

Attachment - Item 7.1(a)

No	Name	Issues	Response	Recommended Change to the Plan
1	Tina Jackson	<p>1.No further development in Ballan.</p> <p>2. Pedestrian bridge at Jopling St over the River</p>	<p>1. Development can occur regardless of the BSP. BSP is a way to guide this.</p> <p>2. Pedestrian bridge is better addressed through the tracks and trails process and would need to be subject to the allocation of separate budget.</p>	No change
2a	John Kowarsky	<p>1. Structure Plan should recognise environmental values of Werribee River Corridor more.</p> <p>2. A large buffer be created with an overlay or similar to protect the corridor.</p>	<p>1. Structure Plan already proposed a 100m buffer from the river for new residential subdivisions.</p> <p>2. Environmental significance of river is recognised in the structure plan and a number of initiatives are proposed.</p> <p>3. There is an existing ESO applied to the river corridor.</p>	No change
2b	John Kowarsky	<p>1. The area north of the river should remain residential 1 zone to allow more infill and not expand the township boundary.</p> <p>2. Areas designated for DPO investigation areas should be designated as well designed infill instead.</p> <p>3. The BSP does not take into account the existing 120 dwelling approved development on the west of town.</p> <p>4. Does not consider an area south of the railway adjoining Old Geelong Road as an area of urban investigation however is in current planning scheme.</p> <p>5. The BSP should extend the residential investigation area further south than currently marked.</p> <p>6. Population projections may not be sustainable for the township.</p> <p>7. The BSP does not adequately recognise the ecological values needing protection around the Werribee River and Valley.</p> <p>8. The BSP does not take into account the significant landscape values of the land proposed to be residential in the west.</p> <p>9. The area west is current productive agricultural land which is not taken into account.</p> <p>10. If the area west is developed a rural living area buffer should be applied to the river corridor area.</p> <p>11. Proper protection of the trees and landscape values of no. 400 Old Melbourne Road should be included for any future development.</p>	<p>1. The area north of the river has limited access, current services, is located away from the town centre and is majority zoned for LDRZ. 2. The DPO is to be applied to two different areas. One schedule will be for areas already zoned Residential 1 Zone and the other for future urban areas.</p> <p>3. Existing development was considered in the land supply projections.</p> <p>4 & 5. Investigation area to the south may expanded in the final BSP with consideration to be given to the buffer to the approved wind farm.</p> <p>6. Ballan is identified for growth within the Regional Growth Plan and has a range of higher order services.</p> <p>7. The BSP recognises the environmental values of the Werribee River and how they would be enhanced in any future rezoning process.</p> <p>8. The SWLS did not identify the Werribee River as a significant landscape for a SLO. The BSP outlines a range of landscape issues to be addressed in any future rezoning in this area.</p> <p>9. The area to the west has been identified within the planning scheme for future growth. It is not highly productive agricultural land, such as the Bacchus Marsh River Flats, where transition from agricultural uses is discouraged.</p> <p>10. A no building buffer is proposed to be determined based on corridor function; open space and hard edges. This is described in the implementation chapter in relation to a future rezoning proposal and DPO schedule to apply to the Western Growth area. The Ballan Structure Plan does not propose to rezone the land but to provide guidance as to the issues that need to be considered and the design, layout and function expectations to be responded to.</p> <p>11. This property may have some heritage significance and will be investigated and mentioned in the DPO for the western corridor.</p>	No change.
2c	John Kowarsky	<p>1. In relation to the draft Regional Growth Plan it suggests that growth could occur south or west of the township. Not both.</p> <p>2. Growth should occur to the south not west as the community wishes.</p>	<p>1. The wording in the Draft Regional Growth Plan depending on how its interpreted does not preclude either or both west and south being developed. The RGP includes Ballan as a major centre where continued growth is envisaged.</p> <p>2. In the long term both corridors will be required in Ballan. The issues to be addressed by proponents in seeking to rezone land have been outlined in the structure plan for both corridors. Service Authorities have confirmed some issues with development in the southern corridor which would need to be addressed before rezoning.</p>	No change.

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3	Martin Sadikovski	1. Boundary of township in future should extend down to Kerrins Lane not Gillispies Lane.	1. The Structure Plan already suggests large areas to the south and west of the township for further growth. To extend further south will double the amount of possible residential growth for Ballan which is more than is required within the timeframe this Structure Plan envisages. However by suggesting in the structure plan that council is not opposed to further appropriate growth to Kerrins lane in the future may encourage a larger developer.	Include a larger area for inclusion in the southern growth corridor. Carefully match in regard to industrial and windfarm buffers.
4	Stephen Kelly	1. The maps are incorrect in regards to 15 Walsh Street and watercourses in a number of pages and do not follow the actual drainage lines.	1. The watercourses are from the topographic map as outlined on the GIS.	No change.
5	Dorothy McKenzie	1. A single storey philosophy in reference to the core centre 2. Drainage issues need to be addressed before further growth. The current system may not be able to cope with further growth.	1 Drainage is an issue at the time of development. The DPO's do include drainage as a key aspect. Council is currently investigating existing drainage in Ballan. 2. Already some reference to the single storey nature in 7.2.1 where for the Heritage Infill areas it states "Require low scale single storey dwellings that incorporate a landscape setting where possible.	No change.
6	Tor Roxburgh	1. Powerlines should go underground in town centre to allow street trees.2. No town square mapped on the map.3. Recommendations for soft and hardscape features in 4.2 is generic and will not enhance the character of the town.4. Issues with various guidelines for commercial areas in 7.2.1 in particular the need for verendahs, to require a 'modern' design and mid block carparking being a requirement.5. Issues with the various guidelines for Heritage Infill Areas in 7.2.1 and objects to the single storey limit, the excessive front setbacks, recessed upper storeys and separation between buildings.6. No mention of the arts within the structure plan.7. Growth to the south first rather than the west must be strengthened.	1. Council is lobbying Powercor to either bundle or put powerlines within the township underground. Council does not have the resources for widespread 'undergrounding' of power lines. New development requires undergrounding of power. 2. Delete any town square on maps and suggest that new developments in the town centre consider the development of a town square. 3. The treatment of soft and hardscapes within the township is appropriate and is a design concept not a final design. 4. The design concepts were discussed with urban designers and the community.	Refine references to Town Square. Keep reference in DDO for town centre.
7	Fraser Family C/o Beveridge Williams	1. Opposes any 'recreation reserve' on Balindyeapp as development is not appropriate as a 'gateway' site and proposed subdivision provides passive recreation areas already. 2. The site should be rezoned to Residential 1 Zone as part of the implementation of the Structure Plan.	1. Open space will need to be provided as part of any future subdivision of this area. Several possible locations for 'future recreation' are identified within the structure plan. 2. The western growth area does recommend that this is an area to be residential. A proposed Development Plan Overlay over the area also indicates the area is to be rezoned in the future.	No change.
8	Jessica Strawbridge	1. Growth must occur to the south not the west 2. Development to the west would impact on the amenity of the township, impact the rivers health, impact on the traffic movements and would not be a good thing for Ballan.	1. Proposal is to expand growth area to south however still keep western growth area as immediate growth area. 2. The Development Plan Overlay would be applied to any site to be rezoned and would require consideration of a range of environmental, infrastructure and amenity issues as have been discussed in the structure plan.	No change.
9	Peter Dickson	1. The retirement village proposed on the outskirts of Ballan will be a social and economic benefit to the township.	1. This is a site with an existing permit. It is outside the structure plan boundary.	No change.
10	Peter Hodgson	1. Area south should be developed and include a botanical park/aboretum. 2. If the western growth area is to be developed then a large area along the river should be put aside for a bicycle path. 3. Council land within the township should be put aside for town square or for hospital expansion.	1. Provision for parks will be mentioned in proposed DPO for southern area. An arboretum was not envisaged but this may be considered as part of an open space study. 2. Shared pathways along the Werribee River is a requirement in the western growth DPO. 3. Noted however not included in the structure plan – would require public acquisition overlay.	Consider an 'arboretum' function in an open space reserve or within the 'passive river' corridor.

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11	Powercor C/o Peter Yates	<p>1. Supports Structure plans guidance on bundling power cables and low trees under power lines.</p> <p>2. Suggest the structure plan should reference "Street Tree Management Plan Ballan" in the Structure Plan.</p>	<p>1. Street Tree protection is mentioned throughout the Structure Plan and will be part of any proposed Design and Development Overlays (DDO's) for the town centre.</p>	No Change.
12	Mike Vale	<p>1. That further growth should be south of Railway Line and not to the west.</p> <p>2. Growth to the west will impact traffic movements within Ballan. Growth in the south less so.</p> <p>3. Growth to the west 'Fraser land' will impact the landscape qualities of Ballan and the townships sense of space were as growth to the south will not.</p>	<p>1. Both growth corridors will be required in the longer term. Sequence of development will depend on proponents addressing the identified strategic and infrastructure issues to support a planning scheme amendment process.</p> <p>2. Landscape / environment corridors and plantings are envisaged as part of any future rezoning of either corridor.</p>	Expand structure plan area to the south.
13	Denise & Anthony Dudley	<p>1. Supports urban growth to the south planned in the Structure Plan.</p> <p>2. Objects to the area marked as "protect from residential density" in 6.5 of the Structure Plan.</p> <p>3. No industrial 3 zone proposed so why in plan (pg51). Could be included along Daylesford /Geelong Road</p> <p>4. Ballan Structure Plan has a chance to protect and nurture the river, make it accessible to all residents and provide adequate buffers to protect it in the future.</p>	<p>1. Both growth corridors will be required in the longer term. Sequence of development will depend on proponents addressing the identified strategic and infrastructure issues to support a planning scheme amendment process.</p> <p>2.The sensitive use area relates to the requirements of clause 17.02. State policy is clear on the need to protect existing industrial areas, including from encroachment of 'sensitive uses'. Rezoning from Farming to Residential would be contrary to this policy.</p> <p>3. Page 51 (actually 52) relates to the key planning tools. The industrial area in Ballan is currently zoned Industrial 2 or "manufacturing industries and storage facilities that require a substantial <u>threshold distance</u> within the core of the zone. Industrial 1 (manufacturing industry, the storage and distribution of goods and associated uses in a manner which does not affect the safety and amenity of local communities) for the core uses that require a buffer and Industrial 3 (provide a buffer between the Industrial 1 Zone or Industrial 2 Zone and local communities) for areas between the core industry and residential areas would allow for industrial development with less potential for impact on residential uses.</p> <p>4. A key focus of the Ballan Structure Plan is achieving a linear open space corridor along the Werribee River.</p>	<p>Expand structure plan area to the south.</p> <p>Clarify Industrial recommendations in the discussion.</p>
14	Les Martin C/o Ballan Golf Course	<p>1. Golf Club committee needs to be consulted on any changes to Werribee River Corridor.</p> <p>2. Acknowledgement that the Golf Club is an authority in managing the River Corridor.</p> <p>3. Drainage issues already exist throughout Ballan and this needs to be fixed before future growth.</p>	<p>1. Initial community consultation and a landscape plan promoted a bicycle / pedestrian path along the both sides of the Werribee River. Inspection of the central portion identified that this was not achievable on the north bank due to slope and ownership nor on the south bank due to public safety (fairways). The Ballan Structure Plan shows that shared pathways diverge from the river corridors in this section.</p> <p>2. The Golf Club is the a Committee of Management for the reserve and can be added to the list of reserve managers.</p> <p>3. There is currently a study looking at existing drainage in Ballan. Future development is required to maintain pre-existing flows as a result of development.</p>	<p>Better reference shared pathway augmentation (6.6) in Werribee River Corridor (6.4) .</p> <p>Include the Golf Club in 4.3.</p>
15	Eileen Logan	<p>1. Objects to the north of the river being rezoned LDRZ. As most of Hogan/Spencer Roads from the freeway down to Densley Street has already been subdivided I am hoping you have not included the remaining three properties in this change. It would be very unfair to the owners of these properties who may have made plans of subdivision for the future.</p>	<p>The area north of the river has limited access, current services, is located away from the town centre and a majority of the area is already zoned LDRZ. The Residential 1 Zone has not delivered the type of development envisaged when this land was rezoned originally. The nature of traffic access points to the area raises question of public safety if the area was developed to 15 dwellings per hectare.</p> <p>Any future rezoning of the land to LDRZ would be subject to a planning</p>	<p>Identify this site for the application of the Neighbourhood Residential Zone and the application of a DDO to include a minimum subdivision size in the structure plan elements and implementation plan.</p>

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			<p>scheme amendment process including the ability to make a submission and have that submission considered by a Panel.</p> <p>The new suite of residential zones may offer a solution to this site. The use of the Neighbourhood Residential zone in concert with a Design and Development overlay with a minimum lot size of 700m² for NRZ zoned land.</p>	
16	Marylin Rister	<ol style="list-style-type: none"> 1. Land should be developed south not west. 2. More bike/walking tracks throughout the town. 3. Protection of the river corridor and its wildlife. 4. No building near the freeway due to noise pollution. 5. All blocks should be a quarter an acre so there is room for trees. 6. Tree protection within the township – should be illegal to denude sites before sale. 7. Do not turn Ballan into another Bacchus Marsh 	<ol style="list-style-type: none"> 1. Both growth corridors will be required in the longer term. Sequence of development will depend on proponents addressing the identified strategic and infrastructure issues to support a planning scheme amendment process. 2. The Ballan Structure Plan has identified opportunities for improved paths. 3. The river corridor is currently within an Environmental Significance Overlay. The Ballan Structure Plan proposes to add to the existing control by outlining how public ownership of the river corridor can be facilitated and how revegetation can occur. 4. Development approval processes address noise impact from road and rail. 5. There are few 1000m² blocks existing in Ballan. The proposal for north of the river is a minimum of 750m². Careful application of the new residential zones should provide opportunity for a range of lot sizes. State Policy encourages an average density of 15 dwellings per hectare. Rescode requires the consideration of vegetation that has been removed within 12 months of development application being made. 	Strengthen acoustic reports for future rezoning in both corridors.
17	Daniel Tucci c/o APA Group	<p>APA will not allow road construction within the transmission pipeline easements parallel to the pipeline. APA also seeks to minimise construction work in the easements to reduce the likelihood of excavations impacting upon the pipelines and potentially causing damage to the pipelines.</p> <p>High pressure gas transmission pipelines have the potential to cause catastrophic damage in the case of a rupture where the gas ignites. APA constantly monitors and maintains these pipelines to ensure their integrity. The likelihood of a catastrophic incident is highly unlikely.</p> <p>APA's position is supported by a range of legislation and development control rights and APA acknowledges that the Ballan Draft PSP broadly applies these principles.</p> <p>We understand that the predominant land use within the 4.7kW/m² zone of the gas pipeline in the Ballan Draft PSP is likely to be residential land. Conventional and medium density residential land in the Ballan Draft PSP context within the 4.7kW/m² zone may not be considered in AS2885 as a "T2" high density and "Sensitive" land use by APA, and therefore there is no conflict. Residential is defined in AS2885 as:</p> <p>"Residential applies where multiple dwellings exist in proximity to each other and dwellings are served by common public utilities. Residential includes areas of land with public infrastructure serving the residential use; roads, railways, recreational areas, camping grounds/caravan parks, suburban parks, small strip shopping centres. Residential land use may include isolated higher density areas provided they are not more than 10% of the land use. Land used for other purposes but</p>	<p>The Structure Plan in its implementation phase includes the pipeline issues within the proposed Development Plan Overlay. The Gas Pipeline will impact on how development happens and potential densities and is an issue to be investigated as part of any future rezoning submission.</p> <p>If council extends growth area further south will allow more land for development without interference of the pipeline.</p>	Clearly include in any guidance for future rezoning of Southern Corridor.

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		with similar population density shall be assigned Residential location class.” (Section 4.3.4[c]of Australian Standard AS2885). However, there could be possible conflicts if the location or isolated high density area land uses as described in the Ballan Draft PSP within the 4.7kW/m ² zone were to increase to more than the 10% of the developed land use and therefore APA would in that case request that “T2” high density and “Sensitive” is relocated preferably to a position located 215 m and not within 130 m from the edge of this pipeline’s easements.		
18	Rachel Carney c/o Department of Primary Industries	1. Supports APA's submission and highlights the restriction of any sensitive use within 215 metres of the pipeline 2. Identifies that Clause 19.03-6 requires protection of existing pipelines from further encroachment by residential development or other sensitive uses.	The Structure Plan in its implementation phase includes the pipeline issues within the proposed Development Plan Overlay. The Gas Pipeline will impact on how development happens and potential densities and is an issue to be investigated as part of any future rezoning submission.	No change.
19	Julie Lancashire C/o Urban Design and Management	1. Submits that the site 166 Old Melbourne Road, Ballan should be part of the Structure Plan and looked at for a further investigation area for development due to its location. 2. Does not agree to have a large portion of the site earmarked for 'parks and recreation' as in the Map in 4.3	1. This is rejected in that this area has many environmental issues with the Werribee River and that adequate land supply already exists in the west and south. 2. There was desire within the community for a riverside connection. Although this site was ‘outside’ the structure plan boundary there is some merit in considering how this end could be achieved. Map 4.3 could only be achieved if the structure plan was extended and some form of rezoning / development was considered suitable in the future, which would be in line with the submission. It would allow the extension of public access to the river and mirror the development edge to the south of Inglis Street. The land is screened from the Ballan road by the existing Cyprus plantings and due to the topography the area is relatively screened from the eastern entry into Ballan.	Identify potential future expansion of the town subject to landscaping and other requirements. (see concept testing document)
20	John Gregurke C/o Birdlife Ballarat	The Werribee River corridor, in particular the section immediately south of the Wester Freeway, requires adequate buffer zones to ensure: “ Preservation of landscape values of the Werribee River valley. “ Protect and enhance the biodiversity values of the River corridor. “ Provide habitat for iconic species such as Platypus and threatened species including Latham’s Snipe.	The Werribee River is in an environmental significance overlay. The Structure Plan envisages public ownership and revegetation of the river corridor. Future rezoning of the Western Growth corridor would be subject to detailed flora and fauna studies.	No change

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21	Maree McNeily c/o Department of Transport, Planning and Infrastructure	<p>1. Critical of Urban Growth to the south due to Gas Pipeline issues, connection and possible need for upgrades over train lines, possibly physically disconnect the community.</p> <p>2. For the reasons described prefers the western area for any 'greenfield' development. Issues such as landscape and gateway issues can be overcome with appropriate controls.</p> <p>3. Concern that any blanket Heritage Overlay or Design and Development Overlay over the township will have an impact on the ability for medium density development to occur in the core centre.</p> <p>4. Any new development to have a 15 dwellings per hectare. Strongly discourages the policy of low level infill for heritage core.</p> <p>5. Disagrees with rezoning north of the River Low Density Residential Zone (LDRZ) instead improve access etc for this area.</p> <p>6. Agrees with an increase of shared pathways. Suggests a way finding strategy. Disagrees with the boulevard approach for new development.</p> <p>7. Implementation section of the Structure Plan needs to be clearer including short term, medium term and long term planning.</p>	<p>1. Council is aware of all the issues of any development occurring south. For this reason any development occurring in the south requires a large development to be able to fund the needed infrastructure upgrades.</p> <p>2. Council is indicating the west will supply the greenfield development in the short to medium term. The structure plan identifies issues including landscaping to be considered as part of any future rezoning proposal.</p> <p>3. The proposed heritage and design controls should not prohibit medium density development. The Structure Plan encourages well designed and respectful infill development to provide a diversity of housing options.</p> <p>4. Ballan is a rural service town. The changes to the residential zones indicates that the Government supports diversity of housing types. The Structure Plan envisages providing a range of housing types, character and lot sizes across the Ballan township. Ballan was subdivided into 5 main categories: Commercial Core; original town settlement; north Ballan; developing Residential 1 areas and growth areas. An approach tailored to the vision for that typology and responding to site issues was indicated in the Structure Plan and will be the basis for the application of the new zones and the exhibition of future controls.</p> <p>5. A large portion of this land is zoned LDRZ already. The basis of this rezoning was not the Residential 1 Zone translation which was applied with the approval of the NPS1 scheme. The area is suited for the Neighbourhood Residential Zone with a minimum lot size trigger. The existing physical infrastructure in the area is poor and the river crossing points provide issues regarding increased density in this area.</p> <p>6. The large road reserves and tree plantings are recognised as the valued character of Ballan.</p> <p>7. Noted.</p>	<p>The final structure plan will contain the key land use directions and how they are to be implemented. Material on community consultation will from a background document.</p>
22	Richard Biden C/o Ballan Historical Society	<p>1. Western Growth Area site of historic homestead needs to be protected and marked with signage.</p> <p>2. Appropriate buffer around historic site and river corridor.</p> <p>3. More importance on the river corridor within the structure plan.</p>	<p>1 The historic homestead site is an archaeological area and as such is protected by the Heritage Act 1995. Heritage is one of the reports required to be prepared by a proponent prior to the consideration of a rezoning submission.</p> <p>2. The need to provide a river corridor is identified as an issue to be addressed by a proponent prior to the consideration of a rezoning submission.</p> <p>3. The Werribee River Corridor is a key element of the Structure Plan.</p>	<p>Individually identify 'Strategic Assessment Guideline' material to be provided in further letter.</p>
23	Gavin Cerini	<p>1. Supports John Kowarsky's submission</p> <p>2. Protection of the river is required including no building on floodplain, adequate wildlife corridor and adequate frontages.</p> <p>3. Use information from the 1980's Victorian State of the Rivers strategy.</p>	<p>1-3. The Werribee River Corridor is already protected via an Environmental Significance Overlay. The Ballan Structure Plan is a land use and development plan not a catchment plan. The Werribee River content reflects this land use focus by identifying how the riparian corridor can be protected and placed into public ownership which then allows revegetation and other processes to occur.</p>	<p>No change.</p>
24	Rose De la Cruz C/o Moorabool Environment Group	<p>1. MEG, want a sustainable future for our town. Sustainability involves environmental, social and economic sustainability. We feel the structure plan, as it reads, generally supports the aim of a sustainable future.</p> <p>2. We agree the "structure plan needs to address the planning system, be fiscally achievable and be practical". We would like added that the structure plan must also reflect community values as were made clear at the 3 community consultation workshops and in written submissions. 7.1 (p/51)</p> <p>3. We would like to read the Ballan Framework Plan as the strategy plan</p>	<p>2. Chapter 7 is implementation. The first line of the vision for the Ballan Structure Plan is to <i>guide development in Ballan it is important to have a clear idea of what the community likes about Ballan and what they want to change. The land use and development vision for Ballan has been created from the community consultation sessions and will guide all elements of the structure plan.</i> Chapter 1 outlined what was heard from the consultation. Chapter 2 took the key themes raised from consultation and discussed the issues around that. Chapter 4 summarises what the</p>	<p>The structure of the final plan will change. The initial chapters which set the scene – what the community raised in comparison to what the technical planning assessment / policy context raised. The final structure plan will minimise this content and expand on the key directions (Chapter 4 – 7) in more detail as these are the elements that underpin future changes to the planning scheme. It was important to</p>

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		<p>is so closely linked to this document. We want to be updated/informed and consulted re changes as time goes on. (7.2 p.51).</p> <ol style="list-style-type: none"> Growth to occur in three stages and orders: 1. Infill, 2. Growth to the South of the Railway, 3. Growth to the west only after 1 & 2. 7.3 Future development proposals (p/56 -58). Also we ask Council to communicate with V Line and Vic Track to discuss construction of a pedestrian and bike path or bridge across to the station. We also ask that action is taken on upgrading the road underpass. Western corridor to be large lot development. All housing to be 5 stars or higher, designed for solar access, mix of native and deciduous street trees, existing mature trees retained, character and heritage protected. We strongly recommend Council to be careful in allowing only those developers in who will work towards the community's vision for Ballan's development ie. – residential developments that respect the natural landscape, the river and its ecological values, the heritage value of land and buildings and maintain the rural character of the town. Protection of river corridor including over the brow of the hill, plantings at gateways of townships, developments with sustainable principals, buffer of 100m either side of river. Wetlands created as part of any new development in the west of the river Stormwater in any development to be managed to promote healthy river ecology We agree the river corridor must be deeded to public land management and riparian revegetation programs, maintenance of walking tracks etc be done in accordance with strict regulations All flood plains must be left as flood plains – no development according to guidelines set out by Melbourne Water. We support the ideas outlined in the strategy plan document. We believe Council could actively gain the co-operation and financial support of other organisations to help implement the plan we hope and trust Council will implement the vision – Ballan as a “prosperous, creative and sustainable community”. 	<p>community said and how the structure plan responds – or why it does not. Chapter 5 is a one page vision statement encompassing this – its first lines reinforce the concept of sustainability: <i>Ballan in 2026 will be a town where growth has not been at the expense of the places and character cherished by residents in 2012. The implementation of the Ballan Structure Plan will create the physical environment to allow Ballan to be a prosperous, creative and sustainable community.</i> Chapter 6 provides a snapshot of actions for each ‘physical area’.</p> <ol style="list-style-type: none"> The Ballan Framework Plan is within the current Moorabool Planning Scheme at Clause 21.08. Council cannot dictate the order of development occurring. In reality infill will occur first as the Ballan Structure Plan does not proposed to rezone either growth corridor but to identify the issues to be addressed by any proponent lead planning scheme amendment in the future. Council was aware of the preference for the southern growth corridor by those who attended the consultation. Structure Planning needs to balance community desires against orderly and proper planning concerns, which includes infrastructure provision. Council has received several submissions from servicing authorities identifying a preference for the western growth corridor. There are significant costs in upgrading infrastructure. This would be required to occur as part of a development contribution from the landowners. The current framework plan supports residential development in the western growth corridor. These aspects are provided for in the planning system. Council cannot choose who develops (anti-competitive practice). Council can use the tools within the planning system to specify how development will occur. These aspects are clearly addressed in the structure plan and are the basis of the policy and overlays proposed within the Structure Plan. This is what is proposed in the structure plan. The detail for how this is to be achieved would be part of any future proponent lead amendment. Stormwater management is a key element of a development plan to be prepared for any growth area post development. These issues would also be examined in less detail during the rezoning process. The Structure Plan establishes this as a principle to be delivers as part of any future rezoning proposal. This is a key element of the state policy and has been reflected in the structure plan. 	<p>demonstrate to the community where these directions had come from for better understanding at the consultation phase. The final structure plan was intended to a document which can be incorporated into the planning scheme.</p>
25	Michael Boatman C/o CFA	<ol style="list-style-type: none"> Ballan is not within the BMO and not at risk from bushfires. Ballan is susceptible to grassfire attack. Any future development should be mindful of potential grassfire attack on the periphery. CFA wishes to consider any potential increase in fire risk as a result of revegetation in the river corridor. 	<p>The CFA will be involved in all stages of the planning process.</p>	<p>Make reference to fire management within the structure plan.</p>

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26	Merylin Meadows	<p>1 Growth has been at the expense of character. When entering town from east all you see is rooves.</p> <p>2 Reinforce wide streets planted with deciduous trees. No pines or conifers.</p> <p>3. Council should remove all eucalypts in new development.</p> <p>4. Infrastructure requires to be upgraded before anymore infill in areas such as Crook Court.</p> <p>5. Hogan Road is impassable in the wet and cannot cope with additional traffic.</p> <p>6. Inglis street parking should remain how it is.</p> <p>7. More footpaths (especially in north Ballan) and pedestrian crossings (especially main street).</p> <p>8. Street signage, information signs and lighting are needed</p> <p>9. More tennis courts and a skate ramp for young people</p>	<p>1. At present there is limited policy or overlay controls for Ballan. The aim of the Structure Plan is to determine the suite of planning considerations required to ensure that development is in accordance with councils vision.</p> <p>2.The structure plan does re-enforce the value of the autumn trees in Ballan and the concept of wide streets.</p> <p>3. Native vegetation is often protected within the planning scheme.</p> <p>4. Infrastructure issues are raised in the Structure Plan. Currently subdivision can occur without a holistic consideration of infrastructure. The application of a Development Plan Overlay allows for coordinated planning of infrastructure.</p> <p>5. The structure plan has identified traffic capacity issues in North Ballan as a basis for applying controls to maintain a low density average development size.</p> <p>6. Noted</p> <p>7. Provision of paths occurs with subdivision. Council is working on a program of path connections throughout the municipality.</p> <p>8. Noted</p> <p>9. The Ballan Structure Plan is predominantly a land use and development plan. New development makes provision for open space. Council's recreation plan determines which specific active open space assets may be provided.</p>	No change.
27	Mike Kearny C/o Melbourne Water	<p>1. Werribee River to be the 'heart and lungs' of the township</p> <p>2. Open space strategy to connect township with the river</p> <p>3. Opportunities for widening of the corridor and shared pathways along the river</p> <p>4. Additional land may need to be set aside for stormwater treatment.</p> <p>5. Incorporate WSUD into the Structure Plan in various areas.</p> <p>6. Reference documents should be followed such as the Draft Healthy Waterways Strategy in managing the Werribee River.</p>	<p>1. It will be recommended for limited growth in the west only and to expand the southern corridor for longer term growth.</p> <p>2. WSUD to be included in any Development Plan Overlays (DPO's) for new growth.</p> <p>3. WSUD is part of the planning permit process.</p>	No change.
28	Stephanie Day	<p>1. Higher density to eliminate need for greenfield sites</p> <p>2. No community facilities planned in growth areas</p> <p>3. Extra traffic with growth areas</p> <p>4. Railway hub should be a focus of the structure plan</p> <p>5. Werribee River corridor is important</p>	<p>1. For there to be no 'greenfield' development high density (multi storey) development would be required.</p> <p>2. Growth areas need to undergo detailed studies and a rezoning process, including development contributions. This is the stage where community facilities are determined.</p> <p>3. Ballan, in most areas, has a capacity for increased growth, especially along the former highway. Traffic studies are part of both the planning scheme amendment process (future rezoning of growth corridors) and the subdivision permit process (zoned land).</p> <p>4. The opportunities as well as the constraints relating to development around the railway have been identified in the plan.</p> <p>5. The structure plan acknowledges the importance of the river corridor.</p>	Greater detail on the design and development overlay to encourage development on strategic infill sites will be included in the final structure plan.
29	Anna Foley C/o National Trust	<p>1. Supports the Design and Development Overlay to protect the heritage character of the township while allowing infill development.</p> <p>2. Protection of the landscape values of the Werribee River corridor through the application of a Significant Landscape Overlay along the river and banks overlapping the ESO2.</p>	<p>1. The proposed DDO's will remain a recommendation of the Structure Plan.</p> <p>2. Protection of the river corridor is proposed in the form of an SLO could be investigated at a later stage. The SWLS did not identify the site as a key landscape.</p>	No change.

No	Name	Issues	Response	Recommended Change to the Plan
30	Angela and Frank Kearns	<ol style="list-style-type: none"> 1. Supports growth to the south 2. Limited growth to the north west as getting far from services 3. Secondary School for the township 4. More than 100 metres buffer from homes and river 5. Windfarm in near vicinity to the south of Ballan may impact desire for growth in the south as main street is only 3.5kms from nearest turbine. 6. Possible health affects for development to the south as getting closer to the wind farm. 	<ol style="list-style-type: none"> 1 & 2. Both growth corridors will be required in the longer term. Sequence of development will depend on proponents addressing the identified strategic and infrastructure issues to support a planning scheme amendment process. 3. The Secondary School is an issue for DEECD. 4. The exact width of any 'river corridor' would be determined during the planning scheme amendment process. 5. The impact of the Windfarm is minor as only one small portion of the southern growth area will be within the current 2km exclusion zone for wind turbines. This will be mentioned in the southern growth area as an issue. 	No change.
31	Sheryl Fry	<ol style="list-style-type: none"> 1. The area north of the river should remain residential 1 zone as there are existing small blocks and people planned to develop in the future. 	<ol style="list-style-type: none"> 1. The land north of the river is not seen as an infill area within the Ballan Framework plan or the Draft Structure Plan and further development is not encouraged. 	No change.
32	Neil Repacholi C/o Murray Goulbourn Water	<ol style="list-style-type: none"> 1. No objection to the Ballan Structure Plan 	No response required	No change.
33	Amber Durante President ASD	<ol style="list-style-type: none"> 1. The Structure plan should advocate for a secondary school within Ballan. 	<ol style="list-style-type: none"> 1. This is not a local government planning issue. DEECD is the appropriate agency. The growth area population trigger is a population of 10,000. 	No change.
34	Matthew Gliberton C/o Glossop Planning	<ol style="list-style-type: none"> 1. It is clear from our reading of the Ballan Structure Plan that the Moorabool Shire Council has thoroughly contemplated how new growth should be accommodated, both in terms of infill development and the consideration of new growth areas. 2 We are concerned that the Council has privileged the Southern Growth Corridor as the preferred location for growth because of its proximity to the railway line and commercial core of the Ballan Township, despite the Structure Plan identifying that: <ul style="list-style-type: none"> “ Infrastructure and servicing costs may make [the Southern Growth Corridor] economically unviable “ in the shorter term (<i>page 45</i>). “ The Southern Growth Corridor has a number of constraints that will inhibit it being successfully developed in the short to medium term (<i>page 45</i>). “ Previous reports have identified that providing sewerage to the area to the south of Ballan is likely to incur additional costs and the provision of hard infrastructure such as a pumping station (<i>page 49</i>). 2. The southern growth area as indicated by the BSP will be difficult to service and will require major upgrades of existing systems as well as new infrastructure. 2. New infrastructure will be difficult to finance if there is a number of small developments. 3. The western growth area as indicated by the BSP requires little infrastructure and is the easiest to service. 	<ol style="list-style-type: none"> 1. Both growth corridors will be required in the longer term. Sequence of development will depend on proponents addressing the identified strategic and infrastructure issues to support a planning scheme amendment process. 2. Council is aware of the significant challenges regarding infrastructure in the Southern Corridor. Many submitters during the process and in response to the draft have been vocal regarding the need to promote the southern corridor and to remove the western corridor. Council has not 'privileged' the Southern Growth Corridor. 	No change.

No	Name	Issues	Response	Recommended Change to the Plan
35	Vicki Buchannan & Richard Wiebush	<ol style="list-style-type: none"> 1. Growth needs to occur in the south not the west as the community want it this way 2. Developers are pushing the west growth area not the community 3. River corridor needs to be protected including the escarpment above the river 	<ol style="list-style-type: none"> 1. Both growth corridors will be required in the longer term. Sequence of development will depend on proponents addressing the identified strategic and infrastructure issues to support a planning scheme amendment process. 2. The Structure Plan clearly address the escarpment / river corridor issue. The detail of this would be in a development plan overlay at the planning scheme amendment stage. 	No change.
36	Geoff Brook c/o Department of Environment and Primary Industries	<ol style="list-style-type: none"> 1. An endangered EVC exists in the Western Growth Corridor in the north near the river and freeway. This must be protected with any development plans. 	<ol style="list-style-type: none"> 1. This area is already covered by a ESO. Flora and fauna studies would be requires as part of any future rezoning process. 	No change.
37	Caroyln Francis c/o EPA	<ol style="list-style-type: none"> 1. No objection to the Ballan Structure Plan 	<ol style="list-style-type: none"> 1. No response required. 	No change.
38	Lorraine Tipple	<ol style="list-style-type: none"> 1. Was told that the drainage is so bad south of the Railway by the Shires Engineer 10 years ago that no further residential growth would occur south of the railway. 2. Growth to the south would impact wetlands and flows into Werribee River 3. Infrastructure such as electricity, gas, sewage and internet are not serviced south of the railway 4. Development to the South would destroy the 'rural' feel of Ballan 5. Residential growth would comprise the rural activity undertaken on the land. 6. Parking should remain in the main street as it exists now. 7. Truck bypass for the town. 8. A vacant piece of land opposite the Mechanics Hall would be a great place for a town square 9. More parkland between football oval and Inglis street as none exists. 10. Aldi would be good in town. 11. Protection of historic buildings and the rural urban form - no subdivision of existing town blocks. 12. Protection of Autumnal trees 13. Ensure any development from the south is not impacted by Windfarms. 	<ol style="list-style-type: none"> 1. Both growth corridors will be required in the longer term. Sequence of development will depend on proponents addressing the identified strategic and infrastructure issues to support a planning scheme amendment process. 2. Protection of the historic buildings is an objective of the structure plan. 3. The structure plan envisages open space provision. 	The LPPF guidance section should be strengthened to discussion locational attributes for a town square and how this may be achieved through development within the commercial centre.

No	Name	Issues	Response	Recommended Change to the Plan
39	Janine Mitchell (verbally informed now in support)	1. In consultation with the Draft Ballan Structure Plan it was promised that the land to the west was not going to be developed now we see in the structure plan it is.2. Opposed strongly to rezoning land in the Western Growth Corridor due to environmental issues, impacts on 400 Old Melbourne road and its heritage trees and landscape values3. Southern Corridor should be the only growth area for a number of reasons with the major ones being no environmental constraints and proximity to the railway station.4. Protection of Heritage Sites within Ballan is needed5. Map shows pedestrain link through private property at 400 Old Melbourne Road. No consultation about this.6. More justification needed why land needs to be rezoned in the future at all.7. No consultation on the impact of 400 old melbourne road being part of a growth region.	1. Both growth corridors will be required in the longer term. Sequence of development will depend on proponents addressing the identified strategic and infrastructure issues to support a planning scheme amendment process 2. The river corridor is currently protected by an ESO. 3. Council has received funding to commence the West Moorabool Heritage Study Stage 2. 4. The structure plan identifies strategic linkages. These can be provided as a response to development of land, or if critical, via acquisition of land. 5. 400 Old Melbourne is part of the Western Growth Corridor.	No change.
40	Bernard Reimert	1. The Structure Plan fails to include the greater southern area within the growth corridor. Could be seen to be biased to development to the west. 2. Character of Ballan must be protected including the river corridor, large open streets, autumn trees and historic buildings. 3. The Structure Plan ignores many existing developments in the town that increase house numbers including the approved residential village. 4. The western growth corridor is not within walking distance of the township or train station. 5. More services need to be provided to the township. 6. The Western Growth Corridor should not be rezoned Residential 1 Zone as it has landscape values and heritage and environment issues. It can be developed currently under Rural Living Zone and this is the appropriate zone for the area. 7. Medium Density housing should be directed to the centre of the township only.	1. Both growth corridors will be required in the longer term. Sequence of development will depend on proponents addressing the identified strategic and infrastructure issues to support a planning scheme amendment process 2. Ballan has been identified for major growth in both the Central Highlands Regional Growth Plan and Plan Melbourne. A key role of the structure plan is to identify how this can occur without losing the character and charm of Ballan. 3. The Structure Plan does suggest medium density residential opportunities in the central Ballan area.	No change.
41	Marc Amos C/o Regional Devleopment Victoria	1. The Structure Plan needs to be very clear in what direction the town is growing. 2. Needs to cater for medium to long term growth of Ballan 3. The findings of the initial consultation could be attached as an appendix rather than a major part of the plan. 4. More implementation actions are required in the final plan.	1. The structure plan will identify both the southern and western growth corridors. 2. The plan caters for the medium and long term growth of Ballan through infill development and provision of 2 future growth corridors. 3. The final structure plan was always envisaged as being a statutory focused document that could be incorporated into the planning scheme.	No major change to content. The document was designed so that Chapters 1 to 4 could be a background document (summary of background work) and the directions in Chapter 5 and 6 be confirmed (or altered) so that the final Structure Plan would be a vision, an area by area description of what is to be achieved and a suite of controls to deliver the outcome (or stage 1 of)
42	Gerry Clarke C/o Pocket Books	1. Future residential development should occur to the south not west as it is closer to railway station and services. 2. Well designed medium density could be developed close to the railway station with Dome house as inspiration. 3. Beerwah on the Sunshine Coast is an example of a similar situation where the council rezoned land for medium to high density residential on vacant land adjacent to the railway station.	1. Both growth corridors will be required in the longer term. Sequence of development will depend on proponents addressing the identified strategic and infrastructure issues to support a planning scheme amendment process 2. Medium density residential development and possible commercial development around the train station in the future is considered.	Strengthen content on medium density development sites within the town core.

No	Name	Issues	Response	Recommended Change to the Plan
43	Andrew Howard Smith	<p>1. Plan must include a suitable allotment of land for a secondary school.</p> <p>2. Smaller towns have a secondary college so plan should not discount it.</p>	<p>1. The state is the responsible body for identification of secondary education. Council has not been notified by DEECD of the need to identify a site for this purpose. Identification of a site on a plan will not ensure that a high school will occur. The identification of a site can trigger acquisition processes and therefore requires approval of the acquiring body.</p>	No change.
2d	John Kowarsky	<p>There does not seem to be any support in the structure plan for pedestrian crossing at the Railway station.</p> <p>The Ballan Structure Plan does not take into account views and vistas.</p> <p>The north west area of the town should provide rural ambience.</p>	<p>The Ballan Structure Plan was based upon these background reports and many others. The Structure Plan needs to balance a range of competing issues.</p> <p>The BSP identifies a series of points for crossing upgrades if development in the southern corridor is to occur. Any crossing upgrade would include pedestrian access.</p> <p>The views and vistas plan relates predominantly to landscape and other treatment.</p> <p>The river corridor, as identified in the viewshed report is included in the parameters for any future western corridor. The wider viewshed proposed is not supported. There is no “right” to a view and the structure plan is attempting to keep key corridor vistas and to provide landscape character in new development areas.</p> <p>The Western Corridor is identified in the Moorabool Planning Scheme as the next area for residential growth. To achieve rezoning a range of technical studies are required but the process does not guarantee a built form outcome. The Ballan Structure Plan aims to demonstrate the outcome that is expected for this land – including the protection and revegetation of the river corridor and landscape treatments.</p>	No change.
2e	John Kowarsky	<p>A response on the themes of Submission 44 based on a rezoning proposal which is not part of the Ballan Structure Plan.</p>	See above.	No change.