

# **Maddingley Planning Study Background Report Consultation**

Stakeholder Workshop  
Bacchus Marsh, 7 November, 2019

## Project objectives

- Investigate options for non-sensitive and compatible land uses that can leverage off existing strengths
- Identify appropriate buffer tools for land uses with adverse amenity potential
- Develop a new planning vision for the precinct
- Review existing planning controls and determine appropriate planning zone and overlay controls
- Identify future infrastructure requirements.

# The Study Area

# Study area



## Maddingley Planning Study

### LEGEND

- Study Area
- Property Boundary
- Parcel Boundary
- Road
- Railway Line
- Aerodrome



GIS maps produced by knightvision

**Data Sources**  
 Aerial Imagery: Nearmap Ltd, photograph dated 13/01/2019.  
 Basemap Layers: 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.

**MAP 1** STUDY AREA

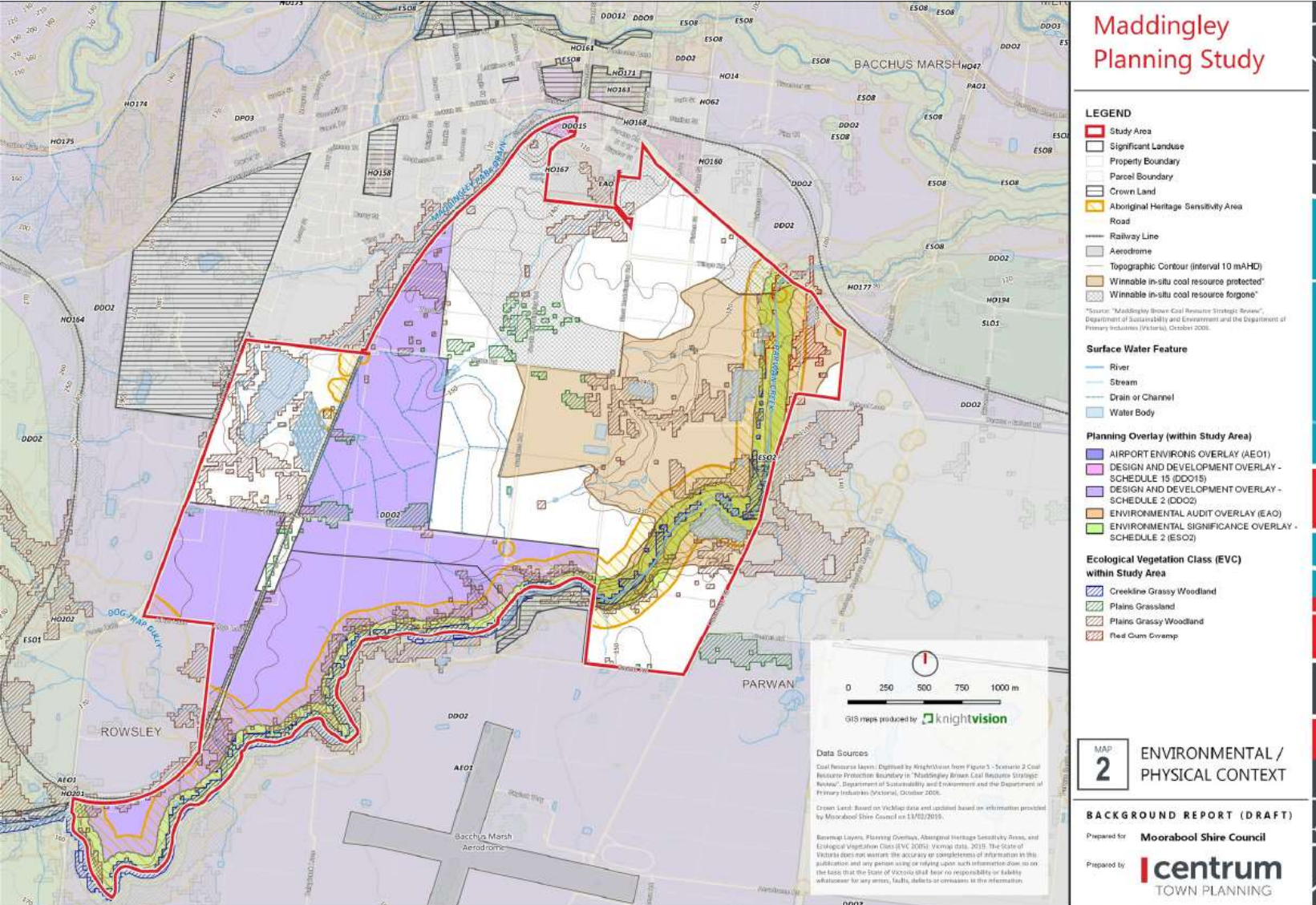
### BACKGROUND REPORT (DRAFT)

Prepared for **Moorabool Shire Council**

Prepared by **centrum TOWN PLANNING**



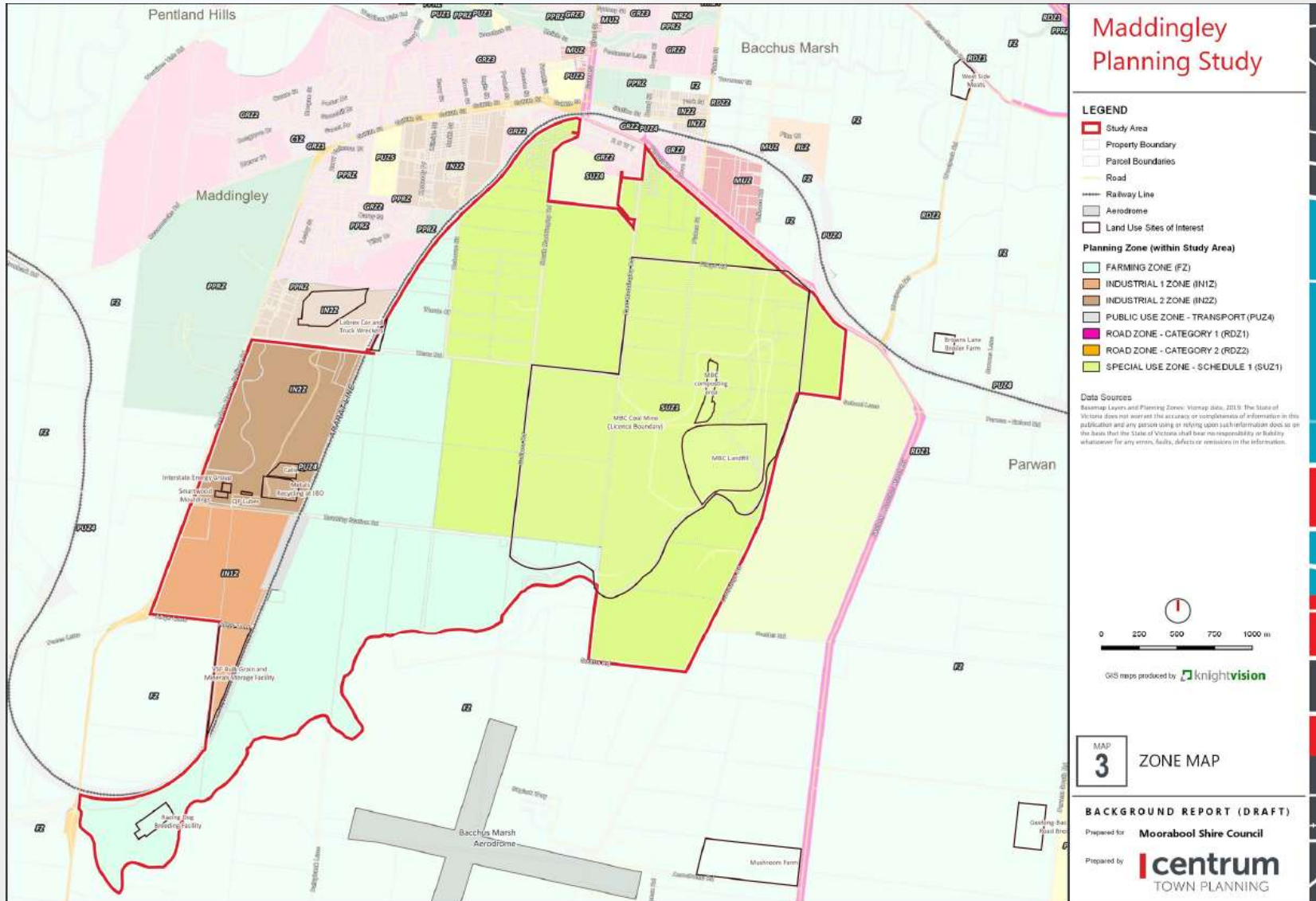
# Environmental / physical context



# Current planning provisions

- Special Use Zone (SUZ<sub>1</sub>) – 56% of study area
  - Purpose: coal mining and compatible uses
  - Dwellings subject to permit, 4oha minimum subdivision
  - Consistency with endorsed Management & Development Plan.
- Farming Zone – 30% of study area
  - Purpose for agriculture, dwellings and industry require permit, 4oha minimum subdivision
- Industrial Zones (IN<sub>1</sub>Z&IN<sub>2</sub>Z) – 8% of study area
  - IN<sub>1</sub>Z, no use permit for industry, In<sub>2</sub>Z, use permit for industry, all buildings and works require permit, no minimum subdivision

# Zone map





# Existing industry



Maddingley Brown Coal  
State significant solid inert landfill, only  
landfill that takes shredder floc

JBD Industrial Park, Rowsley Station  
Road <sup>8</sup>



## Other existing uses

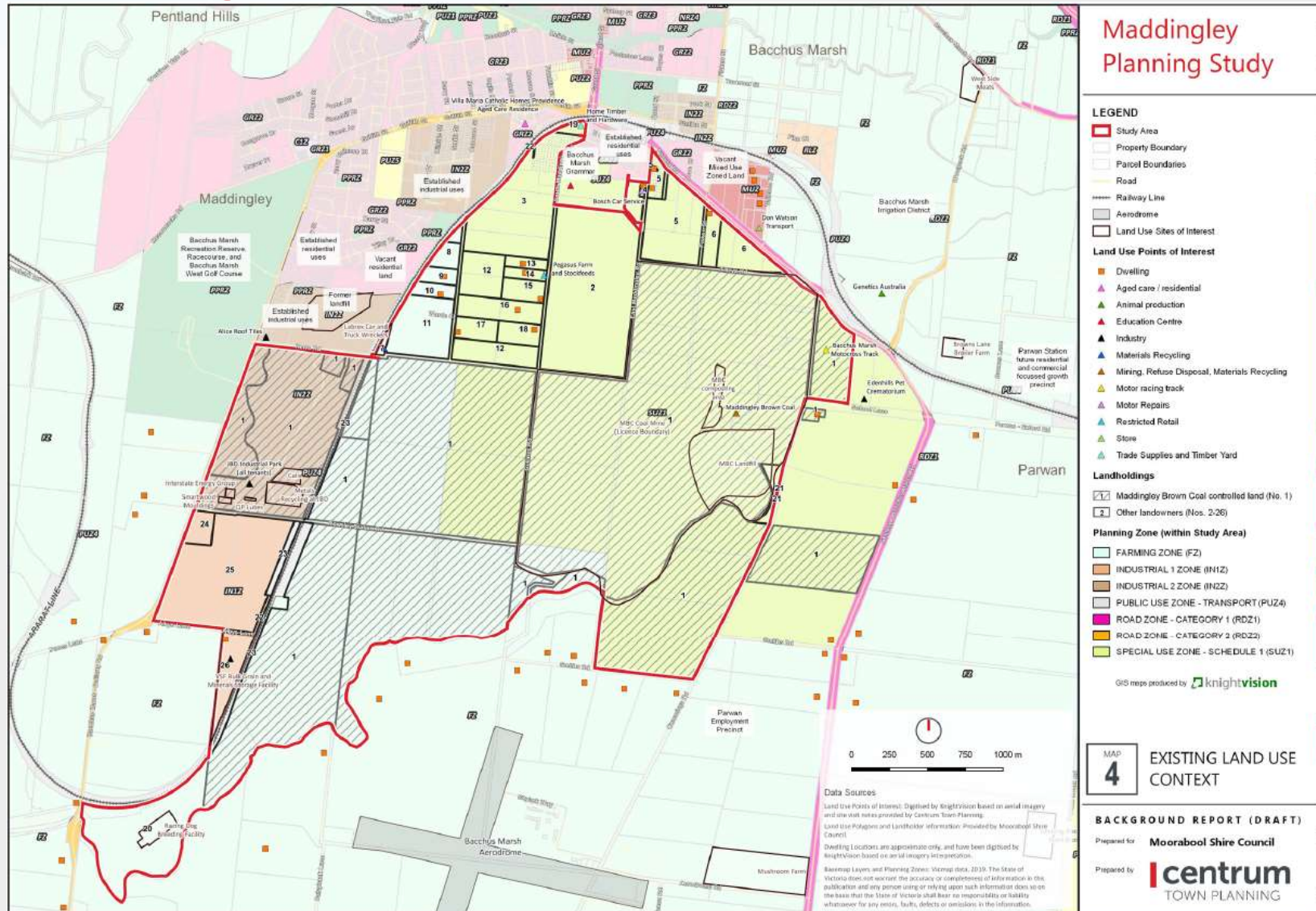


Dwellings, approximately 17,  
concentrated in north west

Restricted retail and service industry



# Existing land uses



# Strategic and Policy Context

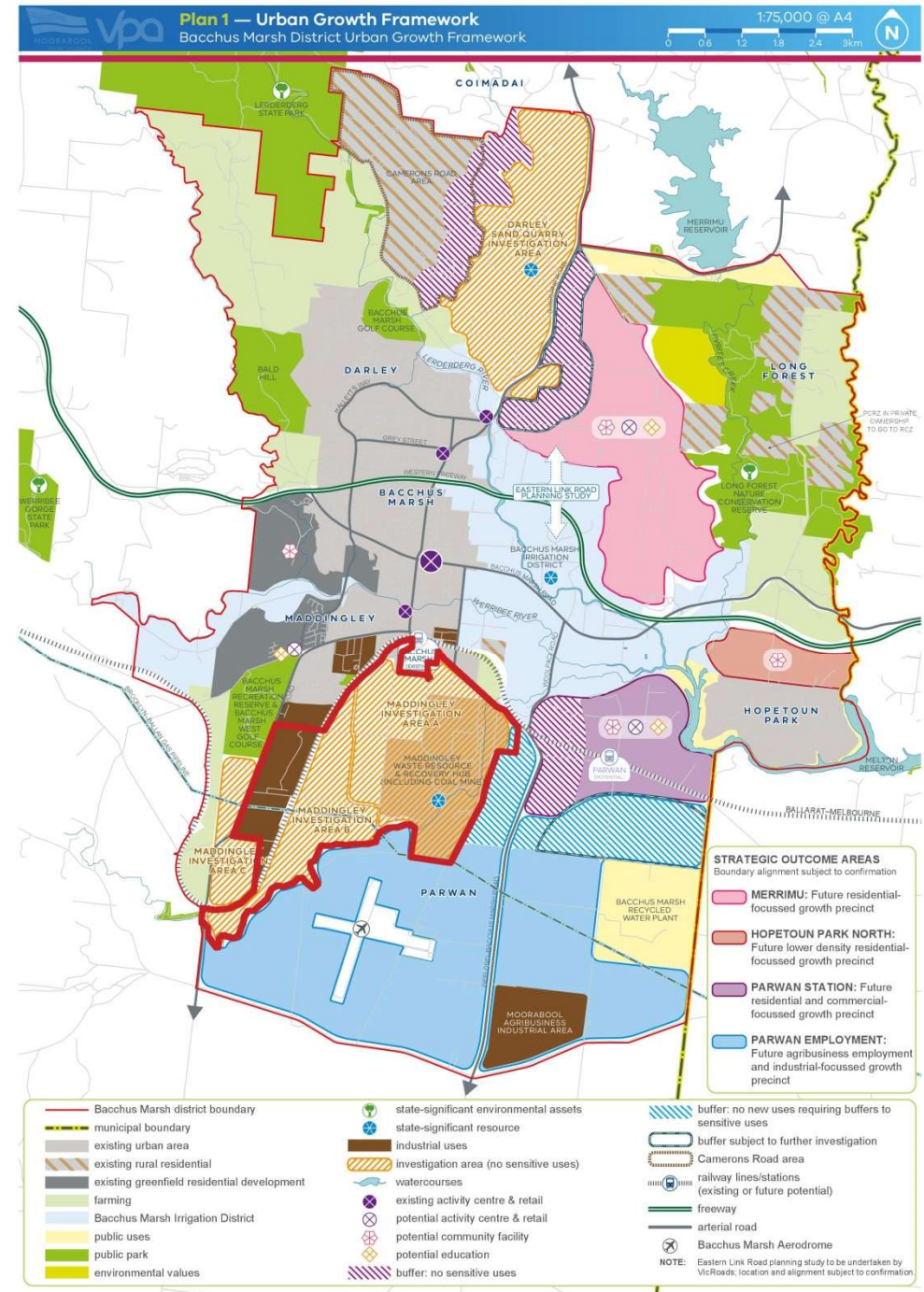


# Background

- Long history of planning processes, applications, appeals and Ministerial involvement since 1970s
- In the early 1990s, the former Bacchus Marsh Shire Council generally supported residential development in Maddingley South
- Council adopted the *Bacchus Marsh Urban Growth Framework (UGF)* in December, 2018
  - Recognised the significant role of the Maddingley WRR hub
  - Strategic recommendation for no sensitive uses in study area unless buffers can be reduced.
  - Supported 2,000m composting buffer around MBC

# Moorabool MSS

- Updated through Amendment C81 (December, 2018)
- MSS now contains Urban Growth Framework Plan



# Moorabool MSS (Clause 21.04)

- Objectives:
  - Provide for service industries in industrial zones in Maddingley north of Kerrs Road
  - Provide for manufacturing and heavy industries south of Kerrs Road with large separation distances to sensitive uses
  - Protect ongoing operation of Maddingley WRR Hub
- Strategies:
  - Encourage land use in accordance with the objectives
  - 'Avoid' sensitive uses within separation distances
  - Support recovery of priority materials at Maddingley WRR Hub
  - Discourage use of open pits for putrescible waste



## Strategic waste context

- Victorian Waste and Resource Recovery Infrastructure Planning Framework
- Statewide Waste and Resource Recovery Infrastructure Plan (2018) – SWRRIP
- Metropolitan Waste and Resource Recovery Implementation Plan (2016)
- Grampians Central West WRR Implementation Plan (2017)
- Grampians Central West Waste and Resource Recovery Land Use Project (2018)

## Statutory waste context

- Environment Protection Act 1970
- Landfill Best Practice Environmental Management (EPA 788.3)
- Recommended separation distances for industrial residual air emissions (EPA, 1518)
- Designing, constructing and operating composting facilities (EPA 1588)
- Assessing planning proposals near landfills (EPA 1642, October, 2017)

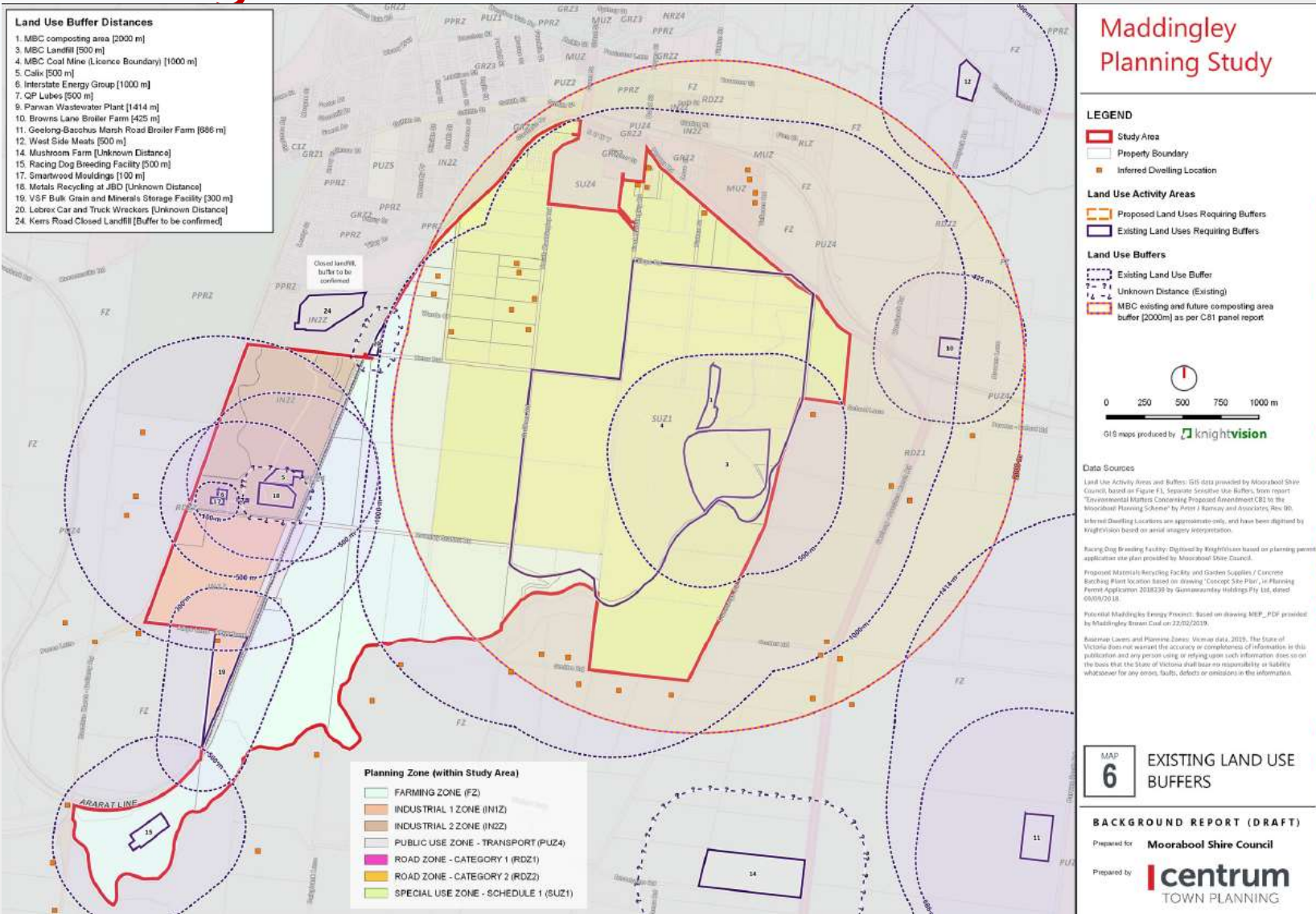
# Existing buffers

Table 4 Existing buffer distances in the study area

Business Name	Activity description	Buffer	Source / status	Properties affected	
				Residential	Total
Maddingley Brown Coal	Composting	2,000 metres	EPA 1588	163	381
Maddingley Brown Coal	Coal mine	1,000 metres	EPA 1518 & Amendment C81 Panel Report	121	269
Interstate Energy Group	Manufacturer of soil conditioner and fertiliser products, uses coal from MBC	1,000 metres	EPA 1518 & Amendment C81 Panel Report	0	27
Maddingley Brown Coal	Landfill & Category C soils	500 metres	Landfill BPEM & Amendment C81 Panel Report	0	9
Calix	Manufacturer of magnesium oxide products	500 metres	EPA 1518 & Amendment C81 Panel Report	0	15
QP Lubes	Storage, mixing and packaging of high performance mechanical lubricants	500 metres	EPA 1518 & Amendment C81 Panel Report	0	14
VSF Bulk Grain and Minerals Storage Facility	Bulk grain and minerals storage	250m- 300m	Clause 53.10 & EPA 1518	0	10
Smartwood Mouldings	Joinery	100 metres	Clause 53.10	0	4
Simsmetal	Shredder floc processing	Unknown	-	-	-
Environmental Clean Technologies	Research and development facility for brown coal densification, uses coal from MBC	Unknown	-	-	-
Industrial Environmental	Environmental remediation contracting services *	Unknown	-	-	-
Lebrex Car and Truck Wreckers	Metal recycling	Assessment required	Clause 53.10 & EPA 1518	-	-



# Existing buffers



# Issues and Opportunities

# Role and vision

- Issues and opportunities
  - Limited development activity in past 20 years
  - Future Eastern Link Road – uncertainty but opportunity
  - Relationship with adjacent precincts (Parwan agribusiness, commercial)
  - Clustering and co-location
- Key questions
  - What are the key constraints facing the study area?
  - What uses should be encouraged / discouraged?
  - What infrastructure is essential, what is desirable?

# Environment

- Issues:
  - Area of moderate and high environmental values in north west including grasslands
  - Parwan Creek – located predominantly on private land
  - Past amenity issues and complaints
  - Objections from industry to new dwellings and subs.
- Key questions:
  - Are further investigations into environment needed?
  - How should the Planning Scheme respond?
  - Is there a pattern to amenity impacts? What does this mean?



# Emerging uses

- MBC
  - Putrescible waste application lodged but withdrawn, significant objections
  - Intelligas waste to energy using solid fuel recovery at JBD
  - Anaerobic digester at JBD (future stage)
- Coal usage (Latrobe Fertilisers, Exergen)
- Bacchus Marsh Grammar Expansion, residential sub.
- Key questions:
  - What planning framework is needed for the WRR Hub?
  - What policies are needed for renewable energy uses?
  - What services are needed for these uses?

# Coal

- Issues and opportunities:
  - Extensive resource exists in the north of the study area
  - Coal declining as energy source, but brown coal ideal for agricultural fertilisers and gas production
  - 400 metre resource protection boundary supported in 2006 Strategic Review by State Government
  - Exploration licence exists, licence extension unresolved
- Key questions:
  - What coal resource should be protected and how?
  - What types of land use and development can take place on a coal resource?

# Buffers

- Issues and opportunities:
  - State Government review of separation distances underway
  - Amalgamated MBC buffer is strategic not statutory buffer – no permit triggers or policy requirements
  - 163 residential properties affected by MBC buffer
- Key questions:
  - What uses are appropriate in buffer areas, under what conditions?
  - What is the most appropriate form of planning control?
  - How should existing sensitive uses and zones be managed?

# Overlays

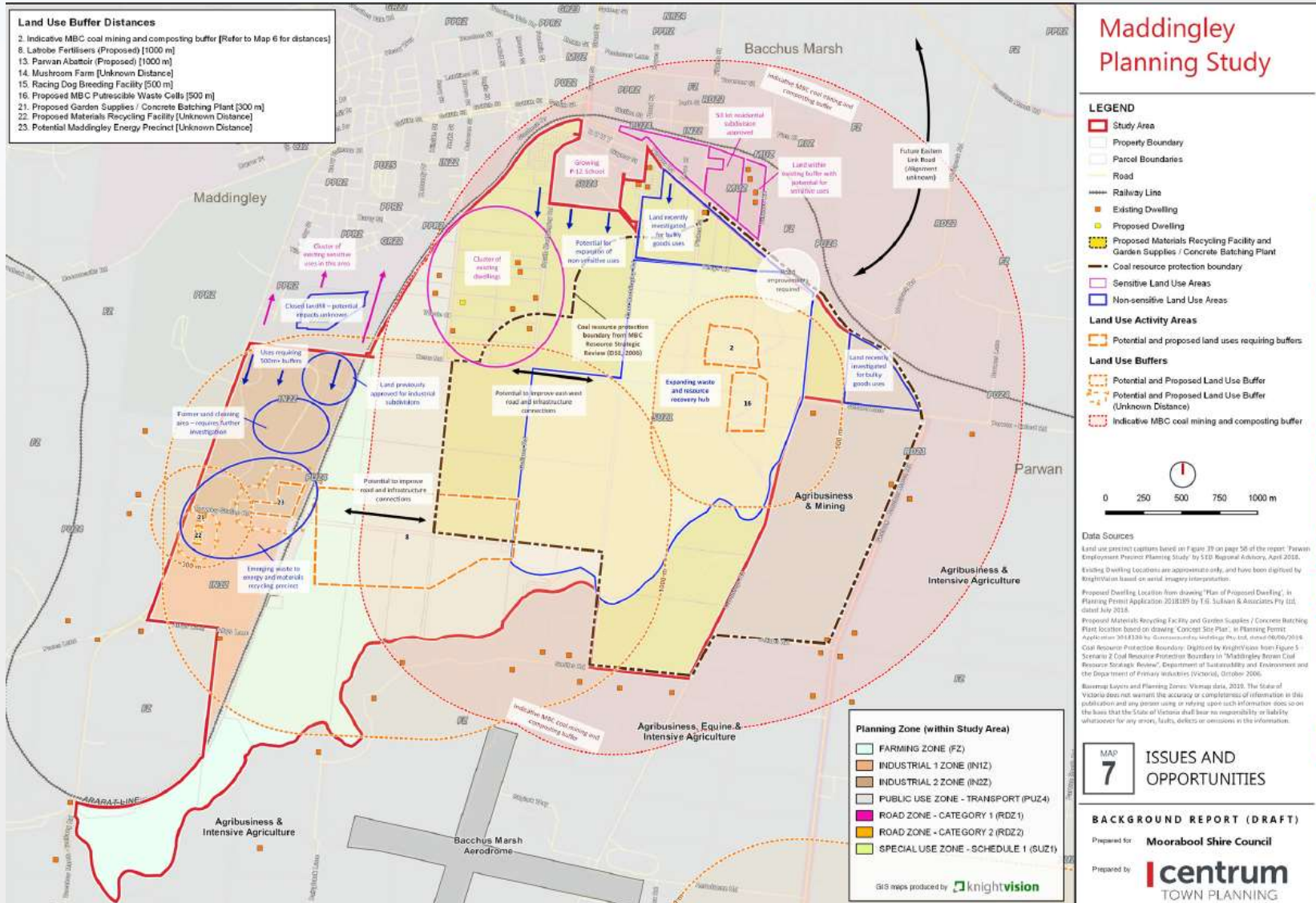
- Issues and opportunities:
  - Strongest, most transparent tool to protect buffers is an overlay
  - Environmental Significance Overlay typically used
- Key questions:
  - What land should be affected?
  - Can the overlay be applied to zones where sensitive uses are as-of-right?
  - Should density or subdivision controls be considered?
  - Is further technical work required?



# Zones

- Issues and opportunities:
  - MBC Management and Development Plan lodged but not yet approved under SUZ<sub>1</sub>, no trigger for its approval
  - SUZ<sub>1</sub> provisions generally outdated, purpose for coal
  - IN<sub>2</sub>Z applies to land 400-1,500m from sensitive uses, undermines operation
  - Significant industrial land supplies in Shire
- Key questions:
  - Is the SUZ appropriate? How should it be changed?
  - Can additional land be rezoned to industrial?
  - How should applications for new dwellings be managed?

# Issues and opportunities map



## Next steps

- Consultation for Background Report - closes 6 December
- Draft Maddingley Planning Study – mid 2020
- Community and stakeholder consultation
- Council to consider submissions
- Finalise the Planning Study and prepare a planning scheme amendment
- Exhibit planning scheme amendment