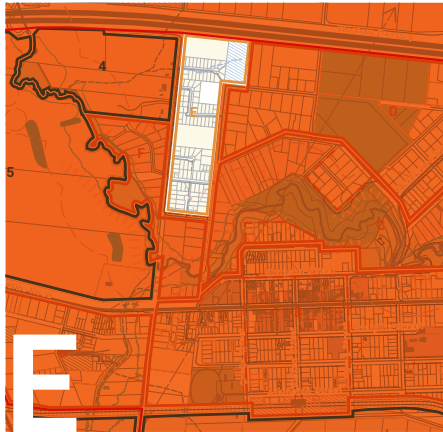
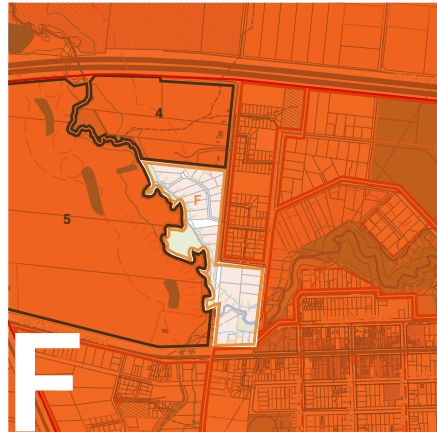


TABLE 03 DESIGN OBJECTIVES FOR ESTABLISHED Precincts



Precinct E

- This Precinct will maintain a streetscape rhythm of detached dwellings set behind landscaped front gardens.
- Built form to side boundaries will generally be avoided and garages/carports will not visually dominate dwellings or streetscapes.
- Built form and hard surfaces should not dominate the site.
- Increasing canopy tree cover within lots will assist in improving the landscape within the Precinct, while also achieving a balance between open space and built form.
- No front fencing or otherwise low scale timber post and rail fencing is encouraged.
- Built form of a modest scale that is sympathetic to the existing character of the Precinct is encouraged, however innovative and unique built form that enhances the character of the Precinct will be considered.



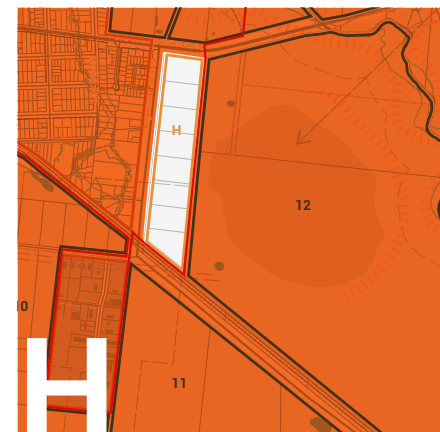
Precinct F

- This Precinct will maintain the open and spacious character through large lots that are occupied by single dwellings, wide frontages and substantial setbacks around the dwellings.
- Built form will continue to occupy a low proportion of the site and dwellings will stand in expansive grounds, where openness, landscaping and vegetation will dominate.
- Built form will complement and preserve the natural characteristics, including the use of muted colours and tones that blend with the existing landscape.
- No front fencing or otherwise low scale timber post and rail or rural wire fencing is encouraged.
- Carports, garages and outbuildings should not dominate the streetscape and are encouraged to be located to the side or rear of the dwelling.



Precinct G

- For lots located around the periphery of the Precinct new development should:
 - continue to maintain the open and spacious character through retaining large lots that are occupied by single dwellings, wide frontages and substantial setbacks;
 - continue to occupy a low portion of the site to allow dwellings to stand in expansive grounds, where openness, landscaping and vegetation dominates;
 - include built form that is generally of a scale similar to existing development, however innovative and unique built form that enhances the Precinct is encouraged.
 - include no front fencing or otherwise low scale timber post and rail or rural wire fencing; and
 - ensure carports, garages and outbuildings do not dominate the streetscape and are located to the side or rear of the dwelling.



Precinct H

- Continue as business as usual.
- No further intensification should be supported.
- Retaining lifestyle properties at the periphery of the town is considered appropriate and should be retained.

4.2.4 Growth Precincts

To accommodate a growing Ballan, *Ballan Strategic Directions* acknowledges the importance of providing opportunities to accommodate projected population growth through a range of infill and greenfield development opportunities.

New growth, if planned for holistically has the potential to deliver positive outcomes for Ballan and the community which would not be possible, or difficult to realise, without clear strategic direction. Growth can also fund or deliver Ballan a range of services and infrastructure that would otherwise not be possible.

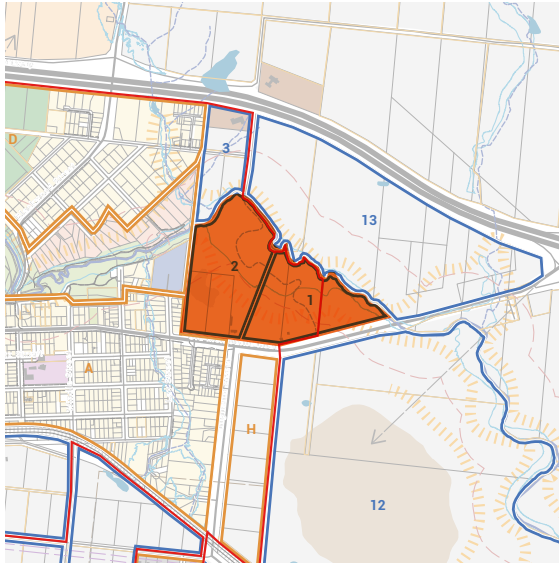
As previously identified it is projected that Ballan's population will increase by approximately 2,943 residents to 2041 (117 residents per year) which will require a demand for approximately 45 dwellings a year (based on a household size of 2.6 persons). To 2041 it is projected there will be a demand for approximately 1,125 new dwellings. With development in regional growth areas, generally averaging 10-15 dwellings per hectare, to accommodate the projected growth approximately 125 hectares of developable residential land to 2041 will be required.

While the established areas have the ability to accommodate some of the projected growth, greenfield development is expected to be the dominant form of development. In this context, it is important to ensure that Ballan has enough land identified to meet the projected demands.

Ballan Strategic Directions builds on other strategic work that has been carried out for the town including the existing Ballan Framework Plan that is incorporated into the Moorabool Planning Scheme.

Ballan Strategic Directions identifies a number of Precincts to accommodate the projected growth, however most Precincts will be subject to a future rezoning process. It is important that consideration is given to the timing of the rezoning's of each Precinct, as the Precincts contain land supply that is likely to exceed the projected growth to 2041. With all growth Precincts located on the periphery of the existing town, providing strategic direction in regards to the roll out of growth is critical to ensure infrastructure and services are delivered in a timely and sustainable manner. A detailed analysis of each Precinct has been undertaken that:

- > identifies development consideration/opportunities;
- > sets out a suite of pre conditions for rezoning and/or development of the Precinct.
- > includes a high level concept plan demonstrating how the Precinct should be developed in the future; and
- > projects timings as to when the Precincts should be developed. **Figure 09** also sets out the proposed timings for the development of the growth Precincts.



Precincts 1 & 2: Eastern Growth Precinct

Development considerations/opportunities

- > Potential to extend the Werribee River open space network and retain significant landform (escarpment and high point) in open space.
- > Opportunity for an open space node.
- > Key views across the valley.
- > Management of access to Old Melbourne Road in particular due to level differences.
- > Management of interface to cemetery.
- > Management of connections to Old Melbourne Road and Gosling Street.
- > Transition of densities with the rural interface.
- > Protection and enhancement of vegetation along Old Melbourne Road.
- > Management of escarpment in a development context.
- > Visual impacts on the eastern gateway.
- > Impacts on the Werribee River and its environs.
- > Ability to create a transition from existing development to the west.
- > Management of areas subject to inundation.

Context

This Precinct forms part of the eastern gateway to Ballan on the northern side of Old Melbourne Road and therefore it is important to ensure that any development does not negatively impact on the gateway. The Precinct has the ability to significantly enhance the existing open space network along with the Werribee River and is currently one of the identified missing links within the network.

This Precinct provides a unique opportunity to continue the open space network along the Werribee River to Old Melbourne Road, while also assisting in the delivery of the 'structural loop' (see **Figure 16**).

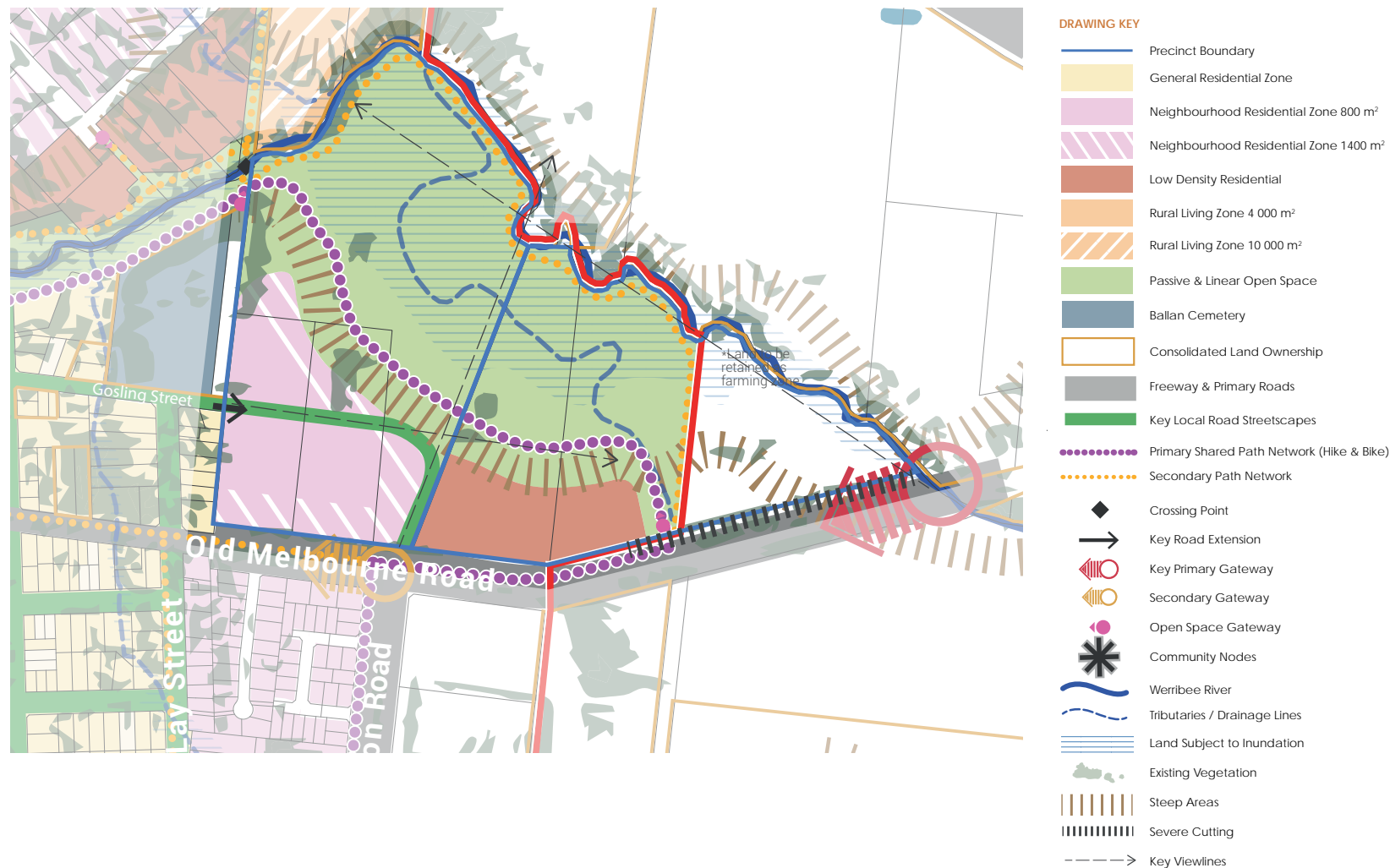
Appropriate development of the site will act as a transition from rural to residential uses through the development of the Precinct at lower densities while also creating significant open space opportunities that will benefit existing and future residents of Ballan.

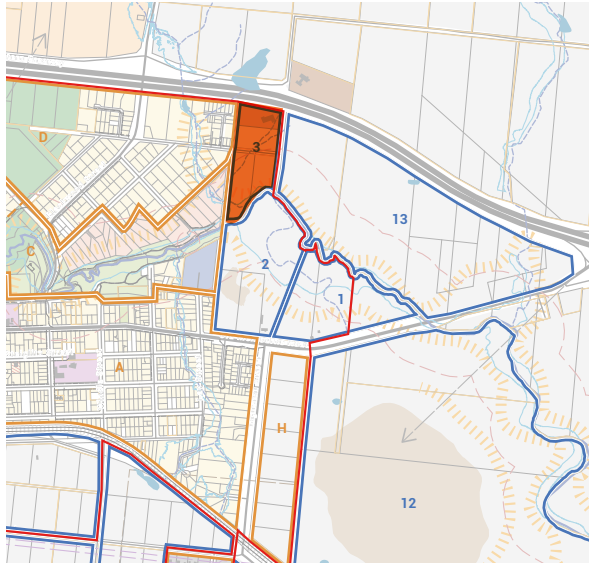
Development Pre-conditions

Ballan Strategic Directions recognises and supports delivery of this Precinct in the **short - medium term** subject to the following pre-conditions:

- > Streetscapes in keeping with the character of the established areas.
- > Extend Gosling St at the same reserve width connecting back to Old Melbourne Road.
- > Ensure there is a road edge between open space and residential development.
- > Ensure lots front Old Melbourne Road and the extension of Gosling Street.
- > Create a view line and relationship to the creek from Old Melbourne Road.
- > Protect existing vegetation through appropriate siting of roads, dwellings and crossovers.
- > Staggered building envelopes required for each lot with a frontage to Old Melbourne Road to ensure appropriate siting of dwellings with generous front and side setbacks while allowing for substantial landscaping opportunities.
- > Fencing to be an open style fencing as an interface to Old Melbourne Road and open space.
- > The protection of the gateway through larger residential lots.
- > Demonstrated ability to be serviced.
- > That the extension of the Werribee River linear open space (including shared path network) to Old Melbourne Road is delivered as part of the development of the Precinct.
- > That Precinct 2 is developed prior to or in conjunction with Precinct 1 to ensure there is no break in the urban form.
- > The tributary / drainage line that extends along the eastern boundary of Precinct 1 should be accommodated within open space that extends towards Old Melbourne Road that is a minimum of 30 metres wide. Topography should ultimately define the extent and width of this green link.
- > A four way intersection at Old Melbourne Road and Ingliston Street (without a roundabout) to continue the original grid layout, or if this cannot be achieved consider the staggering of the intersection.
- > The embankment should continue to form the edge of development in Precinct 1. The lots should be setback from the edge of the embankment a minimum of 10m to allow service/ maintenance access.
- > Minimum lot frontages required for lots that front Old Melbourne Road to ensure these lots provide a transition from farming to residential land. The frontages on Precinct 1 lots should be a minimum of 40 metres and Precinct 2 a minimum of 30 metres.
- > Land to be rezoned Low Density Residential Zone for lots in Precinct 1.
- > Land in Precinct 2 to be rezoned Neighbourhood Residential Zone with a minimum lot size of 1400sqm for lots that have a frontage to Old Melbourne Road and the open space network. Land that is internal to the Precinct to be rezoned Neighbourhood Residential Zone with a minimum size of 800sqm.
- > As part of a proponent led Planning Scheme Amendment to rezone the land apply a Development Plan Overlay or enter into a Section 173 Agreement which at a minimum includes the identified pre conditions.
- > Development to be generally in accordance with **Figure 10** unless as a result of background studies for the Precinct there is a requirement for modifications due to site constraints eg biodiversity, cultural heritage, drainage etc.
- > Demonstrates the ability to achieve the opportunities identified for the Precinct and address the considerations.
- > The most eastern portion of Precinct 1 (eastern side of drainage line/tributary) to remain as Farming Zone
- > A minimum 20m wide corridor along the Werribee River. Any further encroachment is discouraged in accordance with Melbourne Water requirements.

FIGURE 10 EASTERN GROWTH Precinct - PrecinctS 1 & 2 CONCEPT





Precinct 3

Development considerations/opportunities

- > Interface with service station.
- > Myrtle Grove Road extends into the Precinct as an unsealed road.
- > Escarpment makes southern portion of site undevelopable.
- > Hall Street reserve provides opportunity to connect through to Myrtle Grove Road.
- > Opportunity to connect into open space network along river.

Context

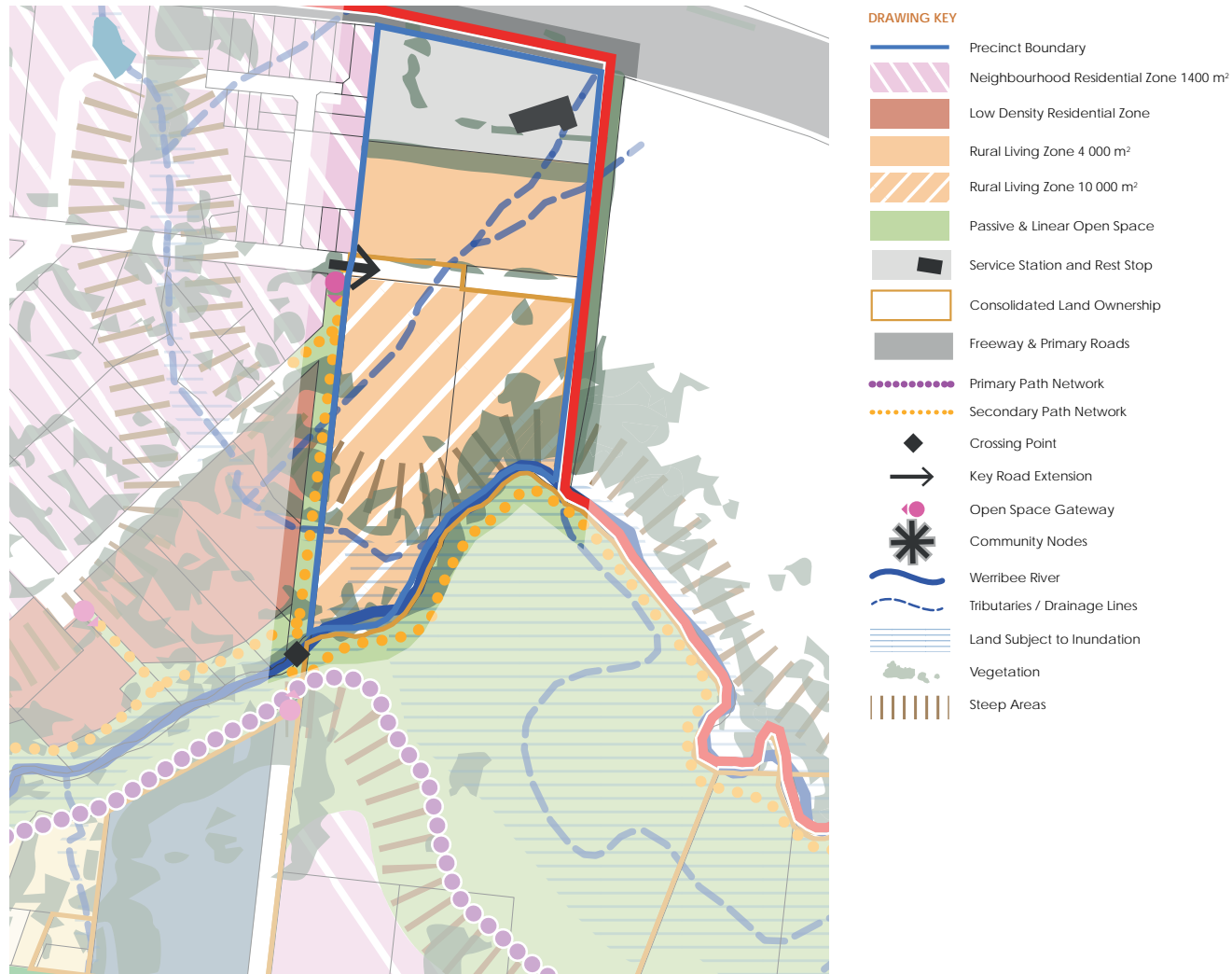
This is a small Precinct on the periphery of the eastern settlement boundary. With the location of the Precinct behind the service station on the Western Freeway, development of this Precinct will have minimal impact on the eastern gateway and provides a logical eastern settlement boundary.

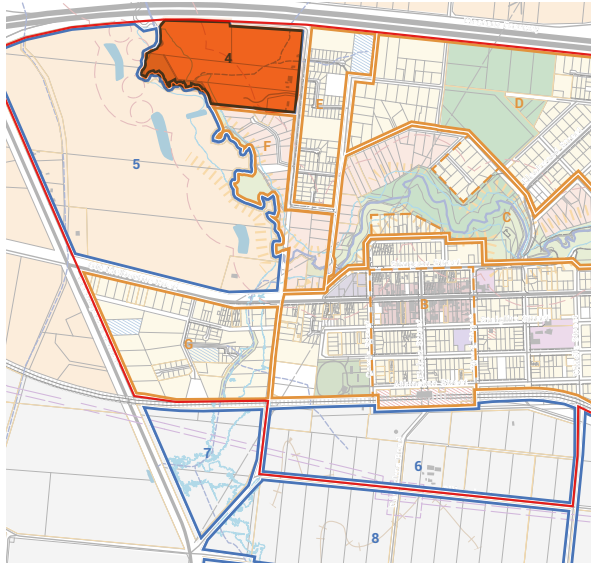
Development Pre-conditions

Ballan Strategic Directions recognises and supports the delivery of this Precinct in the **short-medium term** subject to the following pre-conditions:

- > Wider road reserves in keeping with the character of the established areas streetscapes.
- > Extension of Myrtle Grove Road as the key road network.
- > Development to back on to the service station with a minimum lot size of 4000sqm and rezoned Rural Living Zone.
- > Larger residential allotments abutting the river with building envelopes required to ensure dwellings are appropriately sited including ensuring there are no dwellings on the escarpment and rezoned Rural Living Zone with a minimum lot size of 10,000sqm.
- > If practical, provide a link to the linear open space network along the river.
- > Demonstrated ability to be serviced.
- > Development to be generally in accordance with **Figure 11**.
- > Demonstrates the ability to achieve the opportunities identified for the Precinct and address the consideration.
- > A minimum 20m wide corridor along the Werribee River. Any further encroachment is discouraged in accordance with Melbourne Water requirements.
- > Enter into a Section 173 Agreement as part of the rezoning process to ensure the Precinct is developed in accordance with the pre-conditions.

FIGURE 11 Precinct 3 CONCEPT





Precinct 4

Development considerations/opportunities

- > Potential to connect into the open space network that will be delivered as part of the western Precinct (Precinct 5).
- > High visual exposure from the Western Freeway.
- > Fragmented land ownership.

Context

This is a small Precinct bounded by the Western Freeway, Werribee River, Hogans Road and low density residential development to the south. With the Precinct located on the periphery of the settlement boundary it is important the Precinct performs a transitional role to more intensified residential development.

Development Pre-conditions

Ballan Strategic Directions recognises and supports the delivery of this Precinct in the **short-medium term** subject to the following pre-conditions:

- > Wider road reserves in keeping with the character of the established areas streetscapes.
- > Develop with a loop road to ensure a high level of connectivity is retained within the Precinct. This will require consolidation of the two northern parcels of land.
- > Ensure fencing backing onto the river is of a rural style.
- > Ensure the interface with the Western Freeway is landscaped to assist with screening the Freeway from development.

- > Ensure the development contributes to and enhances the open space network along the Werribee River.
- > Larger residential allotments abutting the river and the Western Freeway retain their existing zoning of Rural Living Zone, however with a minimum lot size of 10,000sqm.
- > For the balance of the lots retain the existing zoning of Rural Living Zone, with a minimum lot size of 4000sqm.
- > Demonstrated ability to be serviced.
- > Development to be generally in accordance with **Figure 12**.
- > Demonstrates the ability to achieve the opportunities identified for the Precinct and address the considerations.
- > A minimum 20m wide corridor along the Werribee River. Any further encroachment is discouraged in accordance with Melbourne Water requirements.
- > Enter into a Section 173 Agreement as part of the rezoning process to ensure the Precinct is developed in accordance with the pre-conditions.

FIGURE 12 Precinct 4 CONCEPT

