

PSP2.0

Parwan Employment Precinct

WADAWURRUNG COUNTRY

Co-design Workshop Summary

MAY 2023

VICTORIA
State
Government

vpa
Victorian Planning Authority

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Acknowledgement of Traditional Custodians

The following statement of significance of Wadawurrung Country was provided by Wadawurrung Traditional Owners Aboriginal Corporation, and is included unabridged:

Before European settlement in 1835, Aboriginal people lived on the land now called Bacchus Marsh for tens of thousands of years. We acknowledge Aboriginal people as Australia's first peoples and as the traditional owners and custodians of the land and water on which we rely. We recognise and value the ongoing contribution of Aboriginal people and communities to Victoria and how this enriches us. We embrace the spirit of reconciliation, working towards the equality of outcomes and ensuring an equal voice.

Since the beginning of the Dreaming, the great ancestor spirit Bundjil, the wedge-tailed eagle, created the land, waterways, flora, fauna, laws and lore. The land of the Wadawurrung – including Djilang (Geelong) meaning 'tongue of land' and Ballaarat (Ballarat) meaning 'resting place' – encompasses a vast area from the Great Dividing Range in the North to the coast in the South, from the Werribee River in the East and along the Surf Coast in the West.

Comugeen budj-o thalikiyu kin bil beng-ordi-ngadak. Ngarrwabil, boron, guli, bagurk. Comugeen budj-o bengadak ngarr-uk dja, ngubiyt, weagoon gobata gupma wurring-wurring baap beng-ordi-nganak, djarrima murrup-nhuk bengadak.

We deeply respect our people of the past. Elders, children, men, women. We deeply respect their knowledge of Country, water, life, their care of the traditions and of each other, we stand with their spirit.

Gobata Wadawurrung balug jumbuk didalbil murrup-nhuk bundjil monomeeth beek-o weagoon. Mutjak-ak noogie n'uder durrallully.

Great spirit Bundjil told us to take care of the great life within the land. To only take what you need without selfishness.

Bundjil establishes the laws that connect us to Country and teaches us that if we look after Country it will look after us. This knowledge is passed down from Elders in the oral tradition. For tens of thousands of years, the Wadawurrung People cared for Country – sustainably hunting and farming across their lands and waters – working in harmony with the seasons – with water and food available for their own needs and for trade. Their homes and campsites were usually located close to water – by a yaluk (river) or buluk (lake) for a good kuarka (fishing place).

Today's Wadawurrung Traditional Owners continue strong connections to the land and accept the responsibility of looking after Country, practicing culture, upholding the dignity of their Ancestors and passing on knowledge to future generations. Historical remnants of the daily life of past generations of the Wadawurrung People can be found on Country today and include shell middens, fish traps, artefact scatters, stone quarries, scarred trees, stone arrangements, burial and other sacred sites.

All cultural heritage places within Wadawurrung Country are sacred in cultural terms as they are a tangible link to our past and a non-renewable resource of information about the lifestyle of our Ancestors. The cultural significance afforded to the heritage places by Wadawurrung Traditional Owners must be given a higher standing than the scientific ratings which are based on a European perspective without due regard to the values of Aboriginal culture as a whole.

Wunggurrwil gupma bengadak Wadawurrung wurring-wurring baap dja.

All people working together to make Wadawurrung Country and Culture strong.



Introduction

What is the VPA's role?

The Minister for Planning has appointed the VPA as the planning authority to lead the planning for the Parwan Employment Precinct (PEP).

Throughout the project, we are working closely with Moorabool Shire Council, State Government agencies and local community members to ensure the plan considers and reflects their input.

The role of planning authority involves preparation of the planning tool (either precinct structure plan or development plan) and planning scheme amendment, development contribution plan (DCP) as well as preparing a planning scheme amendment.

The PSP 2.0 process

The PSP 2.0 process was developed through VPA's *Precinct Structure Planning Guidelines: New Communities in Victoria* (2021). It encourages an innovative and site-responsive approach. It enables meaningful collaboration between stakeholders, guided by a clearly articulated place-based vision, that provides a mission statement for the precinct.

Early collaboration and co-design ensure key issues and possibilities for their resolution can be properly considered. This supports the goal to engage broadly on the planning for the precinct and to embed relevant opportunities and ideas in the preparation phases.

You can find more information on the VPA's PSP Guidelines on our website here: <https://vpa.vic.gov.au/project/psp-guidelines/>

Purpose of this document

This is a summary of the information captured during the Parwan Employment Precinct co-design workshop, held online in November 2022.

The material covered in this summary document will provide the basis for developing a place-based plan for the Parwan Employment Precinct.

Project timeline



Background

Urban growth framework

The [Bacchus Marsh Urban Growth Framework](#) was prepared by Moorabool Shire Council with the support of the VPA. It was adopted into the Moorabool Shire Council Planning Scheme in December 2018.

The Urban Growth Framework gives a long-term land use vision of how growth can be planned for and coordinated with infrastructure delivery by agencies and other stakeholders.

The Urban Growth Framework identifies Parwan Employment Precinct (PEP) as a **strategic outcome area**. The precinct has potential to be a regionally significant employment hub for agribusiness and a range of other businesses that will drive local prosperity and employment growth.

Background studies

The VPA has been working through several background studies to inform the place-based plan. These were discussed in the *Parwan Employment Precinct Key Issues and Opportunities Paper*. This paper gives wider context to the precinct in relation to adjoining land uses (areas such as the Bacchus Marsh township or Maddingley Industrial Area), nearby precinct structure plans, and identified site-specific features and points. Ultimately, the paper identified the four key themes that were discussed at the co-design workshop.

Emerging vision

The Parwan Employment Precinct (PEP) is a major initiative. The PEP holds significant economic and employment growth potential for Bacchus Marsh, with the ability to attract high levels of new industrial investment.

The PEP is beneficially located within the Bacchus Marsh food bowl, close to markets and away from residential land. It has the capacity to accommodate high value and high amenity impact businesses, particularly those seeking to relocate to more affordable and unencumbered land close to metropolitan Melbourne.

The importance and potential of the PEP is recognised by State Government, which will undertake planning work to develop this precinct in the short term.

Co-design workshop

The purpose of the Parwan Employment Precinct (PEP) co-design workshop was to ensure all parties had early input to plan the precinct. The objectives were:

- To discuss and validate key issues and opportunities to prepare the draft place-based plan
- To confirm the mix of employment uses
- To capture innovative ideas to implement in the precinct
- To receive genuine feedback and work through competing agendas
- To identify key partnerships, and
- To outline the next steps.

Overview

The co-design workshop was held on 22 November 2022.

Approximately 60 stakeholders attended, including the VPA project team, and representatives from:

- Moorabool Shire Council
- Former Department of Environment, Land, Water and Planning
- Former Department of Transport
- Melbourne Water
- Greater Western Water
- Powercor

Various landowners and their representatives attended, including:

- Beveridge Williams
- Burbank Group
- Catalyst Development Services
- DPM Consulting Group
- Element 96
- Ethos Urban
- Insight Planning
- KLN Group
- Landmark Developers
- Leask

- Navy Blue Planning
- Niche Planning Studio
- Pacific National
- Reeds and Reeds Consulting
- Ric Realty
- RPS Group.

Wadawurrung Traditional Owners Aboriginal Corporation was invited but was unable to attend.

VPA will circulate this co-design workshop summary to all stakeholders to provide additional opportunity for feedback.

These discussions will inform future stages of development of the Parwan Employment Precinct and will be incorporated into the next stage known as **agency validation**. This is before the **exhibition** stage.

Workshop format

The workshop was held online via **Zoom**. Participants used **Mural**, a digital engagement tool, as an online workspace for collaboration.

Participants were organised into four virtual rooms, with each room dedicated to one of the emerging themes for the precinct:

THEME 1 Zoning and industrial land supply

THEME 2 Heritage, environment and interfaces

THEME 3 Transport and movement

THEME 4 Utilities and services

With guidance from group facilitators, stakeholders discussed each theme and used a range of tools provided in the Mural boards to visually convey ideas and opinions on the plans. The tools included sticky notes, shapes, and icons.

Stakeholders participated in additional focused discussions via **Mentimeter**, an engagement tool that shows live polling and scaled responses.

The VPA developed the following materials for the workshop:

- A PowerPoint presentation
- Four precinct constraints maps
- Mural board
- Mentimeter questions.

Overview of content

THEME 1 Zoning and industrial land supply

- Current zoning and limitations
- Future staging and land use

THEME 2 Heritage, environment and interfaces

- Existing ecological communities
- Aboriginal and historic cultural heritage
- Existing water bodies
- Parwan Lava Caves

THEME 3 Transport and movement

- Transport to and from the precinct
- Connections from the precinct to the Bacchus Marsh township

THEME 4 Utilities and services

- Staging and delivery for future services and community infrastructure
- Aerodrome and related land uses

Findings

Feedback was gathered from the stakeholders during the workshop. This part of the document focuses on the key themes of the precinct and the highlights of each theme.

These findings are high level only and will be further refined with input from relevant stakeholders in the next steps to develop the place-based plan.

VPA will meet with stakeholders, including those who did not attend the co-design workshop, to discuss any issues where further investigation is required.

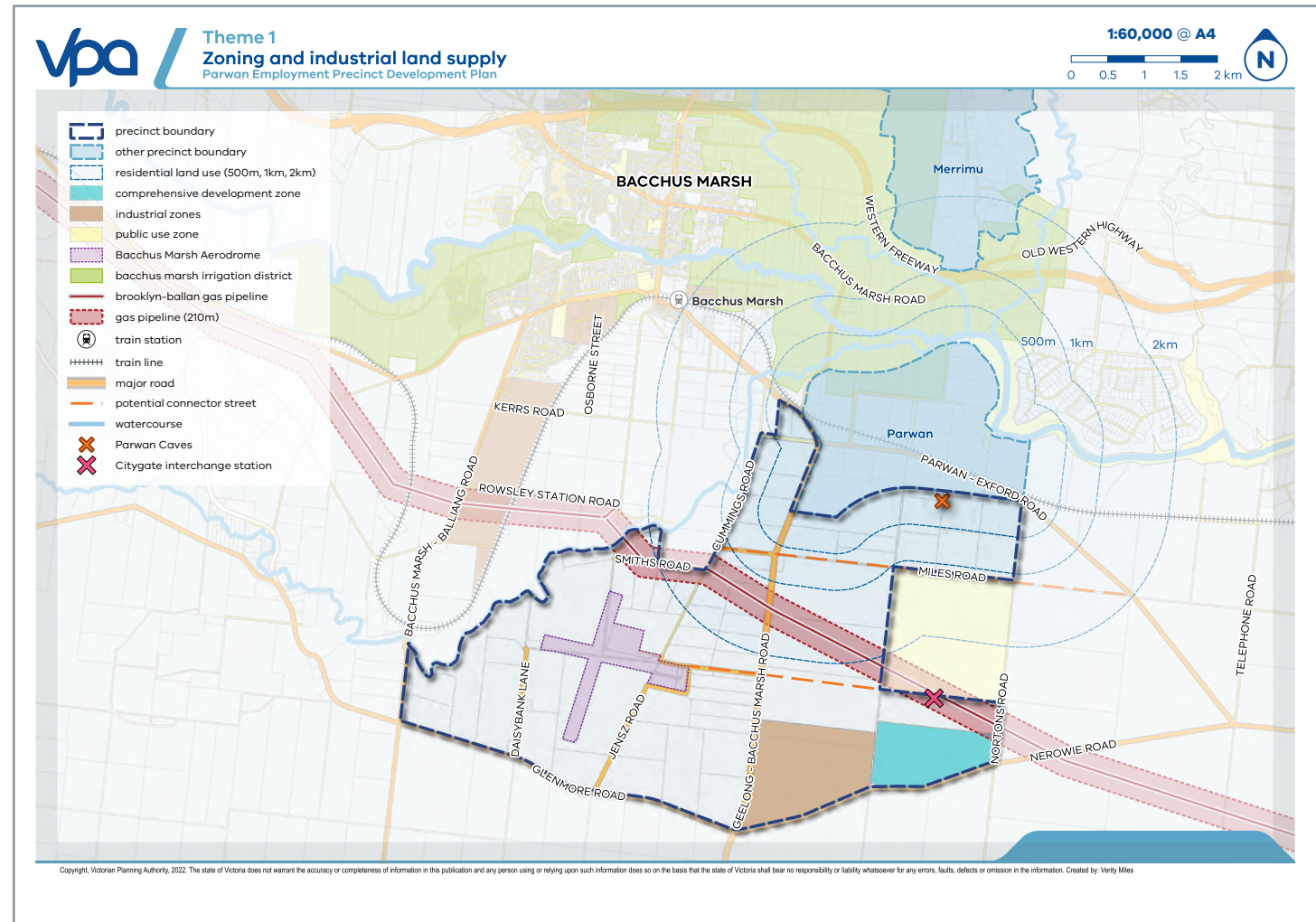
Summary of findings

There were over 600 comments captured across all four themes via the online engagement tools, Mural and Mentimeter. The full list of comments captured in Mural is in [APPENDIX 1 Mural boards](#).

THEME 1 Zoning and industrial land supply

Discussion highlights

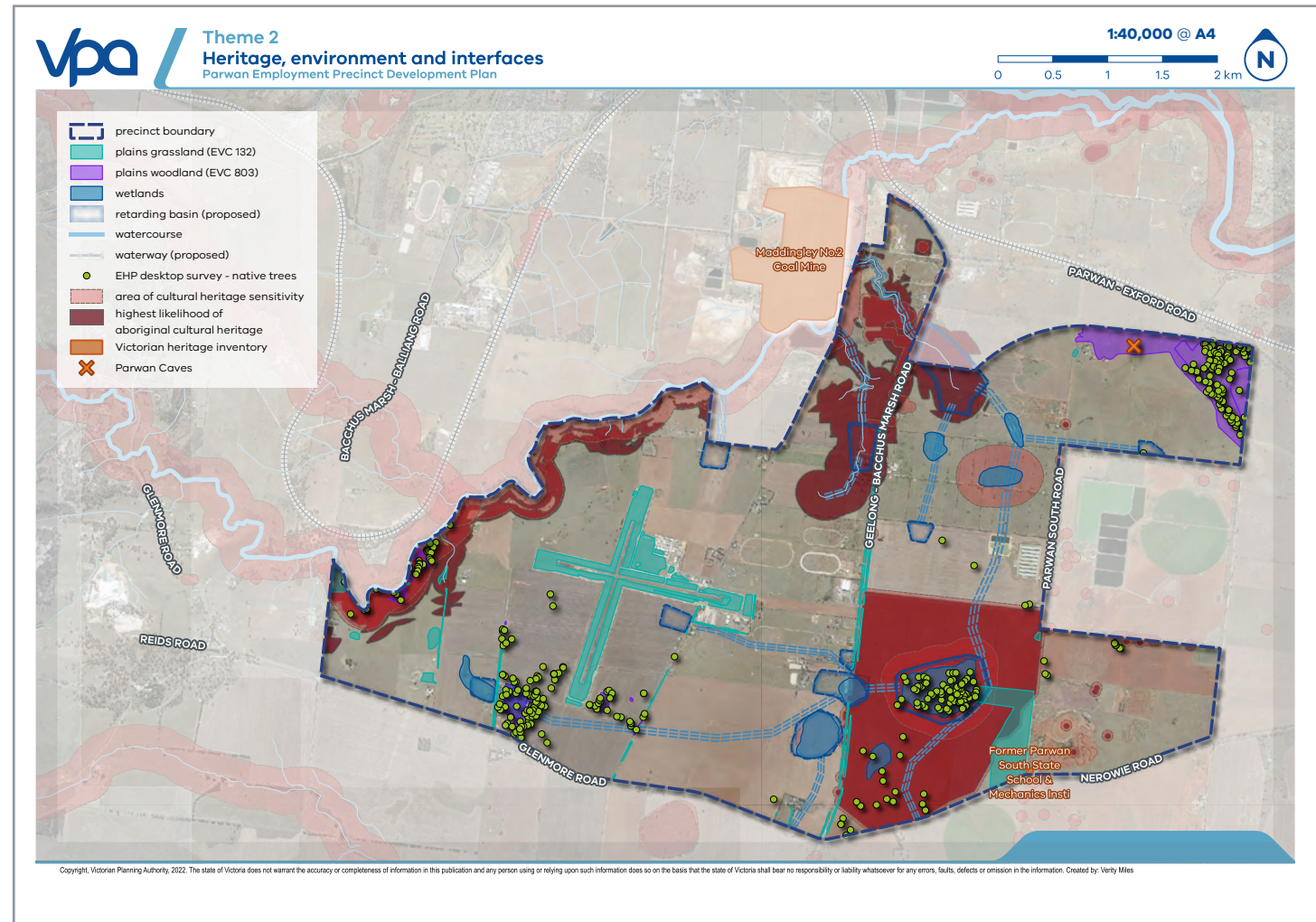
- Participants are very interested in future land use and zoning. There was strong interest for Industrial zoning, as it would allow for flexibility within land uses to allow for agribusiness/other complementary land uses and provide the option to subdivide into smaller lots. This flexibility could also draw interest for investment within the precinct and surrounds.
- There was support for clear planning controls, which would outline the future built form and parameters for subdivision. This would also make it easier for future landowners to invest into the precinct.
- Due to the precinct's unique features, the aerodrome was also in discussion. Participants highlighted its opportunity for growth and the need to support it with appropriate industry and land uses.



THEME 2 Heritage, environment and interfaces

Discussion highlights

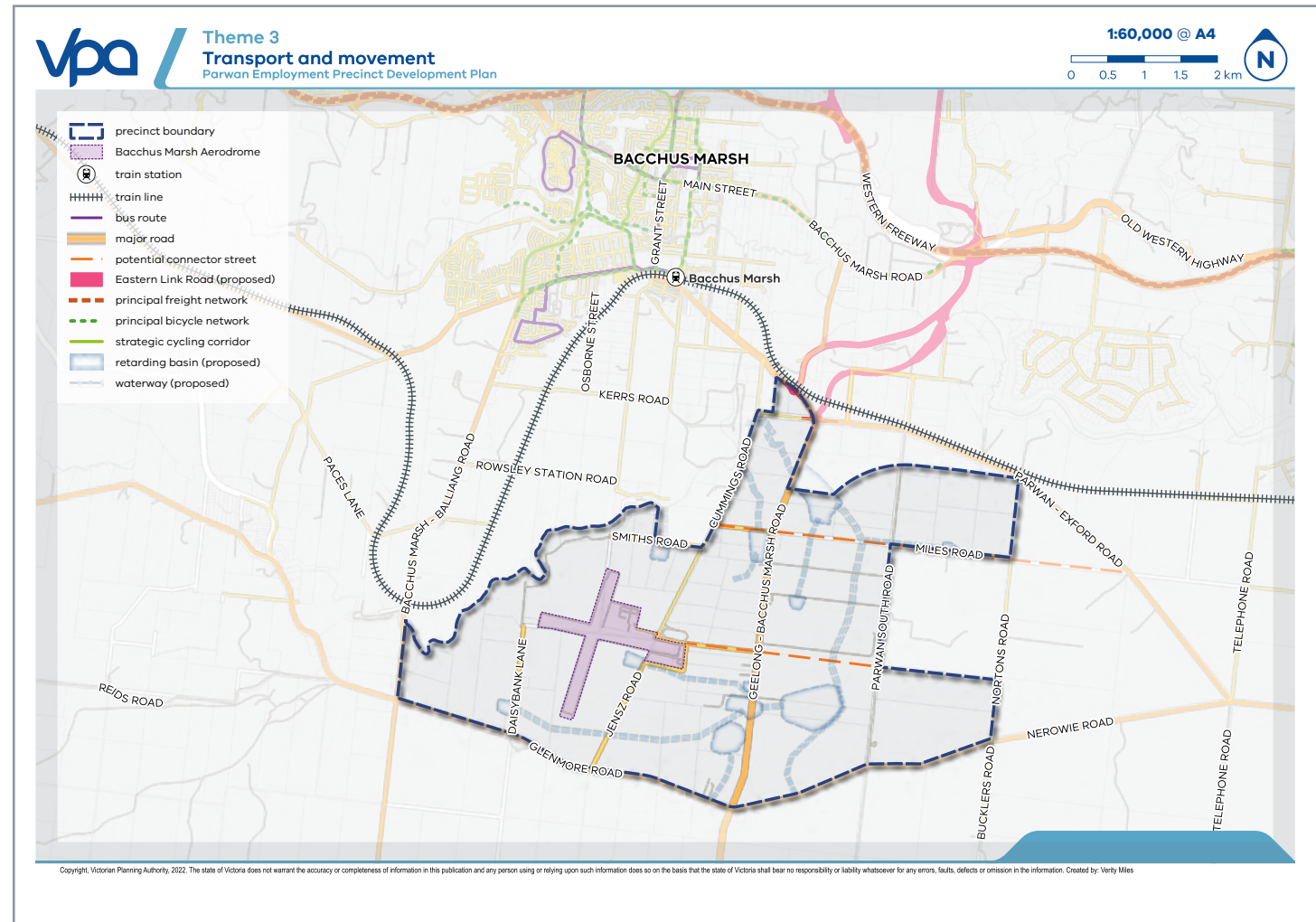
- Participants saw the proposed locations of assets such as retarding basins and waterways for the first time. This delay was due to the availability and timing of Melbourne Water's draft Drainage Services Scheme.
- Participants made comments about topography, terrain and sodic soils.
- The Parwan Lava Caves were a key discussion point. Several comments suggested conserving the caves, and adjacent land, to be a key feature of the precinct.
- Open space and the preservation of flora and fauna are important. Comments suggested incorporating open space in the future planning of the precinct.



THEME 3 Transport and movement

Discussion highlights

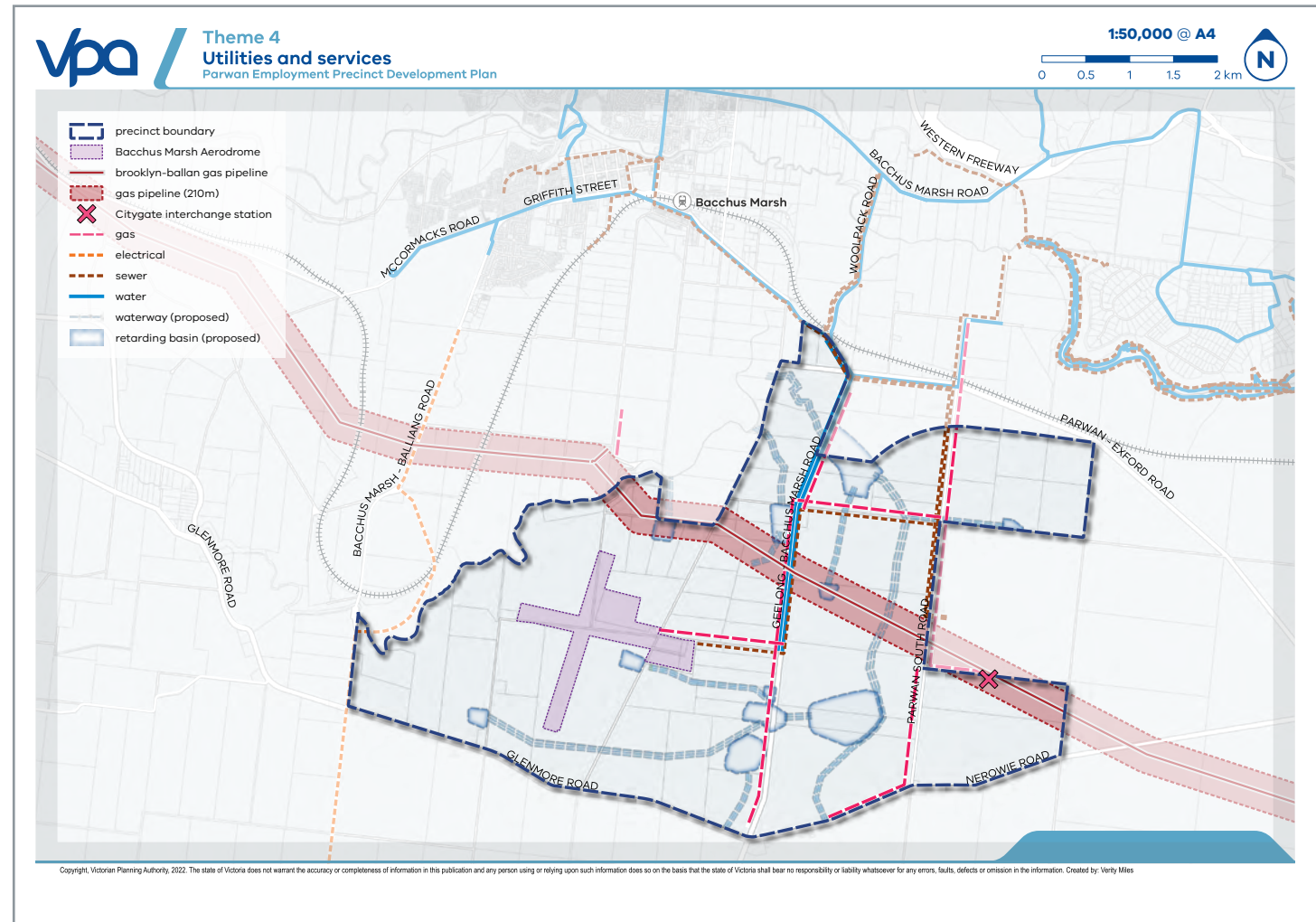
- A large portion of the discussion was centred on mode choice. The focus was on active and sustainable transport options.
- Connections from the precinct to the key surrounding area (Parwan and Bacchus Marsh) were emphasised.
- Due to the nature of an employment precinct, the resilience of the future road network and its ability to cater for heavy vehicle movement was an important consideration for participants.
- The aerodrome was an important topic. Participants commented on the potential to explore air freight and investment opportunities.



THEME 4 Utilities and services

Discussion highlights

- Many participants supported innovation to provide services and utilities to the precinct. Comments centred around renewable sources such as solar power initiatives/farms, green infrastructure and recycled water.
- Staging and bringing forward the sequencing of future servicing was identified as an important factor to consider for investment and overall delivery of the precinct.



Next steps

Priority actions

These are the top actions identified that the VPA is now working to complete:

- 1 Confirm the constraints and mitigation measures associated with existing land uses and features within the precinct**
 - a** Complete the following studies:
 - Biodiversity study and targeted surveys of existing flora and fauna
 - Geotechnical study of the Parwan Lava Caves
 - Amenity impact and buffer assessment
 - b** VPA will continue to work with Melbourne Water on the Development Services Scheme (DSS).
- 2 Investigate and confirm future land uses**
 - a** Finalise the economic and retail assessment to confirm the land supply and economic demand for industrial land within the Central Western region of Victoria (including Melton and Ballarat)
 - b** Continue to liaise with council on the Aerodrome Master Plan, to understand the future of the aerodrome.
- 3 Determine the appropriate zoning for sub-precincts within PEP**
 - a** Finalise Phase 2 technical studies and complete priority actions 1 and 2
 - b** Draft a place based plan for stakeholder review.
- 4 Confirm the best suited planning mechanism for implementation**
 - a** Further engage with relevant stakeholders (DEECA, council and landowners) to workshop and confirm the appropriate planning mechanism for the precinct.
- 5 Coordinate the release of land in accordance with delivery of infrastructure and utilities**
 - a** Continue to liaise with council and service providers to future-proof the precinct's telecommunications and energy needs
 - b** Investigate the use of recycled water within the precinct and for the Bacchus Marsh Irrigation District.
- 6 Collaborate with Melbourne Water to finalise the Drainage Services Scheme**
 - a** Continue to work with Melbourne Water to ensure that all DSS assets are in appropriate locations and acknowledge existing land constraints and approved planning permits.
- 7 Investigate transportation options in and around the precinct and ensure that the road network can cater for future demand**
 - a** Complete the integrated transport plan, factoring in comments received from co-design
 - b** Continue to liaise with council on the Aerodrome Master Plan, to understand the future of the aerodrome.

Phase 2 technical studies

These assessments are being undertaken now to resolve the priority actions.

Technical study	Status
Economic and retail assessment	Commenced
Integrated transport assessment	Commenced (will proceed after decision on the Bacchus Marsh Eastern Link Road)
Integrated water management strategy	Commenced
Sodic soils assessment	Commenced
Landscape and visual impact assessment	Commenced
Land capability assessment	Commenced
Geo-technical lava cave assessment	Commenced
Biodiversity assessments	Commenced
Biodiversity surveys	Commenced
Bushfire assessment	Consultant engaged
Amenity impact and buffer assessment	Commenced
Safety management strategy	Consultant engaged
Native vegetation precinct plan	Commenced

Appendices

APPENDIX 1 Mural boards

THEME 1 Zoning and industrial land supply

[Click here](#) to view the Mural feedback boards

THEME 2 Heritage, environment and interfaces

[Click here](#) to view the Mural feedback boards

THEME 3 Transport and movement

[Click here](#) to view the Mural feedback boards

THEME 4 Utilities and services

[Click here](#) to view the Mural feedback boards

General follow-up questions

More information from VPA on suggested agri-business opportunities?
(Theme 1)

There are multiple approved planning permits within this precinct which are not shown on these maps, or conflict with proposed infrastructure. How can these be reflected in the plans?

Existing retarding basins locations and if they will be constructed or natural?

Separate discussion around buffer requirements and future uses

RH comment from Group 4:
Service station planning permit at 5 Smiths Road and 41464 – need to discuss siting of this use and how this interacts with PBP outputs

Is there enough capacity to power the site keeping in mind the existing infrastructure?

Should more connections to the west be provided?

Greater Western Water – what are their future plans for the district?

Engagement with relevant stakeholders should occur in relation to setback from the existing waterways given potential risks associated with soil conditions and development

Existing CHMP also at this site with different outputs to what is currently mapped

Can the PSP address crossing gas lines, this has been a significant post-PSP issue elsewhere?

Need further information from MW regarding proposed DSS, waterways and retarding basins

Is 210m buffer around gas pipeline necessary? Can this be built on?

Also some concerns from land owner reps in relation to the siting of retarding basin upon this property and also dissecting the Geelong-BM road blocking access to sites to the west

APPENDIX 2 Mentimeter

VPA asked workshop participants a series of questions using the digital engagement tool Mentimeter. The platform displays answers in real time to all participants. This contributed to making the workshop more accessible, engaging and transparent.

What is your connection to PEP?

Mentimeter

7
Agency

9
Council

20
Landowner/Developer

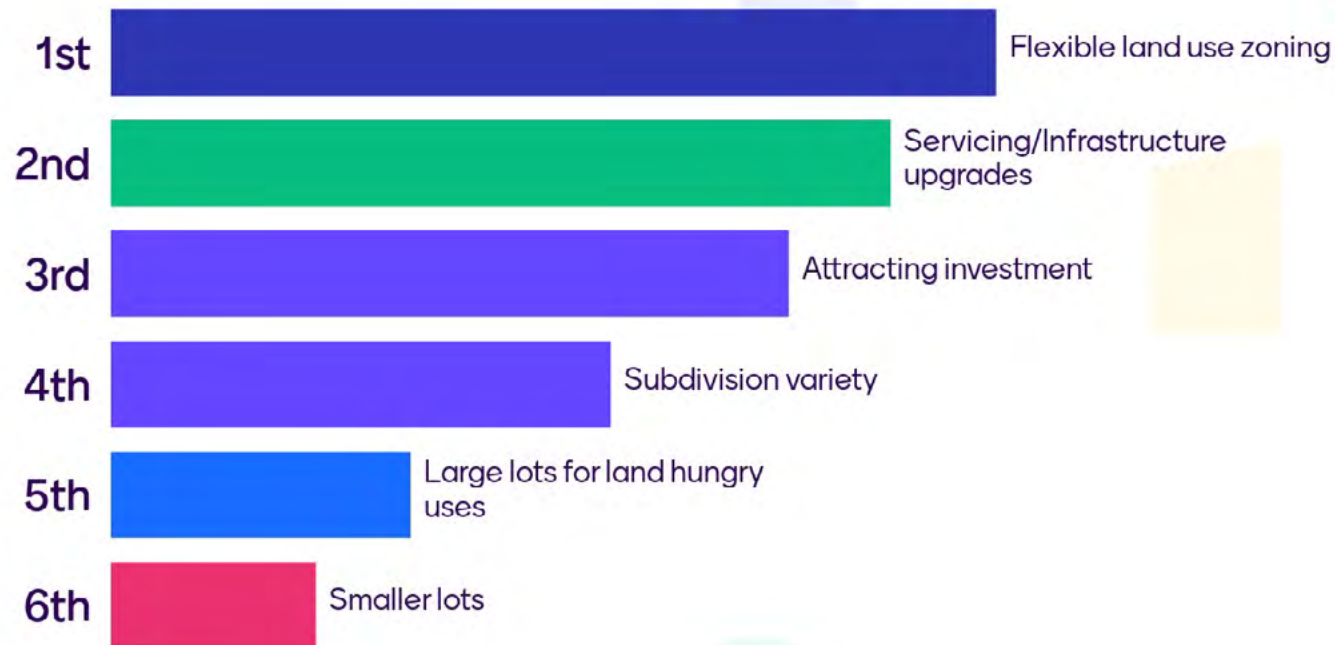
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State Government

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VPA

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What do you see as the most important factor/s to unlocking the precinct?

Mentimeter

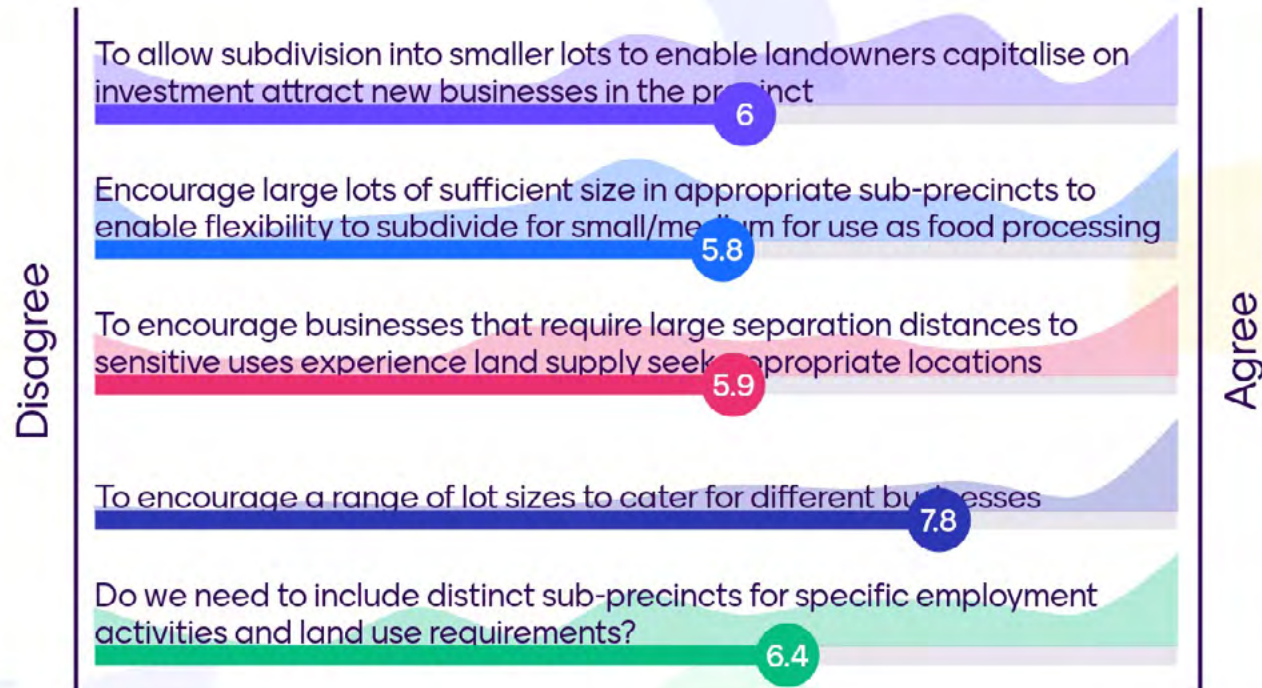


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How would you scale the importance of these outcomes for PEP?

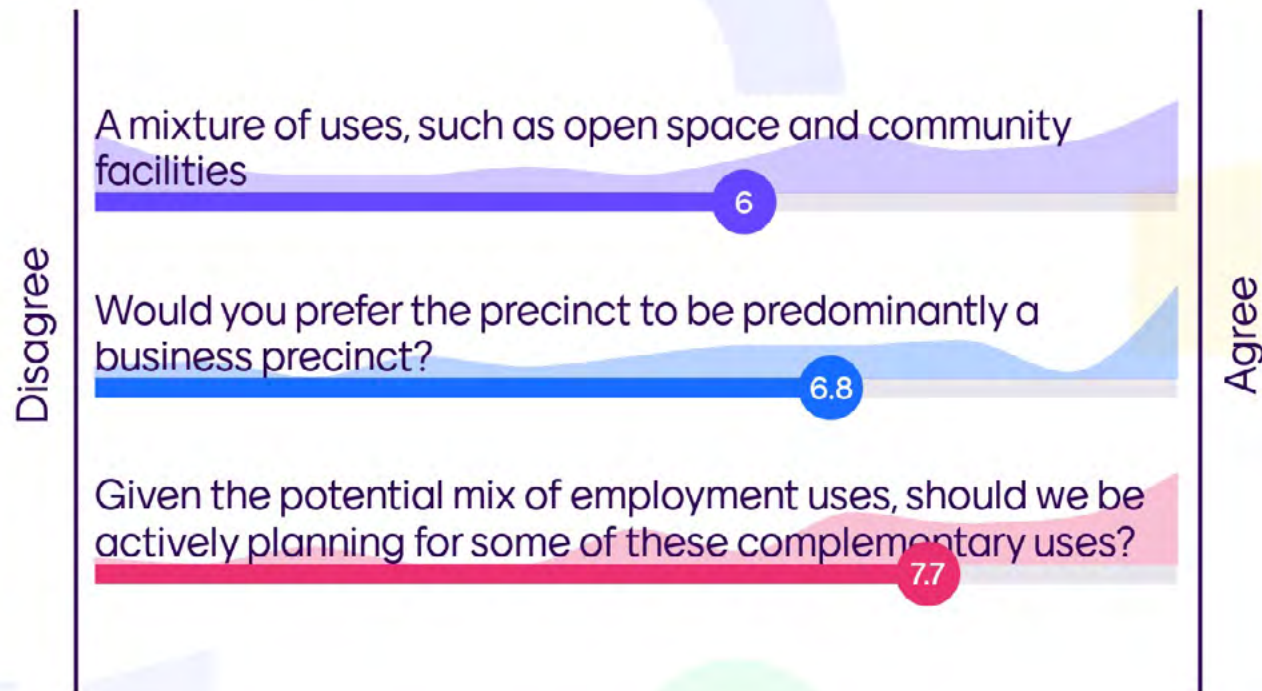
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Employment and industrial areas often evolve to include a number of complementary uses.

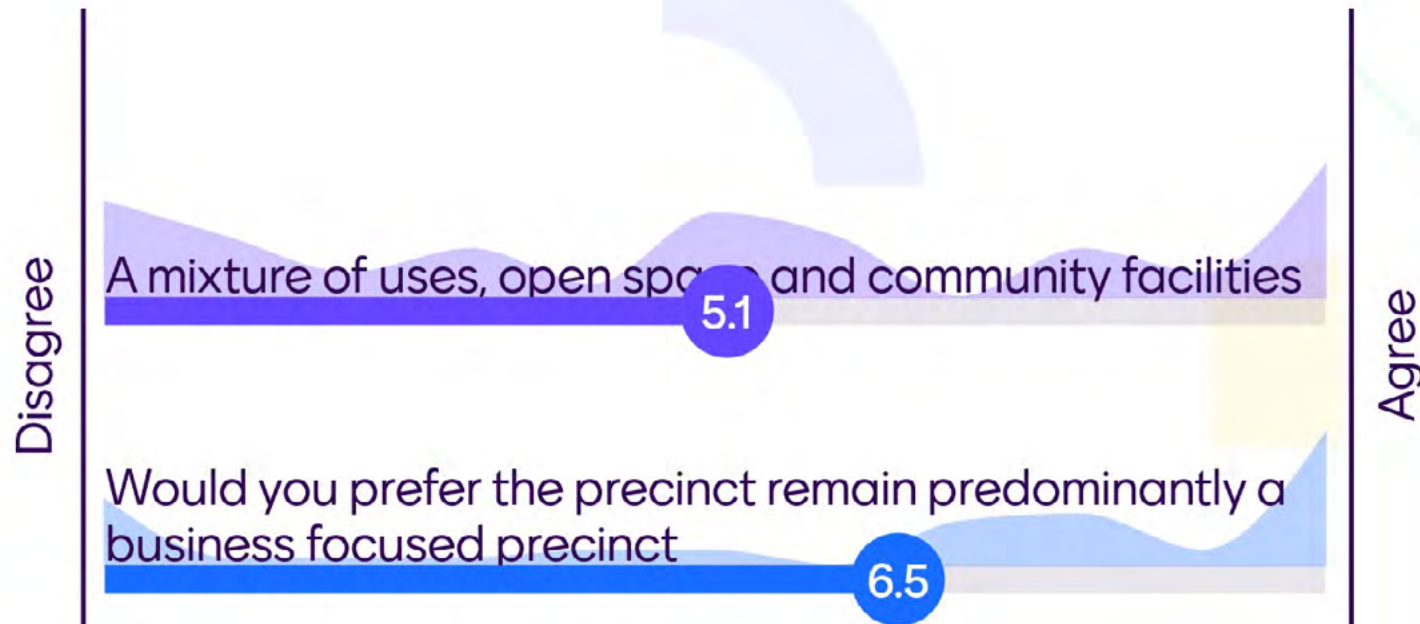
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Would you like to see...

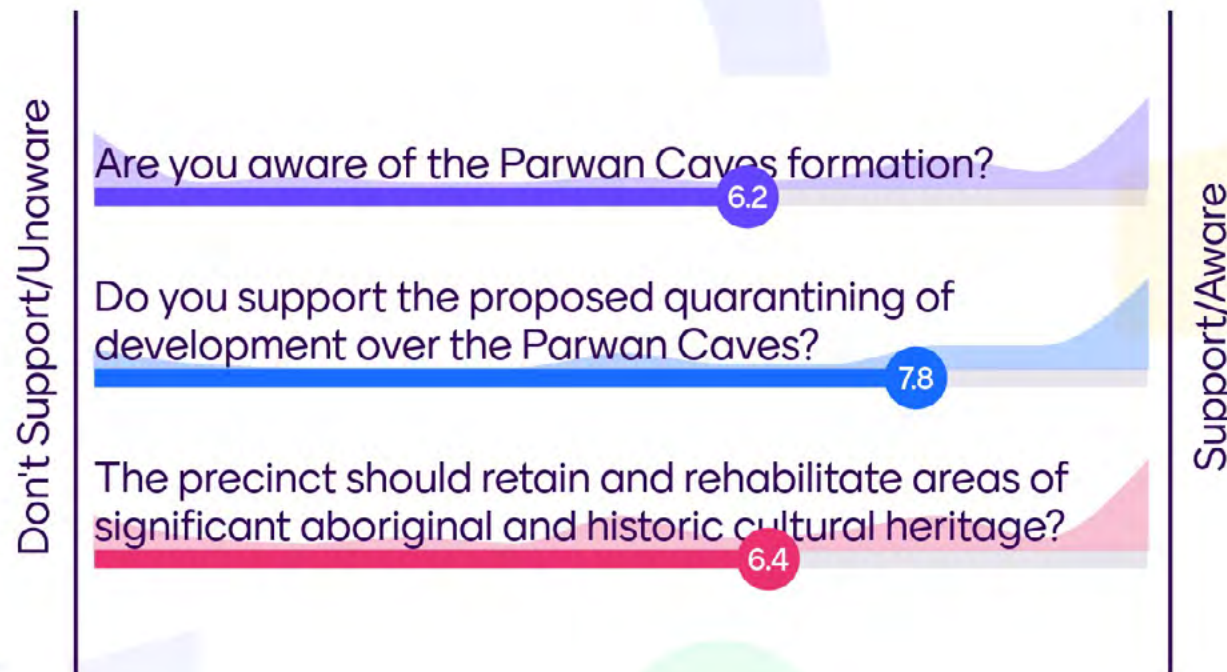
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Theme 2: Heritage, environment, and buffers

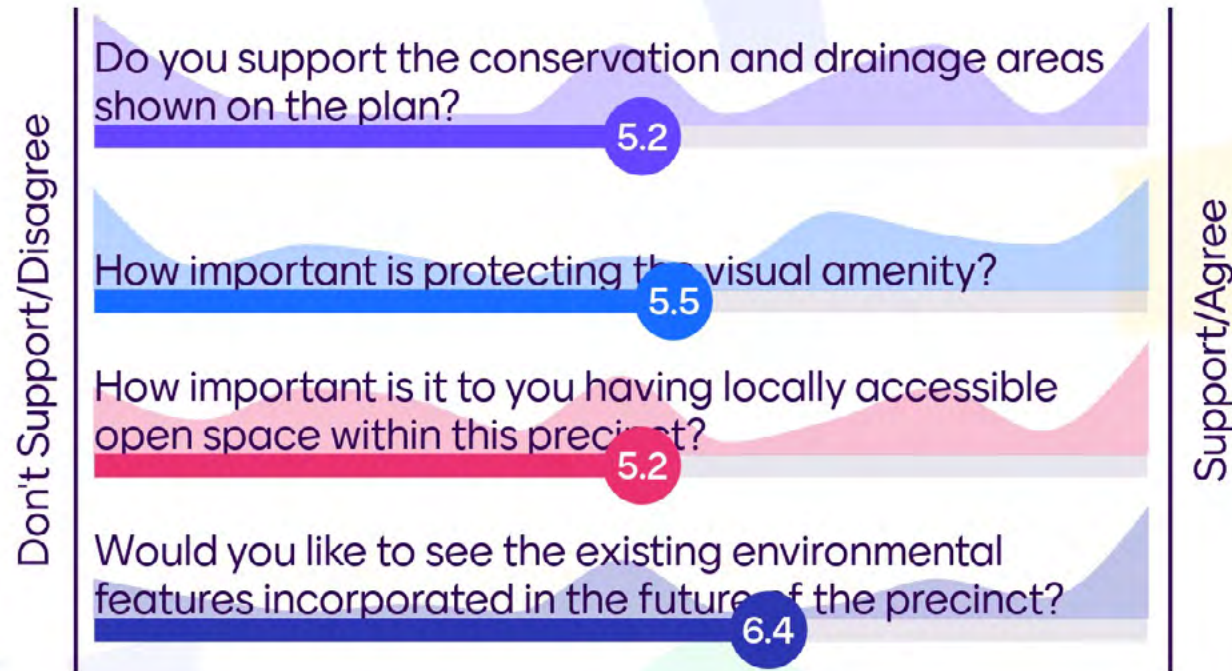
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Theme 2: Heritage, environment, and interfaces

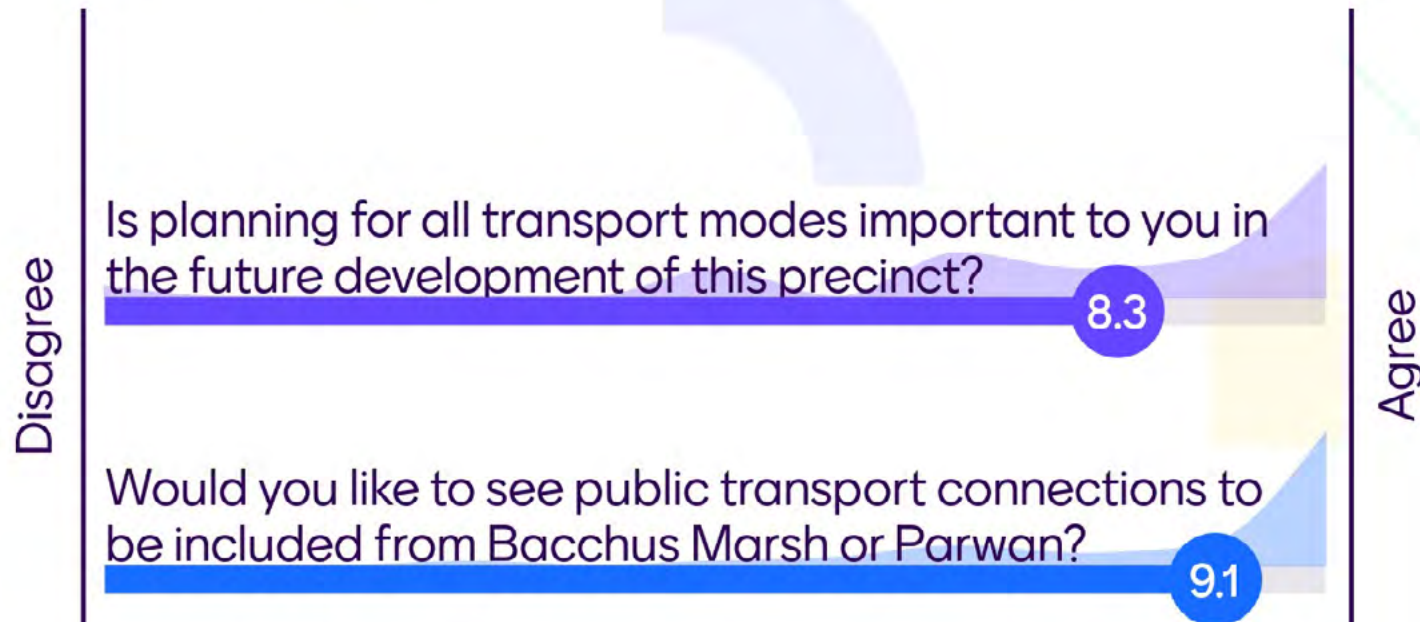
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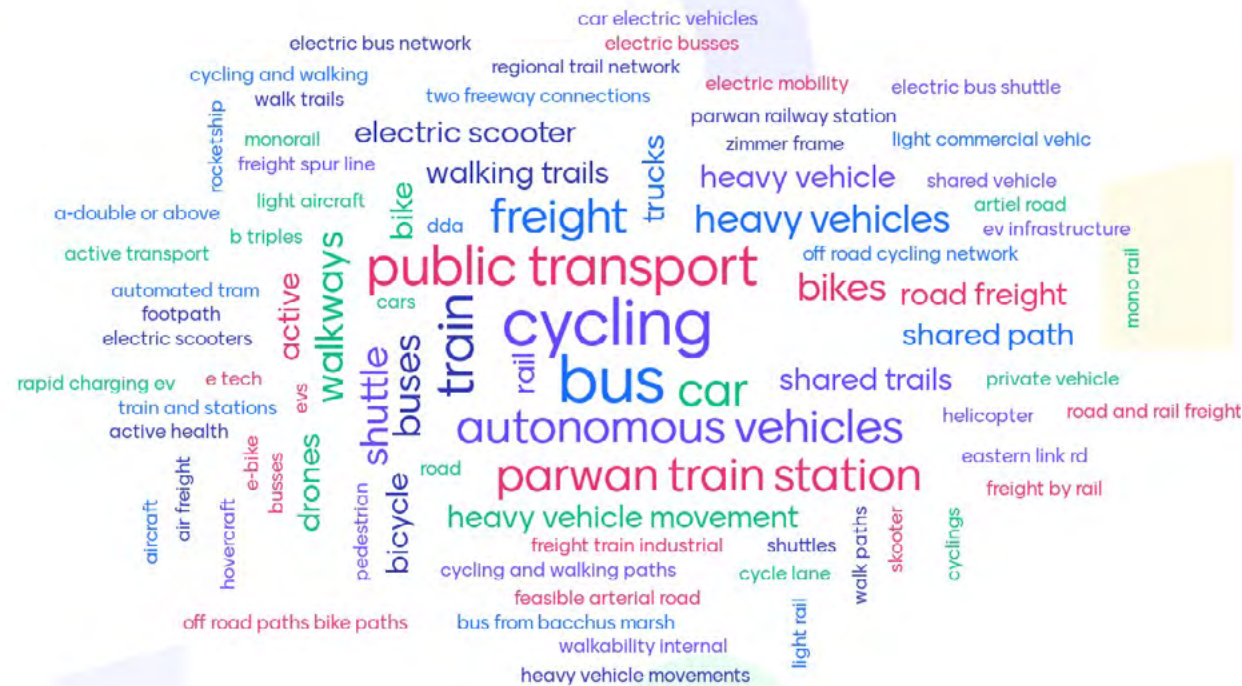


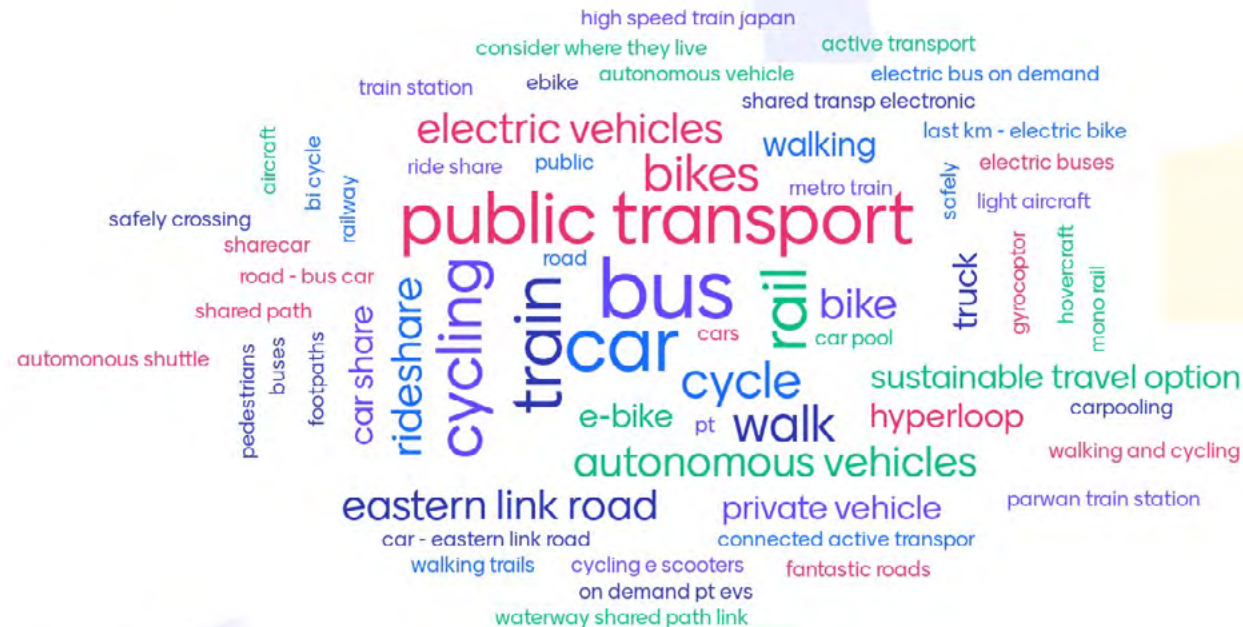
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Theme 3: Transport and movement

Mentimeter

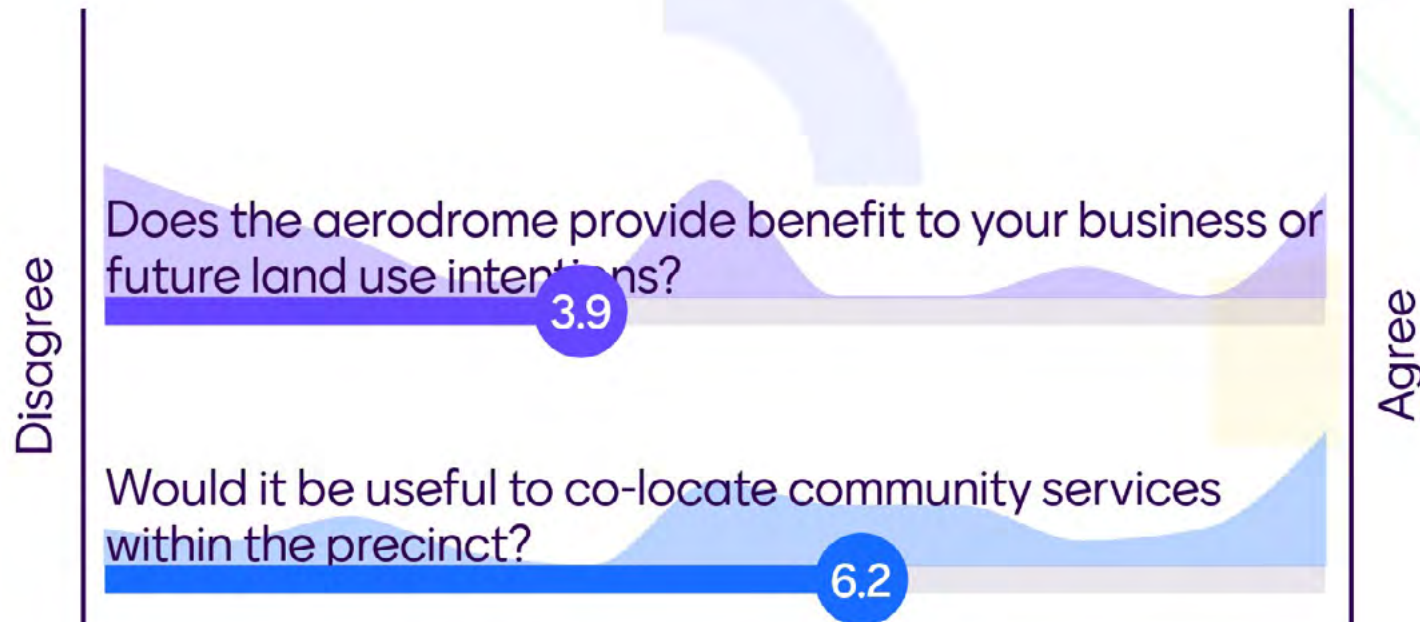


 Mentimeter

 Mentimeter

Theme 4: Utilities and services

Mentimeter



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 Mentimeter

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