

**17.02**

31/07/2018  
VC148

**COMMERCIAL**

**17.02-1S**

15/03/2024  
VC256

**Business**

**Objective**

To encourage development that meets the community's needs for retail, entertainment, office and other commercial services.

**Strategies**

Plan for an adequate supply of commercial land in appropriate locations.

Ensure commercial facilities are aggregated and provide net community benefit in relation to their viability, accessibility and efficient use of infrastructure.

Locate commercial facilities in existing or planned activity centres.

Provide new convenience shopping facilities to provide for the needs of the local population in new residential areas and within, or immediately adjacent to, existing commercial centres.

Provide small scale shopping opportunities that meet the needs of local residents and workers in convenient locations.

Provide outlets of trade-related goods or services directly serving or ancillary to industry that have adequate on-site car parking.

Locate cinema based entertainment facilities within or on the periphery of existing or planned activity centres.

Apply a five year time limit for commencement to any planning permit for a shopping centre or shopping centre expansion of more than 1000 square metres leasable floor area.

Regulate the use and development of land for a sex services premises in commercial and mixed use areas in the same way as for other types of shop.

Ensure that planning for the use and development of land for a sex services premises and home based business is consistent with decriminalisation of sex work and provides for the reduction of discrimination against, and harm to, sex workers.

17.02-1L

**Business**

09/02/2023

G400moor Proposed C115moor

**Strategies**

~~Plan for an out-of-centre bulky goods retail (restricted retail) precinct in Bacchus Marsh, sufficient to accommodate the long-term needs for such uses.~~

Encourage home based business.

Facilitate the relocation of home based business to commercial accommodation when demand arises.

~~Encourage~~Support commercial/retail development in small towns to establish in the central area of:

- Blackwood, in proximity to existing commercial uses.
- Bungaree, in proximity to existing commercial uses.
- Dunnstown, close to the main intersection.–
- Elaine, in proximity to existing commercial uses.–
- Gordon, on Main St between Brougham Street and Lyndhurst Street.
- Greendale, in proximity to the existing hotel.–
- Lal Lal, in proximity to the existing hotel.–
- Mt Egerton, in proximity to the hall and ~~former~~ general store.–
- Myrniong, in proximity to 'The Plough'.–
- Wallace, in proximity to existing commercial or public buildings.–

Direct restricted retail development to a bulky goods precinct in Bacchus Marsh that:

- Has convenient access to Geelong-Bacchus Marsh Road.
- Is efficiently serviced and well connected.
- Has a total area of at least 10-12 hectares.

Require development in the future Bacchus Marsh bulky goods precinct to enhance the local environment through:

- Site responsive design that is attractive and provides visual interest.
- Built form addressing streets and other public spaces.
- Locating active uses on the ground floor, and providing active frontages.
- Providing landscaping in setbacks from the public realm, and within car parking areas.
- Locating loading bays and service areas away from public streets, public spaces and adjoining sensitive uses.
- Minimising impacts on use and development in the surrounding area, including potential impacts on local character and amenity.

#### Policy documents

Consider as relevant:

- *Moorabool Shire Retail Strategy 2024* (Tim Nott with Hansen Partnership, 2024)

## 17.02-2S

31/07/2018  
VC148

### Out-of-centre development

#### Objective

To manage out-of-centre development.

#### Strategies

Discourage proposals for expansion of single use retail, commercial and recreational facilities outside activity centres.

Give preference to locations in or on the border of an activity centre for expansion of single use retail, commercial and recreational facilities.

Discourage large sports and entertainment facilities of metropolitan, state or national significance in out-of-centre locations unless they are on the Principal Public Transport Network and in locations that are highly accessible to their catchment of users.

Ensure that out-of-centre proposals are only considered where the proposed use or development is of net benefit to the community in the region served by the proposal or provides small scale shopping opportunities that meet the needs of local residents and workers in convenient locations.