

Attachment - Item 7.1(b)

21.0826/02/2009
C34**BALLAN****21.08-1**26/02/2009
C34**Key Issues and Influences**

Ballan is the second largest town within the Shire. Sustained growth has seen Ballan double in size in the last fifteen years. While the Werribee River physically divides the town it is a key environmental and recreational linkage to be enhanced. Long term residents and new residents value the heritage streetscapes of Ballan; the visual dominance of autumnal species in both the public and private realm and the easy access to a range of commercial health, education, community and retail facilities.

Ballan is located on the Ballarat to Melbourne road and rail corridor which provides easy commutability to employment within this corridor. The retail, local government, health, education and industrial sectors provide local employment opportunities.

Ballan's role as a key town within the periurban area was identified in the Central Highlands Regional Growth Plan. Its role is seen as:

- Providing services to the wider community
- Supporting residential growth that respects rural character and environmental attributes
- Providing employment opportunities.

The CHRGP recognises that *"a key attribute of the town is its strong historical and village character within a rural setting and environmentally sensitive location."* The Ballan Structure Plan is the key document to identify:

- How Ballan's growth will be managed to protect and promote its character;
- How infill development will be supported in the town centre;
- The location of future residential and industrial zones;
- Opportunities for new retail and office uses within the existing commercial centre of town;
- Streetscape, open space; infrastructure and trail improvement opportunities.

The character and issues within Ballan vary by key areas. The Ballan Structure Plan provides greater detail on these areas.

- The Werribee River Corridor – ensure transfer of the corridor for passive recreation as part of any future development;
- Commercial area – encourage consolidation of underutilised land for future retail office development which respects the historic character. Support expansion of the health sector.
- Residential land north of the Werribee River – recognise and reinforce low density nature of development.
- Traditional housing within the historic town core – encourage sensitive infill which respects the single storey, minimal setback (wide street) with canopy tree character.
- Post WWII housing estates to the east and west of the historic town core – encourage co-ordinated resubdivision and development that improves transport and pedestrian linkages.

Areas of Ballan have physical infrastructure constraints such as river or rail crossings and drainage. Some areas are less suited to the provision of reticulated services Future growth

and development needs to be cognisant of these constraints and the likely timelines or ability for these issues to be resolved.

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Objective—Infill Development in the township core

Strategies

21.08-3

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Objective—Town Centre

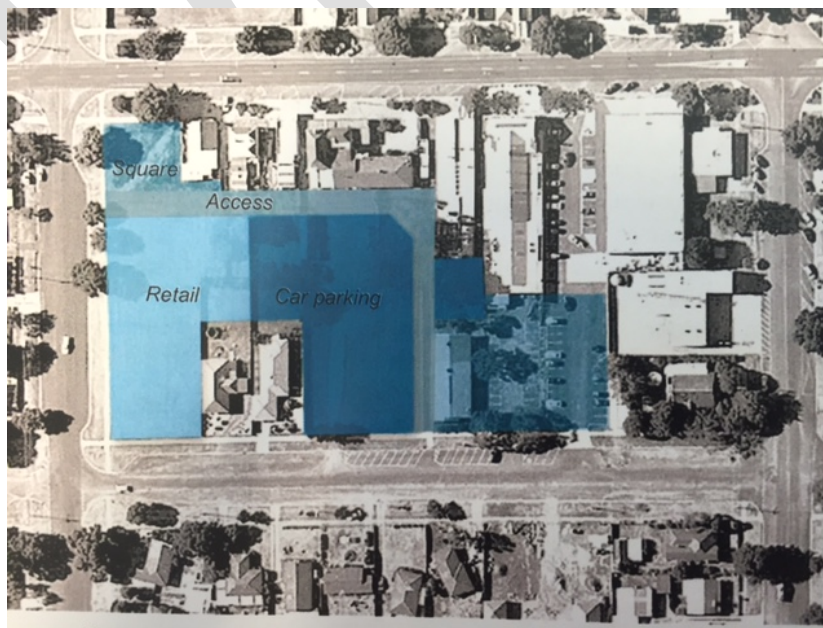
To provide for new commercial and community facility opportunities within the town centre that reinforce its historic character;

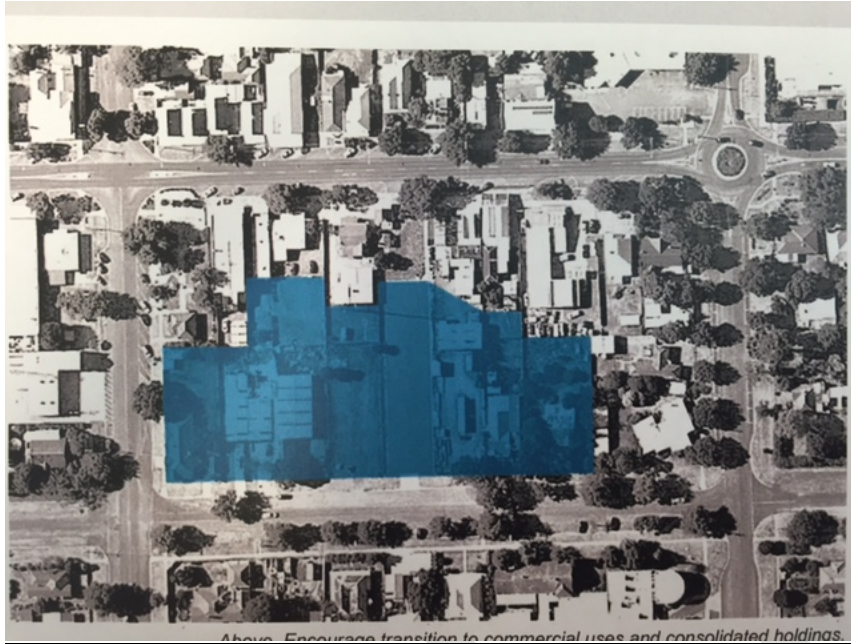
To plan for a public realm that enhances the treed historic township character of Ballan and reflects its cultural identity.

To provide new meeting space and linkage opportunities in the town centre.

Strategies

- Provide for managed growth of the Ballan Hospital through the utilisation of public land.
- Support para medical facilities within the town core
- To encourage relocation of non commercial activities from the town centre to allow for larger format retail development with linkages to the main street and opportunities for town space.
- To undertake public realm improvements which reinforce Ballan's historic town character.
- To implement autumnal street street planting which minimise conflict with infrastructure.
- To improve pedestrian and cycle connections to the town centre to key community facilities and residential areas.





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Objective—Future residential areas

To identify short, medium and long term residential growth options for Ballan.

To ensure that planning for new growth areas considers local infrastructure needs, responds to environmental and cultural issues and enhances the treed historic town character of Ballan.

Strategies

- Provide for managed and staged residential growth in Ballan, as indicated in the Ballan Framework Plan; which:

- Identifies the Western Corridor as Urban Growth Zone requiring the preparation of an Urban Growth Plan;
- Provides strategic support for rezoning of an infill site to the east of Ballan;
- Supports planning for the long term extent of the southern growth corridor.
- Encourages infill on strategic development sites;
- Identifies opportunities for infill development (all access) in identified areas close to the commercial centre and hospital;
- Applies a range of minima throughout Ballan to respect historic character and reflect walkability to services.
- Supports the maintenance of a low density development in North Ballan
- Protect the urban and landscape elements that contribute to the township's heritage and rural character.



21.08-5 Objective—North Ballan

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To reinforce the rural / low density residential character of Ballan North.

To ensure development does not exceed the design capacity of physical infrastructure.

Strategies

21.08-6 Objective—Infill Development

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Strategies

21.08-7 Objective—Resubdivision areas

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Strategies

21.08-8 Objective—Industrial development

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Strategies

21.08-3 Objective—Housing

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To provide diversity in housing that is in character with the township and provides for continued growth of the town as a regional centre.

Strategies

- Encourage re-subdivision of large lots including limited well designed medium-density development within 500 metres of the town centre and railway station.

21.08-4 Implementation

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Zones and Overlays

Specific application of zones and overlays to achieve the strategic objectives includes:

- Applying the Public Acquisition Overlay to land west of the Ballan Recreation Reserve.
- Applying the Urban Growth Zone to the western growth corridor.
- Applying the General Residential Zone ** to land near the commercial centre and ***
- Applying the General Residential Zone *** to land where resubdivision should provide connection to adjoining developments / future developments
- Applying the Neighbourhood Residential Zone * to strategic unit development close to the hospital;
- Applying the Neighbourhood Residential Zone ** to land in the town core to maintain the treed character of the area;

- Applying the Neighbourhood Residential Zone *** to land in the town core with heritage character and to areas in the south east to maintain the historic streetscape character of the area;
- Applying the Neighbourhood Residential Zone **** to newer subdivisions to the east of the town centre to enhance the existing character.
- Applying the Neighbourhood Residential Zone ***** to newer subdivisions in the North Ballan to reflect the existing character of the area including rural infrastructure provision.
- Applying the Neighbourhood Residential Zone ***** developed areas within North Ballan to maintain the existing low density residential character.
- Applying Development Plan Overlays to General Residential Zoned land which is able to be resubdivided to ensure connections between separate land holdings.
- Applying a Design and Development Overlay to the historic town core;
- Applying a Design and Development Overlay to the commercial area to allow for redevelopment which reinforces the character of the centre; encourages integration between areas and provides opportunities for community space.
- Applying a Design and Development Overlay to land adjoining the Industrial Zone.
- Amending the schedule to the Low Density Residential Zone to restore the 0.4ha minima

Introducing a schedule to Clause 52.01 to plan for the provision of open space.

Further Strategic Work

- Prepare and implement a street tree plan for Ballan.
- Prepare and implement a place making program for the commercial area of Ballan.
- Complete and implement the findings of the West Moorabool Heritage Study Part 2a.
- Drainage study

Ballan Framework Plan

