballarat.
- Moorabool's transport infrastructure is structured around the Western Highway and the Melbourne-Ballarat railway line that runs through the centre of the Shire. Its two major towns (Bacchus Marsh and Ballan) are serviced by a fast rail service between Melbourne and Ballarat with timetables designed to facilitate commuting to work from the Shire to Melbourne. The rail service is augmented by linked bus services from the suburbs of Bacchus Marsh and the district around Ballan (in particular the bus line from Daylesford, through Gordon to Ballan).
- The large number of people who live in the western Statistical Local Area (SLA) and travel to Ballarat to work strengthens Moorabool Shire Council's case for the re-opening of Gordon Railway Station and the development of a public transport system in the western parts of the Shire that is oriented towards Ballarat.
- The high number of commuters from Bacchus Marsh to Melbourne also highlights the strategic location of Bacchus Marsh and the significant scope for development supported by the sustainable transport strategies of the State government. Similarly, the large number of people

who live outside but work within the Shire strengthens the arguments for improved timetabling from outlying areas including Melbourne so that employees, travelling from outside the Shire by public transport to Bacchus Marsh and Ballan, can get to work on time.

- Bacchus Marsh has been included in the metropolitan ticketing system.

Community facilities and infrastructure

- Any new urban growth precincts will need to be carefully planned to ensure that they can be provided with appropriate reticulated services, integrated transport and open space.
- It is the aim of the Council to build on the community fabric of the Shire by developing social programs that focus on building community capacity and providing quality and flexible community and social infrastructure for people of all ages and from all areas within the Shire.
- Moorabool Shire acknowledges the pressures that an aging population places on the social infrastructure of the Shire and the need for a diversity of housing options to accommodate demographic change.
- Securing long-term reticulated water supplies for the towns in the Shire is an important issue.

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Objective—Open space and recreation

To provide high quality, equitable and integrated open space and recreation facilities.

Strategies

- Provide and locate open space areas and recreation facilities in relation to other major land uses and ensure they are designed to be safe and easily maintained.
- Encourage co-location of community facilities and open space areas that maximise access, surveillance, and safety.
- Provide pedestrian links that connect with existing foot paths and integrate with the Tracks and Trails Master Plan.
- Encourage and facilitate functional open space networks connecting waterways, State parks/reserves and identified growth investigation areas at Parwan Station, Merrimu and Hopetoun Park North.

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Objectives—Integrated transport

To provide a high quality, sustainable and connected integrated transport network within Moorabool Shire.

To provide for an integrated public transport network with improved coverage, accessibility and capacity.

To develop a north-south Eastern Link Road to the east of Bacchus Marsh, including connections to Gisborne Road, Western Freeway and Geelong-Bacchus Marsh Road.

Strengthen the potential for Bacchus Marsh district road networks to manage local traffic movements.

To facilitate a mode shift from car dependency to active transport and public transport.

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

To better utilise the Bacchus Marsh Aerodrome.

Strategies

- Require new development to make appropriate financial contributions to the provision of integrated transport infrastructure.

MOORABOOL PLANNING SCHEME

- Work with Vic Roads to undertake improvements to the Bacchus Marsh arterial road network in accordance with the *Bacchus Marsh Integrated Transport Strategy 2015* to facilitate multi-modal movements.
- Work with Vic Roads to undertake a road corridor planning study for an Eastern Link Road which includes connections to Gisborne Road, Western Freeway and Geelong-Bacchus Marsh Road.
- Facilitate the construction of a multi-modal Eastern Link Road to cater for expected growth within Bacchus Marsh and surrounding areas and to remove freight movements from the town centre.
- Ensure the provision of a connected integrated and multi-modal transport network within any urban growth precincts, and between any urban growth precincts and the urban areas of Bacchus Marsh, Darley and Maddingley.
- Require that precinct structure plans for Parwan Station and Merrimu urban growth precincts:
 - Identify the maximum number of lots which can be developed in each growth precinct prior to the Eastern Link Road being constructed, and the local road network improvements necessary to facilitate such development; and
 - Identify appropriately located sites for future ‘park and ride’ facilities, and ensure that such sites are of adequate area and dimensions to facilitate flexibility in the design of such facilities.
- Improve road and car-parking infrastructure within activity centres.
- Require that land use and development does not prejudice levels of service, safety, and amenity of the Western Freeway and minimise any adverse effects of noise from traffic.
- Limit freight traffic movement through Bacchus Marsh.
- Increase the extent, quality and safety of pedestrian and bicycle networks, particularly linking to and through activity centres, community facilities and public open space, and across the Western Freeway.
- Require the provision of bicycle and pedestrian networks in new residential developments, with appropriate links to existing networks.
- Work with Southern Rural Water to investigate opportunities to use the irrigation channel reserve for a shared path.
- Establish a pedestrian and cycle spine between Main Street, Bacchus Marsh and the Railway Station, including:
 - Orientation of new, sensitively designed residential development towards the pedestrian / cycle spine to facilitate an active edge to this spine.
 - Location of any active or passive open space adjacent to the pedestrian / cycle spine.
- Support the development and facilitation of integrated public transport provision and services to meet the growing needs of the Shire’s communities.
- Maximise public access to the fast rail network.
- Work with Public Transport Victoria to promote improvements to the existing public transport network, infrastructure and facilities within the Shire, including a potential future ‘park and ride’ station at Parwan in the medium to long term, to support urban growth.
- Work with relevant State government agencies to promote improvements to the existing public transport network, infrastructure and facilities within the Shire, including the following future facilities to support urban growth in the Bacchus Marsh district:
 - A ‘park and ride’ train and bus station within Parwan Station urban growth precinct, co-located with an activity centre.

- One or more ‘park and ride’ bus stations within Merrimu urban growth precinct, co-located with activity centres.
- A ‘park and ride’ bus station in close proximity to the Darley Plaza activity centre.
- A bus stop/station at each activity centre, except for lower order centres.
- Investigate and plan for the potential need to upgrade rail crossings.
- Facilitate future transport infrastructure planning through local structure plans or development plans, as appropriate.
- Plan for future transport infrastructure needs of business including roads, rail, and air.
- Prepare a master plan to guide future development of the Bacchus Marsh Aerodrome, with due consideration of:
 - Options to better utilise the aerodrome including attracting new investment and job creation.
 - Improving facilities to encourage new business and development opportunities within the Bacchus Marsh Irrigation District and the Parwan Employment Precinct investigation area.
 - Potential to acquire additional land to expand the aerodrome, if full commercialisation occurs.
 - Develop and implement a marketing plan to attract business, including the tourism industry, to the Bacchus Marsh Aerodrome.

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Objective—Community facilities and infrastructure

To provide appropriate levels of community facilities and infrastructure to Moorabool Shire.

To ensure that education services provision matches projected demand.

To ensure that health services provision matches projected demand.

To secure long-term water supplies for urban and agricultural use.

Strategies

- Require new development to make financial contributions to the provision of community facilities and infrastructure, such as roads, bicycle paths, footpaths, public transport, drainage and open space, via development contribution plans or infrastructure contribution plans.
- Prepare a community infrastructure framework to identify the Shire’s priority needs for community services and facilities and to plan how best to meet those needs.
- Prepare a planning study for an integrated education precinct in Maddingley, which caters for the medium/long term needs of Bacchus Marsh Grammar and Bacchus Marsh College.
- Investigate and support opportunities for secondary/tertiary education facilities in Bacchus Marsh.
- Investigate and support opportunities for agricultural education facilities in Bacchus Marsh, to support the agricultural focus of the town.
- Work with State government to review the need for, and to deliver, a fourth government primary school in Bacchus Marsh or Maddingley.
- Prepare a planning study for a medical services precinct in Bacchus Marsh, which caters for the medium/long term needs of the Bacchus Marsh district.
- Ensure new urban development has access to potable water supplies.
- Ensure agricultural uses make efficient use of water resources.
- Ensure that new development in any urban growth precincts or employment growth precincts (as shown on the Bacchus Marsh Urban Growth Framework Plan under Clause 21.07-8) is supported by an Integrated Water Management Strategy that considers alternative water supplies.

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Implementation

Zones and overlays

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

- Apply the Public Acquisition Overlay to land identified for future road reserves in an approved Eastern Link Road corridor planning study.
- Apply the Development Contributions Plan Overlay or the Infrastructure Contributions Plan Overlay where required to support the provision of appropriate social and physical infrastructure.

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Further strategic work

- Develop a policy for open space planning.
- Prepare an Integrated Infrastructure Delivery Framework for the Bacchus Marsh district, to identify all higher order infrastructure needs for new growth precincts and the means of delivery.
- Prepare an Open Space Framework for the Bacchus Marsh district, to identify opportunities to create more functional open space networks connecting waterways, State parks/reserves and identified growth investigation areas at Parwan Station, Merrimu and Hopetoun Park North.
- Review the Bacchus Marsh Integrated Transport Strategy, 2015, to ensure the provision of a connected integrated transport network between any urban growth precincts and the urban areas of Bacchus Marsh, Darley and Maddingley.
- Develop local policies to protect road infrastructure in rural areas and to manage land use and development in areas adjacent to and likely to be impacted by the Western Freeway.
- Review the opportunities for the better utilisation of existing infrastructure within small towns across the various regions within the Shire, taking into account their relative location to each other and regional centres and other factors such as access to transport infrastructure, land capability, and suitability to different economic activities.

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Other actions

- Advocate to VicRoads and the State Government to address road network issues affecting industrial development in Bacchus Marsh.
- Advocate and continue support for capital works programs of infrastructure agencies to sewer townships in water catchment areas and to address the issue of future water supply.
- Advocate for the reopening of the Gordon railway station to provide integrated public transport services.
- Promote sustainable neighbourhoods and passive safety.