

FACT SHEET

Amendment C115moor

Moorabool Shire Retail Strategy



What's Happening?

Moorabool Shire Council is updating its Planning Scheme through Amendment C115moor to reflect the new *Moorabool Shire Retail Strategy 2024*, that was adopted by Council in September 2024. This high-level strategy helps Council ensure our growing communities have access to shops, services, and vibrant town centres.

Why Is This Important?

Population Growth: Bacchus Marsh and Ballan are growing fast. Moorabool's population is expected to rise from 40,000 to over 70,000 by 2046.

Better Services: More people means more shops, jobs, and community spaces are needed.

Smart business investment: This update helps show where new retail centres should go and how existing ones can grow, to provide direction and certainty for businesses and the community.

What Will Change?

The amendment updates planning policies to:

- Create more retail opportunities in key retail areas like Darley Plaza and Main Street and Grant Street, Bacchus Marsh by removing limits on existing floor space limits for shops.
- Enable a bulky goods precinct to develop near Bacchus Marsh (for large-format retail outlets like furniture and hardware).
- Support new neighbourhood centres and local centres in
 - Underbank
 - Merrimu & Parwan
 - Ballan South
 - Hopetoun Park North
- Encourage retail access in small towns.

What Will Stay The Same?

The amendment continues to:

- Recognise Bacchus Marsh as the main business and retail centre within the Shire (a Major Activity Centre).
- Recognise Ballan town centre as the main centre for Ballan and surrounding areas.
- Support existing retail centres and retail activities.

AMENDMENT PROCESS

Council Adopts the
Retail Strategy
September 2024



Council Drafts the
Planning Scheme
Amendment and Seeks
Authorisation from the
Minister for Planning



Minister for
Planning Authorises
the Amendment



CURRENT STAGE:
Public Exhibition of
the Amendment



Council Meeting to
Consider submissions,
Adopt, Refer Amendment
to a Planning Panel to
Hear Submissions or to
Abandon the Amendment



Planning Panel Hearing
(if required)



Council Meeting to
Consider the Planning
Panel Report either Adopt
the Amendment as
Exhibited, Adopt with
Changes or Abandon the
Amendment

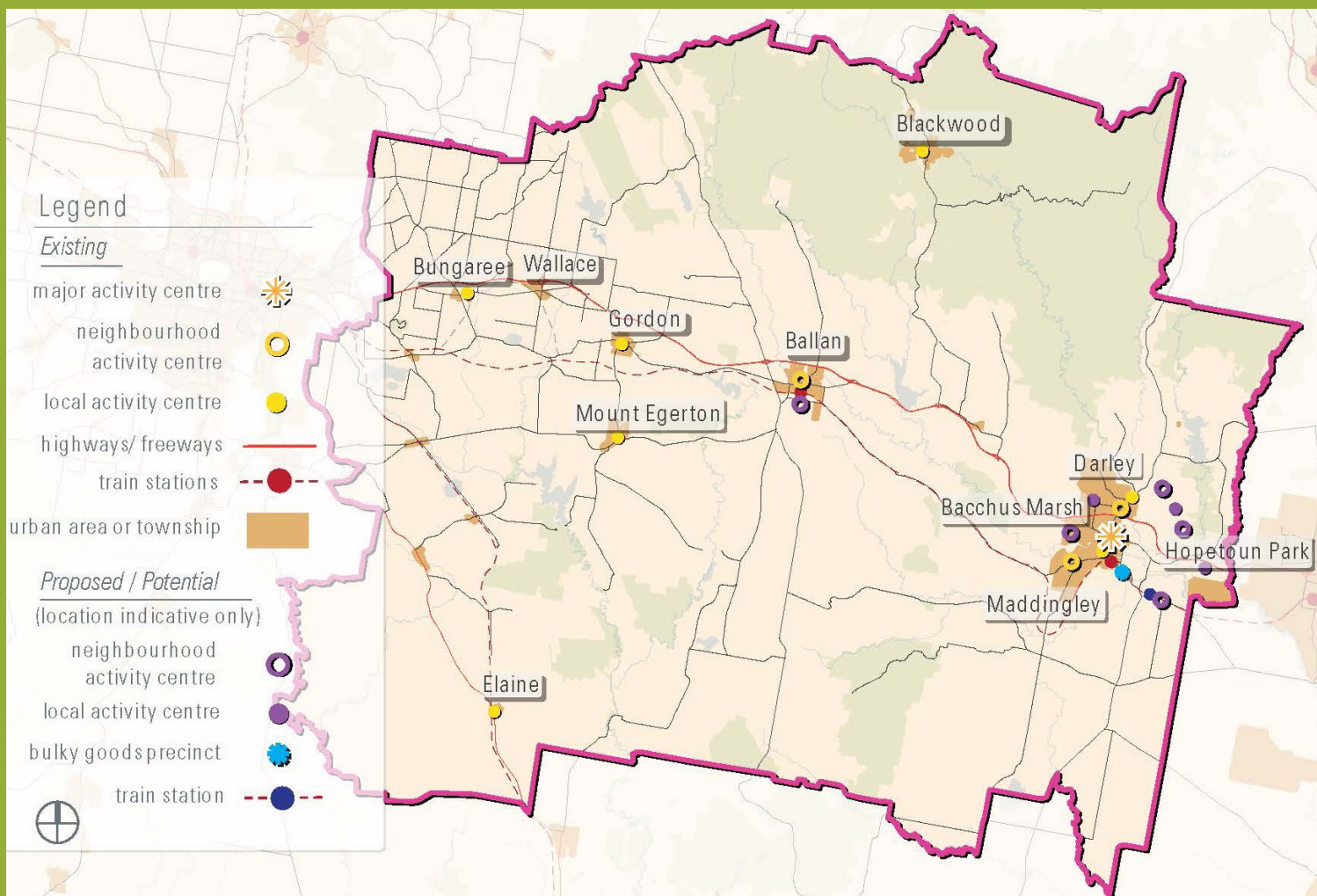


Submit for Approval
to the Minister for
Planning

Amendment C115moor Moorabool Shire Retail Strategy

Land Affected By The Amendment

The amendment applies to the entire municipality, but focuses on commercial areas in Major, Neighbourhood and Local Activity Centres as shown in the map below.



Have Your Say

The closing date for submissions is **Sunday 30 November 2025**.

You can view the amendment documents and make a submission here:

Online: haveyoursay.moorabool.vic.gov.au

Email: info@moorabool.vic.gov.au

Post: Moorabool Shire Council, PO BOX 18, Ballan VIC 3342

Submissions must include your name and contact address, clearly stating why the amendment is supported or opposed, and indicating what changes (if any) you wish to be made.

Privacy statement

Any submission and the information contained within it is collected by Council for the purposes of the planning process as set out in the *Planning and Environment Act 1987*. Council must make a copy of every submission available at its office for any person to inspect free of charge until the end of two months after the amendment comes into operation or lapses. Your personal contact details will not be published with your submission, and your personal information will be managed in accordance with the *Privacy and Data Protection Act 2014*.

CONTACT COUNCIL

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