



# AGENDA

## SECTION 86 RURAL GROWTH STRATEGY COMMITTEE MEETING

**Wednesday 22 March, 2017**

Council Chambers, Ballan

4.00pm

### MEMBERS

Cr. Tom Sullivan	Councillor – West Moorabool Ward
Cr. Pat Toohey	Councillor – Woodlands Ward
Cr. Paul Tatchell	Councillor - Central Moorabool Ward

### OFFICERS

Mr. Rob Croxford	Chief Executive Officer
Mr. Satwinder Sandhu	General Manager, Growth & Development
Mr. Andrew Goodsell	Manager Strategic and Sustainable Development
Mr. Rob Fillisch	Manager Statutory Planning and Community Safety
Mr. Rod Davidson	Strategic Planner
Mr. Geoff Alexander	Strategic Planner
Miss. Jacquie Elliott	Minute Taker

Item	Title	Responsibility	Page No.	Action
1.	Welcome, Present and Apologies	S. Sandhu		Noting
2.	Appointment of Chair	S. Sandhu		Resolution
3.	Meeting Minutes	Chair		Noting
3.1	Confirmation of previous minutes 7 July, 2017			Resolution
4.	Conflict of Interest	Chair		Noting
5.	Growth & Development Reports			
5.1	Briefing Note - Update on Implementation of the Small Towns and Settlement Strategy	G. Alexander	Page 3	Discussion
5.2	Ballan Strategic Directions	R. Davidson	Page 6	Resolution
5.3	Reticulated Sewer for Bungaree – Advocacy to Central Highlands Water (report)	G. Alexander	Page 132	Resolution
6.	Process Forward and Work Programme	A. Goodsell		Discussion

<b>7.</b>	<b>Date of Next Meeting</b>	<b>Chair</b>	<b>Noting</b>
7.1	Wednesday 24 May, 2017 4.00pm Council Chambers, Ballan		
<b>8.</b>	<b>Meeting Close</b>	<b>Chair</b>	<b>Noting</b>

## 5.1 Briefing Note

**Date:** 17 March 2017

**To:** Rural Growth Committee

**File No.** 02/14/001

**From:** Geoff Alexander, Strategic Planner

**Topic:** Update on Implementation of the Small Towns and Settlement Strategy

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### Background

The Moorabool Shire Small Towns and Settlements Strategy was adopted by Council at its Ordinary Meeting of Council in September, 2016. The Strategy provides a Framework for the future development of the Small Towns and Settlements within the Shire.

The purpose of this report is to provide an overall update on how the implementation of the strategy is progressing.

### Current Status

#### 1. Amendment C78

This Amendment inserts the key recommendations of the Strategy into the Planning Scheme.

At the March 2017 Ordinary Meeting of Council, it was resolved to seek Authorisation from the Minister for Planning for the Amendment and to exhibit the Amendment once Authorisation has been received.

The Amendment is currently with the Minister for Planning awaiting Authorisation.

#### 2. Land Owner Consultation on a Potential Future Structure Plan

Land owners in Bungaree, Wallace, Dunnstown and Myrniong have also recently been consulted by mail as to their interest in being potentially included within a future structure plan. The purpose of the consultation was to gain more certainty about land owner support before advocating for sewer or significantly investing in a structure plan.

Land owners with a significant amount of land in close proximity to the centres of Bungaree, Dunnstown and Myrniong have expressed an interest in being included within a future structure planning process.

This includes three land owners from Bungaree, two in Myrniong and one in Dunnstown. No responses from Wallace land owners was received, but there was a positive response from a significant Wallace land owner during the development of the Strategy. This situation may evolve over time.

### **3. Sewering of Bungaree, Wallace and Dunnstown**

Bungaree, Wallace and Dunnstown are all situated within the catchment administered by Central Highlands Water (CHW). None are sewered. All three towns are subject to the ESO1 overlay (special water supply catchments) meaning there is virtually no scope for growth, or for Council to facilitate growth in the absence of sewer.

Sewering would alleviate the public health risk associated with growth in a special water supply catchment and is needed for a structure plan to be commenced to further explore growth scenarios.

The potential to sewer any of these settlements is therefore contingent on being identified within the 5 year capital works plan. None of the settlements currently make this list. Presently, CHW are currently preparing their next 5 year capital works plan. If Council does not complete this advocacy, it will need to wait for a future capital works plan for any settlement to be listed.

To this end, as per the recommendations contained in the adopted Small Towns Strategy, financial modelling of cash flow, housing demand and pay back has been undertaken for the sewerage of Bungaree, Wallace and Dunnstown.

A draft business case has been developed focussed on Bungaree, for use in discussions with CHW, being the closest town to the Ballarat sewage treatment plant, the least capital intensive to deliver and with the most landowner support. This is the focus of a separate report presented to the S86 Rural Growth Committee.

### **4. Sewering of Myrniong**

Wastewater management within Myrniong is the responsibility of Western Water. Western Water, like CHW is currently preparing its next 5 year capital works plan.

Council officers have been in discussions with Western Water regarding how Myrniong could potentially be added to the Western Water capital works program in future. This would address historic septic concerns within the settlement and enable some limited growth, pending further water testing in the local waterways. It is also consistent with local policy within the current planning scheme that seeks to grow the township.

From discussions to date it is believed that Western Water would likely require adding Myrniong to the Moorabool Domestic Wastewater Management Plan (MDWMP) and undertaking a significant audit process of septic tanks in Myrniong. At the moment, Myrniong along with certain other settlements (including Dunnstown) are not identified within the MDWMP – a likely anomaly that is scheduled for review and update.



Based on the results of the water quality audit process, if sewerage is likely to be the most cost effective method to address the issues, Myrniong may become a stronger candidate for inclusion within the Western Water capital works plan. Notwithstanding, unlike Bungaree, it is more likely that Myrniong will be best advocated for inclusion within the next 5 year capital works plan (as opposed to the one in current preparation).

Council is also likely to need to make submissions about the future of the Parwan Wastewater Treatment Plant, its expansion, the use of wastewater for agricultural purposes and possibly within future urban settlements identified via the Urban Growth Framework.

## **5. Elaine Urban Design Framework**

The Small Towns and Settlements Strategy includes proposed Urban Design Frameworks for certain towns including Elaine.

Council officers are in the early stages of developing an Urban Design Framework for Elaine. A budget bid for local works in the 2017/18 Financial Year related to the UDF has also been prepared. This will result in a plan for a series of staged public realm improvements potentially related to paths, roads, roundabouts, street trees, signage and more.

Private land use will also be analysed in order to determine if any zone, overlay or other changes are warranted.

The Elaine UDF, which may evolve into a streetscape masterplan, is identified as a pilot project for subsequent roll out into other identified settlements within the Small Towns Strategy.

## **Conclusion**

The Small Towns and Settlements Strategy contains an extensive work program that will be implemented over a number of years.

Some of the most critical work is being undertaken at the present time which will enable Council to achieve key objectives in the small towns.

## **GROWTH & DEVELOPMENT REPORTS**

### **Item 5.2 – Ballan Strategic Directions**

#### **Introduction**

Author: Rod Davison, Strategic Planner  
General Manager: Satwinder Sandhu, General Manager Growth & Development

#### **Summary**

The purpose of this report is to inform Councillors of progress in implementing a structure plan for Ballan into the planning scheme.

As Councillors may be aware, Council adopted the Ballan Structure Plan in December 2015. Shortly thereafter, as per the resolution made, Amendment C69 was prepared. The Department of Environment, Land and Water (DELWP) issued conditional authorisation in April 2016.

Some of the authorisation conditions required substantial further work to be undertaken on the original work (the adopted Structure Plan), particularly to address the following:

- Gaps in strategic justification;
- Various inconsistencies between analysis and recommendations; and
- The strategic basis for proposed application of the Urban Growth Zone to the western and southern growth corridors.

This further work has resulted in a new draft document titled Ballan Strategic Directions (Attachment 1), which seeks to consolidate the existing town structure and retain the character of the township, provides significantly improved strategic justification, clarity and direction.

As Ballan Strategic Directions (draft) proposes variations to the zone and overlay controls proposed under Amendment C69 to better meet guidance issued by DELWP for updating planning schemes, Council will need to apply for authorisation to prepare and exhibit a new planning scheme amendment. Ultimately this will save time and cost in a Panel process is the best method to expedite a clear direction for future planning in Ballan and avoids confusion between previous and current strategic work.

Prior to Council seeking authorisation for a new amendment, Ballan Strategic Directions (draft) needs to be tested through public exhibition and submissions. This will enable Council to consider submissions prior to adopting the new document. This process will help to inform the preparation of a new planning scheme amendment.

#### **Background**

At a Special Meeting on 17 December 2015, Council resolved to adopt the Ballan Structure Plan and seek Ministerial authorisation to prepare and exhibit an amendment (ultimately Amendment C69) to the Moorabool Planning Scheme, to implement the structure plan. Amendment C69 was authorised by the Minister on 13 April 2016, subject to a number of conditions which needed to be satisfied before the Amendment could be publicly exhibited. Some of the authorisation conditions required substantial further work to be undertaken, particularly to address the following:

- Gaps in strategic justification;
- Various inconsistencies in the Ballan Structure Plan; and
- The strategic basis for proposed application of the Urban Growth Zone to the western and southern growth corridors.

The Strategic and Sustainable Development unit subsequently engaged Mesh Pty Ltd, a consultancy with extensive experience in urban growth area planning, to address the authorisation conditions and modify the amendment as necessary. Mesh undertook a thorough review of the Ballan Structure Plan, to identify and address any gaps in strategic justification, ultimately producing a document titled Ballan Strategic Directions (draft).

The review of the Ballan Structure Plan noted the ongoing relevance of the key themes contained within the document, but highlighted deficiencies in relation to:

- Incorrect application of the statutory controls (e.g. the document proposes to apply minimum lot sizes to land in the General Residential Zone, however, lot sizes cannot be controlled under this zone);
- Inconsistencies between the plans within the document and no overall 'Ballan Framework Plan';
- Unclear study boundary;
- No reference to other Council strategies that have been prepared and provide specific guidance for Ballan (i.e. retail, industrial, etc.);
- No objectives, strategies or actions to assist with the implementation and success of the document;
- Provides direction to 2026 in part and 2031 in others and is inconsistent with Council's recently prepared strategies which provide direction to 2041;
- Unclear demographic and population projections;
- Minimal neighbourhood character assessments for the whole of the town and, therefore, lack of direction for future development;
- Minimal direction on the town's gateways;
- Minimal strategic justification throughout the document for many of the recommendations (e.g. the inclusion of the eastern growth precinct);
- Requiring a Precinct Structure Plan and potentially an Infrastructure Contributions Plan for the western growth precinct is inappropriate due to the small scale of the precinct; noting that the ICP legislation came into effect after the structure plan was adopted in 2015; and
- Unclear overall direction for Ballan and at times difficult to interpret how the document is achieving the identified strategic directions.

### **Ballan Strategic Directions (draft)**

In order to address these concerns, Mesh produced a document titled Ballan Strategic Directions (draft), which seeks to consolidate the existing town structure and retain the character of the township. The document builds on the recommendations and directions given in relevant background strategies and reports. It is important to note that Ballan Strategic Directions (draft) maintains essentially the same extent and general direction of future growth as the Ballan Structure Plan, however, the new document has significantly improved clarity and direction in relation to:

- A revised Ballan Framework Plan (i.e. under Clause 21.08 of the Moorabool Planning Scheme), to implement the vision for Ballan to 2041;
- A Residential Settlement Framework similar to the adopted Bacchus Marsh Housing Strategy;
- A detailed neighbourhood character assessment for each established residential precinct and design objectives for future development;
- Strategic justification as to why one growth precinct is preferred over another, including justification on the defined settlement boundary;
- Clear pre-conditions and direction for the development of each growth precinct including timing of development;
- A suite of objectives, strategies and actions for each key theme (urban form and character, residential development, movement network and connectivity, open space and recreation, community facilities and services, non-residential uses and local employment, and drainage and services);

- A clear Implementation Plan including zone and overlay controls that are consistent with the suite of statutory provisions available; and
- The inclusion of an Action Plan.

The Table in Attachment 2 summarises how Ballan Strategic Directions (draft) responds to the Ballan Structure Plan recommendations, and provides reasons for any variations from those recommendations. Variations include:

- In some cases, proposed zone and overlay changes have been revised on the basis of identified opportunities for improvement. For instance, the residential component of the old town core was initially proposed to include a mix of both Neighbourhood Residential Zone and the General Residential Zone. This area is now proposed to be entirely General Residential Zone. This is a less restrictive zone and will help to consolidate growth around the core areas of the town with the best access to services and the train station.
- The Ballan Structure Plan proposed the application of the Urban Growth Zone (UGZ) to the western and southern growth precincts (i.e. Precincts 5 and 7). However, the application of the UGZ is not considered appropriate, given the relatively small size of the growth precincts in the context of urban growth planning. The UGZ would require Council to develop a Precinct Structure Plan before any development could proceed. Ballan Strategic Directions (draft) proposes the application of the GRZ with a Development Plan Overlay. This will be far less resource intensive for Council and will shift the burden to the developer, to prepare a development plan and associated technical reports, carrying out further studies that support growth.
- The Ballan Structure Plan proposed that the southern growth precinct would extend as far south as Rowett Lane. However, Ballan Strategic Directions (draft) proposes that this precinct be reduced in extent (per precinct 7 in BSD), so that it only extends to Gillespies Lane in accordance with the existing Ballan Framework Plan in Clause 21.08 of the planning scheme. There is currently no strategic justification or land supply deficiencies to extend this precinct further southwards and, therefore, Ballan Strategic Directions (draft) nominates the area to the south of Gillespies Lane (to Rowett Lane) as a future investigation area.
- The Ballan Structure Plan proposed a large expansion of the industrial precinct to the east and south, to encompass the 'possible future industrial area' shown on the existing Ballan Framework Plan in Clause 21.08 of the planning scheme. However, Ballan Strategic Directions (draft) proposes no expansion of the industrial precinct. There is currently no strategic justification to expand the industrial precinct, as there is plenty of land available and demand for industrial land is low.

It is critically important to ensure that appropriate zones and overlays are selected at the outset, with due consideration to relevant State government planning practice notes, advisory notes, and Ministerial directions. This was a key finding of the recent audit of Victoria's planning system by the Victorian Auditor General's Office (VAGO), in which Moorabool Shire was a participant.

DELWP is in the process of implementing its Smart Planning Program, a key objective of which is to simplify planning schemes and make them easier to use. In order to achieve this aim, DELWP is encouraging Councils to discuss potential planning scheme amendments and the drafting of provisions with the department as early as possible.

With this in mind, Council officers have been involved in extensive ongoing discussion with DELWP staff. Such discussion has identified a need to change the proposed zone at the southern end of growth precinct 5 (i.e. land bounded by Old Melbourne Rd, proposed GRZ and Werribee River) from Rural Living Zone (RLZ) to Low Density Residential Zone (LDRZ). The purpose of LDRZ is more appropriate to the context of this neighbourhood than RLZ. Time hasn't permitted Ballan Strategic Directions (draft) to be updated to reflect this zone change prior to this meeting, however, this change together with any necessary additional fine-tuning (e.g. errors or omissions) will be undertaken prior to the document being formally exhibited for public comment.

## **The Process From Here**

As Ballan Strategic Directions (draft) proposes variations to the zone and overlay controls proposed under Amendment C69, DELWP has advised that Council will need to apply for authorisation of a new planning scheme amendment.

DELWP has also recommended that Council should formally test Ballan Strategic Directions (draft) through public exhibition and submissions, prior to lodging a request for authorisation to prepare and exhibit a planning scheme amendment.

It is recommended that the document should be exhibited for a period of 28 days, and that Council officers run a public information session in Ballan during the exhibition period. A communications strategy is currently being prepared.

## **Victorian Charter of Human Rights and Responsibilities Act 2006**

In developing this report to Council, the officers considered whether the subject matter raised any human rights issues. In particular, whether the scope of any human right established by the Victorian Charter of Human Rights and Responsibilities is in any way limited, restricted or interfered with by the recommendations contained in the report. It is considered that the subject matter does not raise any human rights issues.

## **Officer's Declaration of Conflict of Interests**

Under section 80C of the Local Government Act 1989 (as amended), officers providing advice to Council must disclose any interests, including the type of interest.

*General Manager – Satwinder Sandhu*

In providing this advice to Council as the General Manager, I have no interests to disclose in this report.

*Author – Rod Davison*

In providing this advice to Council as the Author, I have no interests to disclose in this report.

## **Summary**

Thorough review of the adopted Ballan Structure Plan has revealed an opportunity for a number of improvements to the document. For reasons outlined above, the currently adopted Structure Plan should be superseded by the new work.

Ballan Strategic Directions (draft), which seeks to consolidate the existing town structure and retain the character of the township, provides significantly improved strategic justification, clarity and direction.

Ballan Strategic Directions (draft) needs to be tested through public exhibition and submissions. This will enable Council to consider submissions prior to adopting the new document. This process will help to inform the preparation of a new planning scheme amendment.

**Recommendation:**

**That the Rural Advisory Committee:**

- 1. Receives this report.**
- 2. Resolve to refer *Ballan Strategic Directions (draft)* to an Ordinary Meeting of Council, for the purpose of commencing public exhibition of the document for a period of 28 days.**

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**Report Authorisation**

**Authorised by:**

**Name: Satwinder Sandhu**

**Title: General Manager Growth and Development**

**Date: 17 March, 2017**





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## Ballan - Strategic Directions

January 2017





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## PART 1

### Introduction & About this Document



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BERRY A.P. COWELL W.G.  
BINKS J. CRAWFORD J.

IN HONOR OF  
THE BRAVE MEN OF THIS DISTRICT  
WHO FOUGHT FOR  
HONOR FREEDOM & JUSTICE  
IN THE GREAT WAR.  
1914 1919  
A.I.F.

# 1. INTRODUCTION

## 1.1. Overview

Ballan is a traditional rural service centre town within Moorabool Shire that is located within the peri urban areas of Melbourne. Ballan is strategically located between Melbourne and Ballarat (see **Figure 01**) which provides opportunities for commuting to work via the Western Freeway or train to Ballarat and beyond or metropolitan Melbourne.

Ballan provides a valued, relaxed country lifestyle and amenity for residents with a relatively good level of affordability. The services the town offers to a range of community members, including aging residents, suggest that growth pressure will continue to be felt in Ballan.

As part of engaging with the community in regards to the future of Ballan a resident stated:

*"Ballan could be a model for how a country town gets the balance right between maintaining and enhancing the town's charm and character whilst welcoming and supporting new residents and businesses."*

The above statement recognises the importance of ensuring future growth does not compromise Ballan's intrinsic character. **Ballan Strategic Directions** sets out a clear framework for the future to guide decision-making by Council and other stakeholders in the context of Moorabool's planned growth with consideration to the existing character and charm of the town.

The process of developing **Ballan Strategic Directions** has considered the current situation (including relevant policies and strategies), issues and opportunities associated with the town and has developed design and policy direction to influence the future of Ballan.

**Ballan Strategic Directions** is a long-term document for the township that articulates a series of objectives, strategies and actions which consider the following land use planning issues:

- > **Urban form & character:** natural landscape, settlement boundary, land use patterns, character, gateways and public realm;
- > **Residential development:** infill development and growth area development with an overarching Residential Settlement Framework;
- > **Movement network and connectivity:** connections for walking, cycling and vehicles;
- > **Open space & recreation:** sports grounds, linear open space, reserves and parks;
- > **Community facilities:** community facilities and services, (higher order and localised);
- > **Non residential uses & local employment:** retail, services, and industrial uses including employment opportunities; and
- > **Drainage and servicing:** drainage, electricity, gas, sewerage, internet, water, etc.

**Ballan Strategic Directions** will be used as an implementation document that will provide clear strategic direction for the future of Ballan and operationalise the Ballan Structure Plan. This will include updating the Ballan Framework Plan and relevant provisions of the Moorabool Planning Scheme and applying the suite of residential zones.

## 1.2. About Ballan

### 1.2.1. Role of Ballan

Ballan is a traditional country town which is influenced by its locational advantage between metropolitan Melbourne, Bacchus Marsh and Ballarat and the higher order services, employment and other opportunities available within these cities and regional towns. Ballan is also located less than 1 hour to Geelong. The location of Ballan makes the town a predominately commuter town for employment purposes.

For a township of its size, Ballan has good services and facilities, however these will need to be managed in the context of future planned growth for the town. It is anticipated that Ballan will continue to undertake a rural service centre role in the heart of the peri-urban region in the long term.

Ballan has an important role in forming part of Moorabool's growth areas, however Ballan is able to provide a point of difference in housing and lifestyle choices, secondary to the main growth front in Bacchus Marsh. It is critical this point of difference is retained in the long term and Ballan does not undertake a suburban role in the future. The role of **Ballan Strategic Directions** is to provide guidance on how to provide for growth while maintaining and contributing towards a sense of place and the character and vitality of Ballan.

In more recent years, Ballan has also undertaken a niche tourism role. This has been achieved through a number of regular markets, annual festivals, shops and gourmet cafes which is anticipated to continue to grow and be an integral component of Ballan in the future.



### 1.2.2. Statistical snapshot



**78km**  
West of Melbourne



**23km**  
West of Bacchus Marsh



**35 km**  
East of Ballarat



**2,967**  
residents as at 2015  
(ABS Estimated Residential Population)



Projected  
population growth of  
**3010 in 2016** and  
**5910 by 2041**  
(Forecast ID)

FIGURE 01 TOWN LOCATION AND HIERARCHY



### 1.2.3. Key attributes and characteristics of Ballan

Ballan is uniquely placed with many attributes that contribute to the town being a special place. To understand what makes Ballan attractive, these attributes, as relevant to *Ballan Strategic Directions* have been identified as follows:



#### ***Township Character***

- > Ballan township is located to the south of the Western Freeway and has a well-established country township character, which is highly valued by residents and visitors, including a cohesive and formal main street which is the heart of the town, both as an access route to and from, but also as the key activity hub.
- > Activity is focussed on both sides of the street, with attractive shops including a number of historical buildings.

#### ***Historic buildings, built form and streetscapes***

- > The settlement of Ballan was developed as a connected grid and includes a number of historic buildings.
- > Diverse architectural styles including a range of dwellings with heritage values.
- > 30m road reserves with diverse cross sections that provide a sense of openness and character.
- > Diverse streetscape elements such as rural timber fences, no fencing and blurring of the public/private realm with vegetation.
- > Heritage features as part of the existing southern boundary of the township where the historic Ballan Train Station is located.

#### ***Open Feel***

- > The rural and low density surrounds, wide streetscapes and large open space areas that complement the natural features of the town and contribute to Ballan having an open and country feel.
- > An open landscape on the town edges with a sense of built form only felt when within the township core.





#### ***Vegetation***

- > Established vegetation is a key feature of the town in particular the contrast between formal and exotic street trees, native cypress windrows and autumnal vegetation in both the public and private realms.



#### ***Undulating landforms***

- > The landform undulates throughout the town which provides diverse landscapes and opportunities for scenic views to rural landscapes, land forms and hills as a backdrop.



#### ***Environmental***

- > The Werribee River traverses through Ballan with open space along the River (including formalised parks and a swimming pool). The River also has tributaries throughout the town.
- > The location of the Werribee River divides the town with residential development to the north and south of the river.
- > The Werribee River, at times, floods its banks and is recognised as a natural feature of the town.
- > The Werribee River is an important habitat for a range of native flora and fauna species.

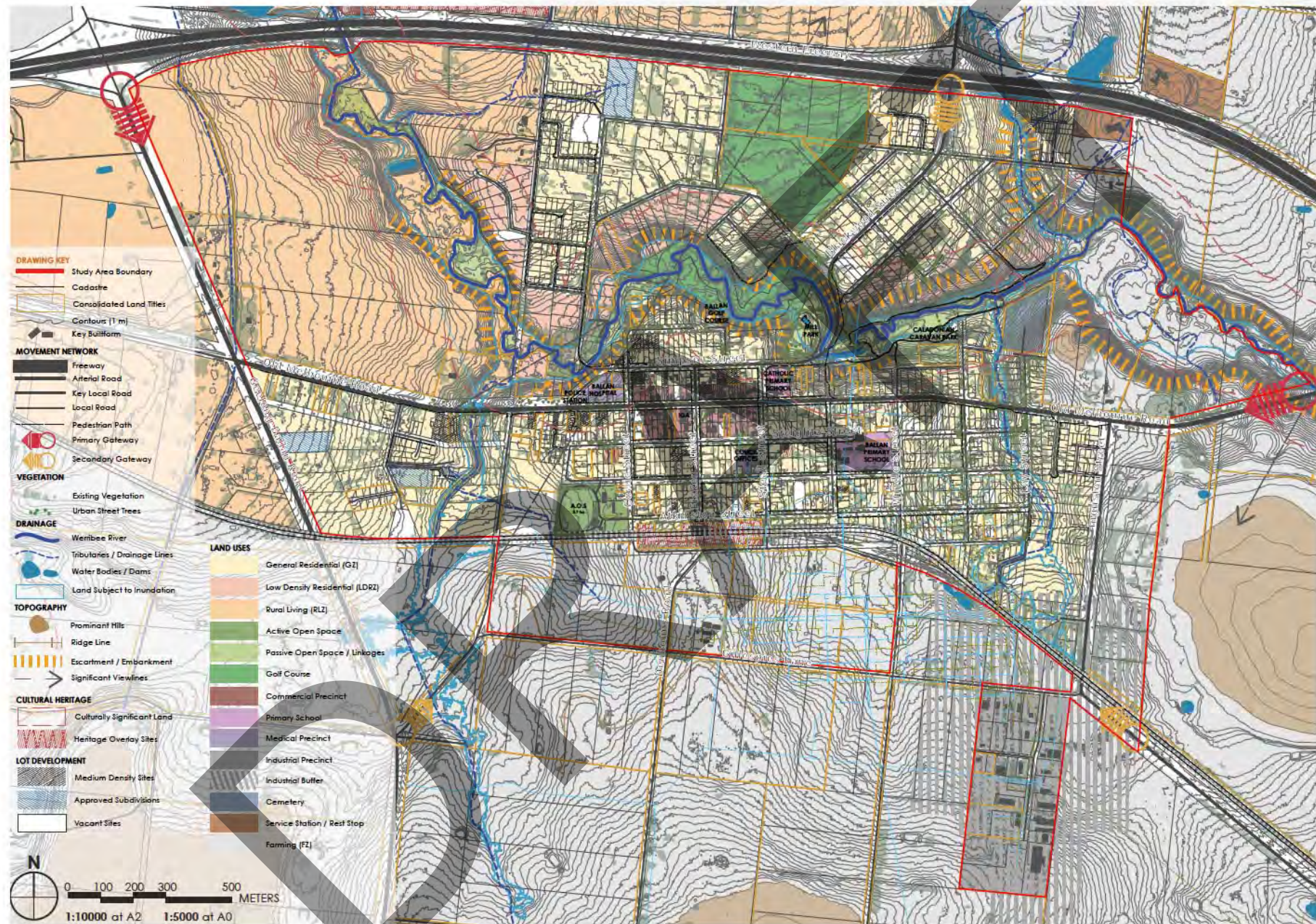


#### ***A range of key services & attractions***

- > Dispersed community facilities within a walkable catchment of the town centre core including a range of health and education services.
- > A train station located in a bluestone heritage listed building.
- > A public golf course and active open space reserve.
- > An industrial and health precinct with a number of employment opportunities.
- > A range of tourist attractions including the Ballan Farmers Market, the Ballan Market and annual festivals such as the Autumn Festival and the Ballan District Vintage Machinery Festival.



FIGURE 02 Existing Conditions Plan





#### 1.2.4. Community feedback

As part of considering the future of Ballan, Council has undertaken extensive community consultation. The form of consultation undertaken included open workshops, face to face interviews and representation at community events which provided opportunities to speak to a number of community members.

The consultation identified a number of key themes in regards to what residents considered was important to the future of the town. The themes are as follows:

- > Character
- > Gateways
- > Environment, sustainability, natural and cultural heritage
- > Complimentary future development
- > Physical and social infrastructure

In accordance with the key themes identified above, an overview of the community views that were expressed during the consultation are set out in the following.



Old Ballan Court House

##### Character



- > Ballan is a very special place.
- > Ballan is welcoming, friendly and peaceful.
- > There is a wonderfully creative side to Ballan that we love.
- > We love the history of the town, and are very keen to see these features preserved and enhanced – they are an important part of the story of Ballan.
- > Uncertain about the form and scale of new residential development and how that fits in with the existing character and charm of Ballan.
- > Ballan could be a model for how a country town gets the balance right between maintaining and enhancing the town's charm and character whilst welcoming and supporting new residents and businesses.
- > The landscape features and rural vistas of Ballan are important.
- > The low rise form, single storey scale of the residential development is valued.
- > Streetscape amenity needs improving, especially in the shopping centre and surrounding residential areas.
- > The town needs a town square to assist with opportunities to meet and mingle.
- > Improvements to the look, feel and functionality of Inglis Street are required. Any improvements should reinforce the character of the town.

##### Gateways



- > The entrances to town are important.
- > The entrances set the scene for the character of Ballan and should be preserved and enhanced.
- > Entry statements that are indicative of Ballan's natural and built heritage and themes throughout the township are to be encouraged.

### Environment, sustainability, natural and cultural heritage



- > The Werribee River and its environs are very important to us.
- > We want to make better use of this valuable asset (Werribee River) – walking trails, cycle paths and interpretative signage in ways that could assist in the wider appreciation of this area.
- > There is a need to protect and enhance the Werribee River corridor for its biodiversity values.
- > The landscape features of our towns are important.
- > We treasure the deciduous trees, the rural vistas and are keen to see that these features are preserved and enhanced.
- > Protect and enhance biodiversity values.
- > Preserve and interpret culturally significant sites.
- > Strengthen the role of the river as a passive recreation spine.
- > Use the river as a town entry feature reinforcing the rural feel.

### Future development



- > We think that the land to the south of the railway line, towards Gillespies Lane, is the best place for our town to grow.
- > We want to make sure that the growth is managed and that the demand meets supply for facilities like schools and sporting grounds.
- > Community acceptance that some growth in Ballan needs to occur.
- > Acceptance in the increase of some higher density housing provided that it is respectful to the existing character and heritage and this should be around the town centre.

### Physical and social infrastructure



- > We are keen to see that physical infrastructure like roads and drainage are systematically maintained and improvements and upgrades to keep pace with new development.
- > Our proximity to Melbourne and to Ballarat, particularly by rail, is a very valuable part of our town, and adds significantly to the liveability of Ballan and district.
- > Ballan lacks a town square.
- > Ballan is an accessible place.
- > Most services and facilities can be reached easily, but the network of footpaths should be well maintained and be accessible to all.
- > We would love to have a permanent library in town (this could be shared with the schools and other community groups).
- > Improvements to the pedestrian and cycling network is required.
- > The importance of retaining the current employment precincts (Ballan Industrial Estate & the Town Centre including the community and health services).
- > The town needs a better range of goods and services.



### 1.3. Policy Context

#### 1.3.1. State

##### *Plan Melbourne (2014) and Plan Melbourne Refresh (2015)*

- > State Government document.
- > Victoria's population projected to grow by 3 million people by 2041.
- > Identifies emphasis on growth in regional locations and Melbourne's peri-urban areas (20-25% of all growth).
- > Regions offer lifestyle choice, employment opportunities, amenity and affordability advantages.
- > Plan Melbourne Refresh reviews some facets of Plan Melbourne such as housing supply and metropolitan transport options.
- > Plan Melbourne Refresh policy context and directions for Ballan as a peri-urban town is consistent with Plan Melbourne.



#### 1.3.2. Regional



##### *Central Highlands Regional Growth Plan*

The Growth Plan identifies a number of future directions for Ballan as follows:

- > support Ballan as a town providing services consistent with its role in the peri-urban region;
- > support residential growth that respects the surrounding rural character and environmental attributes; and
- > encourage local employment opportunities.

The Growth Plan provides extensive commentary in regards to the role and future of Ballan including:

*The town will continue to provide a range of services to surrounding small towns and rural settlements.*

*Ballan's location adjacent to the Western Freeway and on the Melbourne-Ballarat railway line, and its good access to higher order services and employment in Bacchus Marsh, Ballarat and Melbourne, means it will most likely continue to attract steady growth.*

*It is anticipated development pressure on the town will increase in the long term, when residential development opportunities become scarce in Bacchus Marsh.*

*Although there is sufficient residential land available to meet demand for the short- to medium-term, including infill opportunities, further residential land supply should be considered to the west or south of the town. Additional infrastructure will be required to service any future growth.*

*A key attribute of the town is its strong historical and village character within a rural setting and environmentally sensitive landscape. Given the pressures for growth in areas closer to metropolitan Melbourne, it will be important to make sure Ballan's growth is carefully managed and planned for to protect and promote its valued character.*

*Employment opportunities should be encouraged to reduce the need to commute and should be directed towards either the town centre or the industrial estate in the short to medium term. There is sufficient industrial land supply in the short to medium term, with potential for expansion into larger sites in the surrounding area when the need arises.*

The Growth Plan identifies the following land use policies, strategies and actions:

- > finalise and implement a structure plan to identify preferred locations for growth for Ballan;
- > focus residential development within the town boundary over the short- to medium-term;
- > provide appropriate policy support and provisions in the planning scheme to protect residential character and landscapes; and
- > retain and enhance services and facilities appropriate to servicing the local community.

### 1.3.3. Local

The Moorabool Planning Scheme sets the local planning context and guides planning outcomes for the municipality, including Ballan via the Municipal Strategic Statement (MSS) and the Local Planning Policy Framework (LPPF).

Clause 21.08 of the MSS relates specifically to Ballan and includes the Ballan Framework Plan. This Clause identifies Werribee River as the key environmental influence within the town while also highlighting Ballan's strong historical character and rural setting that needs to be recognised in planning for future growth.

Clause 21.08 also recognises the changing demographic structure, household needs, and lifestyle needs that will support and demand a wider range of housing types and forms than currently exists within the town. This Clause highlights the importance of the town centre retaining its existing compact form and core, and encourages new commercial uses and development to locate within the town centre.

In regards to future growth Clause 21.08 identifies potential future residential growth areas to the south and west of the town, as per the Ballan Framework Plan.

This Clause, including the Ballan Framework Plan, will be subject to further review as part of the implementation of *Ballan Strategic Directions*.

### 1.3.4. Key Strategies & Local Strategic Studies

#### **Economic Development Strategy 2015**

The Economic Development Strategy sets out Moorabool's economic vision as follows:

*"In 2024, our population of almost 40,000 will support a variety of new jobs, services and industries. The diversity of our economy, from agriculture through to professional services, will underpin our economic resilience. We will embrace our inter-dependence with the Melbourne and Ballarat economies while sustaining our unique local lifestyle."*

The Strategy encourages the development of business clusters and precincts and states that such precincts will maximise supply chain integration, promote specialisation, and business collaboration. The Strategy recognises the Ballan Town Centre as a key precinct.

Specifically relevant to Ballan, the Strategy recognises the Ballan and District Chamber of Commerce providing Council with a key opportunity to engage and understand the needs of local business and integral to business engagement with Council beyond a 'roads, rates, rubbish and regulation' role.

The Strategy also recognises the important role of the Ballan Farmers Market and its ability to stimulate tourism and provide income for farmers.

In regards to Main Street the Strategy encourages the ongoing enhancement of the Ballan Town Centre Core and highlights the importance of improvements to Main Street that will assist in creating a 'sense of place' for the retail core.

#### **Retail Strategy 2041 – March 2016**

The Ballan Town Centre is the only substantial retail centre within Moorabool outside Bacchus Marsh. It is anchored by an IGA supermarket of approximately 950 sq.m, with other specialty retail and non-retail services available. The Strategy indicates that there are two vacant shopfronts and three vacant sites within the town centre.

The Strategy identifies that there is currently a demand for additional retail floor space within Ballan and an increase in floor space could potentially be met through an expansion of the existing supermarket, subject to land constraints, and additional fresh food specialty stores.

The Strategy indicates that by 2021 the Ballan Town Centre is considered able to support a medium sized supermarket, a greater range of supporting fresh food stores, a few new cafes/restaurants, additional convenience retail stores, a discount outlet and more retail services such as additional hairdressers.

By 2041, once the population of the Ballan (Central) region reaches 11,500 residents (ABS Boundary for Ballan Statistical Local Area), a total of around 13,000 – 14,000 sq.m of retail floor space is considered supportable in the Region. Potentially around 8,000 – 9,000 sq.m of this retail floorspace could be provided within the Ballan Town Centre.

There is around 12,000 sq.m of vacant land within the Ballan Town Centre, which could potentially accommodate around 8,000 – 9,000 sq.m of retail floorspace. This amount of floorspace would sustain the indicative floorspace demand for Ballan and the Surrounding Region up to 2041.



### **Hike & Bike Strategy, June 2014**

The vision for the Hike and Bike Network in Moorabool is:

*"To develop a safe and sustainable hike and bike network that provides for a wide range of users; provides safe local and regional connections between townships; and increases recreation and tourism opportunities within Moorabool Shire".*

*Note: On review of the path network for Ballan in this strategy the network is not clear and requires further review.*

### **Moorabool Industrial Strategy, June 2015**

The Industrial Strategy identifies that the Ballan Industrial Estate has a total area of 19.5ha, with a 17% vacancy rate and employing the equivalent of 106 full time employees with the largest areas of employment being manufacturing and administrative/support services.

The Strategy states that the Ballan Industrial Estate is a successful industrial precinct possessing a relatively diverse mix of business activities including Manufacturing, Transport and Service companies. Most business owners expect to grow their businesses in the future, and a quarter of those surveyed had plans for redevelopment and expansion. 71% owned, rather than leased their land. Business owners identified large lot sizes as the major competitive advantage of industrial land in this precinct. Prominent disadvantages in the location of the precinct for business activities were the distance from the main street or centre of Ballan and the lack of a postal service. The Strategy also identifies that there are some limitations on this precinct in terms of buffer zones, given there are dwellings within a one kilometre radius and the lack of available services.

The findings of the Strategy indicate that the Ballan Industrial Estate is most suited to population serving industries and such uses should continue to locate in Ballan. Overall, the Shire's industrial activities do not align well with the primary purposes of the industrial zones. This is largely due to the lack of buffer distances between those industrial precincts and sensitive uses.

*Note: On undertaking a site visit, vacancy rates are likely to exceed 17% as indicated within this strategy.*

### **West Moorabool Heritage Study, 2014 - 2016**

The West Moorabool Heritage Study is a Council prepared document and identifies the inclusion of two heritage precincts within Ballan and a number of individually heritage significant properties. The Study recommends a heritage overlay be applied to the two heritage precincts and to the individually listed properties which are generally located in the original Ballan Township. The Study is proposed to be included as a Reference Document to the Moorabool Planning Scheme.

In regards to the two heritage precincts, the first precinct is known as the 'Fisken Street Heritage Precinct'. This precinct takes in the properties fronting Fisken Street between Inglis and Atkinson Streets, together with two properties fronting Atkinson Street, Ballan Railway Station complex, McLean Reserve and 24 Fisken Street.

The Fisken Street precinct is largely a residential area, identified by modestly scaled, single storey, hipped and gabled timber weatherboard and brick dwellings of rudimentary design that feature front and/or side verandahs, corrugated sheet metal or tiled roof cladding, and timber framed windows.

The conventional character and appearance of most of the Victorian, Late Victorian, Edwardian and interwar Bungalow dwellings reflects the socio-economic status of the owners for which they were originally built. There are also a smaller number of post-war and later 20th century dwellings in the area.

The second proposed heritage precinct is 91-97 Steiglitz Street. This small precinct is a grouping of four Victorian and Late Victorian styled dwellings at 91 Steiglitz Street (contributory), 93 Steiglitz Street (contributory), 95 Steiglitz Street (conservation desirable) and 97 Steiglitz Street (contributory).

These dwellings are historically significant for their association with residential and commercial developments in Ballan in the 1870s and 1890s and they comprise the only speculative development of detached timber dwellings remaining in the town.

Through the completion of Stage 1 of the West Moorabool Heritage Study, a number of individual heritage overlays were also identified within the township.

### **Ballan Structure Plan, December 2015**

**Ballan Strategic Directions** builds on the strategic directions identified within the Structure Plan and has been prepared to operationalise the Ballan Structure Plan. This approach will assist in the successful implementation of the Ballan Structure Plan.



### 1.3.5. Future strategic directions summary

The overarching strategy and policy implications in relation to Ballan establishes clear context for the preparation of **Ballan Strategic Directions**. The policy and strategy context consistently acknowledges the challenges associated with Ballan adopting an increasingly important role in accommodating population growth into the future.

Key policy and strategy directions that are particularly relevant to the preparation of **Ballan Strategic Directions** include:

- > the role of Ballan as a peri-urban town accommodating increased population growth;
- > supporting Ballan as a town providing services consistent with its role in the peri-urban region;
- > directing growth to preferred locations and away from non-preferred locations;
- > retaining the intrinsic character and other elements that define Ballan;
- > improving the viability and investment in the town centre while also creating opportunities for local employment;
- > ensuring current and future housing needs of Ballan residents are met through a mix of housing opportunities (green-field and infill);
- > improving connectivity within the town that allows increased walking and cycling opportunities with an emphasis on a linear network along the Werribee River;
- > providing strategic direction for the industrial precinct to ensure it can remain a sustainable employer within the town;
- > the need for increased retail floor space within the town centre to support the growing population and emphasising the importance of this being contained within the town centre core; and
- > recognising the significant heritage values that exist within the Ballan township.





#### 1.4. Drivers of Change

Over the long term, Ballan is projected to grow and develop. It is important to understand the key drivers for this change to ensure that the objectives, strategies and actions identified within **Ballan Strategic Directions** are appropriately targeted and responsive to the town's growing needs and policy direction.

##### Historical Influences and Trends

The 2015 population of Ballan as calculated by ABS was 2,967 people. Population projections based on historical analysis of Ballan expect to see the town's population increase by over 96% to approximately 5,910 (Forecast ID) people by 2041.

From 2006 to 2011, Ballan's population increased by 416 people (17.9%). This represents an average annual population change of 3.34% per year over this period. The largest changes in the age structure in this area between 2006 and 2011 were:

- > empty nesters and retirees (60 to 69) (+107 people);
- > tertiary education and independence (18 to 24) (+79 people); and
- > babies and preschoolers (0 to 4) (+56 people).

Based on the 2011 ABS Census of Population and Housing, Ballan's population characteristics and demographics have been summarised as follows (including a number of comparisons to the Moorabool municipality):

- > A similar proportion of preschoolers and a higher proportion of persons at post retirement age compared to Moorabool Shire.
- > A lower proportion of people in the younger age groups (0 to 17 years) and a higher proportion of people in the older age groups (60+ years) compared to Moorabool Shire.
- > 30% of households were made up of couples with children in 2011, compared with 35% in Moorabool Shire.
- > 23% of households contained only one person, compared with 22% in Moorabool Shire, with the most dominant household size being 2 persons per household.
- > 6.2% of the dwellings were medium or high density, compared to 5% in Moorabool Shire.
- > 79% of households were purchasing or fully owned their home, 13.9% were renting privately, and 2.2% were in social housing.
- > There were 81 people over the age of 85, with the largest age group being 45 to 49 years.
- > 9.9% of dwellings were vacant which is consistent with Moorabool Shire.
- > There were 164 couples with young children, comprising 16% of households.
- > Household sizes are decreasing, similar to Moorabool Shire and more broadly Victoria.

These population projections and demographic characteristics of Ballan have influenced the way in which Ballan has been planned for in the past, and how Council and relevant stakeholders have identified and planned for relevant infrastructure and community needs to meet the future needs of its residents.

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**The 2015  
population of Ballan  
as calculated by ABS  
was 2,967 people.**

Population projections based on historical analysis of Ballan expect to see the town's population increase by over 96% to approximately 5,910 (Forecast ID) people by 2041.

*Right: Horse trough on the corner of Fiskin and Inglis Streets*



## Key drivers and influences

The key drivers for change and influences for Ballan into the future are significant, and are identified as follows:

- > State Government policy influences such as Plan Melbourne (2014), Plan Melbourne Refresh (2015) and the Central Highlands Regional Growth Plan which identifies Ballan as a peri-urban town that can accommodate additional growth;
- > the town's strategic location on the Western Freeway and being within commuter distance of Melbourne or Ballarat by the Freeway or via rail (noting that patron usage of the rail service is increasing yearly with statistical data indicating that in 2004 there were approximately 2,500 patrons using the service monthly and by 2014 this had increased to approximately 7,000 patrons using the service monthly); and
- > demand for the lifestyle advantages presented by the town, its diversity of housing forms and its relationship with history and the rural landscape.

*Ballan Strategic Directions* seeks to operationalise the Ballan Structure Plan and therefore specifies objectives, strategies and actions which acknowledge and build upon work previously prepared for Ballan in the context of its changing role and expected growth. The directions within this Document seek to understand the broad, long term implications for Ballan in terms of its population growth and capacity, the town's future role as a country town while managing peri urban influences in regards to retaining the towns amenity and character and the key infrastructure and employment requirements to service Ballan's long term growth. Importantly, the Document seeks to identify and harness opportunities to leverage growth to provide positive outcomes for the town and the community which would not be possible, or be difficult to realise without clear strategic guidance. Therefore, the *Ballan Strategic Directions* overrides the Ballan Structure Plan where any inconsistencies arise.





## 2. ABOUT THE DOCUMENT

### 2.1. Structure of the Document

The structure of the document is set out in **Figure 03** and described as follows:

**Introduction** - sets the scene for why the document has been prepared and identifies the key guiding issues to be considered during development of the document.

**About the Document** - provides an overview of the structure of the document, the project brief, what it is seeking to achieve, methodology and how the document will be applied into realistic actions.

**The Vision** - identifies the vision for the future of Ballan and articulates 7 guiding principles which underpin each element of the document.

**Strategic Directions** - Each element describes relevant key issues and considerations and lists Key Objectives, Strategies, and Actions, which describe the desired strategic outcomes to be achieved in the future.

- > Urban form & character
- > Residential development
- > Movement network and connectivity
- > Open space & recreation
- > Community facilities
- > Non-residential uses & local employment
- > Drainage and servicing

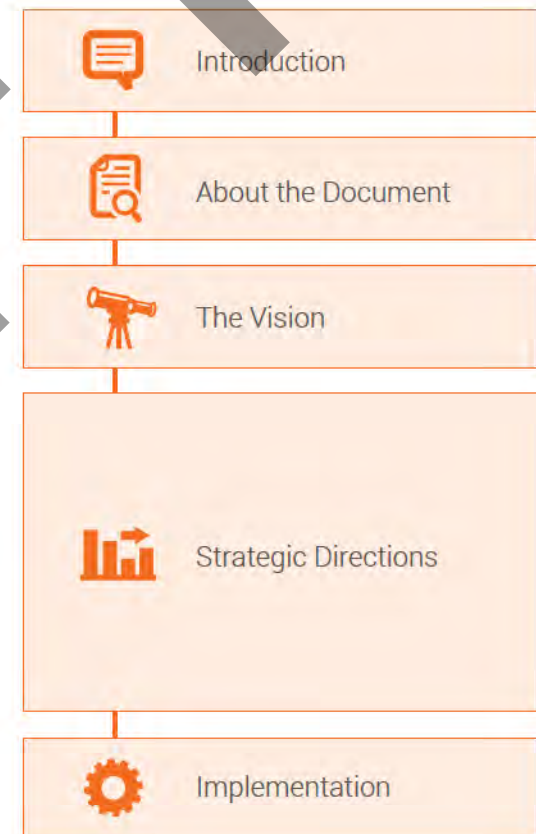
**Implementation** - identifies a suite of implementation actions and supporting information.

### 2.2 Project Brief

As part of preparing *Ballan Strategic Directions*, Council and Mesh agreed on a number of key principles and aspirations that the Document would seek to address as follows:

- > clearly articulate the role and composition of Ballan now and into the future;
- > build on the recommendations and provide clear direction in regards to the relevant Strategies and Background Reports that apply to Ballan;
- > provide clear strategic directions in regards to the Ballan Framework Plan that currently sits within the Moorabool Planning Scheme;
- > identify future growth areas and pre-conditions for future rezoning's (key access links, overlays, staging, infrastructure needs, etc.);
- > provide a high level neighbourhood character assessment to ensure the suite of residential zones can be appropriately applied to Ballan;
- > provide future directions on the industrial areas in Ballan;
- > provide objectives, strategies and actions supported by plans and text around a series of key themes (movement network, open space, drainage, retail, community facilities etc.); and
- > an implementation plan including a list of possible future infrastructure needs to ensure there is a clear implementation strategy for the town.

FIGURE 03. STRUCTURE OF THE DOCUMENT



## 2.3 Methodology

FIGURE 04 PHASES OF THE PROJECT

Phase	Description
1	<b>Background &amp; Context Review</b> A detailed background review of all available information, policy review, site visit and identifying any gaps in the material. Gathering of information to commence a plan based analysis of the town.
2	<b>Opportunities &amp; Constraints Plan &amp; Character &amp; Landscape analysis</b> Preparation of a plan that builds on all the information gathered in Phase 1. Detailed review of the landscape and character of the town. Assistance from Council to fill any gaps in the material identified in Phase 1 and work shopping the analysis with Council officers.
3	<b>Revised Ballan Framework Plan preparation</b> Preparation of a revised Ballan Framework Plan.
4	<b>Draft Ballan Strategic Directions</b> Preparation of draft <i>Ballan Strategic Directions</i> for review by Council officers.
5	<b>Finalisation of Ballan Strategic Directions</b> Upon finalisation of <i>Ballan Strategic Directions</i> , the document presented to Council for adoption.

*Ballan Strategic Directions* has been prepared in a multi-staged manner (refer to **Figure 04**), that has been informed by Council plans and strategies, information and comments from technical experts, community consultation and engagement with Council officers.

Moorabool Council is currently preparing Moorabool 2041 which is a framework that will establish a wide-ranging review and analysis of the future direction of the municipality and will comprise of an Urban Growth Strategy and a Rural Growth Strategy, of which Ballan fits within the Rural Growth Strategy. As part of the preparation of Moorabool 2041, Council has engaged a number of technical consultants that have undertaken specialised work within the Municipality, which have been used to inform this Document including:

- > Retail Strategy 2041 – March 2016
- > Hike & Bike Strategy, June 2014
- > Moorabool Industrial Strategy, June 2015
- > Economic Development Strategy, 2015
- > West Moorabool Heritage Study, 2014-2016

Further, *Ballan Strategic Directions* has taken into consideration a number of technical reports and strategies that have been prepared specifically for Ballan, including:

- > Ballan Structure Plan, Access & Movement Draft Report, June 2012
- > Ballan Structure Plan Landscape Concepts, June 2012
- > Ballan Structure Plan consolidated background report, December 2012
- > Ballan Structure Plan community consultation document, 2012
- > Ballan Structure Plan, 2015
- > Ballan Urban Design Framework, August 2003

Due to Council undertaking extensive community consultation with the Ballan community in 2012, and with the intent of *Ballan Strategic Directions* to build on existing strategic work, the 2012 community consultation has been relied upon in the preparation of this Document.

## 2.4 What is the document seeking to achieve

When planning for growth, whether it takes the form of new green-field development, development of strategic development sites, or incremental infill development within established areas, it is critical to recognise and define the intrinsic character and other elements and to define a series of recommendations that will serve to “get the fundamentals right”.

This means making sure that a town has clear strategic directions to ensure it focuses on the important elements of the urban form that will make a difference to the way people live, how they move about and how they enjoy the amenity and services on offer. It also means recognising those aspects of the urban form that cannot necessarily be controlled by this Document.

When the planning fundamentals are right then improved development and community outcomes will follow. Planning fundamentals, include but are not restricted to, the following:

- > integrated and connected transport linkages;
- > high quality and equitable access to green spaces;
- > walking and cycle paths that connect neighbourhoods and activity nodes;
- > well configured community hubs that leverage opportunities for shared use of facilities;
- > attractive streets and public spaces with distinctive street tree planting;
- > encouraging sustainable development outcomes and enhancing the natural environment; and
- > appropriate staging for development and clear guidance regarding responsibilities of infrastructure delivery.

## 2.5 From Best Practice Theory to Realistic Actions

The strategic directions identified in Chapter 4 are arranged to create a logical progression from the high-level vision and guiding principles in Chapter 3 through to a set of objectives, with a range of realistic strategies and actions. Chapter 5 provides a clear implementation strategy and includes required actions, responsibilities and a timeframe for achievement.

Understanding this sequence will assist decision-making and ensure the successful implementation of *Ballan Strategic Directions*. Establishing the guiding vision is an essential first step, which is identified in Chapter 3.

## 2.6 Identification of key themes to inform the vision

Identifying key themes to guide the future of Ballan is critical in ensuring the town has a clear and long-term vision. As part of undertaking Phases 1 and 2 of the project, consideration was given to emerging themes in the context of what makes Ballan special and the role of the town moving forward.

The ideals of ‘sensitive growth’ and ‘country charm’ have been chosen because they best represent the unique character, composition and distinct identity of Ballan, whilst also recognising the role Ballan will play in accommodating some future growth.

Whilst the ideals are expressed as two relatively simple phrases their composition in a planning context is complex and there is an obvious relationship between the ideals as expressed in **Figure 05**.

These ideals form the basis for a clear and long-term vision for Ballan.





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When the planning fundamentals are right then improved development and community outcomes will follow.

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## PART 2

### The Vision & Strategic Directions

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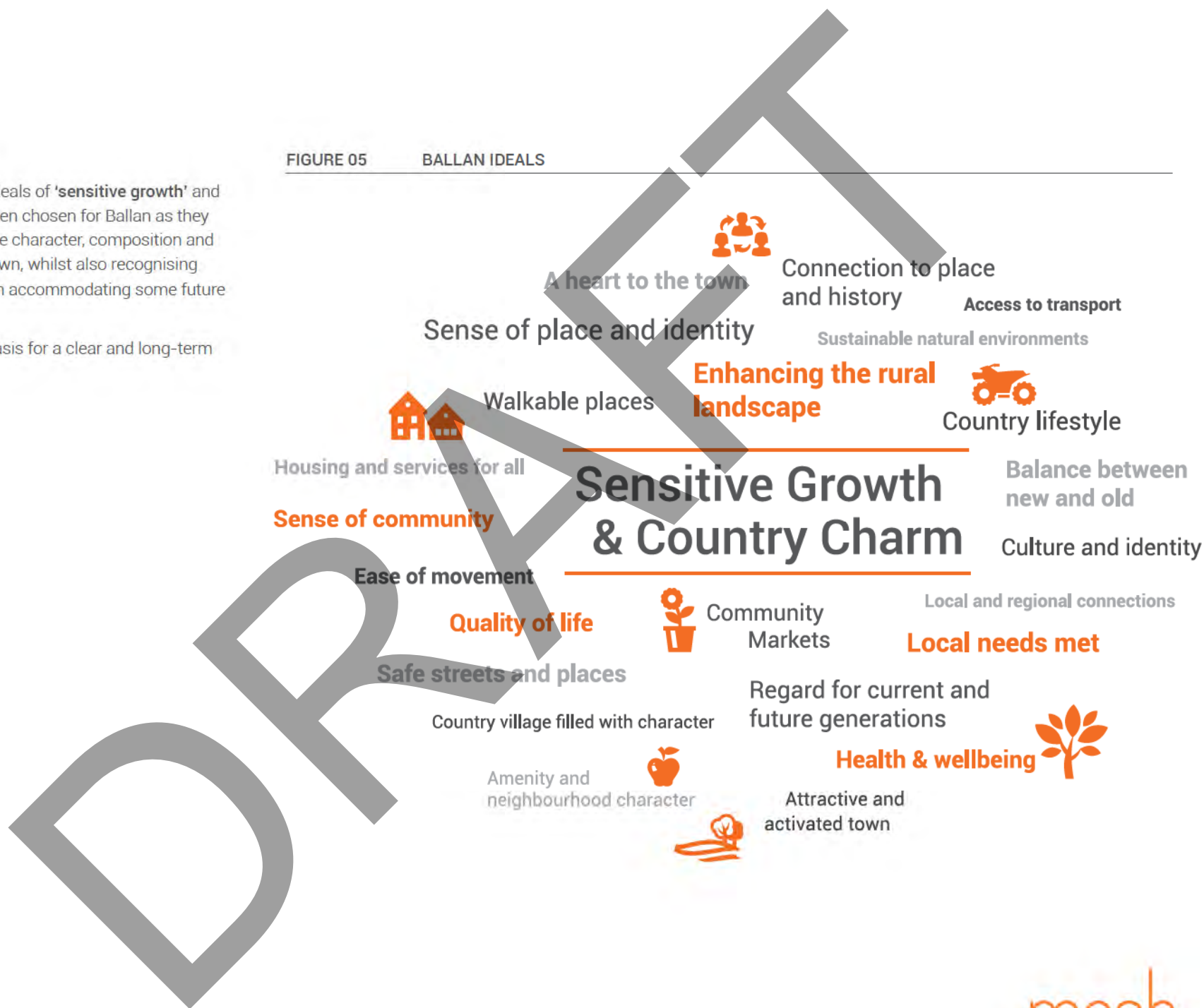
*Inglis Street, the main street of Ballan*

### 3.2 Ballan ideals

As identified at 2.6 the ideals of '**sensitive growth**' and '**country charm**' have been chosen for Ballan as they best represent the unique character, composition and distinct identity of the town, whilst also recognising the role Ballan will play in accommodating some future growth.

These ideals form the basis for a clear and long-term vision for Ballan.

FIGURE 05 BALLAN IDEALS



### 3.3 The Vision Statement

Ballan is a special place where the relationship between the residential settlement and the rural landscape is central to the town's identity and 'sense of place'. The vision for Ballan is for the town to sensitively grow without compromising this intrinsic country charm. Growth should not be at the expense of the existing character and heritage of the town. This will include retaining wide tree lined streets which is a key attribute of the town today.

The rural landscape setting, key environmental assets (such as the Werribee River and its environs), views and vistas that are available from the town are identified as key characteristics that also significantly enhance the residential amenity of the town. As such they are important attributes of the town to acknowledge and protect as the town continues to grow. This includes ensuring that any development is sympathetic to the existing rural gateways.

Ballan will continue to attract new residents, primarily families who will be drawn to the lifestyle offered by the town but also due to Ballan's strategic location being within commuter distance of Ballarat, Melbourne and Geelong.

New residents will be accommodated through the subdivision of existing blocks within the town, new growth areas to the west and south or on 'lifestyle' properties at the fringe of the town.

Commercial businesses will continue to develop, with additional local shops establishing within the existing town centre core which will assist with enhancing economic viability, servicing Ballan and the surrounding region, attracting visitors to the town and increasing tourism. To enhance the town core the integration of a town square will assist in providing a 'heart' to the town and provide the town with a community gathering space.

Improving pedestrian and cycling connectivity throughout the town, in particular to key destinations such as the train station, Werribee River and the linear open space network will assist in linking residents to places, spaces, facilities and opportunities.

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Ballan is a special place where the relationship between the residential settlement and the rural landscape is central to the town's identity and 'sense of place'.



### 3.4 Elements & Guiding Principles

Ballan will grow and change over time. Moorabool Shire recognises that growth, if proactively managed and coordinated, can deliver positive outcomes for existing and future residents and create opportunities to improve the liveability and prosperity of the town.

Ballan's vision will be implemented through a set of Guiding Principles for each of the 7 elements which are discussed in detail in Chapter 4.

**Ballan's vision will be implemented through a set of Guiding Principles for each of the 7 elements.**

#### **Element - Urban Form & Character**

**Guiding Principle** - Development will have regard to and build upon Ballan's historic places and streetscapes and will contribute to the character and identity of the town. Ballan's natural systems, made up of hills, views, vistas, exotic and native vegetation and waterways together create opportunities that sets the character of Ballan and its surrounds. As the town grows, development will need to balance its biodiversity, landscape and environmental values and recognise opportunities to positively incorporate these elements into the story and character of Ballan.

Ballan will be defined by an enduring settlement boundary which responds to the town's natural and built form influences. High quality gateway experiences and design outcomes encompassing both the public and private realm will provide a sense of entrance into Ballan for residents and visitors. Inglis Street will be reinforced as the heart of the town and will enhance Ballan's character and sense of place.

#### **Element - Residential Development**

**Guiding Principle** - Ballan will be home to nearly 6,000 people by 2041. If proactively managed, residential development can deliver positive outcomes for existing and future residents and can improve the liveability and attractiveness of the town through sustainable design. Ballan's residential development will be underpinned by ensuring future growth is sensitive to the existing character and charm of the town while providing a diverse range of housing choice for future residents. Residential development will be connected to a range of open spaces, services and facilities incorporating sustainable design initiatives which will meet the current and future needs of residents.

#### **Element - Movement Network and Connectivity**

**Guiding Principle** - A mobile and connected Ballan which provides choice of transport options underpins the liveability and prosperity of a town and connects people to places, spaces and employment. A well designed and connected movement network will ensure residents have equitable access to Ballan's open spaces, services and facilities. High quality and diverse streetscapes will also influence and define Ballan's public and private realm and contribute to its character.



#### **Element - Open Space & Recreation**

**Guiding Principle** - Diverse open spaces including formal recreation reserves will contribute to the health and well-being of Ballan's residents. Ballan's open spaces will be connected via the establishment of a structural open space loop including linear reserves along Werribee River which will assist in linking residents to places, spaces, facilities and opportunities.

#### **Element - Community Facilities & Services**

**Guiding Principle** - The diverse needs of existing and future residents of Ballan and the surrounding Region will be met with a range of community, health and education facilities and services which are accessible by all residents. The delivery, retention and enhancement of community facilities & services will require Council and stakeholders to work collaboratively to ensure timely delivery of new facilities and efficient operation of new and existing facilities to meet the changing needs of residents.

#### **Element - Non Residential Uses & Local Employment**

**Guiding Principle** - Integral to the success of Ballan will be protecting and creating employment opportunities that will meet not only the needs of residents today, but well into the future. Whilst it is recognised that Ballan will largely remain a commuter town for employment purposes there are a number of employment opportunities within Ballan such as within the industrial and medical precincts that must be planned for, protected and adaptable to changes in market conditions and technology influences.

The niche tourism role Ballan has on offer will be an important component in attracting visitors to the town and enhancing economic vitality. Growing tourism in Ballan has the potential to be an integral component of the town in the future.

#### **Element - Drainage & Servicing**

**Guiding Principle** - Drainage and servicing solutions across the town will be holistically planned for and developed to ensure outcomes have regard to the ultimate development of Ballan. Well considered and innovative drainage outcomes have the potential to deliver improved environmental and waterway health outcomes which in turn will assist in the creation of a healthy and vibrant community.

The timely delivery and expansion of essential trunk and reticulated services such as gas, sewer, water, telecommunications and the internet will be required to meet the needs of a growing community.



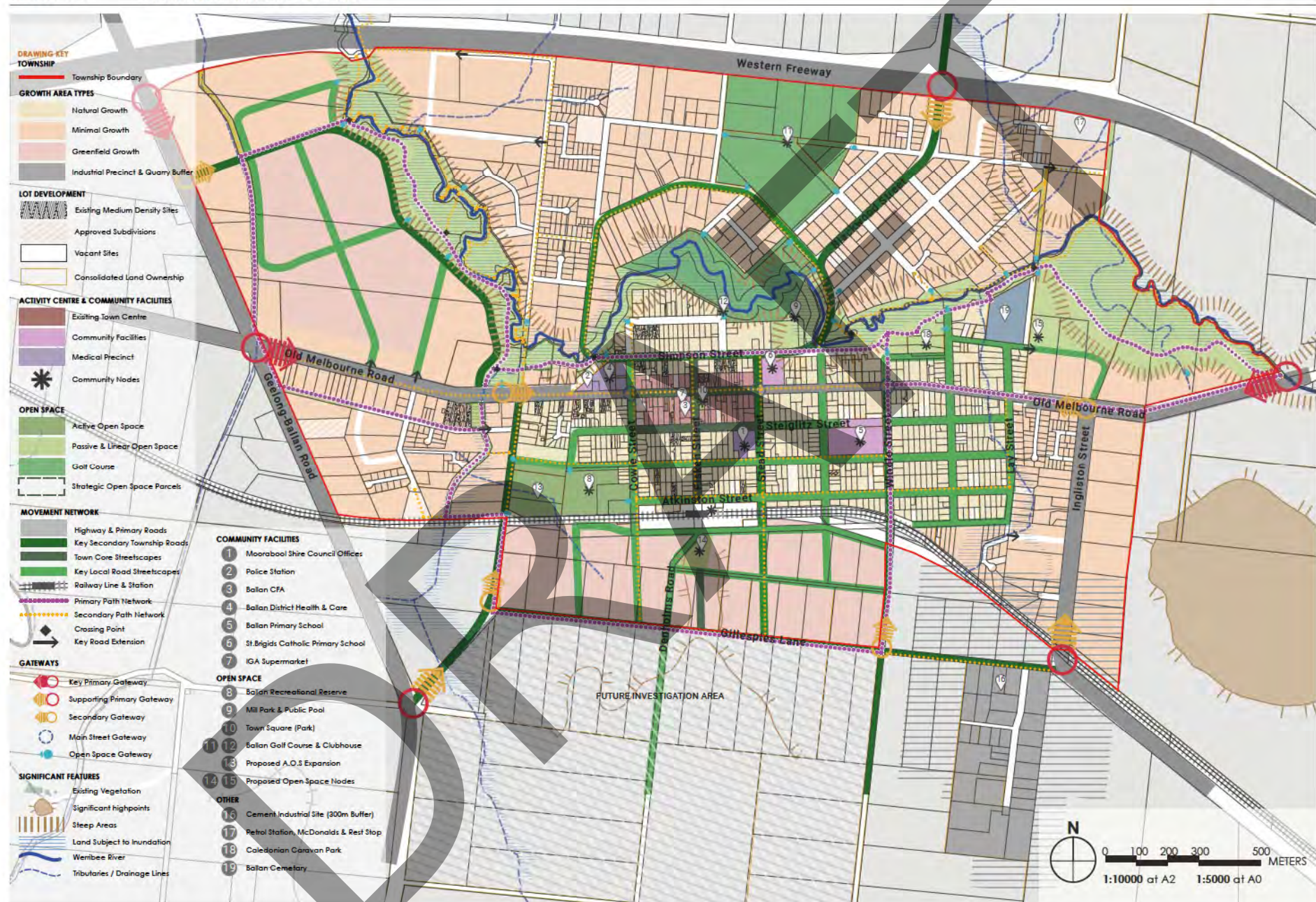
### 3.5 Ballan Framework Plan

The Framework Plan builds on the existing Ballan Framework Plan, however has been prepared to implement the vision for Ballan to 2041.

Chapter 4 provides a detailed discussion around each element and guiding principle which has informed the overarching Framework Plan.

DRAFT

FIGURE 06 BALLAN FRAMEWORK PLAN





## 4 STRATEGIC DIRECTIONS

### 4.1 Urban Form & Character

**Guiding Principle** - Development will have regard to and build upon Ballan's historic places and streetscapes and will contribute to the character and identity of the town. Ballan's natural systems, made up of hills, views, vistas, exotic and native vegetation and waterways together create opportunities that sets the character of Ballan and its surrounds. As the town grows, development will need to balance its biodiversity, landscape and environmental values and recognise opportunities to positively incorporate these elements into the story and character of Ballan.

Ballan will be defined by an enduring settlement boundary which responds to the town's natural and built form influences. High quality gateway experiences and design outcomes encompassing both the public and private realm will provide a sense of entrance into Ballan for residents and visitors. Inglis Street will be reinforced as the heart of the town and will enhance Ballan's character and sense of place.

#### Key issues/considerations

- > The role of significant topographical and landscape features in the township's future.
- > The role of the Werribee River corridor through Ballan as a key structural and recreational link.
- > A need for new growth to respond to Ballan's natural features and country charm.
- > Managing Ballan's existing heritage character in context of growth pressures.
- > Pressure for growth on the township gateways and the absence of a defined enduring settlement boundary.
- > Lack of direction in forming a coherent township character in the wake of growth.
- > New development not in keeping with town's character.
- > Absence of Ballan specific planning controls to assist in protecting valued character and heritage elements of the town.

#### 4.1.1 Urban Form & Character Context

A key objective of *Ballan Strategic Directions* is to define an enduring settlement boundary for the town and identify the high level structural elements (existing and planned) that form the character and composition of the place. Articulating the existing and preferred structural and character elements is key to 'getting the fundamentals right'. These elements set the conditions that will enable future development to readily make a positive contribution to Ballan.

The urban structure that emerged in the original Ballan settlement to the south of Werribee River is reflective of many regional towns with a gridded street network, historical streetscapes, wide tree lined streets, heritage buildings, diverse housing and centralised community facilities. With the Werribee River forming the southern boundary of the original settlement, open space has been located along the Werribee River as opposed to being dispersed throughout the town. The River, open space, conservation and landscape values are key attributes to the character of the town, which if unmanaged, have the potential to negatively impact on the valued characteristics of the town.



Over time as Ballan has grown, the form and composition of the town has changed. Newer developments to the north of the Werribee River have adopted a more curvilinear subdivision style in response to the undulating topography. Development throughout the town has tended to be piecemeal, lacked coordination and displays components of a homogenous land use composition. Development that also reflects more conventional suburban subdivision (including multi dwelling developments) found in metropolitan growth areas is also present.

As pressure for infill development and growth on the periphery of the original settlement has occurred this has resulted in many areas of the town becoming underserviced and disconnected from the Ballan Town Core.





## 4.1.2 Settlement Boundary

*Ballan Strategic Directions* emphasises consolidation of the urban form within a clearly defined and enduring settlement boundary, supported by a set of clearly articulated objectives, strategies and actions to ensure that new development makes a positive contribution to Ballan.

Defining a long term and enduring settlement boundary that provides for long term infill and green-field development will:

- > ensure Ballan's ultimate township limit is understood by Council, developers and the community;
- > reinforce the town's strategic role as a peri-urban town accommodating increased population growth;
- > reduce/remove potential for land fragmentation on the edges of Ballan and implications on farming and environmentally sensitive areas; and
- > set parameters for internal structural change and improvements within Ballan such as improving connectivity and walkability.

Without the influence of a strong settlement boundary and if left unmanaged development could sprawl which is likely to place pressure on productive farming land and other values on the fringe of the town.

In determining an appropriate settlement boundary for Ballan consideration has been had to the following criteria:

- > existing strategic directions, policies and strategies including the Ballan Framework Plan;
- > the impact on the gateways to the town;
- > the impact on the natural landscape and key characteristics of the town;
- > connectivity to the surrounding township, services and facilities;
- > walkability to key community nodes (station/town centre core);
- > land fragmentation;
- > ability to deliver infrastructure gaps;
- > the amount of the land required to accommodate the projected growth to 2041; and
- > the ability to positively contribute to achieving the vision for Ballan.

**Table 01** provides an overview of the settlement boundary, while **Figure 07** identifies the settlement boundary which is made up by a number of character precincts within the established areas and future growth areas. **Annexure 1** includes a detailed assessment against the identified criteria for the relevant precincts which considered the broader composition of Ballan and the appropriateness of a precinct to be included in or out of the defined settlement boundary.

**TABLE 01 OVERVIEW OF SETTLEMENT BOUNDARY**

### Relevant boundary: Northern

**Rationale:** The Western Freeway generally forms the northern settlement boundary, however it is important to protect the land at the eastern end of the northern boundary from development due to its valuable role in forming part of the rural gateway into Ballan.

The undeveloped land at the western end of the northern boundary is identified to be further intensified, however it is important that this interface is softened through ensuring larger residential lots at the interface with the Western Freeway.

### Relevant boundary: Western

**Rationale:** The western boundary is formed by the Geelong-Ballan Road. It will be important to ensure that any future development along the Geelong-Ballan Road provides for larger residential lots to assist with achieving a gradual progression in residential densities towards the centre of Ballan.

### Relevant boundary: Eastern

**Rationale:** The eastern boundary is generally defined by Ingliston Road where land on the eastern side of Ingliston Road is zoned Farming Zone and land on the western side zoned General Residential. The Farming Zone land abutting the eastern side of Ingliston Road is made up of lifestyle properties that sit at the base of a prominent hill that forms a natural gateway feature as you enter Ballan from the east.

On the northern side of Old Melbourne Road, the eastern settlement boundary is defined by the natural topography and the Werribee River that traverses through this portion of the town. While this area is yet to develop, it is important that future development is at lower residential densities due to the sites location in forming part of the gateway to Ballan and the importance of achieving a transition in densities between rural and residential development.

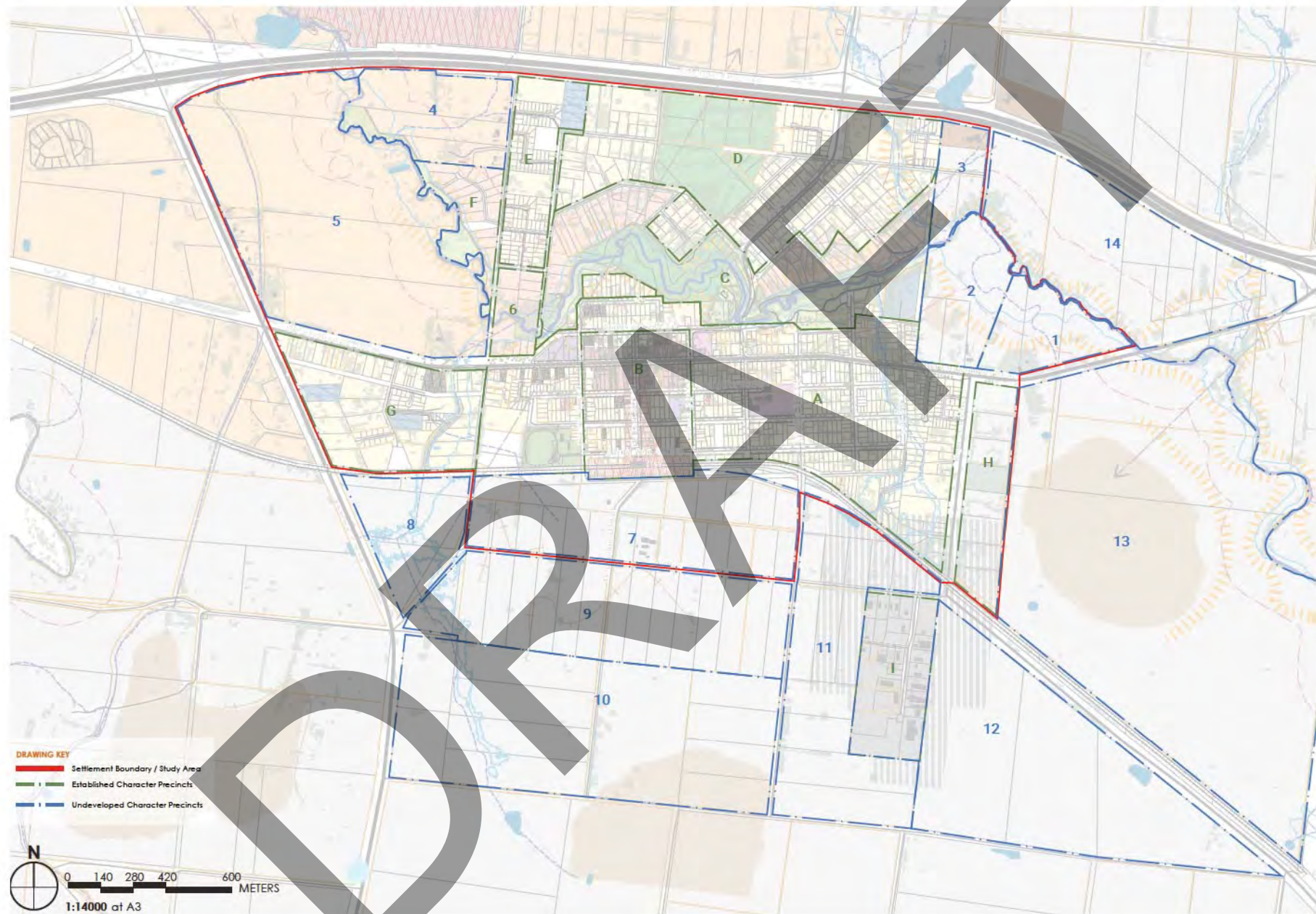
This precinct will also play an important role in providing additional linear open space along the Werribee River and assist in the delivery of the primary path network.

### Relevant boundary: Southern

**Rationale:** The industrial precinct is located on the south-eastern periphery of the residential settlement boundary and the land around the precinct has been identified to be retained as farming land to act as an interface between the industrial precinct and sensitive uses. The southern growth settlement boundary will be formed by future residential development to Gillespies Lane with a further investigation area identified further to the south.

The western portion of the southern boundary is formed by the existing railway line and it is important to retain the land on the southern side of the railway line as farming land. This is due to the precincts role of contributing to the rural gateway to the town and the sites limited development potential due to waterways that traverse through the site.







## 4.1.3 Character Precincts

The Settlement Boundary as defined in **Figure 07** identifies a number of precincts that are made up of both established residential areas and future growth areas for Ballan. An assessment of the key character attributes of each established residential precinct has been undertaken and is set out in the following. Identifying the existing character of each precinct will assist in:

- > determining the appropriateness of a precinct to accommodate further intensification which is discussed at 4.2.2;
- > identifying design objectives for future development within each precinct (see 4.2.3); and
- > providing a strategic basis for the application of the residential zones and overlays.

A detailed assessment for each growth precinct has been undertaken at 4.2.4.



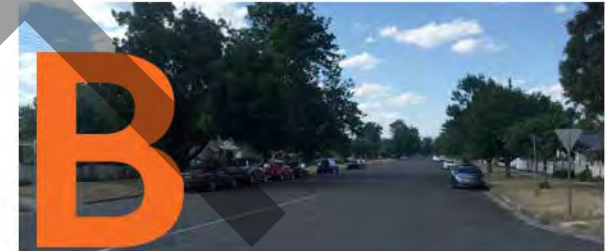
This precinct forms part of the original settlement and is dominated by a strong grid network, with wide roads reserve (30m) and a mix of formal and informal street tree plantings. Due to the age of this precinct with street trees and other plantings having the opportunity to mature, good canopy cover exists.

The precinct has a strong sense of openness mainly due to the precinct being dominated with larger residential lots (average of approximately 980sqm) and wide road reserves, which often have a gravel edge and informal car parking arrangements.

The topography of the precinct is reasonably flat. The street network is a legible grid, however most streets do not include footpaths (some streets do have a one sided footpath), and therefore pedestrians generally walk within the widened road reserve.

Built form varies within the precinct from original weatherboard dwellings including Late Victorian, Federation and interwar Bungalow styled dwellings through to more contemporary brick dwellings. Built form is generally of a modest scale constructed of brick or weatherboard, single storey with generous front and side setbacks surrounded by established landscaped gardens. Front fencing is generally low scale or non-existent and where fencing does exist it is often constructed of timber and or wire with a high level of permeability which assists in contributing to the openness of the precinct.

There is evidence of some change occurring within the precinct, with multi-dwelling developments also existing.



This precinct has the same character as Precinct A, however the West Moorabool Heritage Study recognises the heritage value of Fiskin Street which is located within this precinct due to the consistency of the intact built form.

The Fiskin Street precinct is identified by modestly scaled, single storey, hipped and/or gabled timber weatherboard and brick dwellings of rudimentary design that feature front and/or side verandahs, corrugated sheet metal or tiled roof cladding, timber framed windows with a conventional character and appearance and a mix of Victorian, Late Victorian, Edwardian and interwar Bungalow dwellings. There are also a smaller number of post-war and later 20th century dwellings in the area.

Fiskin Street also has strong formalised street tree plantings with a two sided footpath network and although a wide road reserve is retained the road is sealed to the verge which is inconsistent with most of the road network in the original grid settlement.



This precinct has significant landscape values due to its interface with the Werribee River and its environs. Development along the interface is generally characterised by larger residential lots with lots on the northern side of the river generally reflective of lifestyle properties, with some more conventional residential development also existing.

The precinct is generally typified by a sloping topography that falls away down to the river. The street network on the northern side of the river is curvilinear with wide road reserves. Development on the southern side of the river is a modified grid and has responded to the original grid of the town which also includes wide road reserves. The footpath network is non-existent throughout the precinct.

Vegetation in the precinct ranges but is often well established with canopy cover and contributes to a rural and open feel throughout the precinct.

Built form is generally modest and does not dominate the streetscape with single storey brick dwellings dominant throughout the precinct.

Front and side setbacks are generous with off street car parking often not visible from the street due to the maturity of the landscaping, generous setbacks and size of the lots.

Front fencing ranges from none through to low scale timber and post and wire fencing or landscaping forming the boundary which often results in no clear distinction between the public and private realm.



This precinct is characterised by a natural landscape with a curvilinear street network and no footpaths. The precinct has a mix of a rural road network with swale drains and roads to a more urbanised standard, however wide road reserves are a feature which contributes to an open rural feel throughout the precinct.

Due to the diversity of lot sizes within the precinct that range from pockets of conventional residential densities (typical in the form delivered in a metropolitan growth area) through to larger lifestyle properties the character of the precinct varies.

Built form is generally modest and does not dominate the streetscape. Dwellings range from single storey brick homestead style dwellings through to weatherboard and recent contemporary dwellings.

Front and side setbacks are generally generous with off street car parking (on the larger lots) often not visible from the street due to the maturity of the landscaping, substantial setbacks and size of the lots.

Vegetation in the precinct ranges but is often well established with canopy cover.

Front fencing varies from none through to low scale timber and post and wire fencing or landscaping forming the boundary which often results in no clear distinction between the public and private realm.



This precinct is characterised by recent contemporary development with some lots still to be developed. The topography of the precinct is generally flat. The precinct lacks connectivity with a number of cul-de-sacs existing.

Front setbacks are conventional, while front fencing is rarely present. Gardens are generally still establishing with modest landscape coverings.

Street tree plantings are inconsistent and yet to reach maturity, and therefore canopy cover is currently low.

The dominant built form is single storey brick dwellings with integrated double garages. Dwellings are generally setback from both side boundaries.





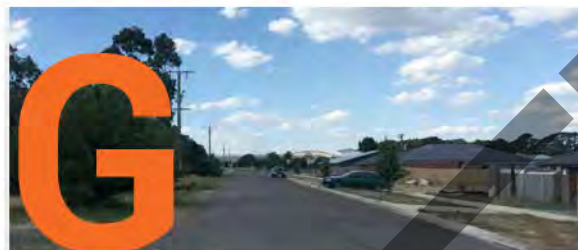
This precinct has been recently constructed with large lots to be developed as lifestyle properties and only a few dwellings currently existing.

The topography of the precinct is reasonably flat with a natural fall down towards the Werribee River. No street tree plantings exists and minimal landscaping within the lots has been established.

The lots that have been developed are generally developed with large contemporary brick dwellings with generous front and side setbacks.

Fencing ranges from non-existent to post and wire and timber post and rail fencing. Internal boundary fences are post and wire which gives a rural and open feel to the precinct.

The road network is curvilinear and has contributed to the lots generally being an irregular shape. Footpaths do not exist and the road network is reflective of a rural road, although Gingella Court is a narrower road reserve that what is typical of Ballan. Gingella Court is the main road in the precinct with only one connection to Hogan Road and therefore connectivity is limited.



This precinct is made up of residential development at a range of densities including larger residential lots and multi dwelling developments. The precinct has a generally flat and partly undulating topography. The character of the precinct is inconsistent and built form varies from older weatherboard dwellings though to contemporary brick dwellings.

The road network is an inconsistent layout with elements of a modified grid, a curvilinear network and court bowls present. Parts of the precinct are reflective of lifestyle properties with large residential lots and dwellings well setback from all properties boundaries, however the eastern portion of the precinct is currently undergoing change with conventional residential development emerging.

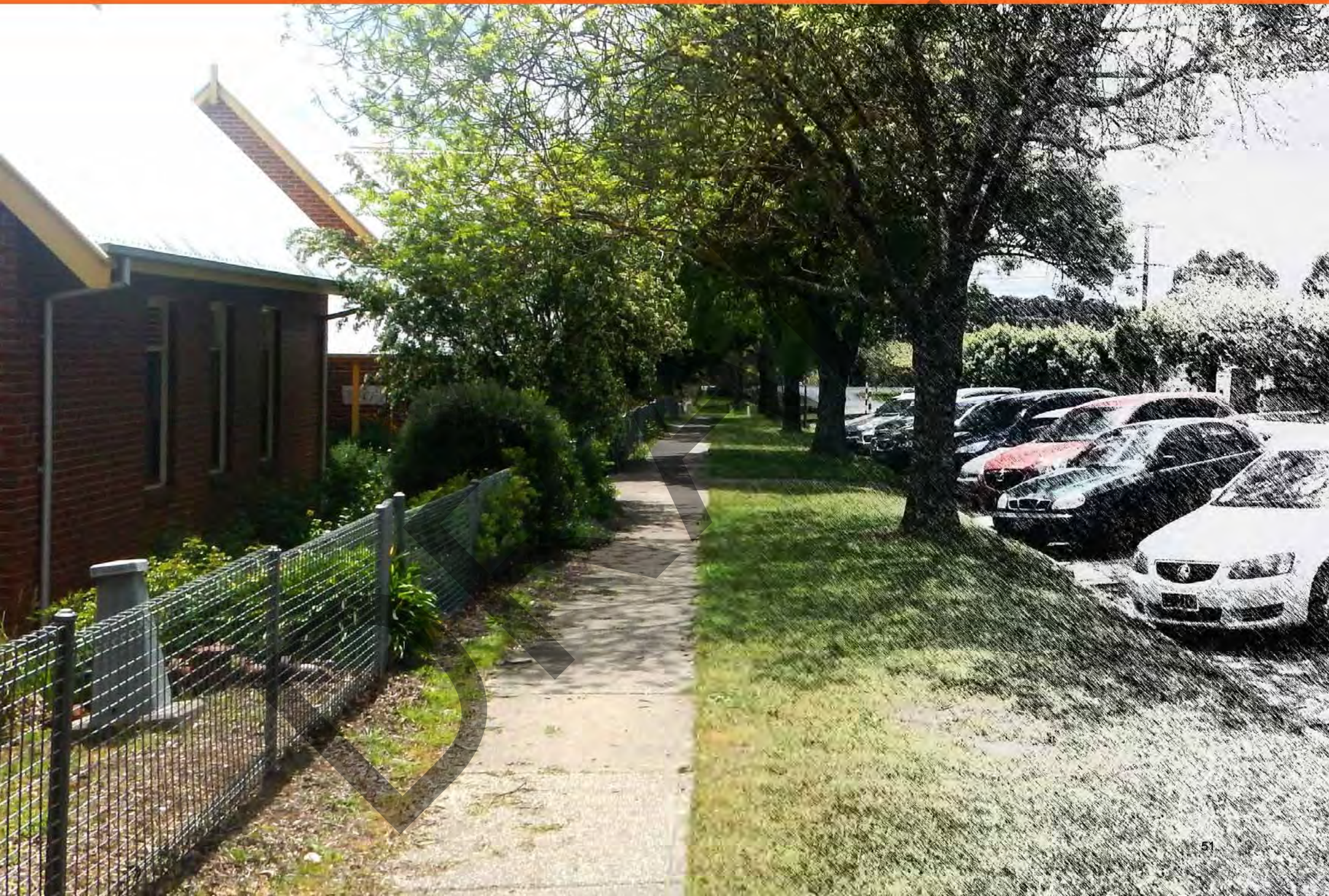
Street tree plantings are generally non-existent and vegetation in the newer development is minimal, however established vegetation as part of the lifestyle properties does exist.



This precinct is zoned Farming Zone and is located on the periphery of the eastern settlement boundary. These lots are developed as hobby farms with paddocks surrounding the dwellings and the dwellings well setback from property boundaries. These properties assist in providing a transition from farming land to residential uses.

Right: Ballan Primary School, Duncan Street







## 4.1.4 Gateways and Public Realm

Township gateways and the public realm are imperative in defining Ballan's sense of place and identity, while representing Ballan's character and community pride.

Township gateways are entry points which signal the first impressions for visitors to a town. Gateways can be expressed as both physical points or markers (such as intersections or constructed site specific entry statements), or can be a combinations of land uses and experiences.

The Western Freeway and its intersection with the Old Melbourne Road (eastern side of Ballan) and Geelong-Ballan Road (western side of Ballan) are the key primary gateways to the town (see **Figure 08**).

The eastern gateway to the town from the Western Freeway progressively reveals the character of the town through land uses and experiences including:

- > an undulating rural entrance;
- > a bridge crossing over the Werribee River;
- > established vegetation (natives and exotics) including autumnal vegetation which is a key characteristic of the town;
- > formalised consistent street tree plantings exist however are yet to reach maturity;
- > generally a transition to increasing densities as you enter the town;
- > a significantly wider road reserve which creates a country feel; and
- > a mix of historic dwellings and infill development.

The western gateway to the town provides a range of

experiences and land uses when entering the town including:

- > rural residential land with some larger residential lots on Geelong-Ballan Road;
- > a farm supplies store on the south-western corner that transitions into residential development at low densities increasing to more intensified densities as you proceed towards the centre of the town;
- > a significantly wider road reserve which create a country feel;
- > a range of established vegetation (natives and exotics);
- > formalised consistent street tree plantings exist however are yet to reach maturity; and
- > a mix of historic dwellings and infill development.

A number of supporting primary and secondary gateways also exist that reinforce the rural landscape and the country setting of the town. **Figure 08** identifies the location of all gateways.

**Table 2** sets out the design intent for the future development and enhancements of the gateways into the town

**TABLE 02 DESIGN INTENTION FOR GATEWAYS**

Gateway Design Intentions
<b>Primary Gateways</b> <p>To retain and enhance the natural rural gateways.</p> <p>To ensure larger residential lots are retained along the entrance to the town that slowly transition to more intensified densities towards the town centre core.</p> <p>Protection and enhancement of existing vegetation where practical.</p> <p>For sites that form part of the gateway ensure appropriate siting of dwellings with generous front and side setbacks and wide frontages that allow for substantial landscaping opportunities and assist in a transition from farming to residential land.</p> <p>Encourage fencing to be open style fencing (post and rail, timber and or wire) to assist in retaining a rural entrance to the town.</p> <p>Enhance signage and wayfinding as important gateway features to the town and indicates Ballan's tourism role and gateway to the wider region.</p>
<b>Secondary Gateways</b> <p>To be retained in current conditions.</p>

FIGURE 08 BALLAN GATEWAYS





## 4.1.5 Key Objectives, Strategies & Actions

*To define an identifiable and enduring long term settlement boundary for Ballan based on character, natural features, gateways and land use considerations.*

- > Discourage population growth outside of the defined settlement boundary.
- > Avoid rural living and low density style subdivision outside of the clearly defined settlement boundary unless the density is considered appropriate as part of transitioning to increased densities of development.
- > Ensure a clear separation between urban development and farming activities is retained.

*To holistically plan for growth over time that will make a positive contribution to Ballan's liveability, town character including the natural environment and its public realm.*

- > Require new development (green-field and infill) to accord with the identified design objectives for the relevant precinct as set out in 4.2.3 and 4.2.4.
- > Ensure subdivision designs provide for diverse streetscapes, strong connectivity to public spaces and retains the valued characteristics that make 'Ballan' a special place.

*To support residential development within Ballan's settlement boundary that is cohesive, enhances and contributes to the community's aspirations for Ballan and the lifestyle appeal and township character.*

- > Support residential development which makes a positive contribution to Ballan's future by ensuring it builds upon the various assets and character elements that define the town.

*To enhance the township gateways and streetscapes which will serve to define the entries to Ballan and sense of place.*

- > Support the enhancement of the existing gateways by encouraging development and gateway improvements in accordance with the Design Intentions identified in Table 2.
- > Support the use of exotic and native species that will serve to contribute to Ballan's character.
- > Reinforce the predominant character of the town by requiring new subdivisions to include wide tree lined streets.

### Actions

- A1. Actively work with the community, development and building industry to increase the awareness and acceptance of well-designed developments that complement the character of Ballan. This may include forums, education workshops, study tours, etc.
- A2. Review and update the Municipal Strategic Statement to include a revised Ballan Framework Plan that identifies the long term settlement boundary, policy and objectives for achieving preferred design outcomes, while recognising the importance of the country landscape and ensuring the valued characteristics of Ballan are protected.
- A3. Prepare Urban Design Guidelines for residential development within Ballan and use them to assist planners and applicants. The Guidelines should consider the public realm, built form, subdivision design, natural environment and landscape, front fencing and sustainability.
- A4. Prepare Street Tree Planting Guidelines that provide a vision for street tree planting and street design within Ballan, particularly in relation to subdivision developments and gateways.
- A5. Review the existing gateways and prepare an implementation strategy to enhance the gateways for the long term.

*Right: Inglis Street, Ballan*







## 4.2 Residential Development

**Guiding Principle** - Ballan will be home to nearly 6,000 people by 2041. If proactively managed, residential development can deliver positive outcomes for existing and future residents and can improve the liveability and attractiveness of the town through sustainable design. Ballan's residential development will be underpinned by ensuring future growth is sensitive to the existing character and charm of the town while providing a diverse range of housing choice for future residents. Residential development will be connected to a range of open spaces, services and facilities incorporating sustainable design initiatives which will meet the current and future needs of residents.

### Key issues/considerations

- > Balancing the need for both green-field development and infill development opportunities.
- > Lack of strategic direction to assist with managing and directing growth to appropriate locations.
- > The suite of residential zones have not been applied to Ballan to assist in managing residential outcomes.
- > Lack of guidance and a coordinated planning framework that identifies sequencing and infrastructure delivery.

### 4.2.1 Residential Context

As a peri-urban town, Ballan is an attractive place to reside given its combination of country character and rural lifestyle appeal, all within proximity of metropolitan Melbourne, Ballarat and Geelong. Ballan has a relatively diverse supply of housing stock for a country town which is reflected by:

- > low density residential development to the north and around the periphery of the town;
- > general residential areas within its historical town core and newer areas to the north and east; and
- > 6.2% of medium density development compared to 5% in Moorabool Shire.

Based on the projected increase in population of 2,943 residents by 2041 (117 residents per year) this 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.

In determining appropriate locations within Ballan to accommodate the projected growth, consideration has been had to the following:

- > Ballan's role in contributing additional housing to accommodate expected population growth in metropolitan Melbourne, while also balancing the roles of being a peri-urban town and a rural service centre;
- > balancing infill development and new growth opportunities that can deliver diverse housing opportunities as Ballan grows and changes over time, to meet the evolving needs of residents;
- > maximising access to public transport and key infrastructure within the town;
- > retaining a mix of residential lot sizes across the town;
- > protection of heritage and neighbourhood character values including existing urban form as identified in 4.1;
- > the settlement boundary as identified in 4.1; and
- > protection of key gateways, natural features, heritage and character as identified in 4.1.



#### 4.2.2 Accommodating Residential Growth – Settlement Framework

Ballan does not currently have any future growth areas zoned to accommodate the projected growth, however growth areas on the periphery of the town have been identified in previous strategic work as 'future investigation areas'. Ballan also contains numerous sites within the established areas that have the ability to accommodate infill development. Whilst infill development is likely to play an important role in accommodating future population growth, it is expected there will be an increased demand for green-field development.

To assist in directing appropriate densities of housing and growth to appropriate locations, three 'settlement types' have been identified. Each 'settlement type' plays a different role in meeting Ballan's current and emerging housing needs. Accordingly, different forms of growth and development will be appropriate within each settlement type, but collectively they will each contribute towards a sustainable community, that provides for a range of housing choices to meet the needs of current and future residents.

A settlement type has been identified for each precinct as set out in **Figure 09** (including definitions of each settlement type, on page 42). In determining the appropriate 'settlement type' consideration has been had to the preferred character of the relevant precinct with a balance of addressing the housing needs of Ballan. This has included ensuring that any existing characteristics that have been identified as important to the character of Ballan are retained, regardless of the precincts suitability for accommodating future residential growth.

Outside of the central town core, Ballan has generally developed in response to its physical land conditions. Residential land to the north of the Werribee River has generally been developed at lower residential densities, with lower density development abutting the Werribee River corridor where the topography is steep. Pockets of conventional residential development on the northern side of the river do exist and is an example of a lack of strategic direction in ensuring appropriate densities of residential development is directed to appropriate locations. The road network, drainage system, river crossing and lack of services support this area not being any further intensely developed and therefore the density of this area should be retained with larger residential/lifestyle lot sizes. It is for these reasons that this area has been identified for 'Minimal Residential Growth'.

Residential development on the periphery of the town's eastern, southern and western boundaries have generally been developed at lower densities than the central core, however more intensified residential development including multi dwelling developments also exist within these areas. Given the location of these precincts on the periphery of the town core and mix of densities of development, these areas have generally been identified as 'Minimal Residential Growth Areas'.

Within the original Ballan town core there are a number of larger landholdings which are suitable for infill development and are also well located to existing services and facilities. It is for this reason that this area has been identified as a 'Natural Residential Growth Area' and will be the focus area for infill development in Ballan in the future.

Undeveloped land within the settlement boundary that has been identified to accommodate future residential growth are identified as 'Green-field Residential Growth Areas'. The precincts that are smaller growth precincts and have been identified to accommodate lower densities of residential development (see 4.2.4) have been identified as Minimal Residential Growth Areas due to the low scale of development that is proposed within these precincts.

While 4.2.4 sets out details for the development of the identified growth precincts, the Settlement Framework at **Figure 09** includes proposed timing projections for the development of these precincts.

The Settlement Framework (**Figure 09**) seeks to establish objectives which will ensure future development integrates and contributes to the overall township character while ensuring residential development (including multi-dwelling developments) are directed to appropriate locations.

## Settlement Types

**Minimal Residential Growth Areas** generally are located on the fringe of the township and do not have direct access to services and facilities and often with limitations to further development, e.g. topography, connectivity, existing development. May also include residential land that has been identified as having strong characteristics that requires protection from further development.

**Natural Residential Growth Areas** are areas identified for natural change over time. Appropriate well designed, infill development, including multi-unit developments that complement the preferred character of the area, while providing for a variety of housing options will be encouraged in suitable locations.

**Green-field Residential Growth Areas** are areas that are generally located on the fringe of the established urban areas and have been identified as land suitable for future residential development or is in the process of being developed for residential purposes, often over a number of years.



[illegible]



## 4.2.3 Established Residential Precincts

Incremental infill development within the established areas of Ballan will continue to play an important role in the delivery of new housing. *Ballan Strategic Directions* acknowledges and supports the ongoing role of infill development in some locations given its access to existing services and facilities, the substantial amount of land supply available within the established areas and to assist in consolidating residential growth and limiting urban sprawl.

In the Ballan town core, a range of housing styles are intermingled with heritage elements and together play a role in Ballan's identity and character. However there is a need to balance and manage development within Ballan's established areas to ensure new development positively enhances the heritage places and other character features. For this reason, as identified in 4.1, character is a critical consideration in ensuring new development is in keeping with the place.

Given the important role infill housing can play in accommodating the projected population growth, a series of design objectives have been identified for each precinct to guide future residential development within the established areas of Ballan. The design objectives are based on:

- > the existing character identified at 4.1.3; and
- > the Settlement Framework identified at 4.2.2.

The growth area precincts are discussed in 4.2.4.

TABLE 03 DESIGN OBJECTIVES FOR ESTABLISHED PRECINCTS



### PRECINCT A

#### Natural Residential Growth Areas

- Maintain a streetscape rhythm of detached dwellings with conventional front and side setbacks.
- Built form to one boundary may be appropriate where the preferred character of the precinct is not compromised.
- Boundary to boundary development should be avoided.
- Built form will be of a modest scale and be sympathetic to the existing character of the precinct, however innovative and unique built form that enhances the character of the precinct will be encouraged.
- Multi-dwelling developments should minimise the need for additional crossovers to the street, be located on lots within the precinct that are within a walkable distance of some services and facilities and have minimal impact on the streetscape rhythm and pattern. Therefore, some lots within the precinct may not be suitable for further intensification.
- Open front gardens will blend into the public realm, with minimal or low scale front fencing.

- Built form will not dominate the lot which will allow for generous private open space and garden plantings.
- 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.
- New development located in close proximity to dwellings that exhibit historical architectural styles should ensure built form complements these dwellings.
- Increasing the diversity in housing products within the precinct is desirable including alternative housing products that allow for a variety of housing choices in areas accessible to services and facilities.

#### Minimal Residential Growth Areas

- As per the above design objectives, however given these lots are on the periphery of Precinct A multi-unit developments are generally discouraged unless demonstrated to the satisfaction of Council why medium density development would be appropriate in this location.



#### PRECINCT B

- The preferred character identified in Precinct A should be replicated in Precinct B, however the heritage values identified within this precinct, should be a key consideration of any further development.



#### PRECINCT C

- This precinct will continue to maintain the open and spacious character through retaining 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 and unique topography of the precinct, including the use of muted colours and tones that blend with the existing landscape.
- Built form will generally be of a scale similar to existing development, however innovative and unique built form that enhances the precinct is encouraged.
- No front fencing or low scale timber post and rail fencing is encouraged.



#### PRECINCT D

- This precinct will continue to maintain the open and spacious character through retaining 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.
- Development will complement and preserve the natural characteristics and unique topography of the precinct, including through the use of muted colours and tones that blend with the existing landscape.
- Built form will generally be of a scale similar to existing development, noting that conventional residential lots within this precinct are atypical and discouraged.
- No front fencing or low scale timber post and rail fencing is encouraged.



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 low scale timber post and rail is encouraged.
- encourage built form of a modest scale and be sympathetic to the existing character of the precinct, however innovative and unique built form that enhances the character of the precinct will be encouraged;



## 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 low scale timber post and rail or rural wire fencing is encouraged.
- Carports, garages and outbuildings should not dominant 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 low scale timber post and rail or rural wire; and
  - ensure carports, garages and outbuildings do not dominate the streetscape and are encouraged to be 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 green-field 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.

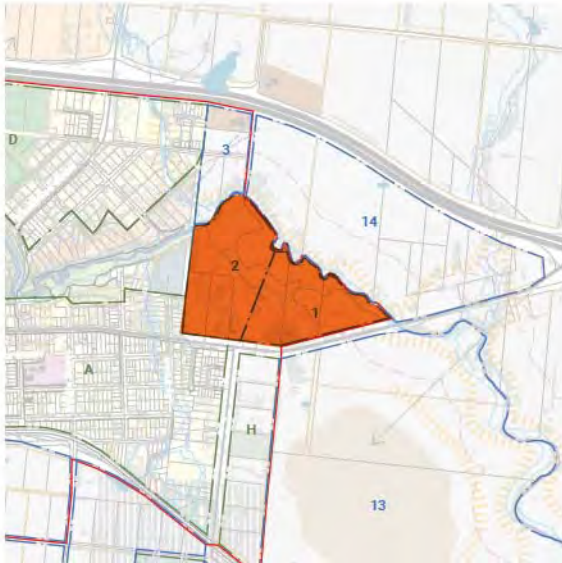
As previously identified it is projected that Ballan's population will increase by approximately 2,943 residents to 2041 (117 residents per year) which will require a demand for approximately 45 dwellings a year (based on a household size of 2.6 persons). To 2041 it is projected there will be a demand 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, green-field 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;
- > 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 Goslings 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.
- > Remoteness to the train station and town centre core.
- > 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 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 land 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

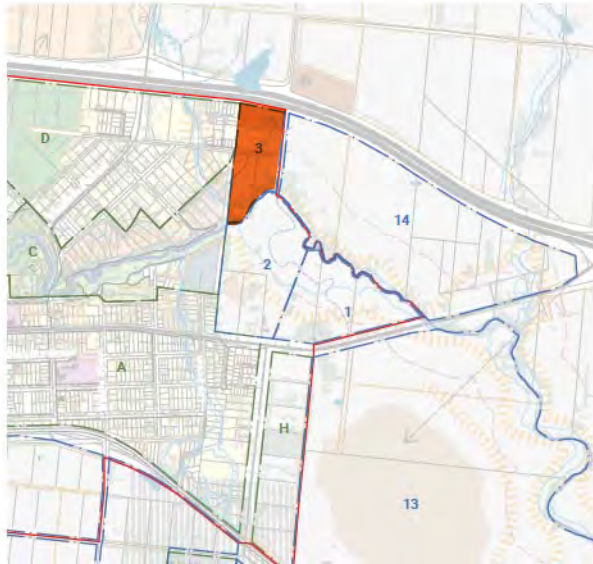
**Ballan Strategic Directions** recognises and supports delivery of this precinct in the **medium-long term** subject to the following pre-conditions:

- > Wider road reserves (25 to 30m) in keeping with the character of the established area streetscapes.
- > Extend Gosling St and connect back to Old Melbourne Road.
- > Ensure there is a road edge between open space and residential development.
- > Ensure lots front open space and Old Melbourne Road.
- > 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 fence as interfaces to Old Melbourne Road and open space.
- > The protection of the gateway through a combination of open space and larger lots.
- > Demonstrated ability to be serviced.
- > That the extension of the Werribee River linear open space (including 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.
- > A four way intersection at Old Melbourne Road and Ingliston Street (without a roundabout) to continue the original grid layout.
- > The escarpment to form the northern boundary of lots in Precinct 1.
- > 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 70 metres and Precinct 2 a minimum of 40 metres.
- > The land to be rezoned Rural Living Zone subject to a minimum lot size of 4000sqm for lots in Precinct 2 and a minimum lot size of 10,000sqm for lots in Precinct 1.
- > As part of a proponent led Planning Scheme Amendment to rezone the land apply a Development Plan Overlay 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.

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 half 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*

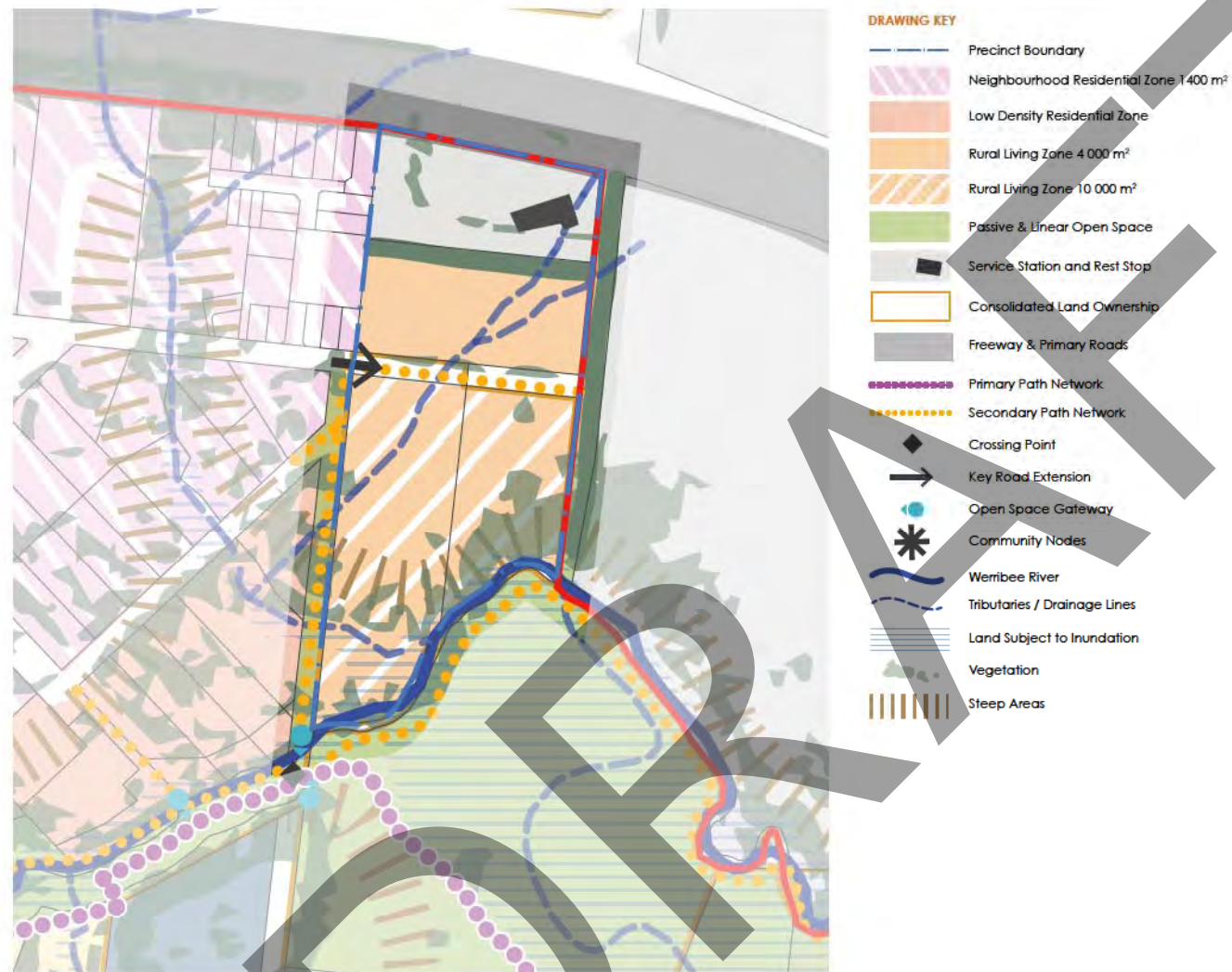
This is a small precinct on the periphery of the eastern settlement boundary. With the location of the precinct behind the service station on the Western Freeway, development of this precinct will have minimal impact on the eastern gateway and provides a logical eastern settlement boundary.

### *Development Pre-conditions*

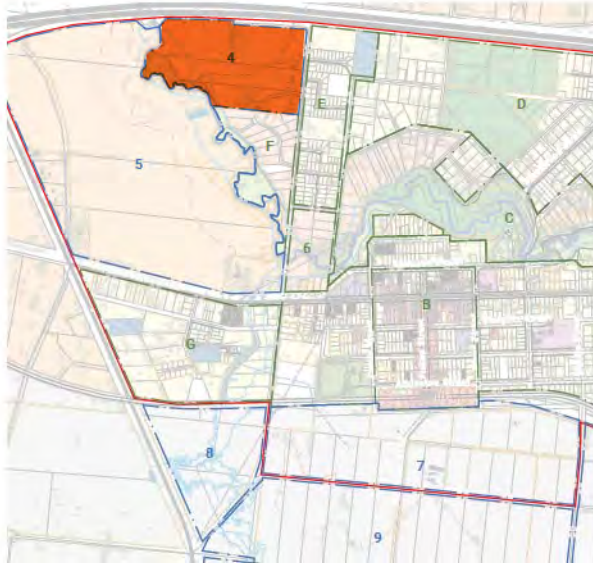
*Ballan Strategic Directions* recognises and supports the delivery of this precinct in the **short-medium term** subject to the following pre-conditions:

- > 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.

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

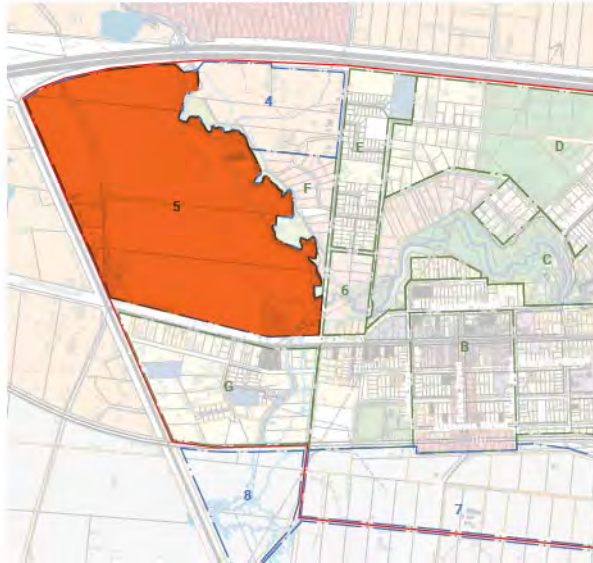
*Ballan Strategic Directions* recognises and supports the delivery of this precinct in the **short-medium term** subject to the following pre-conditions:

- > 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.

FIGURE 12      PRECINCT 4 CONCEPT







### Precinct 5: Western Growth Precinct

#### *Development considerations/opportunities*

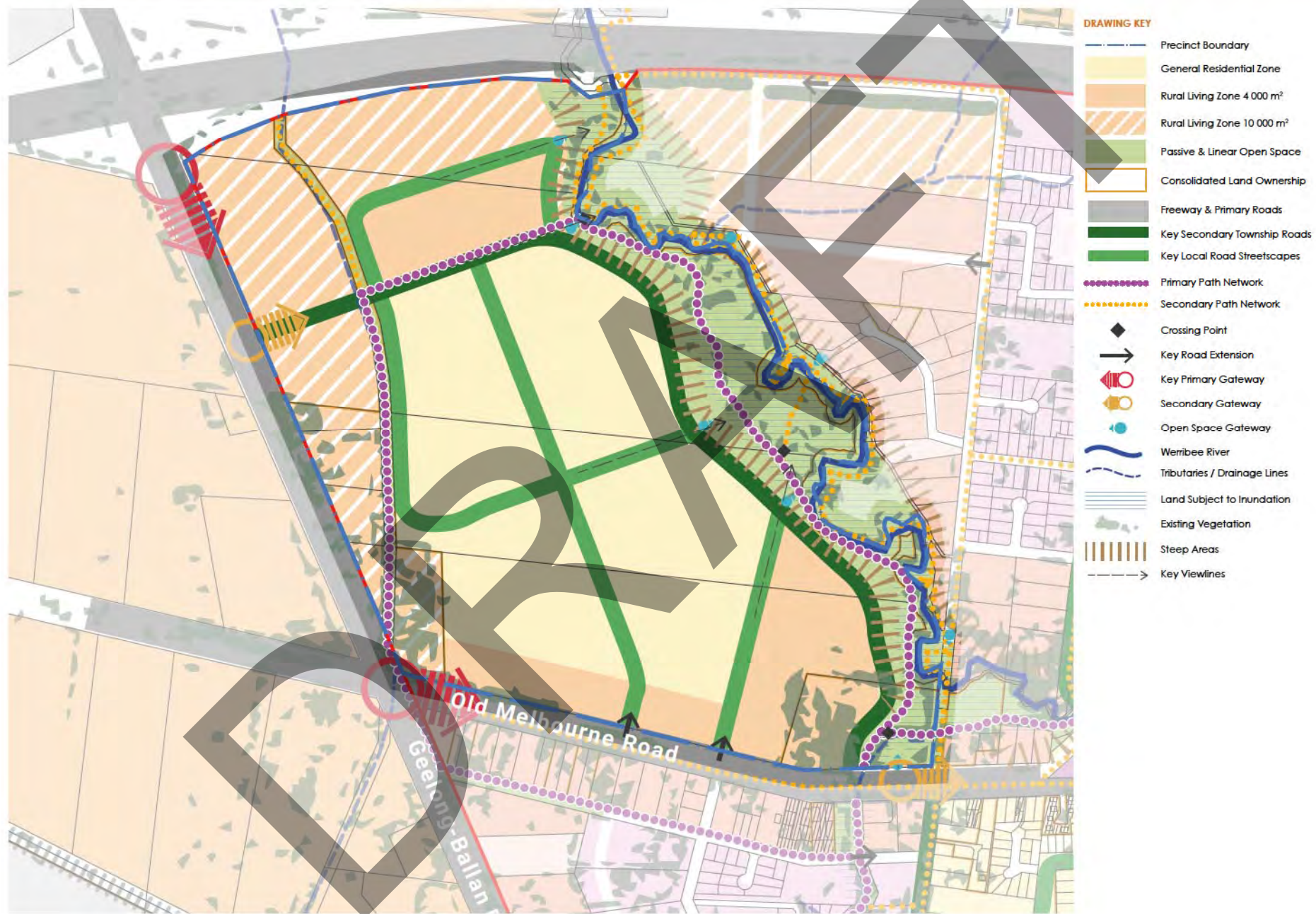
- > Visibility and noise from the Western Freeway.
- > Potential to extend the Werribee River open space network, however need to manage any impacts to the Werribee River and its environs.
- > Largely un-fragmented land ownership.
- > Visual impacts on the gateway to the town.
- > Management of access to Old Melbourne Road and the Geelong-Ballan Road.
- > Ability to manage transition of densities with a rural interface.
- > Protection and enhancement of vegetation along Old Melbourne Road.
- > Remoteness to the train station and town centre core.
- > Identified for growth in previous strategic work undertaken for Ballan.
- > Heritage values as well as parts of the site with cultural heritage significance.

#### *Context*

This precinct is bounded by the Western Freeway to the north, Old Melbourne Road to the south, the Werribee River Valley to the east and Geelong - Ballan Road to the west.

The western (majority) of the precinct comprises of flat cleared paddocks, and the eastern part of the site contains the Werribee River valley and floodplain. The flat paddocks have been used for cropping and grazing, and contain scattered indigenous and exotic trees.

FIGURE 13 WESTERN GROWTH PRECINCT - PRECINCT 5 CONCEPT





## Development Pre-conditions

**Ballan Strategic Directions** recognises and **supports the delivery of this precinct as a priority** due to the ability of the precinct to be serviced and its relatively unfragmented land ownership which assists in achieving an orderly roll out of development subject to the following pre-conditions:

- > Wider road reserves (30m) in lieu of unencumbered open space and in keeping with the character of the established areas streetscapes.
- > Creation of a modified grid reflective of Ballan's established urban pattern.
- > Align roads to focus on linear open space and views.
- > Align roads to facilitate drainage down the slope.
- > Create view lines and relationship to the creek from Old Melbourne Road.
- > Create large lots in sensitive gateways and around the periphery of the precinct.
- > Maximise connections to Old Melbourne Road and the green link.
- > Provide for pedestrian connection along the Werribee River and potentially to the eastern side of the river.
- > Provide an opportunity for a road link across the easement to the Geelong-Ballan Road.
- > Protection of existing vegetation through appropriate siting of dwellings and crossovers.
- > Building envelopes required for each lot with a frontage to the existing external road network to ensure appropriate siting of dwellings with generous front and side setbacks, while allowing for substantial landscaping opportunities.
- > A diverse range of lot sizes that provide for a range of housing choice.
- > Fencing to be an open style fence as interfaces to the existing external road network and open space.
- > A road must be located along the interface with the Werribee River and lots with a frontage to the river should have a minimum frontage of 30m.
- > Demonstrated ability to service the precinct.
- > Minimum lot frontages required for lots that front Old Melbourne Road to assist in protecting the gateway. The frontages should be a minimum of 40 metres and retain the Rural Living Zoning, however with a minimum lot size of 4000sqm.
- > Minimum lot frontages required for lots that abut the Western Freeway and Geelong-Ballan Road to ensure these lots provide a transition from farming to residential land and assist in protecting the gateway. The frontages should be a minimum of 70m and retain the Rural Living Zoning, however apply a minimum lot size of 10,000sqm.
- > A minimum lot size of 4000sqm and zoned Rural Living Zone to lots south of the 10,000sqm lots that abut the Western Freeway (see **Figure 13**) to act as transitional lots to more conventional residential development.
- > A minimum lot size of 4000sqm and retain the Rural Living Zone to lots in the south eastern corner of the precinct with frontage to the Werribee River and viewed from the gateway (see **Figure 13**).
- > The balance of the land to be zoned General Residential Zone.
- > Development to be generally in accordance with **Figure 13** 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.
- > As part of a proponent led Planning Scheme Amendment process to rezone the land apply a Development Plan Overlay which, at a minimum, applies the identified pre conditions.
- > Protect any identified heritage buildings and places of cultural heritage significance.
- > Demonstrates the ability to achieve the opportunities identified for the precinct and address the consideration as set out above.

## Precinct 6 (Strategic site)

### Development considerations/opportunities

- > Potential to extend the Werribee River open space network.

### Context

This precinct is not identified for growth, however has an important role as part of the development of Precinct 5 due the precinct including a 'missing link' in the linear open space network along the Werribee River. It is important that the opportunity to deliver the linear open space network is preserved for the long term. The precinct is significantly constrained as a result of the Werribee River traversing through the precinct and associated steep land and potential flooding. The precinct is developed at low densities and the precinct should continue to operate in this manner.

As this precinct has not been identified for development, no pre conditions apply. Refer to **Figure 14** which identifies the 'missing link' in the open space network.

FIGURE 14      PRECINCT 6 CONCEPT - STRATEGIC SITE





## Precinct 7: Southern Growth Precinct

### Development considerations/opportunities

- > Largely an unsealed road network.
- > Close proximity to the railway station, however lacking direct access to the station. and parking is not provided on the southern side of the railway line.
- > Close proximity to Ballan Recreation Reserve.
- > Potential to assist with further upgrades to the Train Station.
- > Impacts on existing level crossing to access the core of the town including the train station.
- > Amenity impacts due to proximity to industrial estate and railway line/station.
- > High pressure gas pipe line that runs east-west along Gillespie's Lane.
- > Land fragmentation.

### Context

This precinct is bounded by the railway line, Old Geelong Road, Gillespies Lane and Windle Street. The precinct has minimal environmental constraints predominantly due it having no significant landscape values and the land having a long agricultural history. The precinct is generally surrounded by farming land with the railway line running along the sites northern boundary.

### Development Pre-conditions

**Ballan Strategic Directions** recognises and supports the delivery of the Southern Growth Precinct for **medium to long term** development subject to the following pre-conditions:

- > Wider road reserves in keeping with the character of the established areas streetscapes.
- > Create a modified grid reflective of Ballan's established urban pattern.
- > Provide a neighbourhood park due to the lack of passive open space to the south of the railway line and distance from the Werribee River open space network.
- > Align roads to focus on open space and views.
- > Align roads to facilitate drainage down the slope.
- > Create larger residential lots in sensitive gateways and along the southern boundary where the precinct will abut farming land (unless the future investigations area to the south has been identified for conventional residential development then transitional lots to the existing farming land may not be required).
- > Provide for pedestrian connections to the town centre core and key destinations including the linear structural loop.
- > Protection of existing vegetation through appropriate siting of dwellings, roads and crossovers.
- > Enhancements of the existing road network including over the railway line to ensure strong connectivity and capacity for future residents to key destinations including the town centre core.

- > Ensure appropriate mitigation measures are applied in regards to the interface with the railway line, gas pipeline and industrial precinct.
- > Demonstrated ability to service the precinct.
- > As part of the proponent led Planning Scheme Amendment Process to rezone the land to General Residential Zone apply a Development Plan Overlay which at a minimum applies the identified pre conditions.
- > A diverse range of lot sizes that provide for a range of housing choice.
- > Demonstrates the ability to achieve the opportunities identified for the precinct and address the consideration.
- > Development to be generally in accordance with **Figure 15** 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.

FIGURE 15 SOUTHERN GROWTH PRECINCT - PRECINCT 7 CONCEPT





*To encourage the delivery of diverse housing opportunities which are flexible, adaptable and cater for the growing and evolving needs of Ballan over time.*

- > Facilitate planning and delivery of both infill residential development and green-field development to provide balance and diverse housing opportunities to cater for the needs of current and future resident.
- > Promote the benefits of infill development to the community to assist in limiting community resistance to infill developments that are appropriately located. This may include identifying the benefits that infill development can have on healthy living (e.g. building on the 'Active Living' Heart Foundation principles, less car dependent and encouraging walking due to being located within proximate locations to services and facilities).

*To plan for new residential development which is identifiable and diverse in character and contributes to the overall character of Ballan.*

- > Require new residential development in the established areas to respond to the Design Objectives and other planning and development requirements as set out within 4.2.3.
- > Encourage new streets within Ballan to complement the dominant existing street characteristics of wide road reservations (typically 30m) and high levels of landscaping.
- > Plan for new residential development within the Growth Precincts to provide a diverse range of lot sizes which reflects the country lifestyle character of Ballan and responds to existing and planned site conditions as set out in 4.2.4.
- > Facilitate and support the delivery of well-designed road cross-sections in new Growth Precincts which provide diverse streetscapes and opportunities for diverse housing outcomes and contribute to the character of Ballan.

*To encourage development within Ballan that is consistent with the Settlement Framework set out in 4.2.2.*

- > In Minimal Residential Growth Areas:
  - Encourage low density housing types, generally in the form of detached housing with dual occupancies only considered on sites that do not compromise the preferred neighbourhood character.
  - Conserve and enhance those elements that contribute to the environmental significance, heritage values and the preferred neighbourhood character of the precinct.
  - Encourage new dwellings to be setback from all boundaries a sufficient distance to accommodate adequate landscaping and to maintain the sense of spaciousness.
  - Encourage new dwellings to not exceed the predominant building height of the street.
- > In Natural Residential Growth Areas:
  - Encourage low scale medium density housing and alternative housing typologies (such as co-housing, retirement villages, aged care etc) on lots that are accessible to public transport, the town centre core and open space.
  - Discourage boundary to boundary development.
  - Encourage new dwellings to not exceed the predominant building height of the street by more than one storey, unless an innovative design or housing typology is proposed that will complement the preferred character of the area.
- > In Green-field Residential Growth Areas:
  - Recognise the importance of planning and development of new green-field areas that are well managed and staged, can meet the existing and future housing needs of Ballan and can bring forward key infrastructure and services to meet the community's needs.
  - Oppose interim subdivision of land identified as 'green-field' to minimise further fragmentation and maintain its growth potential.
  - Seek an overall density target for new development that balances housing needs, whilst maintaining a sense of place and the characteristics of Ballan that make it a unique and special place. This target is likely to be in the range of 10-15 dwellings per net developable hectare for areas identified as General Residential Zone, but may be reduced or increased as appropriate. This should include allowing some reduction to density targets where land is constrained (topography/landscape/vegetation) or where it can be demonstrated that appropriate diversity in housing forms can be delivered.
  - Encourage a diversity of lot sizes and housing choices.

## Actions

- A1. Support planning of the Western Growth Precinct (Precinct 5) as a priority, if demonstrated to satisfy the relevant planning and development preconditions set out in 4.2.4.
- A2. Monitor development approvals to ensure sufficient zoned and planned land is available. Timing of the development of the growth precincts should generally be consistent with the timings identified in **Figure 09** and 4.2.4, unless circumstances arise (i.e. increased growth rates) that may require Council to reconsider the timing for development of each growth precinct.
- A3. Facilitate ongoing monitoring of the preferred design objectives/pre conditions of a precinct as this may change over time (this could be in the form of a 5 yearly review).
- A4. Implement the zones and other relevant planning controls in accordance with the recommendations set out in Chapter 5, Implementation.
- A5. Provide relevant information in regards to the design objectives/pre conditions at pre-application meetings to assist in future development being in accordance with the strategic directions for Ballan.
- A6. Undertake a review of internal processes to ensure

residential development approvals are being assessed in accordance with Councils decision making framework. This may include:

- improving quality assurance processes;
- educating Council Officers in regards to good urban design outcomes; and
- mentoring new planners.

- A7. Review and identify infrastructure requirements that have a nexus to the relevant growth precincts prior to their development (or rezoning) to ensure development contributions are collected and secured via an appropriate mechanism (ie. Section 173 Agreement or a Development Contributions Plan).

## 4.3 Movement Network & Connectivity



**Guiding Principle** - A mobile and connected Ballan which provides choice of transport options underpins the liveability and prosperity of a town and connects people to places, spaces and employment. A well designed and connected movement network will ensure residents have equitable access to Ballan's open spaces, services and facilities. High quality and diverse streetscapes will also influence and define Ballan's public and private realm and contribute to its character.

### Key issues/considerations

- > Lack of connectivity throughout the town for pedestrian and cycling opportunities in particular for newer development to connect to the town core and other key destination points.
- > Lack of a strong link between Inglis Street and the train station.
- > A number of missing road and pedestrian links inhibiting movement through the town and to key destination points.
- > Poor pavement condition, aging infrastructure and limited street lighting which does not encourage walking and cycling.
- > Lack of access to public transport including bus services and connections to Ballan Train Station.
- > Lack of diversity in streetscapes, particularly in new growth areas.
- > Some roads, particularly those providing convenient access across the rail corridors lack capacity for the increased traffic that growth will bring.

The location of Ballan provides for convenient access to Melbourne, Ballarat and Geelong within less than an hour. The accessibility of Ballan is also enhanced by the Ballan Railway Station which is located on the Melbourne- Ararat Railway line and provides access via public transport to Ballarat and Melbourne. The accessibility to employment opportunities within an hour of Ballan make Ballan an attractive commuter town for residents who are also seeking a country lifestyle.

Within Ballan, the existing road network has the capacity to cater for some growth. Old Melbourne Road is designed above the existing and projected capacity needs due to the road previously servicing as a higher order road prior to the Western Freeway being constructed and still performing a role as the principal arterial road within Ballan. Old Melbourne Road (with the part of the road through the town core referred to as Inglis Street) provides a safe east-west connection through the town and functions as the towns 'main street' and also as the key gateway to the town. Although vehicular connectivity is strong on Inglis Street, pedestrian and cycling connectivity could be improved. Whilst Inglis Street does include concrete footpaths on both sides of the street, pedestrian connectivity across the street is lacking. On-road bicycle lanes are provided along the length of Inglis Street.

Other streets within Ballan are characterised as being predominately for local access with wide road reservations (typically 30m). Roadside infrastructure varies between streets with some consisting of kerb and channel and footpaths and others with rural road characteristics or gravel shoulders and grassed verges.

Fisken Street performs an important link between Inglis Street and the train station, however pedestrian connectivity and way finding could be enhanced. This is a consistent theme through Ballan, of poor pedestrian connectivity and wayfinding to the Active Open Space Reserve, passive open space and other key landmarks throughout the town.

The movement network north of the Werribee River is limited with connectivity to the town centre and key services and facilities relatively poor. Due to the Werribee River, its flood plains and steep escarpment traversing through the town there are only two connections across the river and providing additional north-south connections is challenging. The road network north of the River was not designed to cater for standard residential densities of development, with components of the road network still built to a rural standard.

South of the railway line there is a broad gridded road network with a network of connections to the town core, however many of these roads are gravel roads. With long term growth identified to the south of the railway line, improving connectivity and vehicle capacity over the rail will be a key consideration as part of future development to the south.

Off-road trails are provided within the Werribee River corridor east of Blackwood Street and school crossings are provided at key locations. Many of the streets within Ballan have footpaths on only one side of the street and some streets do not have any footpaths creating difficulties for some residents to navigate safely and conveniently to their desired destination.

### 4.3.1 Movement Network & Connectivity

#### 4.3.2 Movement Network Response

A key element of the vision for Ballan is to plan for a well-connected town that enhances its lifestyle qualities and country town appeal. An integrated movement network has the capacity to not only ensure residents can move easily about the town, but it can promote important social interaction, a sense of community and pride of place.

Connecting Ballan's established areas and new growth areas back to Inglis Street and primary retail, services and community facilities is fundamental to realising the vision of a mobile and connected Ballan. The creation of a highly permeable and integrated road network with a defined hierarchy would make it easier to drive and navigate throughout the town. While improving the permeability within the road network will assist in the mobility and connectivity of Ballan, improving walking and cycling is also a critical component. Delivering a connected path network which connects people to key destinations would significantly enhance the connectivity of Ballan as would a network of linear open space forming a 'structural loop' through the town that would also connect people to the natural environment.

Enhancing movement connectivity within the town would also be improved by the delivery of high quality and diverse streetscapes that have the ability to influence and define Ballan's public and private realm and contribute to its character.

#### 4.3.3 Public Transport

Alongside a connected road and pedestrian network providing a complimentary public transport network significantly enhances connectivity to the surrounding regions. While Ballan has a train station that provides access to Melbourne and Ballarat, the bus network is more limited. Currently bus services operate between Ballan and Hepburn (via Daylesford) with pick up/drops offs from the train station and Inglis Street. This service is focussed at providing commuter's access to the Ballan Train Station with only one service each way daily (early morning service to Ballan from Hepburn and an evening service from Ballan to Hepburn). No bus services operate on the weekends.

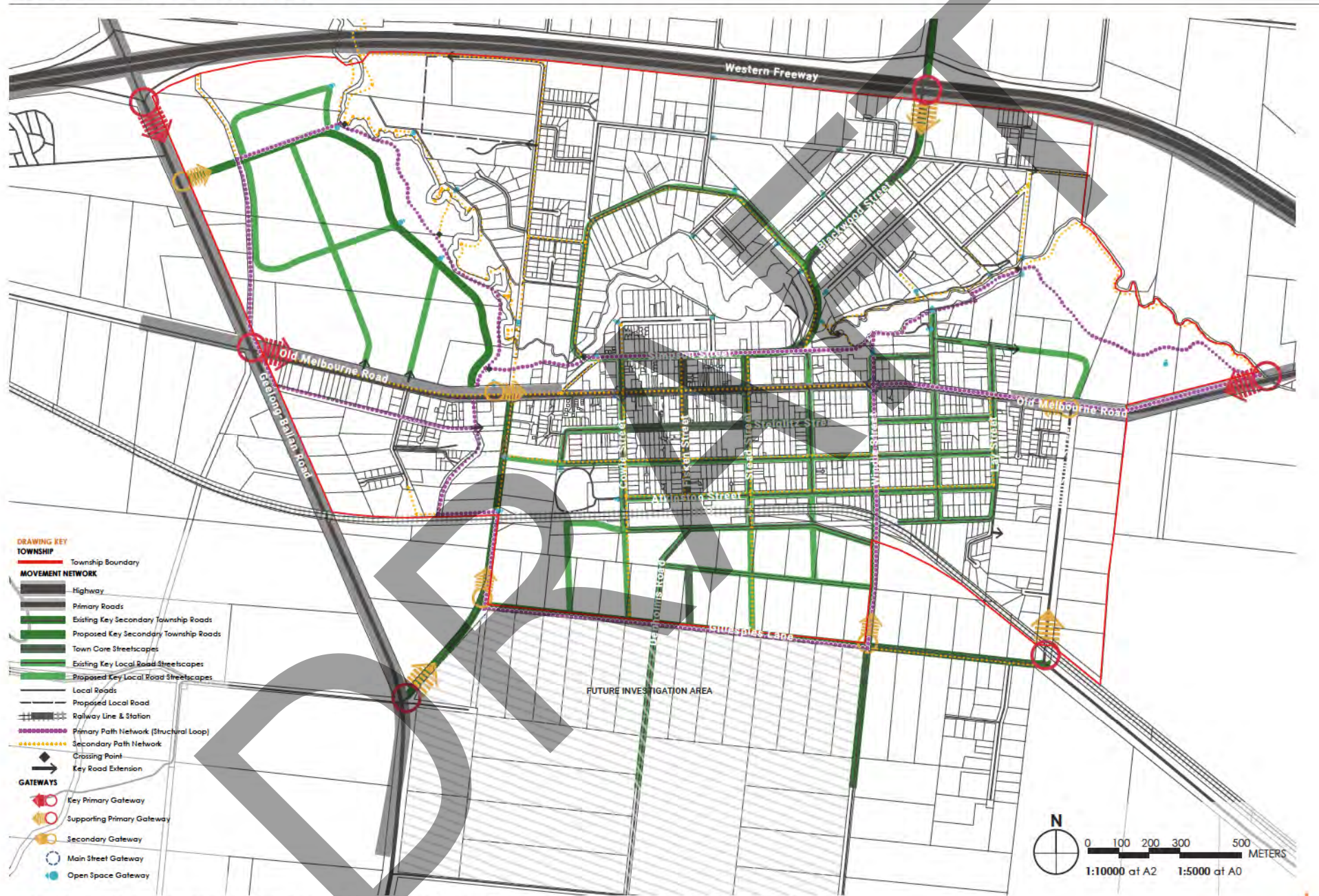
In regards to usage of the train services in Ballan, statistical data indicates a continual increase in patron usage each year. In 2004 there were approximately 2,500 patrons using the service monthly and by 2014 this had increased to approximately 7,000 patrons using the service monthly. The available data over the 10 year period (2004-2014) indicates a continual increase in patron usage yearly and it is expected this trend will continue.

Public Transport Victoria's Regional Network Development Plan has identified a number of transport improvements for the Ballan Train Station which include the following in the 2016-17 State Budget:

- > upgrade Ballan Train Station waiting area to improve facilities for waiting passengers;
- > build a second platform at Ballan station, including car park upgrades and provision of a pedestrian link between platforms; and
- > build three passing loops at Bacchus Marsh, Ballan and near Bungaree to accommodate trains passing in opposite directions.



FIGURE 16 MOVEMENT NETWORK



*Note: The exact location and configuration of the structural loop will require further review as identified in Action 5.*



## Actions

- A1. As part of the Urban Design Framework (UDF) to be prepared in accordance with Action A1 in 4.6 for the Town Centre core, ensure the UDF identifies how the movement network within the town centre can be enhanced through improved pedestrian connectivity, wayfinding to key destinations and streetscape improvements (street furniture, lighting and landscaping).
- A2. Progressively deliver a linked path network which safely connects people to key destinations.
- A3. Progressively deliver a network of linear open space forming a 'structural loop' through the town while also connecting people to the natural environment.
- A4. Work collaboratively with Public Transport Victoria and other stakeholders to provide better connectivity and frequency of bus services between Ballan and the surrounding region.
- A5. Prepare an implementation strategy for the delivery of the structural loop (i.e identifying the exact location taking into account land constraints and any land holdings that are required to complete the delivery of the loop).
- A6. Identify a priority list for the upgrade of missing road and pedestrian/cycle links including proposed timing and potential funding sources.
- A7. Prepare a suite of cross sections to be applied in Ballan that reflect and enhance the character of the town.
- A8. Prepare street tree planting guidelines to complement the suite of cross sections.
- A9. Progressively enhance pedestrian connectivity between the Industrial Precinct and the town centre core.
- A10. Prepare a signage strategy to improve wayfinding within the town to key destinations but also through signage that promotes key heritage and cultural sites. The signage strategy should also consider opportunities to promote tourism within the town and at key gateways to the town.

*To create a highly connected and integrated Ballan through enhancing the movement network and facilitating linkages to key destinations.*

- > Create a path network that facilitates walking and cycling to the train station, the town centre core, open space and other key destinations within the town consistent with the network identified in Figure 16.
- > Promote linkages back to the Inglis Street town centre and the primary service and retail needs it provides to residents.
- > Support the role of Fiskien Street as a high quality pedestrian link between Inglis Street and the Ballan Train Station.
- > Enhance connectivity from the Industrial Precinct to the town centre core.
- > Improve connectivity within and to the town through a series of wayfinding signage to key destinations and sites of cultural and heritage significance.

*To encourage new development to complement the existing gridded network of the original town, the wide road reserves and connectivity to the town centre core and other key destinations within the town.*

- > Ensure new development in the growth precincts is consistent with the pre-conditions identified at 4.2.4.
- > Require new development to contribute to enhancing pedestrian and cycling links external to their developments to ensure strong connectivity to the town centre core and key destinations is achieved.
- > Protect and retain positive character elements identified for each growth precinct including widened road reserves and provisions for enhanced street tree plantings.
- > Encourage new road alignments to respond to topography, capture key views and respond to existing vegetation through deviations, deflections or localised road widening.

*To prioritise the delivery of missing links in the path network which will improve the connectedness of Ballan.*

- > Review the existing footpath and cycling network to identify missing links and facilitate the delivery of the key missing infrastructure.

*To recognise and support the contribution of diverse streetscapes and pedestrian/cycle links to make a vibrant and activated public realm and township character.*

- > Ensure a diverse range of cross sections which reflect and enhance the character of the town.
- > Encourage streetscape improvements to Inglis Street that enhances the public realm through the use of street furniture and landscaping.

*To equitably and fairly share the cost of infrastructure that benefits Ballan.*

- > Require landowners to enter into an agreement regarding shared costs of road infrastructure including shared paths where a nexus to the proposed development can be demonstrated.

*To encourage improved access to public transport from and to Ballan.*

Support improvements to bus services and timetabling to ensure regular services are provided to and from Ballan to the surrounding Region, including the surrounding small towns that rely on Ballan for their daily needs and utilise the Ballan Train Station.



## 4.4 Open Space & Recreation

**Guiding Principle** - Diverse open spaces including formal recreation reserves will contribute to the health and well-being of Ballan's residents. Ballan's open spaces will be connected via the establishment of a structural open space loop including linear reserves along Werribee River which will assist in linking residents to places, spaces, facilities and opportunities.

### **Key issues/considerations**

- > Lack of connectivity between existing open spaces and pedestrian/cycle links into the town centre and to key destinations.
- > Missing links in the open space network which results in a disconnected network.
- > No defined long term active recreation strategy for Ballan.
- > Lack of way finding to the existing open space network.
- > Existing passive open space requiring improvements to ensure they are useable and delivering a high level of amenity.

### 4.4.1 Open Space Context

Provision of open space for informal recreation and play is generally provided along the Werribee River via a series of open spaces. The development of Ballan beyond the historical town core has lacked the creation of new and accessible open space opportunities for residents. The piecemeal approach to new development particularly on the periphery of the town has limited the ability to plan for well sited and good quality open spaces that benefit new residents and contribute to the character of Ballan. The absence of open spaces in these new areas is further limited by the lack of a pedestrian and cycling network throughout the town.

An important component of Ballan's open space network is the provision of accessible active open space. The Ballan Recreation Reserve offers a range of sporting facilities including a sporting oval, cricket pitch, cricket practice cages, skate park and tennis courts. There is also a children's playground and picnic facilities. Regular users of the facility include the football club, netball club, tennis club, bowling club, karate, pole walking and the cricket club. A hall also exists on the site and is available for public hire.

**Ballan Strategic Directions** compliments and builds upon the role of Ballan's existing open spaces in the context of a growing Ballan and identifies an expansion of the existing active open space reserve and enhancements to the passive open space network.

### 4.4.2 Passive Open Space + Linkages

In recognition of the benefit of a connected and high quality open space system in the role of creating an active, healthy and attractive Ballan, **Ballan Strategic Directions** implements a long term vision which establishes an open space system that will link together via the establishment of a 'structural loop'. The structural loop in the form of linear open spaces and high quality street based connections will, over time:

- > extend the Werribee River as the primary linear open space corridor through Ballan;
- > improve relationships between the Werribee River and the residential areas to the north and south of the river; and
- > facilitate the delivery of a connected pedestrian and cycle path network that will, in time, significantly enhance connections to the open space network for residents.

Complimenting and forming part of the structural loop system will be the establishment of high quality passive open spaces and nodes. **Ballan Strategic Directions** encourages the location and design of new passive open spaces and nodes that are accessible, diverse in nature, site responsive and reflective of the characteristics of the town.

Realising Ballan's ultimate open space system as set by **Ballan Strategic Directions** is a long term vision that will piece together slowly.

#### 4.4.3 Active Recreation

Active recreation in the form of formal sporting reserves and supporting facilities such as pavilions is important in the health and wellbeing of Ballan residents.

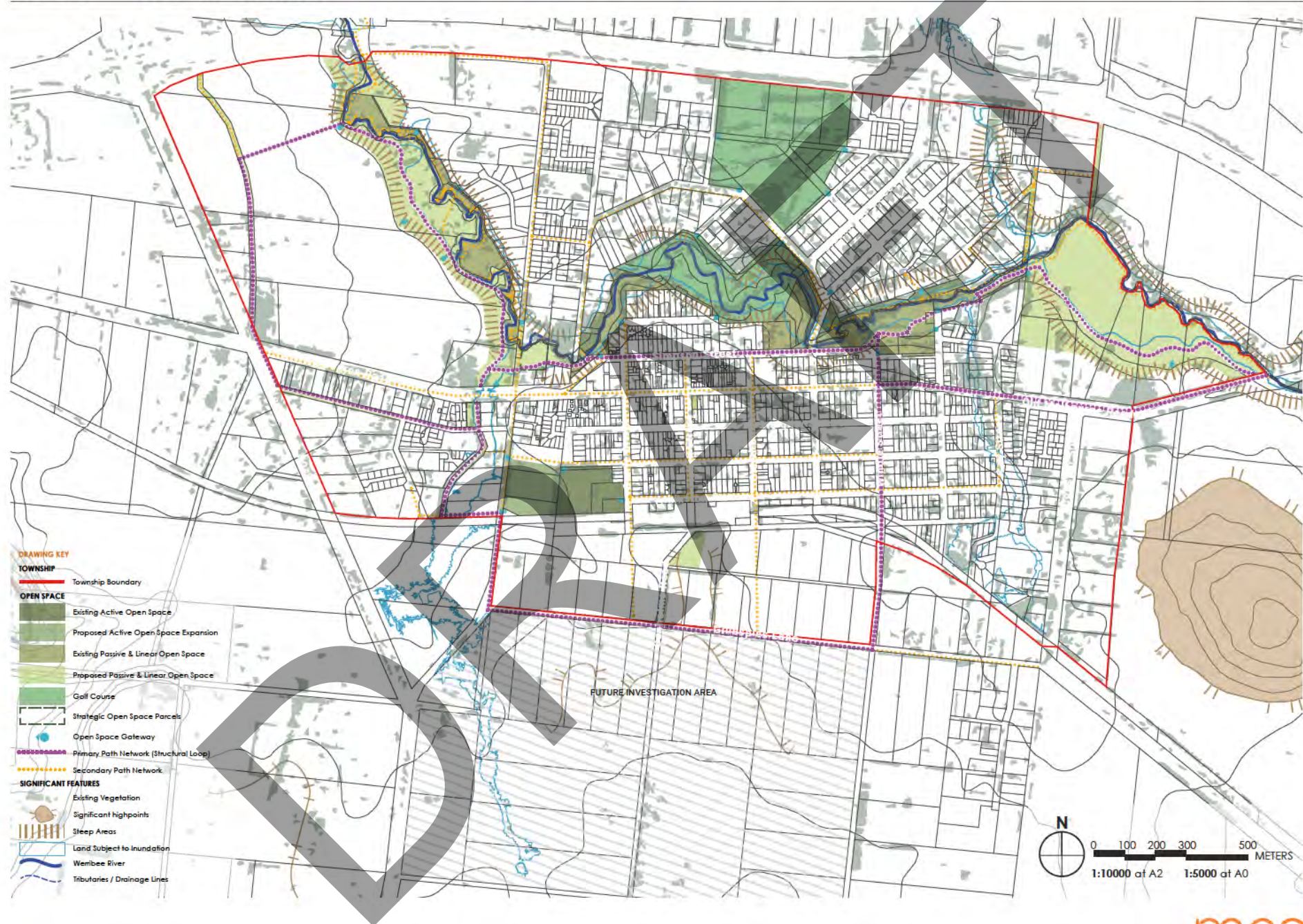
*Ballan Strategic Directions* recognises existing active recreation assets and supports planned augmentation of Ballan's assets and strategies to meet the future needs of residents.

While Ballan Recreation Reserve currently caters for the existing population, with the population projected to double by 2041 this will place additional pressure on existing assets.

Given the location of the growth precincts and the reasonably centralised location of the existing active open space assets within Ballan, to meet the longer term recreational needs an expansion to the existing reserve is proposed. The expansion would accommodate an additional oval and associated facilities. The existing reserve is approximately 3.7ha in area and it is anticipated a reserve with a total area of approximately 8 ha will be required in the long term, and therefore an additional 4-5ha of land will be required to accommodate the long term active recreational needs of the town (see **Figure 17**).



FIGURE 16 OPEN SPACE NETWORK





#### 4.4.4 Key Objectives & Strategies

##### Actions

- A1. Prepare a landscape masterplan for the Werribee River open space network to ensure the delivery of an open space network that is functional, complementary to Ballan's character and the natural environment.
- A2. As part of Action 5, in 4.3.4 (Movement Network and Connectivity) prepare an Implementation Strategy to ensure the structural loop is delivered with consideration to enhancing the open space network.
- A3. Undertake further analysis of likely sporting requirements as and when new active open space recreational facilities are required.
- A4. Prepare a masterplan for the expansion of the Active Open Space Reserve which identifies future land and infrastructure requirements.
- A5. Audit existing open spaces to ensure they are meeting the existing needs of residents.
- A6. Undertake a review of existing way finding to the open space network and improve way finding where required.

*To progressively establish an open space system which will connect Ballan's existing and new precincts to key destinations including the town centre core, train station, active open space and the natural environment.*

- > Plan for the creation of a high quality open space system which prioritises connections of people to diverse open spaces and places as development occurs over time.
- > Plan for the delivery of an open space network generally in accordance with **Figure 17**.

*To provide a network of diverse yet connected systems of open space in the precincts identified to accommodate growth which positively contribute and reinforce Ballan's character as identified as part of the preferred character for the relevant precinct.*

- > Plan for the establishment of diverse open spaces and places in Ballan's growth precincts by incorporating and responding to natural features such as existing vegetation, topographical features and other character elements that contribute to Ballan's character and natural landscape.
- > Require new growth precincts to set aside passive open space generally within 400m walkable catchments as part of future subdivision to meet passive recreation needs for future residents.

*To protect and support Ballan's existing valued open spaces and undertake enhancements where required to meet the future needs of residents.*

- > Conserve and enhance existing open spaces for their landscape qualities, recreation values and cultural significance.
- > Improve way finding to existing open spaces to encourage the use of the open spaces for passive purposes, which are to some extent hidden from the town centre core and often underutilised.

*To strengthen and establish the Werribee River as the primary open space and recreation corridor through Ballan.*

- > Require new development abutting the Werribee River corridor to set aside land to enhance the corridor and assist in delivering the 'structural loop'.
- > Support strategies which release identified constrained sections of the Werribee River (and its tributaries) that are currently in private ownership.



## 4.5 Community Facilities & Services

**Guiding Principle** - The diverse needs of existing and future residents of Ballan and the surrounding Region will be met with a range of community, health and education facilities and services which are accessible by all residents. The delivery, retention and enhancement of community facilities & services will require Council and stakeholders to work collaboratively to ensure timely delivery of new facilities and efficient operation of new and existing facilities to meet the changing needs of residents.

### Key issues/considerations

- > Ballan has a solid foundation of community infrastructure as a good basis for future growth.
- > Existing facilities are predominately old, single purpose and generally unfit for modern day use which makes them unable to support the delivery of integrated community facilities.
- > Need to ensure the management and planning of community facilities maximises the utilisation of existing infrastructure and delivers flexible, multipurpose facilities that meet the long term needs of Ballan's residents.
- > From 2017 the Moorabool Community Infrastructure Framework will provide a consistent strategic approach to the assessment, renewal and upgrade of existing community facilities and construction of new facilities across the whole of the Shire.
- > Lack of community focal point within the town centre core.

### 4.5.1 Community Facilities & Services Context

Ballan has traditionally been well serviced by both higher order (State Infrastructure or private facilities such as a catholic school, hospital etc) and local (Council provided) community facilities and services. These facilities have tended to be located in and around the Ballan town core and provide a sense of activity as well as essential services for current residents.

The presence of higher order education and health facilities including Government and non-government primary schools and the Ballan District Health & Care (including the Ballan Bush Nursing Hospital) set Ballan apart from other towns of its scale. This presents Ballan with a significant opportunity to reinforce its role as a regional education and health 'hub' to service the region, with larger scale services and facilities available in both Ballarat and Bacchus Marsh.

At a local level, Ballan has a diverse range of established community facilities which service local residents. These services and facilities include the Ballan Mechanics Institute which functions as a community centre and provides many local community groups / organisations with a venue to hold regular meetings within a central location, the Senior Citizens Hall located adjacent to the Ballan Mechanics Institute, the Country Fire Authority Station and the Ballan Sub-Branch Hall for the Returned Sailors' Soldiers' and Airmen's Imperial League of Australia. Additional services and facilities also include the Moorabool Shire Council Principal Office and the Old Court House, which is of historic interest and located on Crown Land.

McLean Reserve is also located on the corner of Inglis Street and Fiskin Street. This reserve is currently used for public open space and is the only open space within the town centre core.

### 4.5.2 Community Facilities & Services Response

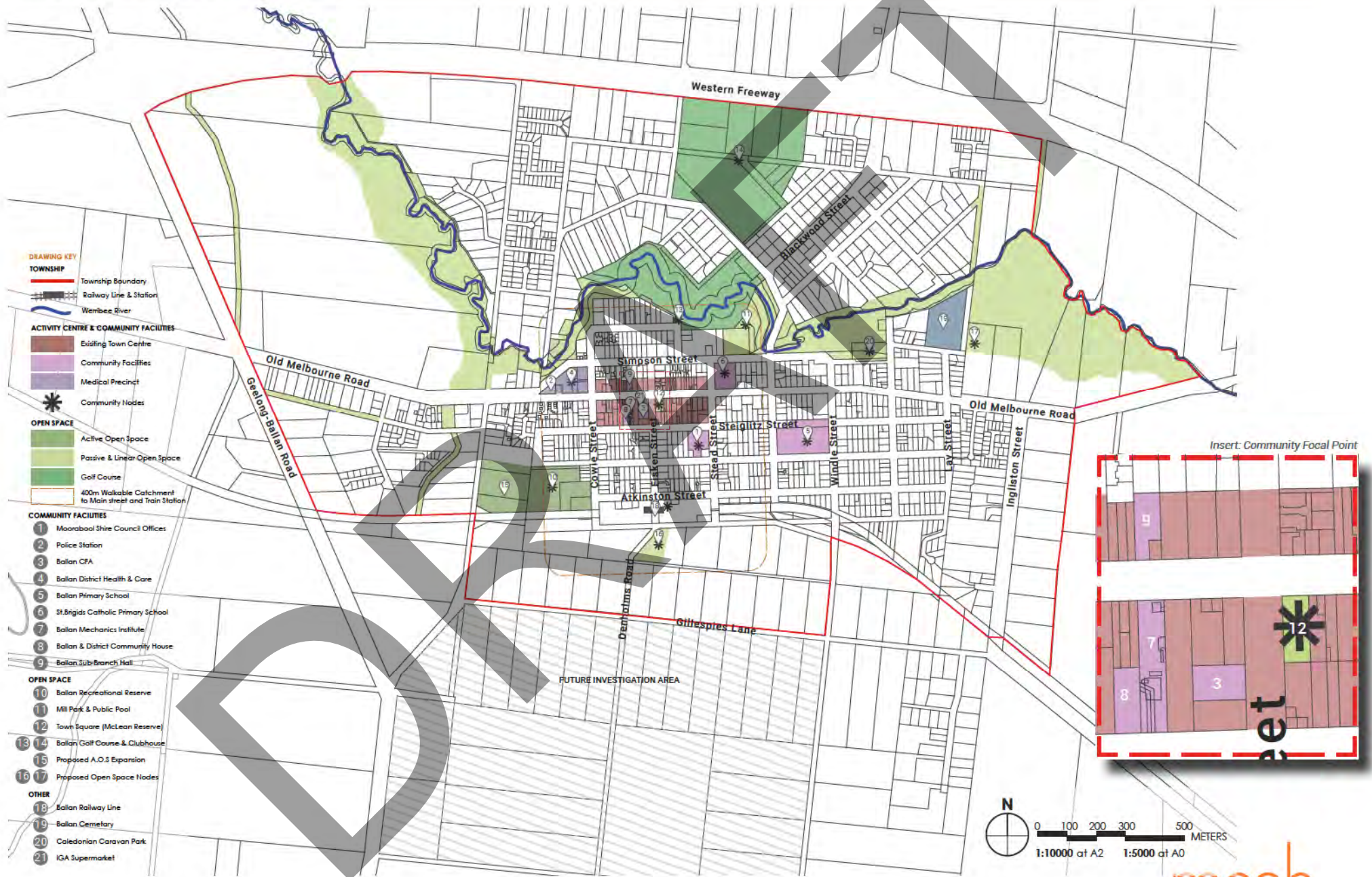
Ballan is in a unique position of generally having sufficient community facilities to accommodate the projected growth to 2041, however the condition and fitness for purpose of many facilities are poor and will need to be addressed through a structured program of improvements. With Ballan projected to accommodate approximately 6000 residents by 2041, it is unlikely that additional higher order facilities will be required to support the growing population. While the inclusion of a secondary school would be desirable to service Ballan and the surrounding region, discussions with the Department of Education have indicated that the projected population does not warrant a secondary school within Ballan, and Ballan residents would be required to rely on secondary schools in Ballarat or Bacchus Marsh. However, depending on the rate of growth within Ballan and its role in the wider region, Council may reinstate discussions with the Department of Education in regards to the potential for a secondary school.

In regards to localised facilities, Ballan is currently well serviced to support the existing community and projected growth in the short to medium term. While the inclusion of a contemporary multi-purpose community facility would be a desirable addition to the town, with the potential for any such facility to be located on an existing Council owned site, it is anticipated this would be a long term project and require further investigations.

Although Ballan is well serviced, it currently lacks a key destination as a 'heart' to the town. McLean Reserve has the potential to be reinvigorated as a community focal point that would contribute towards improving the general amenity for community members and visitors. Potential may also exist to reconfigure and renovate the cluster of community facilities between Inglis Street and Steiglitz Street (Mechanics Institute Hall, Ballan Neighbourhood House and Men's Shed, the Senior Citizens Centre, CFA and car parks) to improve their function as a community hub.



FIGURE 18 COMMUNITY FACILITIES





*To enforce and strengthen Ballan's role as a key service provider and destination point for Ballan and the surrounding region for education and health services.*

- > Support growth of existing and establishment of new higher order education and health related uses in Ballan.
- > Actively engage with higher order service providers to understand future requirements and potential opportunities that would enhance the town and the broader region.
- > Support the ongoing role of health services within Ballan that meet the changing needs of Ballan residents and are generally located in proximity to existing services and facilities.

*To ensure lower order community facilities are available within Ballan to support a growing Ballan and the surrounding region.*

- > Plan for the long term community requirements of the town identified by the Moorabool Community Infrastructure Framework including the potential for a contemporary multipurpose community facility in the long term.
- > Plan for strategic improvements to community facilities to ensure they are fit for purpose, multi-functional and can adapt to changes in service delivery requirements and community needs.

*To create a destination as a 'heart' to the town that can be used for passive purposes and as a meeting and gathering space.*

- > Support the upgrade of McLean Reserve and reconfiguration of existing community facilities between Inglis Street and Steiglitz Street as the destinations that can deliver a 'heart' to the town, functioning as the town's meeting and gathering spaces and delivers a community hub.

### Actions

- A1. Instigate regular engagement with community service providers within the town to monitor the relevance and utilisation of existing services and facilities, identify gaps in provisions, ensure that services and infrastructure continue to be viable and identify measures to support their growth.
- A2. Develop a strategic improvement program for community facilities in line with the Moorabool Community Infrastructure Framework, including consideration of a new contemporary multipurpose community facility and any site allocation this would require.
- A3. Prepare a masterplan for the redevelopment of McLean Reserve, that provides a focal meeting and gathering space within the town centre.
- A4. Review opportunities to improve the Mechanics Institute Hall, Ballan Neighbourhood House and Men's Shed, the Senior Citizens Centre, CFA and car parks between Inglis Street and Steiglitz Street to function as a community hub.

## 4.6 Non Residential Uses & Local Employment

**Guiding Principle-** Integral to the success of Ballan will be protecting and creating employment opportunities that will meet not only the needs of residents today, but well into the future. Whilst it is recognised that Ballan will largely remain a commuter town for employment purposes there are a number of employment opportunities within Ballan such as within the industrial and medical precincts that must be planned for, protected and adaptable to changes in market conditions and technology influences.

The niche tourism role Ballan has on offer will be an important component in attracting visitors to the town and enhancing economic vitality. Growing tourism in Ballan has the potential to be an integral component of the town in the future.

### Key issues/considerations

- > Opportunities to revitalise the town centre through public realm improvements, recognition of heritage elements and other activation projects.
- > Shortage on retail within the town centre core.
- > A number of existing industrial activities operating within the commercial centre that can be deemed as light industrial.
- > Lack of strategic direction for the Industrial Precinct.
- > Opportunities to enhance tourism within the town.

### 4.6.1 Local Uses and Employment Context

The commercial centre of Ballan fulfils the role of providing convenience shopping that meets the needs of those residing within the township and the surrounding smaller settlements. The general trend is for residents to travel to larger shopping centres outside of the town for their higher-order shopping needs, such as Bacchus Marsh, Ballarat and Melton.

In more recent years, Ballan has also undertaken a niche tourism role. This has been achieved through a number of regular markets, annual festivals, shops and gourmet cafes which is anticipated to continue to grow and be an integral component of Ballan in the future.

Ballan has two main employment nodes, the Ballan Town Centre including the community and health services and the Ballan Industrial Estate.

#### Town Centre Core

The Ballan Town Centre is the only substantial retail centre within Moorabool outside Bacchus Marsh. It is anchored by an IGA supermarket of approximately 950 sq.m, with other specialty retail and non-retail services available.

The Retail Strategy identifies there is currently a demand for additional retail floor space within Ballan and indicates this increase in floor space could potentially be met through an expansion of the existing supermarket, subject to land constraints, and additional

fresh food specialty stores.

By 2021 the Strategy states that the Ballan Town Centre is considered able to support a medium sized supermarket, a greater range of supporting fresh food stores, a few new cafes/restaurants, additional convenience retail stores, a discount variety outlet and more retail services such as additional hairdressers. The Strategy identifies that Ballan could potentially accommodate 8,000 – 9,000 sq.m of retail floor space by 2041. There is currently approximately 12,000 sq.m of vacant land within the Ballan Town Centre, which has the potential to accommodate around 8,000 – 9,000 sq.m of retail floor space (see proposed location in **Figure 19a**).

Within the town centre core, there are a number of industrial uses, in particular a cluster of uses that occupy a significant portion of land located on the northern side of Steiglitz Street, between Fiske Street and Steiglitz Street, that may be more appropriately located within the Industrial Precinct. The relocation of these uses would also assist in providing land within the town centre core for retail/commercial uses that would complement and enhance the town centre.

The town centre core is also supported by a range of health services via Ballan District Health & Care which is a community owned, registered charity. The charity is 1 of only 6 in Victoria operating as a community owned and operated 'Not for Profit' organisation.



Ballan District Health & Care is a thriving, contemporary health and aged care organisation offering an extensive range of holistic programs, services and facilities to look after the needs of young children and babies right through to Palliative Care. The four major areas of services provided are:

- > hospital & 24/7 urgent care;
- > community health services – Male and female GPs and allied health services, including a hydrotherapy pool, a spa, a fully equipped gymnasium and a multipurpose room (community members can use the pool and gymnasium facilities for rehabilitation and to improve their general fitness);
- > aged care accommodation & services; and
- > community childcare centre.

Health services of this scale are unique in a town the size of Ballan, and an asset to residents of the town and the wider Region. Ballan District Health & Care is one of the largest employees within Moorabool Shire employing over 180 people and also supported by over 80 registered volunteers. Retaining and enhancing the health services available is important in the long term health and wellbeing of Ballan residents and the wider Region.

### **Industrial Precinct**

The Ballan Industrial Precinct has a total area of 19.5ha possessing a relatively diverse mix of business activities including manufacturing, transport and service companies. The Precinct employs the equivalent of approximately 106 full time employees with the largest areas of employment being manufacturing and administrative/support services.

The Industrial Strategy identifies the Precinct as having a 17% vacancy rate (although on visiting the estate it is likely that the vacancy rates may actually exceed this figure). The findings of the Strategy indicate that the Precinct is most suited to population serving industries and such uses should continue to locate in Ballan.

The Precinct has a number of disadvantages including:

- > limited connectivity to the town centre core;
- > a lack of postal services; and
- > buffer requirements from sensitive uses with dwellings located within a one kilometre radius of the Precinct.

### **4.6.2. Non Residential Uses & Employment Response**

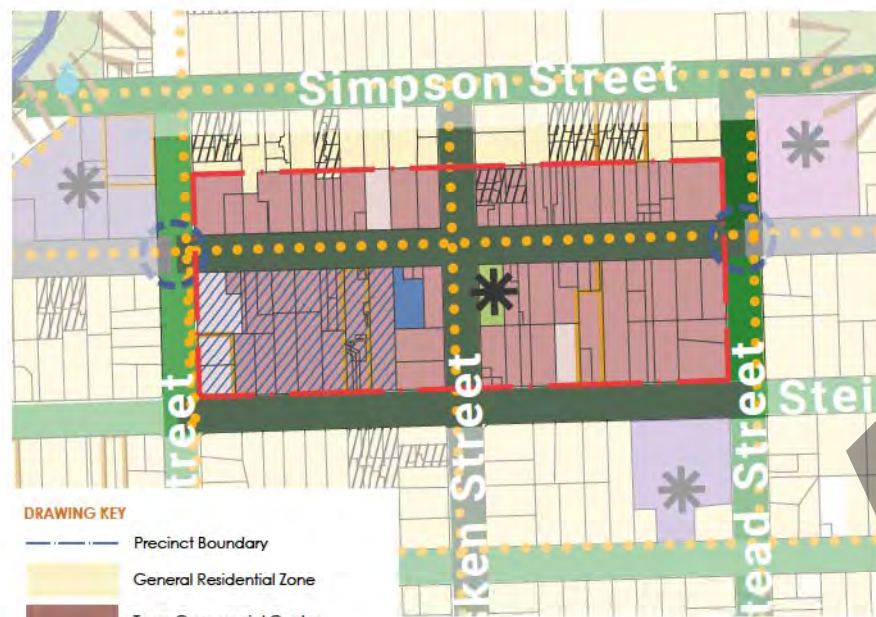
As Ballan's population grows so does the demand for local services to be provided. The benefit of this is the ability to facilitate employment opportunities within the town. With Ballan already providing substantial employment opportunities for a town of its size, retaining and enhancing these opportunities is an important component in meeting the needs of existing residents of Ballan and the region today and into the future.

Ballan will continue to have a centralised commercial/retail precinct and it is important that this approach is retained to ensure the long term jeopardy of the town centre core including creating and enhancing the town centre as the 'heart' to the town.

To ensure the town centre core remains attractive, convenient and economically viable it is important that uses that complement and enhance the town centre are encouraged. This also includes consideration of some of the existing uses, including uses that may be more appropriately located in the Industrial Precinct. A long-term objective for Ballan should be to encourage these industrial uses to relocate to the Industrial Precinct, in particular when demand for retail/commercial uses within the town centre increases and the existing land supply within the town centre becomes limited.

It is also important for the long term viability of the town centre that there is a focus on streetscape improvements to enhance the amenity and attractiveness of the town. In recent years Ballan has taken on a role as a destination for day trippers to the region or as a stop off for users of the Western Freeway to attend the number of cafes, farmers markets and shops the town has on offer. It is anticipated these type of uses will continue to grow and attract visitors to the town. Enhancing the attractiveness and vibrancy of the town centre is an important component to the start-up and retention of existing businesses and attracting visitors which is critical for the long term economic viability of the town.

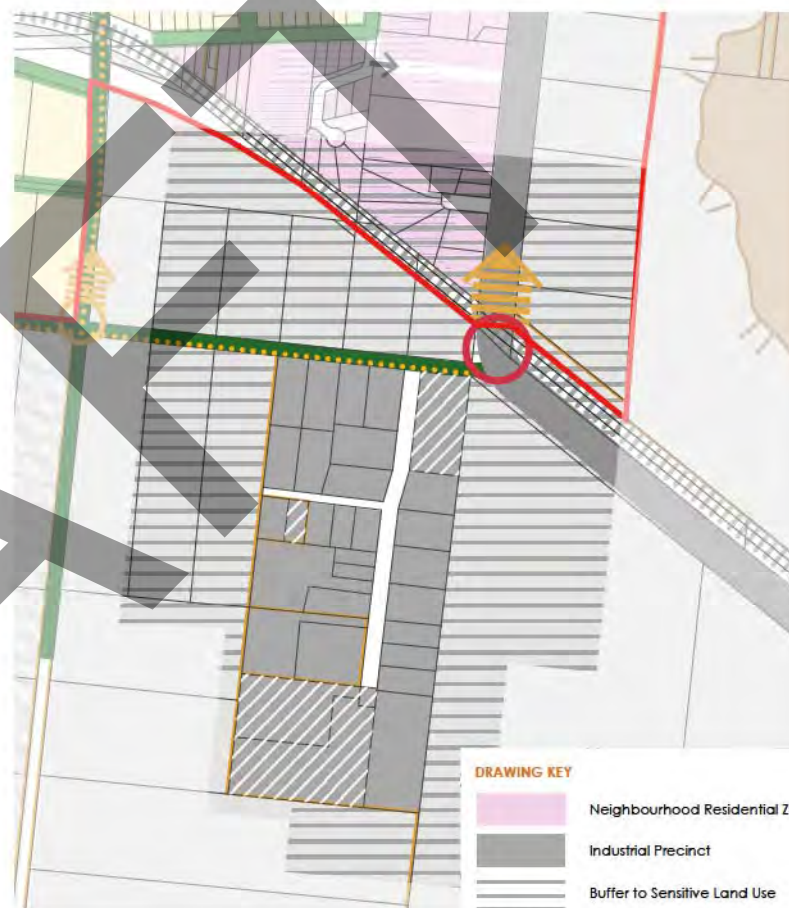
FIGURE 19A TOWN CENTRE CORE



DRAWING KEY

- Precinct Boundary
- General Residential Zone
- Town Commercial Centre
- Community Facilities
- Medical Precinct
- Passive & Linear Open Space
- Existing Medium Density Sites
- Vacant Sites
- Consolidated Land Ownership
- IGA Supermarket
- Potential Retail Expansion Area
- Highway & Primary Roads
- Key Secondary Township Roads
- Town Core Streetscapes
- Key Local Road Streetscapes
- Primary Path Network
- Secondary Path Network
- Main Street Gateway
- Community Nodes

FIGURE 19B INDUSTRIAL PRECINCT



DRAWING KEY

- Neighbourhood Residential Zone 800 m<sup>2</sup>
- Industrial Precinct
- Buffer to Sensitive Land Use
- Vacant Sites
- Consolidated Land Ownership
- Highway & Primary Roads
- Key Secondary Township Roads
- Railway Line & Station
- Secondary Path Network
- Supporting Primary Gateway
- Secondary Gateway



## 4.6.3 Key Objectives & Strategies

*To retain the town centre core as the main commercial and retail precinct with supporting non-residential uses.*

- > Encourage commercial development to be consolidated within the existing town centre of Ballan through infill development. This extends also to community and social facilities.
- > Discourage rezoning of land for the purpose of commercial and / or service businesses.
- > Promote the redevelopment of underutilised sites and where possible, the retrofitting of existing buildings to provide for commercial or office uses.
- > Actively engage with higher order providers to understand future requirements and potential opportunities that would enhance the town and the broader region.

*To encourage revitalisation of the town centre core as the commercial/retail precinct of the town through streetscape improvements to improve the attractiveness and amenity of the town and enhance the experience of visitors to the town.*

- > Support streetscape improvements to assist in improving the attractiveness and amenity of the town centre core and enhancing the experience of visitors to the town.
- > Ensure any new development complements the character of the town centre core in particular in regards to its series of heritage places, predominately single storey shops, no setbacks from the street, materials, roof forms etc.

*To encourage tourism uses within the town that complement existing uses and will assist in boosting the economic vitality of the town and attract visitors.*

- > Actively engage with existing businesses to ensure uses that assist in the economic vitality and attract visitors to the town are retained.
- > Encourage new business investment within the town that would assist in enhancing the town and the broader region with uses that would benefit the town including bed and breakfasts, food, beverage, arts and crafts.

*To ensure the Industrial Precinct is retained as a significant employer within the town while also providing a range of service based industrial uses to Ballan and the region.*

- > Apply the appropriate zoning controls to reflect existing uses, facilitate new uses and minimise amenity impacts on existing residential uses.
- > Support the expansion of the Industrial Precinct to the east only if land supply within the existing estate is nearly exhausted and demand exists for a further expansion. The trigger to consider expansion is likely to be when the Precinct has reached 80% capacity or at a time when there is evidence that additional industrial land will be required.
- > Provide opportunities for employment growth through the location of industrial uses which meet the service requirements of West Moorabool.
- > Ensure residential development does not encroach on the industrial precinct and appropriate buffers are retained.
- > Encourage any existing uses within Ballan that would be best located within the Industrial Precinct to relocate, in particular uses in the town centre core, where land could be activated through a commercial/retail use that complements the town centre.
- > As part of enhancing the overall movement network (as identified in 4.3.4) improve connectivity from the Industrial Precinct to the town centre core.

## **Actions**

- A1.** Prepare an Urban Design Framework for the town centre core that provides direction in regards to streetscape improvements, desired built form outcomes, and the location for the identified additional retail floor space.
- A2.** Identify uses within the town centre core that may be more appropriately located within the Industrial Precinct and prepare a long term strategy to assist with the relocation of any businesses.
- A3.** Regularly engage with established businesses to ensure these uses remain in the town in the long term.
- A4.** Identify opportunities to attract new businesses to the town that will assist in enhancing the economic vitality of the town and attract visitors.
- A5.** Regularly engage with service providers in the town in particular Ballan District Health & Care to ensure these services remain in the town in the long term.
- A6.** Rezone the existing Industrial Precinct to Industrial 1 Zone.
- A7.** Monitor retail floor space within Ballan and engage with relevant providers to ensure retail needs for Ballan and the Region are met in the long term.



## 4.7 Drainage & Servicing

**Guiding Principle-** Drainage and servicing solutions across the town will be holistically planned for and developed to ensure outcomes have regard to the ultimate development of Ballan. Well considered and innovative drainage outcomes have the potential to deliver improved environmental and waterway health outcomes which in turn will assist in the creation of a healthy and vibrant community.

The timely delivery and expansion of essential trunk and reticulated services such as gas, sewer, water, telecommunications and the internet will be required to meet the needs of a growing community.

### **Key issues/considerations**

- > Localised, ad hoc drainage infrastructure has produced poor urban design and amenity outcomes.
- > Poorly integrated and dispersed drainage generates significant maintenance costs and issues.
- > Lack of coordinated planning and construction of services to meet the needs of Ballan's growth.
- > Key services are not keeping pace with development.
- > Existing drainage is relatively poor and flood mapping is being prepared however not currently incorporated into the Planning Scheme.

### **4.7.1 Drainage & Servicing Context**

Generally, the existing areas of Ballan are well serviced with reticulated services and minor upgrades and extensions required to support future infill development. However, in Ballan's larger new developments, the roll out of utilities and services has typically been on a site specific basis with little regard for future development and the progression of development over time which has lacked a coordinated approach to the delivery of servicing infrastructure.

Ballan has been fortunate to be part of the early roll out of the National Broadband Network, which is a significant infrastructure advantage for the town for existing and future residents but also for new and established businesses. In regards to drainage and stormwater management Ballan has lacked a holistic and coordinated approach which has resulted in a number of small localised stormwater management systems in Council ownership.

Melbourne Water have recently prepared Development Services Schemes (DSS) for Ballan. This will enable the coordination and planning of drainage infrastructure for future urban development. The two main components of this is flood impacts caused by urban runoff and environment protection through water quality measures. The DSS's do not alleviate pre-existing flooding within the catchment area, but identify drainage infrastructure and stormwater quality treatment facilities that will be required to service properties for future urban development. For the long term, the implementation of the DSS's for Ballan will be a welcome addition and provide a more holistic and coordinated approach towards drainage infrastructure for future urban development.

At a localised level the location and level of Councils stormwater assets (pits and pipes) and catchments require further review to determine the extent and capacity of existing stormwater assets across the township.

#### 4.7.2 Drainage & Servicing Response

*Ballan Strategic Directions* sets a long term vision for the growth direction of Ballan. To service these areas a more coordinated approach must be implemented in consultation with servicing authorities as to the required upgrades and extensions of key infrastructure including water, sewer, gas, electricity and telecommunications (including NBN) to support development.

The growth areas of Ballan will naturally require more substantial construction of branch and reticulated networks as this land is progressively upgraded from a rural to urban standard. It is therefore important that *Ballan Strategic Directions* provides some guidance on how these services are to be delivered at a high level.

There is also higher order infrastructure that will require specific responses at more detailed planning stages or as part of development proposals. This includes a SP Ausnet (Gas) Pty Ltd gas transmission pipeline located to the south of the town on Gillespies Lane on the periphery of the identified southern growth precinct which is likely to require sensitive land use buffers.

The implementation of Melbourne Water's DSS's in Ballan will negate the need for the construction of small localised stormwater management systems that would ultimately become the responsibility of Council to own and maintain.

The relevant authorities which facilitate key utilities and services within Ballan are:

- > Waterway management, regional drainage and floodplain management: Melbourne Water
- > Localised Drainage: Moorabool Shire Council
- > Sewer, Recycled & Potable water: Central Highlands Water
- > Electricity: Powercor
- > Gas: SP Ausnet
- > Telecommunications: Telstra



### 4.7.3 Key Objectives & Strategies

*To ensure orderly provision of services to meet the needs of Ballan and to meet the requirements of the future community.*

- > Ensure that utility and services that require upgrading are constructed and delivered to support the future growth of Ballan.
- > Support development within the defined settlement boundary that can efficiently access services (i.e that is in a logical sequence of development) having regard to proximity to existing services and subject to other development pre-conditions as set out in 4.2.4.

*To encourage innovative, sustainable and energy efficient approaches to the provision of services.*

- > Support innovative and sustainable servicing solutions that will have a net community benefit.

*To ensure future development has regard to the requirements of established higher order infrastructure such as the high pressure gas main.*

- > Plan for compatible land uses and development within proximity to the high pressure gas main and its associated buffer.

#### Actions

- A1. Work collaboratively with servicing authorities to coordinate staging of development and services.
- A2. Work collaboratively with SP AusNet in regard to land use and development requirements within the high pressure gas pipeline buffer.
- A3. Undertake an audit of Councils stormwater assets (pits and pipes) and catchments to determine the extent and capacity of existing stormwater assets across the township.

**DRAWING KEY**

**TOWNSHIP**

— Township Boundary

**UTILITIES**

— Water Main

— Sewer Main

**SIGNIFICANT FEATURES**

— Land Subject to Inundation

— Vermilion River

— Tributaries / Drainage Lines

**FUTURE INVESTIGATION AREA**

**Scale:** 0 100 200 300 500 METERS

**Scale Ratios:** 1:10000 at A2 1:5000 at A0



DRAFT

PART 3

Implementation

*Ballan Mechanics Institute, Inglis Street*



## 5 IMPLEMENTATION

### 5.1 Implementation context

To implement *Ballan Strategic Directions*, the following process has been identified:

**Planning Scheme** – to introduce *Ballan Strategic Directions* into the Moorabool Planning Scheme including updating the Municipal Strategic Statement and applying the suite of residential zones to the town.

**Action Plan**– that identifies responsibility and timeframes for the delivery of the actions set out throughout the Document.

### 5.2 Planning Scheme Implementation

This section outlines the recommended approach to the implementation of *Ballan Strategic Directions* into the Moorabool Planning Scheme, while also providing an explanation in regards to why one implementation tool is preferred over another. This section also explains the rational for the statutory controls that are proposed to be applied across Ballan.

#### **Municipal Strategic Statement (MSS)**

To ensure there is strong policy guidance for future development within Ballan it is recommended that the key deliverables from *Ballan Strategic Directions* be included in the MSS. This includes recognising the Vision, Objectives and Strategies to ensure there is policy direction provided in the Scheme in regards to the long term vision for Ballan. In particular, it is important for the MSS to recognise the 'Settlement Framework' for Ballan to ensure future housing growth is directed to preferred locations.

#### **Residential Zones**

The Settlement Framework Plan (**Figure 09**) provides the basis for the recommended application of the suite of residential zones. It is proposed to translate the three identified settlement types into residential zones, introducing schedules, as appropriate, to reflect housing, neighbourhood character and development objectives.

In determining what the most appropriate zone to apply to each settlement type, consideration was given to the suite of Residential Zones. Consideration was also given to the Residential Zones Standing Advisory Committee (Amendment C78) which stated that despite requesting the Minister to apply the Neighbourhood Residential Zone to the majority of Ballan that:

*"...the Committee acknowledges the policy imperatives to protect and enhance the existing character, built form and natural environment, this needs to be balanced against providing opportunities for residential growth and for different forms of housing."*

*The Committee does not support the introduction of the NRZ as the sole residential zone in Ballan (in conjunction with the proposed schedules) as proposed in the draft Amendment. While some areas (such as on the north side of the river) might be suitable for the NRZ, the extensive use of the NRZ has not been adequately justified, and its use raises a number of policy and implementation issues that require further analysis by Council..."*

#### **Residential Zone Assessments and suitability for Ballan**

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**MIXED USED ZONE – Not recommended:** It is not considered a Zone that encourages a mix of residential and non-residential development is currently required, as there is sufficient residential areas abutting the commercial areas that could be further intensified.

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**RESIDENTIAL GROWTH ZONE – Not recommended:** This Zone is identified for more intensified growth than what is likely to occur within Ballan in the long term.

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**GENERAL RESIDENTIAL ZONE – Recommended:** Proposed to be applied to Natural Residential Growth Areas and Greenfield Residential Growth Areas.

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**NEIGHBOURHOOD RESIDENTIAL ZONE – Recommended:** Proposed to apply to some areas identified for Minimal Residential Growth Areas with tailored schedules, to address specific characteristics that have been identified within these precincts including minimum lot sizes.

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**LOW DENSITY RESIDENTIAL ZONE – Recommended:** Proposed to apply to some areas identified for Minimal Residential Growth Areas with tailored schedules around minimum lot sizes. The use of this Zone is generally proposed to be used on Minimal Residential Growth Areas that are already zoned Low Density Residential or in areas where the Zone could assist in providing for the transition to more intensified residential development.

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**RURAL LIVING ZONE – Recommended:** Proposed to apply to some areas identified for Minimal Residential Growth Areas with tailored schedules around minimum lot sizes. The use of this Zone has generally proposed to be used on Minimal Residential Growth Areas that are already zoned Rural Living or in areas where the Zone could assist in providing for the transition from rural land to residential.

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**URBAN GROWTH ZONE – Not Recommended:** The purpose of this Zone is to generally manage the transition of non-urban land into urban land in accordance with a Precinct Structure Plan. Given the scale of the growth areas within Ballan being reasonably small in a growth context, it is not considered a Precinct Structure Plan is required to implement growth in Ballan.

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**TABLE 03 STATUTORY IMPLEMENTATION OF ESTABLISHED PRECINCTS**

Established Precincts (Figure 21 maps the proposed zoning controls)				
Zone	Controls	Precincts	Rescode variations	Justification to variations to Zone schedules
General Residential Zone	Default Schedule applies	Precinct B & Part of Precinct A	No Rescode variations	These precincts will develop under the default Rescode requirements and no variations are proposed.
Neighbourhood Residential Zone	Min lot size of 1400sqm	D and Part of C	Site coverage 30% Permeability 60% Front fences 1.2m	<p>This precinct is dominated by larger residential lots with low site coverage and in a landscaped setting. Based on locality and landscape this precinct is not considered suitable for intensification. The proposed controls will:</p> <ul style="list-style-type: none"> <li>• Control building heights to 1-2 storeys to reflect neighbourhood character values.</li> <li>• Create minimum lot sizes to reflect neighbourhood character values.</li> <li>• Lower site coverage and higher permeability requirements to encourage landscaping and reflect neighbourhood character values.</li> <li>• Reduce front fencing to reflect the neighbourhood character values that will allow for landscaping and sense of spaciousness to the street.</li> </ul>
Neighbourhood Residential Zone	Min lot size of 800sqm	E and part of A and part of G	Site coverage 30% Permeability 60% Front fences 1.2m	<p>These precincts are dominated by a mix of residential lot sizes which are generally not located in walkable catchments of Ballan's services and facilities. Based on locality and natural landscape these precincts are not considered suitable for intensification. The proposed controls will:</p> <ul style="list-style-type: none"> <li>• Control building heights to 1-2 storeys to reflect neighbourhood character values.</li> <li>• Create minimum lot sizes to reflect neighbourhood character values and the location of the precincts.</li> <li>• Lower site coverage and higher permeability requirements to encourage landscaping.</li> <li>• Reduce front fencing to reflect the neighbourhood character values that will allow for landscaping and sense of spaciousness to the street.</li> </ul>
Low Density Residential Zone	Min lot size of 4000sqm	F and part of C and part of G	No Rescode variations	The LDRZ already applies to precincts F and the land identified in Precinct C to be LDRZ. This zone is proposed to apply to the periphery lots in Precinct G. The controls propose a minimum lot size to reflect neighbourhood character, landscape values and the precincts locality.
Farming Zone	N/A	H	Nil	N/A

*Note: Annexure A includes an assessment against each precinct in regards to their appropriateness for future development. As part of this assessment consideration has been given to existing characteristics such as front setbacks, vegetation, site coverage and lot sizes which has assisted in determining the appropriate statutory controls to be applied to each precinct. Given some of the precincts are exceptionally diverse in their characteristics (mainly due to their being limited existing statutory controls to direct densities of development to appropriate locations) and lot sizes often varying substantially, the controls have sort to manage the existing conditions as practical as possible.*

*Note: Annexure B includes case studies that have tested the proposed controls against recent planning permit applications as to whether the proposed controls would achieve improved residential outcomes in regards to location, proposed intensification and neighbourhood character. The case studies have demonstrated the significant benefit the proposed controls will generally have across Ballan.*



## Application Requirements and Decision Guidelines for Schedules to Residential Zones (all Schedules except LDRZ)

### Application requirements:

- > A statement as to how the development responds to the Design Objectives for the relevant precinct as set out in *Ballan Strategic Directions*.
- > A Landscape Plan.

### Decision Guidelines

- > How the design, height, setbacks and appearance of the residential building appropriately responds to the Design Objectives for the relevant precinct in *Ballan Strategic Directions*.
- > Whether adequate sized open space and setbacks are provided for the retention and growth of existing and new canopy trees.

### Overlays

Apart from the application of the Development Plan Overlay to the precincts identified, no overlays are recommended to be applied to implement *Ballan Strategic Directions*. With the reformed residential zones, there is now more ability to apply controls under the Zones to ensure the desired development and character outcomes are achieved. Previously, overlays would have been relied upon to achieve these outcomes. Although the application of an overlay, in some instances may still be appropriate, the assessment undertaken of the Study Area determined that the application of any overlays was not required.

Council has recently adopted the West Moorabool Heritage Study, which a Planning Scheme Amendment to apply the Heritage Overlay to parts of Ballan which will be undertaken as its own amendment.

Further, Council are reviewing flooding and land subject to inundation, which may also form part of a separate amendment.

### Incorporated/Reference Document

It is recommended that *Ballan Strategic Direction* be included as a Reference Document to the Moorabool Planning Scheme. This approach will also allow Council to review and update the Document as required, without the need to undertake a formal Planning Scheme Amendment process.

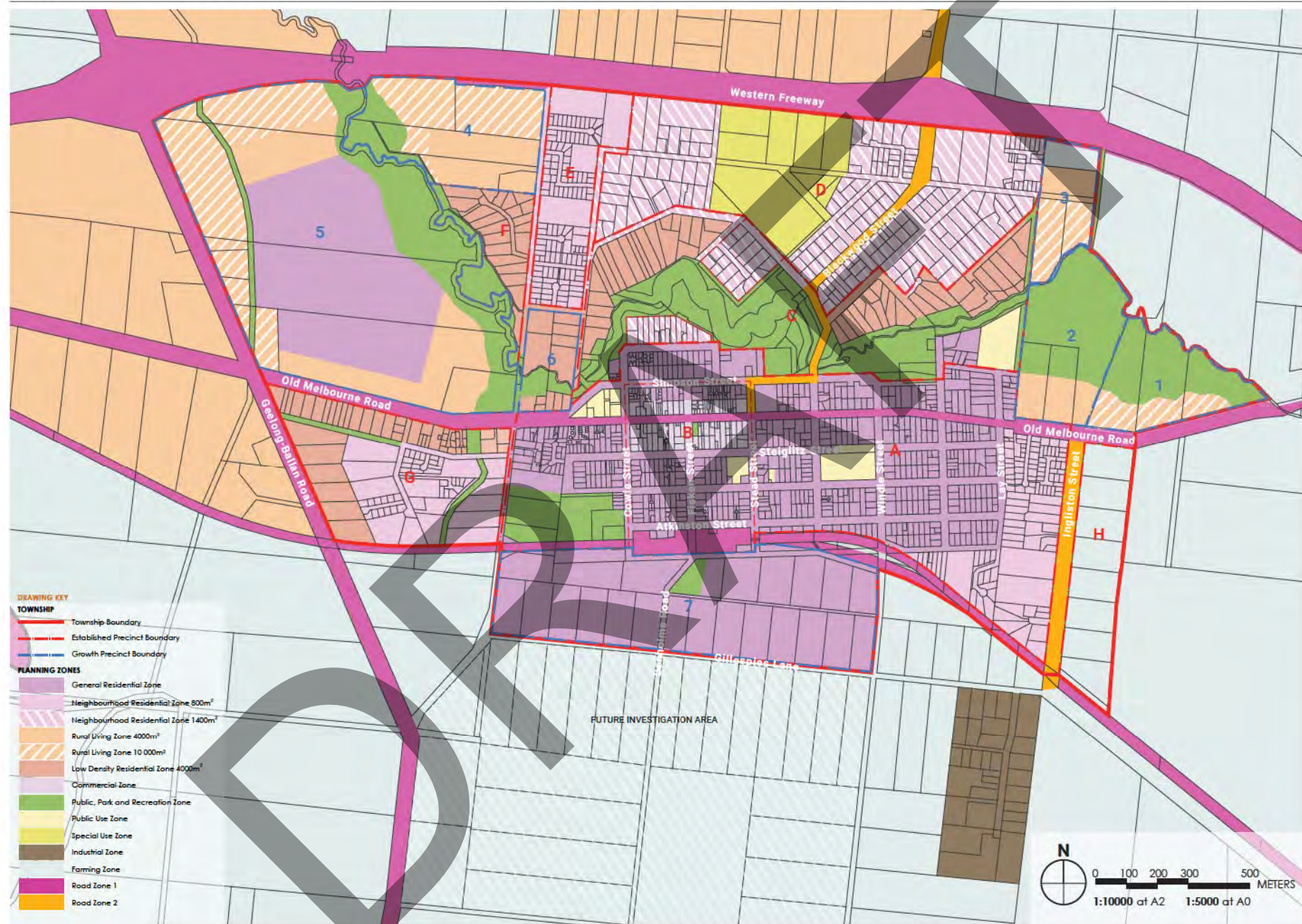
TABLE 04 STATUTORY IMPLEMENTATION OF GROWTH PRECINCTS

Growth Precincts (Figure 21 maps the proposed zoning controls)		
Zones	Controls	Precincts
General Residential Zone	Default Schedule applies	7 and Part of 5
Low Density Residential Zone	Min lot size of 4000sqm	6
Rural Living Zone	Min lot size of 4000sqm	2 and part of 3, 4 and 5
Rural Living Zone	Min lot size of 1 hectare	1 and part of 3, 4 and 5

Note: Precinct 1, 2, 5 and 7 will be subject to precinct specific Planning Scheme Amendments (Proponent led) prior to the development of each precinct. Due to the scale of the precincts a Development Plan Overlay should also be applied to these precinct. The pre conditions identified in 4.2.4 should be included in the statutory tools applied.



FIGURE 21 PROPOSED ZONING





### 5.3 Implementation of Actions

To ensure the successful delivery of the Objectives and Strategies identified within *Ballan Strategic Directions*, an Action Plan has been prepared. The Action Plan sets out each Action as set out throughout the Document, identifies the type of action, timeframes and resources required.

In regards to the type of action the following is provided to assist in understanding each type:

- > **Council Responsibility:** Actions Council can implement alone.
- > **Council Advocacy:** Actions where Council influences others to act.
- > **Council Collaboration:** Actions where Council works with other stakeholders, such as proponents and government agencies.

Resources:

OT- Officer time/new/reformed process

\$ - Limited

\$\$ - Moderate

\$\$\$ - Significant

TABLE 05 Actions

Action		Type of Action	Timeframe	Resources
<b>Urban Form &amp; Character</b>				
A1	Actively work with the community, development and building industry to increase the awareness and acceptance of well-designed developments that complement the character of Ballan. This may include forums, education workshops, study tours, etc.	Council responsibility	Ongoing	OT
A2	Review and update the Municipal Strategic Statement to include a revised Ballan Framework Plan that identifies the long term settlement boundary, policy and objectives for achieving preferred design outcomes, while recognising the importance of the country landscape and ensuring the valued characteristics of Ballan are protected.	Council responsibility	Short	\$\$
A3	Prepare Urban Design Guidelines for residential development within Ballan and use them to assist planners and applicants. The Guidelines should consider the public realm, built form, subdivision design, natural environment and landscape, front fencing and sustainability.	Council responsibility	Short	\$\$
A4	Prepare Street Tree Planting Guidelines that provide a vision for street tree planting and street design within Ballan, particularly in relation to subdivision developments and gateways.	Council responsibility	Short	OT
A5	Review the existing gateways and prepare an implementation strategy to enhance the gateways for the long term.	Council responsibility	Short	OT
<b>Residential Development</b>				
A1	Support planning of the Western Growth Precinct (Precinct 5) as a priority, if demonstrated to satisfy the relevant planning and development preconditions set out in 4.2.4.	Council responsibility	Short	OT
A2	Monitor development approvals to ensure sufficient zoned and planned land is available. Timing of the development of the growth precincts should generally be consistent with the timings identified in Figure 09 and 4.2.4, unless circumstances arise (i.e. increased growth rates) that may require Council to reconsider the timing for development of each growth precinct.	Council responsibility	Ongoing	OT
A3	Facilitate ongoing monitoring of the preferred design objectives/pre conditions of a precinct as this may change over time (this could be in the form of a 5 yearly review).	Council responsibility	Ongoing	OT
A4	Implement the zones and other relevant planning controls in accordance with the recommendations set out in Chapter 5, Implementation.	Council responsibility	Short	\$\$
A5	Provide relevant information in regards to the design objectives/pre conditions at pre-application meetings to assist in future development being in accordance with the strategic directions for Ballan.	Council responsibility	Ongoing	OT
A6	Undertake a review of internal processes to ensure residential development approvals are being assessed in accordance with Councils decision making framework. This may include: improving quality assurance processes; educating Council Officers in regards to good urban design outcomes; and mentoring new planners.	Council responsibility	Short	OT
A7	Review and identify infrastructure requirements that have a nexus to the relevant growth precincts prior to their development (or rezoning) to ensure development contributions are collected and secured via an appropriate mechanism (ie. Section 173 Agreement or a Development Contributions Plan).	Council responsibility	Ongoing	OT



Action		Type of Action	Timeframe	Resources
<b>Movement Network &amp; Connectivity</b>				
A1	As part of the Urban Design Framework (UDF) to be prepared in accordance with Action A1 in 4.6 for the Town Centre core, ensure the UDF identifies how the movement network within the town centre can be enhanced through improved pedestrian connectivity, wayfinding to key destinations and streetscape improvements (street furniture, lighting and landscaping).	Council Responsibility	Medium	\$\$\$
A2	Progressively deliver a path network which safely connects people to key destinations.	Council Responsibility	Long	\$\$\$
A3	Progressively deliver a network of linear open space forming a 'structural loop' through the town while also connecting people to the natural environment.	Council Responsibility	Long	\$\$\$
A4	Work collaboratively with Public Transport Victoria and other stakeholders to provide better connectivity and frequency of bus services between Ballan and the surrounding region.	Council advocacy	Medium	OT
A5	Prepare an implementation strategy for the delivery of the structural loop (i.e. identifying the exact location taking into account land constraints and any land holdings that are required to complete the delivery of the loop).	Council responsibility	Short	OT
A6	Identify a priority list for the upgrade of missing road and pedestrian/cycle links including proposed timing and potential funding sources.	Council responsibility	Short	OT
A7	Prepare a suite of cross sections to be applied in Ballan that reflect and enhance the character of the town.	Council responsibility	Short	OT
A8	Prepare street tree planting guidelines to complement the suite of cross sections.	Council responsibility	Short	OT
A9	Progressively enhance pedestrian connectivity between the Industrial Precinct and the town centre core.	Council responsibility	Medium	\$\$
A10	Prepare a signage strategy to improve wayfinding within the town to key destinations but also through signage that promotes key heritage and cultural sites. The signage strategy should also consider opportunities to promote tourism within the town and at key gateways to the town.	Council responsibility	Short	OT
<b>Open Space &amp; Recreation</b>				
A1	Prepare a landscape masterplan for the Werribee River open space network to ensure the delivery of an open space network that is functional, complementary to Ballan's character and the natural environment.	Council responsibility	Short-Medium	\$\$
A2	As part of Action 5, in 4.3.4 (Movement Network and Connectivity) prepare an Implementation Strategy to ensure the structural loop is delivered with consideration to enhancing the open space network.	Council responsibility	Short-Medium	OT
A3	Undertake further analysis of likely sporting requirements as and when new active open space recreational facilities are required.	Council responsibility	Short	OT
A4	Prepare a masterplan for the expansion of the Active Open Space Reserve which identifies future land and infrastructure requirements.	Council responsibility	Medium	\$\$
A5	Audit existing open spaces to ensure they are meeting the existing needs of residents.	Council responsibility	Short	OT
A6	Undertake a review of existing way finding to the open space network and improve way finding where required.	Council responsibility	Short	OT

Action		Type of Action	Timeframe	Resources
<b>Community Facilities &amp; Services</b>				
A1	Instigate regular engagement with community service providers within the town to monitor the relevance and utilisation of existing services and facilities, identify gaps in provisions, ensure that services and infrastructure continue to be viable and identify measures to support their growth.	Council collaboration	Ongoing	OT
A2	Develop a strategic improvement program for community facilities in line with the Moorabool Community Infrastructure Framework, including consideration of a new contemporary multipurpose community facility and any site allocation this would require.	Council responsibility	Short-Medium	OT
A3	Prepare a masterplan for the redevelopment of McLean Reserve, that provides a focal meeting and gathering space within the town centre.	Council responsibility	Ongoing	OT
A4	Review opportunities to improve the Mechanics Institute Hall, Ballan Neighbourhood House and Men's Shed, the Senior Citizens Centre, CFA and car parks between Inglis Street and Steiglitz Street to function as a community hub.	Council responsibility	Medium	OT
<b>Non Residential Uses &amp; Employment</b>				
A1	Prepare an Urban Design Framework for the town centre core that provides direction in regards to streetscape improvements, desired built form outcomes, and the location for the identified additional retail floor space.	Council responsibility	Short	\$\$\$
A2	Identify uses within the town centre core that may be more appropriately located within the Industrial Precinct and prepare a long term strategy to assist with the relocation of any businesses.	Council responsibility	Short	OT
A3	Regularly engage with established businesses to ensure these uses remain in the town in the long term.	Council responsibility	Ongoing	OT
A4	Identify opportunities to attract new businesses to the town that will assist in enhancing the economic vitality of the town and attract visitors.	Council responsibility	Ongoing	OT
A5	Regularly engage with service providers in the town in particular Ballan District Health & Care to ensure these services remain in the town in the long term.	Council collaboration	Ongoing	OT
A6	Rezone the existing Industrial Precinct to Industrial 1 Zone.	Council responsibility	Short	\$\$
A7	Monitor retail floor space within Ballan and engage with relevant providers to ensure retail needs for Ballan and the Region are met in the long term.	Council responsibility	Ongoing	OT
<b>Drainage &amp; Servicing</b>				
A1	Work collaboratively with servicing authorities to coordinate staging of development and services.	Council collaboration	Ongoing	OT
A2	Work collaboratively with SP AusNet in regard to land use and development requirements within the high pressure gas pipeline buffer.	Council collaboration	Short-Medium	OT
A3	Undertake an audit of Councils stormwater assets (pits and pipes) and catchments to determine the extent and capacity of existing stormwater assets across the town-ship.	Council responsibility	Short	OT



## ANNEXURE 1: DEFINING THE SETTLEMENT BOUNDARY, GROWTH PRECINCTS & KEY STATISTICS FOR THE ESTABLISHED PRECINCTS

Precincts suitability to be located in or out of the settlement boundary and to accommodate growth

Assessment Criteria	Assessment
<b>Precinct 1 &amp; 2</b>	
Existing strategic directions, policies and strategies including the Ballan Framework Plan	No strategic direction for Precinct 1, Ballan Structure Plan identifies Precinct 2 for future residential growth.
The impact on the gateways to the town	A key gateway site and would only be appropriate to develop at lower densities to assist with acting as a transition to more intensified development.
The impact on the natural landscape and key characteristics of the town	Has the ability to impact on the natural landscape and character of the town if not appropriately developed.
Connectivity to the surrounding township, services and facilities	Whilst on the fringe of town lower density development would be more appropriate and assist in acting as a transition to more intensified development.
Walkability to key community nodes (station/town centre core)	While not within a defined walkable catchment key community facilities are within a reasonable distance of the precinct.
Land fragmentation	Reasonably un-fragmented.
Ability to deliver infrastructure gaps	Ability to enhance the open space network along the Werribee River.
The amount of the land required to accommodate the projected growth to 2041	The development of this precinct would be at lower densities and would play a minor role in accommodating the projected population growth.
The ability to positively contribute to achieving the vision for Ballan.	Providing transitional density lots on the periphery of the town is important to retaining the country charm while allowing for well planned growth.
Summary	Provides a significant opportunity to extend the open space network along the Werribee River and to deliver the 'structural loop'. Lower densities of development that act as a transition between farming and residential development would be appropriate.

Assessment Criteria	Assessment
<b>Precinct 3</b>	
Existing strategic directions, policies and strategies including the Ballan Framework Plan	No strategic direction
The impact on the gateways to the town	No impact on the gateways, the precinct sits behind the service centre on the Western Freeway.
The impact on the natural landscape and key characteristics of the town	Will have minimal impact on the natural landscape although given its location abutting farming land lower densities of development would be appropriate to assist with the precinct acting as a transition to more intensified residential development. Ensuring development is respectful of the escarpment to the Werribee River would be a key requirement of any further development.
Connectivity to the surrounding township, services and facilities	Due to the precincts location on the periphery of town lower density development would be more appropriate and assist in acting as a transition to more intensified development.
Walkability to key community nodes (station/town centre core)	The precinct is not within a walkable catchment of key community nodes.
Land fragmentation	Reasonably un-fragmented
Ability to deliver infrastructure gaps	Ability to enhance the open space network along the Werribee River with a potential link.
The amount of the land required to accommodate the projected growth to 2041	The development of this precinct would be at lower densities and would play a minor role in accommodating the projected population growth.
The ability to positively contribute to achieving the vision for Ballan.	Providing transitional density lots on the periphery of the town is important to retaining the country charm while allowing for well planned growth.
Summary	The precinct assists in the delivery of a logical eastern settlement boundary. Development should be at lower densities and act as a transition between farming and residential development.



Assessment Criteria	Assessment
<b>Precinct 4</b>	
Existing strategic directions, policies and strategies including the Ballan Framework Plan	Land already zoned Rural Living Zone.
The impact on the gateways to the town	While not located to impact on the gateways, the precinct can be viewed from the Western Freeway and managing this interface will be important for any future development.
The impact on the natural landscape and key characteristics of the town	Will have minimal impact on the natural landscape although ensuring the development enhances the interface with the Werribee River would be a requirement of any further development.
Connectivity to the surrounding township, services and facilities	This precinct could be described as an 'infill' precinct and although not well connected to services and facilities the precinct has the ability to connect into the open space network along the Werribee River.
Walkability to key community nodes (station/town centre core)	The precinct is not within a walkable catchment of key community nodes.
Land fragmentation	Reasonably un-fragmented. In order for the precinct to develop a collaborative development approach would be required to assist in the delivery of a loop road and avoid battle axe lots.
Ability to deliver infrastructure gaps	Ability to enhance the open space network along the Werribee River with a potential link.
The amount of the land required to accommodate the projected growth to 2041	The development of this precinct would be at lower densities and would play a minor role in accommodating the projected population growth.
The ability to positively contribute to achieving the vision for Ballan.	Providing transitional density lots on the periphery of the town is important to retaining the country charm while allowing for well planned growth.
Summary	The precinct is an 'infill' precinct on the periphery of the town. Development should be at lower densities due to its location and lack of connectivity to services and facilities.

Assessment Criteria	Assessment
<b>Precinct 5</b>	
Existing strategic directions, policies and strategies including the Ballan Framework Plan	Land identified in the Planning Scheme and Ballan Structure Plan for future residential growth.
The impact on the gateways to the town	Has the ability to impact on the primary western gateway.
The impact on the natural landscape and key characteristics of the town	Ensuring development enhances the Werribee River and environs and biodiversity values will be a critical consideration for future development of this site.
Connectivity to the surrounding township, services and facilities	This precinct is located on the periphery of the town and although not well connected to services and facilities the precinct has the ability to connect and enhance the open space network along the Werribee River.
Walkability to key community nodes (station/town centre core)	While not within a defined walkable catchment key community facilities are within a reasonable distance from the precinct.
Land fragmentation	Reasonably un-fragmented with the majority of the site within one ownership and some smaller lots around the periphery.
Ability to deliver infrastructure gaps	Ability to deliver part of the open space network along the Werribee River.
The amount of the land required to accommodate the projected growth to 2041	The development of this precinct would undertake a critical role in accommodating population growth in the short to medium term.
The ability to positively contribute to achieving the vision for Ballan.	The sites ability to accommodate growth is in keeping with the vision for Ballan. Ensuring the growth is 'sensitive' will be critical in delivering the vision for Ballan.
Summary	This precinct has previous strategic support to accommodate projected population growth. Ensuring growth is appropriately managed to protect gateways and sensitive to the country charm will be critical to the future development of the Precinct.

**Precinct 6** has not been assessed as this precinct is an established precinct and the focus for this precinct is assisting in the delivery of the open space network along Werribee River.



Assessment Criteria	Assessment
<b>Precinct 7</b>	
Existing strategic directions, policies and strategies including the Ballan Framework Plan	The precinct has been identified in the Planning Scheme and Ballan Structure Plan for future residential growth.
The impact on the gateways to the town	This precinct is not located on the town's gateways.
The impact on the natural landscape and key characteristics of the town	Will have minimal impact on the natural landscape.
Connectivity to the surrounding township, services and facilities	This precinct is well located to the train station, however connectivity across the railway line could be improved.
Walkability to key community nodes (station/town centre core)	While not with a defined walkable catchment the precinct is within a walkable distance of the town centre core and key community facilities.
Land fragmentation	This precinct has a number of titles however many are within the same ownership.
Ability to deliver infrastructure gaps	The inclusion of a Neighbourhood Park would be a positive addition to assist with providing passive open space to the residents that are not within a proximate location of the Werribee River where the open space network is generally located.
The amount of the land required to accommodate the projected growth to 2041	The development of this precinct would undertake a critical role in accommodating population growth in the medium to long term.
The ability to positively contribute to achieving the vision for Ballan.	The sites ability to accommodate growth is in keeping with the vision for Ballan. Ensuring the growth is 'sensitive' will be critical in delivering the vision for Ballan.
Summary	This precinct has previous strategic support to accommodate projected population growth. Ensuring growth is appropriately managed to be sensitive to the country charm will be critical for the future development of the Precinct.

Assessment Criteria	Assessment
<b>Precinct 8</b>	
Existing strategic directions, policies and strategies including the Ballan Framework Plan	Part of this precinct has been identified in the Planning Scheme and all of the precinct has been identified within the Ballan Structure Plan for future residential growth.
The impact on the gateways to the town	This precinct is located in a position to impact on the Geelong-Ballan Rd gateway.
The impact on the natural landscape and key characteristics of the town	This precincts has tributaries that traverse the precinct. Due to the small size of this precinct and the location of the tributaries developing the precinct has the ability to impact on these features.
Connectivity to the surrounding township, services and facilities	This precinct has limited connectivity to the township, services and facilities.
Walkability to key community nodes (station/town centre core)	While not with a defined walkable catchment the precinct is within a walkable distance of the train station and active open space.
Land fragmentation	Reasonably un-fragmented ownership.
Ability to deliver infrastructure gaps	This precinct would not deliver any key infrastructure gaps if it were developed.
The amount of the land required to accommodate the projected growth to 2041	The development of this precinct would play a minimal role in accommodating future population.
The ability to positively contribute to achieving the vision for Ballan.	Retaining this site as farming land will assist in the retention of the 'country charm' and the rural gateways as you enter Ballan.
Summary	This precinct does not provide a lot of additional value for development purposes and due to its small size and site constraints developing this precinct will not significantly meet the needs of Ballan or deliver on the vision.



Assessment Criteria	Assessment
<b>Precinct 9</b>	
Existing strategic directions, policies and strategies including the Ballan Framework Plan	Ballan Structure Plan identifies this precinct as future urban development.
The impact on the gateways to the town	This precinct is not located on the town's gateways.
The impact on the natural landscape and key characteristics of the town	Will have minimal impact on the natural landscape.
Connectivity to the surrounding township, services and facilities	This precinct is within a proximate location of the train station, however connectivity across the railway line could be improved.
Walkability to key community nodes (station/town centre core)	While not with a defined walkable catchment the precinct is within a walkable distance of the town centre core and key community facilities.
Land fragmentation	This precinct has a number of titles however many are within the same ownership.
Ability to deliver infrastructure gaps	The upgrade of the rural road network could be delivered as part of development of this precinct.
The amount of the land required to accommodate the projected growth to 2041	With Precinct 7 located to the north, it is not considered this precinct would not be developed until after Precinct 7 was developed.
The ability to positively contribute to achieving the vision for Ballan.	The precincts ability to accommodate growth is in keeping with the vision for Ballan. Ensuring the growth is 'sensitive' will be critical in delivering the vision for Ballan. It is unlikely this precinct will be required prior to 2041 to accommodate the projected growth.
Summary	This precinct has some previous strategic support to accommodate projected population growth. Ensuring growth is appropriately managed to be sensitive to the country charm will be critical for the future development of the Precinct. The question with this precinct is around timing. Should Precinct 7 be developed this precinct would be the next logical precinct to accommodate residential development.

Assessment Criteria	Assessment
<b>Precinct 10</b>	
Existing strategic directions, policies and strategies including the Ballan Framework Plan	Ballan Structure Plan identifies this precinct as future urban development.
The impact on the gateways to the town	This precinct is not located on the town's gateways although is the first view of the town when approaching from the south heading north bound on the Geelong-Ballan Road and therefore any development would benefit from a transition in densities.
The impact on the natural landscape and key characteristics of the town	Will have minimal impact on the natural landscape.
Connectivity to the surrounding township, services and facilities	This precinct is within a proximate location of the train station, however connectivity across the railway line could be improved.
Walkability to key community nodes (station/town centre core)	While not with a defined walkable catchment the precinct is within a walkable distance of the town centre core and key community facilities.
Land fragmentation	This precinct has a number of title, however many are within the same ownership.
Ability to deliver infrastructure gaps	The upgrade of the rural road network could be delivered as part of development of this precinct.
The amount of the land required to accommodate the projected growth to 2041	With Precincts 7 and 9 located to the north, it is not considered this precinct would require development until residential land supply was nearing exhaustion. This areas is not considered required to accommodate growth to 2041.
The ability to positively contribute to achieving the vision for Ballan.	As stated above, it is unlikely this precinct will be required prior to 2041 to accommodate the projected growth.
Summary	This precinct has some previous strategic support to accommodate projected population growth. However, the land supply in precincts 5 and 7 as well as infill opportunities and other smaller growth precincts, it is not considered this precinct will be required to accommodate growth to 2041.



Assessment Criteria	Assessment
<b>Precinct 11</b>	
Existing strategic directions, policies and strategies including the Ballan Framework Plan	Ballan Structure Plan identifies this precinct as both a Future Urban Development Area and as a buffer to the Industrial Estate. The Structure Plan is contradictory in the role of this precinct.
The impact on the gateways to the town	This precinct is not located on the town's gateways.
The impact on the natural landscape and key characteristics of the town	Will have minimal impact on the natural landscape.
Connectivity to the surrounding township, services and facilities	This precinct is within a proximate location of the train station, however connectivity across the railway line could be improved.
Walkability to key community nodes (station/town centre core)	While not with a defined walkable catchment the precinct is within a walkable distance of the town centre core and key community facilities.
Land fragmentation	This precinct has a number of titles however many are within the same ownership.
Ability to deliver infrastructure gaps	No infrastructure has been identified to be delivered as part of this precinct.
The amount of the land required to accommodate the projected growth to 2041	This precinct is not required in order to accommodate the projected growth to 2041.
The ability to positively contribute to achieving the vision for Ballan.	This precinct can assist with achieving the vision for Ballan by acting as a buffer to the industrial estate and as a transition between industrial and residential development.
Summary	This precinct has an important role in acting as a buffer between residential and industrial development. Its role as farming land should be retained.

Assessment Criteria	Assessment
<b>Precinct 12</b>	
Existing strategic directions, policies and strategies including the Ballan Framework Plan	Ballan Structure Plan identifies this precinct as both a Future Urban Development Area and as an Industrial Area Expansion. The Structure Plan is contradictory in the role of this precinct.
The impact on the gateways to the town	This precinct is located in a secondary gateway to the town.
The impact on the natural landscape and key characteristics of the town	Will have minimal impact on the natural landscape.
Connectivity to the surrounding township, services and facilities	This precinct is on the periphery of the town and south of the railway line, therefore connectivity to the town, services and facilities is limited.
Walkability to key community nodes (station/town centre core)	The precinct is not with walkable catchment of key community nodes.
Land fragmentation	Reasonably un-fragmented.
Ability to deliver infrastructure gaps	No infrastructure has been identified to be delivered as part of this precinct.
The amount of the land required to accommodate the projected growth to 2041	This precinct is not required in order to accommodate the projected growth to 2041.
The ability to positively contribute to achieving the vision for Ballan.	This precinct can assist with achieving the vision for Ballan by either acting as a buffer to the industrial estate or in the long term allowing for some further expansion of the industrial estate which will assist in creating additional jobs within Ballan.
Summary	This precinct has an important role in acting as a buffer between residential and industrial development. Its role as farming land should be retained.



Assessment Criteria	Assessment
<b>Precinct 13</b>	
Existing strategic directions, policies and strategies including the Ballan Framework Plan	No strategic direction.
The impact on the gateways to the town	This precinct forms part of the key eastern gateway to the town. The precinct contains a substantial hill which is a key feature and enhances the natural and rural landscape of the gateway.
The impact on the natural landscape and key characteristics of the town	Development would have a significant impact on the natural landscape due to the hill within the precinct.
Connectivity to the surrounding township, services and facilities	This precinct is on the periphery of the town and therefore connectivity to the town, services and facilities is limited.
Walkability to key community nodes (station/town centre core)	The precinct is not within a walkable catchment of key community nodes.
Land fragmentation	Reasonably un-fragmented.
Ability to deliver infrastructure gaps	No infrastructure has been identified to be delivered as part of this precinct.
The amount of the land required to accommodate the projected growth to 2041	This precinct is not required in order to accommodate the projected growth to 2041.
The ability to positively contribute to achieving the vision for Ballan.	This precinct can assist with achieving the vision for Ballan by retaining the precinct as farming land to assist with protecting the natural and rural landscape, with a particular emphasis on retaining the precinct as a key feature of the eastern gateway.
Summary	This precinct has an important role in forming part of the eastern gateway and retaining the natural and rural characteristics of Ballan. This precinct is not considered suitable for development and the precinct should be retained as farming land.

Assessment Criteria	Assessment
<b>Precinct 14</b>	
Existing strategic directions, policies and strategies including the Ballan Framework Plan	No strategic direction.
The impact on the gateways to the town	This precinct is located at the eastern end of the town and can be viewed from the Western Freeway. The precinct also plays an important role as part of the eastern gateway and enhances the gateway through contributing to a sense of openness with its natural and rural landscape.
The impact on the natural landscape and key characteristics of the town	Development would have a significant impact on the natural landscape due to the location of the precinct between the Western Freeway and the eastern gateway.
Connectivity to the surrounding township, services and facilities	This precinct is on the periphery of the town and therefore connectivity to the town, services and facilities is limited.
Walkability to key community nodes (station/town centre core)	The precinct is not within a walkable catchment of key community nodes.
Land fragmentation	In a number of titles, however in minimal ownership.
Ability to deliver infrastructure gaps	No infrastructure has been identified to be delivered as part of this precinct.
The amount of the land required to accommodate the projected growth to 2041	This precinct is not required in order to accommodate the projected growth to 2041.
The ability to positively contribute to achieving the vision for Ballan.	This precinct can assist with achieving the vision for Ballan by retaining the precinct as farming land to assist with protecting the natural and rural landscape, with a particular emphasis on retaining the precinct as a feature of the eastern gateway.
Summary	This precinct has an important role in forming part of the eastern gateway and retaining the natural and rural characteristics of Ballan. This precinct is not considered suitable for development and the precinct should be retained as farming land.



## Established Precincts key statistics

Precinct A (all areas except the eastern end of the Precinct that has been identified for Minimal Residential Growth)

	Lot size	built size	site coverage	front setback
sample 01	1049m <sup>2</sup>	438m <sup>2</sup>	42%	8m
sample 02	1025m <sup>2</sup>	352m <sup>2</sup>	34%	8m
sample 03	909m <sup>2</sup>	289m <sup>2</sup>	32%	8m
sample 04	880m <sup>2</sup>	279m <sup>2</sup>	32%	6m
sample 05	1031m <sup>2</sup>	191m <sup>2</sup>	19%	3m

AVERAGE	979m <sup>2</sup>	310m <sup>2</sup>	32%	7m
MEDIAN	1025m <sup>2</sup>	289m <sup>2</sup>	32%	8m

Precinct A – Eastern end of the Precinct that has been identified for Minimal Residential Growth

	Lot size	built size	site coverage	front setback
sample 01	664m <sup>2</sup>	219m <sup>2</sup>	33%	3m
sample 02	2009m <sup>2</sup>	339m <sup>2</sup>	17%	9m
sample 03	1852m <sup>2</sup>	595m <sup>2</sup>	32%	9m
sample 04	931m <sup>2</sup>	371m <sup>2</sup>	40%	6m
sample 05	581m <sup>2</sup>	218m <sup>2</sup>	38%	5m

AVERAGE	1207m <sup>2</sup>	348m <sup>2</sup>	32%	6m
MEDIAN	931m <sup>2</sup>	339m <sup>2</sup>	33%	6m

## Precinct B

	Lot size	built size	site coverage	front setback
sample 01	1000m <sup>2</sup>	298m <sup>2</sup>	30%	16m
sample 02	1007m <sup>2</sup>	325m <sup>2</sup>	32%	13m
sample 03	833m <sup>2</sup>	330m <sup>2</sup>	40%	11m
sample 04	1036m <sup>2</sup>	289m <sup>2</sup>	28%	8m
sample 05	1039m <sup>2</sup>	281m <sup>2</sup>	27%	10m

AVERAGE	983m <sup>2</sup>	305m <sup>2</sup>	31%	12m
MEDIAN	1007m <sup>2</sup>	298m <sup>2</sup>	30%	11m

## Precinct C

	Lot size	built size	site coverage	front setback
sample 01	5499m <sup>2</sup>	443m <sup>2</sup>	8%	20m
sample 02	5130m <sup>2</sup>	303m <sup>2</sup>	6%	10m
sample 03	3593m <sup>2</sup>	488m <sup>2</sup>	14%	20m
sample 04	6076m <sup>2</sup>	280m <sup>2</sup>	5%	37m
sample 05	4642m <sup>2</sup>	321m <sup>2</sup>	7%	38m

AVERAGE	4989m <sup>2</sup>	367m <sup>2</sup>	8%	25m
MEDIAN	5130m <sup>2</sup>	321m <sup>2</sup>	7%	20m

Precinct C – area with smaller lots north of the river

	Lot size	built size	site coverage	front setback
sample 01	4058m <sup>2</sup>	471m <sup>2</sup>	12%	19m
sample 02	1633m <sup>2</sup>	541m <sup>2</sup>	33%	14m
sample 03	3069m <sup>2</sup>	286m <sup>2</sup>	9%	30m
sample 04	1989m <sup>2</sup>	279m <sup>2</sup>	14%	20m
sample 05	3975m <sup>2</sup>	409m <sup>2</sup>	10%	23m

AVERAGE	2945m <sup>2</sup>	397m <sup>2</sup>	16%	21m
MEDIAN	3069m <sup>2</sup>	409m <sup>2</sup>	12%	20m

Precinct C – Lots south of the river

	Lot size	built size	site coverage	front setback
sample 01	990m <sup>2</sup>	208m <sup>2</sup>	21%	12m
sample 02	874m <sup>2</sup>	348m <sup>2</sup>	40%	12m
sample 03	1100m <sup>2</sup>	280m <sup>2</sup>	25%	9m
sample 04	2019m <sup>2</sup>	365m <sup>2</sup>	18%	7m
sample 05	1880m <sup>2</sup>	337m <sup>2</sup>	18%	23m

AVERAGE	1373m <sup>2</sup>	308m <sup>2</sup>	24%	13m
MEDIAN	1100m <sup>2</sup>	337m <sup>2</sup>	21%	12m

### Precinct D

	Lot size	built size	site coverage	front setback
sample 01	2003m <sup>2</sup>	609m <sup>2</sup>	30%	11m
sample 02	1991m <sup>2</sup>	311m <sup>2</sup>	16%	15m
sample 03	2019m <sup>2</sup>	478m <sup>2</sup>	24%	8m
sample 04	958m <sup>2</sup>	340m <sup>2</sup>	35%	5m
sample 05	1966m <sup>2</sup>	436m <sup>2</sup>	22%	14m

AVERAGE	1787m <sup>2</sup>	435m <sup>2</sup>	25%	11m
MEDIAN	1991m <sup>2</sup>	436m <sup>2</sup>	24%	11m

### Precinct E

	Lot size	built size	site coverage	front setback
sample 01	706m <sup>2</sup>	331m <sup>2</sup>	47%	6m
sample 02	687m <sup>2</sup>	321m <sup>2</sup>	47%	3m
sample 03	738m <sup>2</sup>	263m <sup>2</sup>	36%	2m
sample 04	809m <sup>2</sup>	256m <sup>2</sup>	32%	6m
sample 05	819m <sup>2</sup>	360m <sup>2</sup>	44%	6m

AVERAGE	752m <sup>2</sup>	306m <sup>2</sup>	41%	5m
MEDIAN	738m <sup>2</sup>	321m <sup>2</sup>	44%	6m

### Precinct F

	Lot size	built size	site coverage	front setback
sample 01	2112m <sup>2</sup>	240m <sup>2</sup>	11%	17m
sample 02	4032m <sup>2</sup>	530m <sup>2</sup>	13%	20m
sample 03	4010m <sup>2</sup>	409m <sup>2</sup>	10%	43m
sample 04	4013m <sup>2</sup>	359m <sup>2</sup>	9%	15m
sample 05	3999m <sup>2</sup>	108m <sup>2</sup>	3%	10m

AVERAGE	3633m <sup>2</sup>	329m <sup>2</sup>	9%	21m
MEDIAN	4010m <sup>2</sup>	359m <sup>2</sup>	10%	17m

### Precinct G – Periphery Lots

	Lot size	built size	site coverage	front setback
sample 01	2854m <sup>2</sup>	403m <sup>2</sup>	14%	13m
sample 02	1869m <sup>2</sup>	290m <sup>2</sup>	16%	21m
sample 03	3688m <sup>2</sup>	370m <sup>2</sup>	10%	22m
sample 04	3659m <sup>2</sup>	375m <sup>2</sup>	10%	10m
sample 05	10204m <sup>2</sup>	514m <sup>2</sup>	5%	36m

AVERAGE	4455m <sup>2</sup>	390m <sup>2</sup>	11%	20m
MEDIAN	3659m <sup>2</sup>	375m <sup>2</sup>	10%	21m

### Precinct G – Lots internal to the Precinct

	Lot size	built size	site coverage	front setback
sample 01	679m <sup>2</sup>	m <sup>2</sup>	0%	
sample 02	569m <sup>2</sup>	m <sup>2</sup>	0%	
sample 03	418m <sup>2</sup>	m <sup>2</sup>	0%	
sample 04	15165m <sup>2</sup>	359m <sup>2</sup>	2%	28m
sample 05	10993m <sup>2</sup>	745m <sup>2</sup>	7%	47m

AVERAGE	5565m <sup>2</sup>	221m <sup>2</sup>	2%	15m
MEDIAN	679m <sup>2</sup>	m <sup>2</sup>	0%	38m

Note: This area has partially been developed. The newly subdivided parcels have not all had dwellings constructed on them at this stage and therefore statistics are not available for all sample lots.



## ANNEXURE 2: RESIDENTIAL ZONES CASE STUDIES

### Residential Zones: Case Studies

Address	Proposal/Outcome	Existing Controls	Proposed Controls	Comments
6 Duncan Street	Development of three additional dwellings on the lot and Four Lot Subdivision (2 separate applications). Lot 1 contains an existing dwelling, Lots 2-4 subdivided in accordance with recently approved single storey dwellings with common property driveway. Lot sizes vary from 201sqm to 405sqm. No objections. Approved under delegation. Development completed and titles released.	General Residential 1 Zone	General Residential 1 Zone	This site is located within Precinct A and identified as a Natural Residential Growth Area. The Zoning controls are proposed to be retained. Further intensification of lots within this area would be appropriate subject to consideration of the Design Objectives for the Precinct.
81 Simpson Street	Development of two additional dwellings on the lot and Three Lot Subdivision (2 separate applications). Lot 1 contains an existing dwelling, Lots 2 & 3 subdivided in accordance with recently approved single storey dwellings with common property driveway. Lot sizes vary from 185sqm to 396sqm. No objections. Approved under delegation. Development commenced, subdivision not yet certified.	General Residential 1 Zone	General Residential 1 Zone	This site is located within Precinct B and identified as a Natural Residential Growth Area. The Zoning controls are proposed to be retained. Further intensification of lots within this area would be appropriate subject to consideration of the Design Objectives for the Precinct.
21 Crook Court	8 Lot Subdivision. Vacant lot subdivision created lot sizes varying from 420sqm to 839sq m and a court bowl (Creek Court) off Crook Court. One objection but applicant appealed to VCAT (failure to grant permit), Council under delegation formed a view to support the application, resolved at mediation, permit granted by VCAT. Titles released. Currently two lots developed with single dwellings. An application has been lodged with Council to develop four of the other lots for two dwellings each, officer recommends refusal, to be determined by Council at DAC meeting Feb 2017.	General Residential 1 Zone	Neighbourhood Residential Zone (Min lot size 800sqm)	This site is located within Precinct G and identified for Minimal Residential Growth. Due to the Precincts location on the periphery of town and not within a walkable catchment of services and facilities residential development with a minimum lot size of 800sqm is proposed for this area. While it is acknowledged that smaller lots in this area do exist, this has occurred due to the previous zoning controls not having any restrictions on lot sizes and therefore Council having minimal statutory tools to achieve appropriate densities of residential development in this location. The 8 lot subdivision proposal would be inconsistent with these controls and therefore a permit would not have been granted. While the construction of two dwellings on a lot would not be prohibited under the proposed controls, with the area identified for Minimal Residential Growth, intensifying residential lots in this location is not considered a desirable outcome and therefore Council officer's position of refusal would be supported by the proposed directions for this Precinct.

## Residential Zones: Case Studies

Address	Proposal/Outcome	Existing Controls	Proposed Controls	Comments
24 Myrtle Grove Road	35 Lot Staged Subdivision. Greenfield subdivision. Range of lot sizes varying from 320sq m to 1491sq m, and a roughly L-shaped road (cul de sac) and public open space (11% of site area). Original application was approved by Council generally in accordance with the officer's recommendation, the original permit approved 30 lots, varying from 512sq m to 1491sq m. SoC issued for Stage 1 (Lots 1-11).	General Residential 1 Zone	Neighbourhood Residential Zone (Min lot size 1400sqm)	This site is located within Precinct D and identified as a Minimal Residential Growth Area. Under the proposed controls this subdivision would not be supported. Residential development at conventional densities in this location is not considered a desirable outcome due to the sites lack of connectivity and walkability to services and facilities. Conventional residential development should be directed to the identified Green-field areas or the Natural Residential Growth Areas.
8 Myrtle Grove Road	2 lot subdivision. Corner of Bank Street. Vacant lot subdivision approved to create lots of 2000sq m both fronting Myrtle Grove Road. Original proposal for 4 lots did not have officer support due to inconsistency with Structure Plan and the application was amended in process. Officer recommended approval of two lots, upheld by Council. 2016 permit, not yet certified.	General Residential 1 Zone	Neighbourhood Residential Zone (Min lot size 1400sqm)	This site is located within Precinct D. The proposal for a 2 lot subdivision would be supported under the proposed controls. The creation of larger residential lots (over 1400sqm) is considered an appropriate outcome for this area. With the lots proposed to be 2000sqm each, further subdivision of these lots would not be achievable under the proposed controls.
403 Old Melbourne Road	4 lot staged subdivision. Existing dwelling retained on Lot 1 of 1786sq m. Lots 2-4 vary in size from 602sqm to 652sq m, fronting Graham Street. Approved under delegation, titles released and Lots 3 & 4 being developed with dwellings. The subdivider has applied to Council to develop Lot 1 with 5 units and subdivide (demolish existing dwelling). The proposal is about to proceed to public notification and therefore Council officers have not formed a position on the proposal at this stage.	General Residential 1 Zone	Low Density Residential Zone (Min lot size 4000sqm)	This site is located within Precinct G and identified as a Minimal Residential Growth Area. The subdivision application would be prohibited under the proposed controls. Protection of the gateway into Ballan with larger lots is a critical component of the character of Ballan. Although some smaller lots do exist in this location, continuing this trend is not considered a desirable outcome for the town. This lot is not within a walkable catchment of services and facilities and therefore the proposed controls would assist in directing residential development to preferred locations. The 5 units and subdivision would not be supported under the proposed controls for the reasons identified above.
79 Steiglitz Street	6 Unit development and subdivision. 3 bedrooms each, lot sizes ranging from 266sq m to 322sq m. Recommended by officer for approval, upheld by Council. Developed and titles released.	General Residential 1 Zone	General Residential 1 Zone	This site is located within Precinct B and identified as a Natural Residential Growth Area. The Zoning controls are proposed to be retained. Further intensification of lots within this area would be appropriate subject to consideration of the Design Objectives for the Precinct.



## Image Sources

*'Ballan Post Office and War Memorial'*

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*'Old Ballan Court House'*

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**Attachment 2: Ballan Strategic Directions - Response to Recommendations in Ballan Structure Plan**

Ballan Structure Plan Recommendation	Precinct Description Derived From Ballan Structure Plan	Current Zone	Ballan Strategic Directions Response	Ballan Strategic Directions Reference	Reason for variation from Ballan Structure Plan recommendations
1. Replace Clause 21.08 to reflect policy directions of the Ballan Structure Plan and identify future strategic work.	N/A	N/A	States same aim, to "further review as part of the implementation of Ballan Strategic Directions".	Clause 1.3.3 - page 11.	No variation.
2. Apply the Urban Growth Zone to the western growth corridor.	Land bounded by Werribee River, Old Melbourne Rd, Geelong-Ballan Rd & Western Fwy.	RLZ	Western corridor remains a priority, however, no UGZ is proposed. Precinct 5 (i.e. the western growth corridor per the BSP) will be subject to a landowner-initiated precinct-specific planning scheme amendment.	Page 86.	The purpose of the UGZ is to generally manage the transition of non-urban land into urban land in accordance with a Precinct Structure Plan. Given the scale of the growth areas within Ballan being reasonably small in a growth context, it is not considered a Precinct Structure Plan is required to implement growth in Ballan.
3. Apply the Industrial 1 Zone to the existing Industrial 2 area.	Land to the south of Gillespies Lane, including Haddon Dve & Smallmans Rd.	IN2Z	Same.	Non residential uses & employment - Action A6 - Page 87	No variation.
4. Apply the General Residential Zone (specific schedule) to identified land near the commercial centre and Ballan Hospital.	It is unclear which sites the BSP is referring to. The map in clause 2.4 proposes no GRZ in proximity to the commercial centre or the hospital, however, the map in clause 4.1 proposes GRZ to the W, SW, S & NE of the hospital.	Mostly GRZ1, except for a small precinct of LDRZ N of Old Melbourne Rd, W of Bradshaw St & E of Old Geelong Rd.	Retain/apply the GRZ generally consistent with the map in clause 4.1 of BSP, except for land to the W of the hospital (retain as LDRZ), and land to the NE of the hospital between Roch Crt and Werribee River (rezone from GRZ to NRZ).	Pages 42-43. Pages 58-59. Figure 21 - page 89. Table 03 - page 87.	Land to the W of the hospital: This precinct (i.e. part of precinct 6) has been identified as a 'minimal residential growth area', due to site constraints such as steep topography and flooding from the Werribee River. Land to the NE of the hospital between Roch Crt and Werribee River: This precinct (i.e. part of precinct C) is dominated by larger residential lots with low site coverage and in a landscaped setting. Based on locality and landscape, this precinct is not considered suitable for intensification. NRZ is considered a more appropriate zone.
5. Apply the General Residential Zone (specific schedule) to land where resubdivision should provide connection to adjoining developments / future developments	It is unclear which land the BSP is referring to, however, it is assumed that this recommendation refers to land annotated on the map in clause 2.4 as 04 (General residential) and 06 (Future residential), except the western growth corridor for which the BSP proposed UGZ.	GRZ1 (existing urban area), FZ (land to S of railway line), & FZ (land to N of Inglis St & E of Lay St).	Applies GRZ to the central town core (i.e. most of precinct A) and much of the 'greenfield residential growth areas' (i.e. precinct 7 and much of precinct 5), and applies a mix of NRZ (800m2 min lot size), LDRZ and RLZ to areas identified as being suitable for 'minimal residential growth'.	Clause 4.2, particularly pages 40-43. Figure 21 - page 89.	To assist in directing appropriate densities of housing and growth to appropriate locations, three 'settlement types' have been identified (i.e. minimal, natural and greenfield residential growth areas; refer to pages 42-43). Each 'settlement type' plays a different role in meeting Ballan's current and emerging housing needs. Accordingly, different forms of growth and development will be appropriate within each settlement type, but collectively they will each contribute towards a sustainable community, that provides for a range of housing choices to meet the needs of current and future residents. In determining the appropriate settlement type, consideration has been given to the preferred character of the relevant precinct with a balance of addressing the housing needs of Ballan. This has included ensuring that any existing important characteristics of Ballan are retained, regardless of the precincts suitability for accommodating future residential growth.
6. Apply the Neighbourhood Residential Zone (specific schedule) to strategic unit development close sites to the hospital.	It is unclear which 'strategic' sites the BSP is referring to. The map in clause 2.4 proposes NRZ to the S, SE & NE of the hospital, however, the map in clause 4.1 proposes GRZ in these precincts.	GRZ1	Apply the GRZ.	Figure 21 - Page 89	The GRZ is a more appropriate zone to encourage infill multi-dwelling developments in close proximity to the hospital. The application of NRZ would unreasonably hinder infill development potential in such locations.



Ballan Structure Plan Recommendation	Precinct Description Derived From Ballan Structure Plan	Current Zone	Ballan Strategic Directions Response	Ballan Strategic Directions Reference	Reason for variation from Ballan Structure Plan recommendations
7. Apply the Neighbourhood Residential Zone (specific schedule) to land in the town core to maintain the treed character of the area	Land generally bounded by Werribee River, Lay St, Walsh St, railway line, Cowie St, Edols St & Cooper St.	GRZ1	Apply the GRZ.	Figure 21 - Page 89	In determining what the most appropriate zone to apply to each settlement type, consideration was given to the suite of Residential Zones. Consideration was also given to the Residential Zones Standing Advisory Committee (Amendment C78) which stated that despite requesting the Minister to apply the Neighbourhood Residential Zone to the majority of Ballan that: "...the Committee acknowledges the policy imperatives to protect and enhance the existing character, built form and natural environment, this needs to be balanced against providing opportunities for residential growth and for different forms of housing. The Committee does not support the introduction of the NRZ as the sole residential zone in Ballan (in conjunction with the proposed schedules) as proposed in the draft Amendment. While some areas (such as on the north side of the river) might be suitable for the NRZ, the extensive use of the NRZ has not been adequately justified, and its use raises a number of policy and implementation issues that require further analysis by Council..."
8. Apply the Neighbourhood Residential Zone (specific schedule) 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	Land generally bounded by Werribee River, Lay St, Walsh St, railway line, Cowie St, Edols St & Cooper St.	GRZ1	Apply the GRZ.	Figure 21 - Page 89	Ditto.
9. Apply the Neighbourhood Residential Zone (specific schedule) to newer subdivisions to the east of the town centre to enhance the existing character	Land generally bounded by Inglis St, Ingliston St, railway line & Lay St.	GRZ1	Apply the NRZ (800m2) to the eastern portion of precinct A.	Figure 21 - Page 89	No variation.
10. Apply the Neighbourhood Residential Zone (specific schedule [mostly 900m2 min lot size & also some 1,500m2]) to newer subdivisions in the North Ballan to reflect the existing character of the area including rural infrastructure provision.	The area bounded by Spencer Rd, Densley St, Hogan Rd and Western Fwy (i.e. Precinct E per the BSD); plus the area bounded by Musgrave St, Bank St and Blackwood St; the area to the NW of the intersection of Myrtle Grove Rd and Ballan-Greendale Rd; plus Dixon Drive area, N of Myrtle Grove Rd.	GRZ1	Apply the NRZ (800m2 min lot size) to precinct E. Apply NRZ (1,400m2 min lot size) to the other areas.	Pages 45-46. Figure 21 (page 89) & Table 03 (page 87)	Minimal variation proposed, except for two small areas within precinct D for which the BSP proposed NRZ (900m2 min lot size), whereas the BSD proposes NRZ (1,400m2 min lot size). The aim is to apply consistent controls, to maintain the open and spacious character through retaining large lots that are occupied by single dwellings, wide frontages and substantial setbacks around the dwellings.
11. Apply the Neighbourhood Residential Zone (specific schedule [mostly 1,500m2 min lot size & also some 900m2]) developed areas within North Ballan to maintain the existing low density residential character.	Remainder of land generally bounded by Western Fwy, eastern town boundary, Hall St, Ocock St, Myers Crt, Musgrave St, Bank St, Blackwood St, Berry St, Fraser Crt, Fraser St, Berry St & Spencer Rd.	GRZ1	Apply the NRZ (1,400m2 min lot size).	Figure 21 (page 89) & Table 03 (page 87)	Minimal variation proposed (1,400m2 rather than 1,500m2).
12. Amend the schedule to the Low Density Residential Zone to restore the 0.4ha minima	N/A	N/A	Apply a 4,000m2 min lot size to existing & proposed LDRZ land via a schedule to the zone.	Table 03 (page 87)	No variation.
13. Future proponent led rezonings – eastern infill site, industrial zone expansion, southern growth corridor.	Eastern infill site = land to N of Inglis St & E of Lay St. Industrial zone expansion = land to the E of the existing IN1Z. Southern growth corridor = land to the S of the railway line, E of Geelong-Ballan Rd & N of Rowett Ln & Kerrins Ln.	FZ	Precincts 1, 2, 5 & 7 (including the eastern infill site & a portion of the southern growth corridor per the BSP) will be subject to proponent-initiated precinct-specific planning scheme amendments. The eastern infill site has been increased in extent. The southern growth corridor has been reduced in extent as per precinct 7 in BSD. BSD does not propose any expansion of the existing industrial precinct.	Pages 49-51. Pages 56-58. Page 61. Pages 76-78. Page 88.	The eastern infill site has been increased in extent (per precincts 1 and 2 in BSD) in order to continue the open space network along the Werribee River to Old Melbourne Rd, thereby resulting in a loop. The southern growth corridor has been reduced in extent (per precincts 7 in BSD) and now only extends to Gillespies Lane in accordance with the Ballan Framework Plan in Clause 21.08 of the MPS. There is currently no strategic justification to extend this precinct further southwards, however, an area to the south of Gillespies Lane has been nominated as a future investigation area. There is currently no strategic justification to extend the industrial precinct further eastwards, as there is plenty of land still available in the industrial estate and the demand for industrial land is low.
14. Future proponent led Precinct Structure Plans for Western and Southern Growth Corridors following application of the Urban Growth Zone.	Western growth corridor = land bounded by Werribee River, Old Melbourne Rd, Geelong-Ballan Rd & Western Fwy. Southern growth corridor = land to the S of the railway line, E of Geelong-Ballan Rd & N of Rowett Ln & Kerrins Ln.	Western growth corridor = RLZ. Southern growth corridor = FZ.	No UGZ and therefore no PSP proposed. Precincts 5 & 7 (i.e. the western & southern growth corridors per the BSP) will be subject to proponent-initiated precinct-specific planning scheme amendments. BSD recommends the application of a DPO due to the scale of the precincts. BSD recommends that a number of pre-conditions identified in clause 4.2.4 should be included in the statutory tools applied.	Clause 4.2.4 & page 88.	This recommendation is inconsistent with the BSP recommendation number 3 which proposes the application of UGZ to the western growth corridor only. The purpose of the UGZ is to generally manage the transition of non-urban land into urban land in accordance with a Precinct Structure Plan. Given the scale of the growth areas within Ballan being reasonably small in a growth context, it is not considered a Precinct Structure Plan is required to implement growth in Ballan.

Ballan Structure Plan Recommendation	Precinct Description Derived From Ballan Structure Plan	Current Zone	Ballan Strategic Directions Response	Ballan Strategic Directions Reference	Reason for variation from Ballan Structure Plan recommendations
15. Apply a Development Plan Overlays or policy statement to land zoned General Residential Zoned land which is able to be resubdivided to ensure connections between separate land holdings.	It is unclear which land the BSP is referring to, however, it is assumed that this recommendation refers to land annotated on the map in clause 2.4 as 04 (General residential) and 06 (Future residential), except for the western growth corridor which was recommended for UGZ with a PSP.	N/A	Recommends the application of a DPO to precincts 1, 2, 5 and 7 (i.e. eastern, western and southern growth areas per the BSP).	Clause 4.2.4 & page 88.	No variation, other than to the extent of the GRZ application (refer to comments relating to recommendation 5).
16. Apply a Design and Development Overlay to area with a concentration of indicative heritage sites.	It is unclear exactly which land the BSP is referring to, however, it is assumed that this recommendation refers to land generally within the old town core.	N/A	No DDO proposed		Apart from the application of the Development Plan Overlay to the precincts identified, no overlays are recommended to be applied to implement Ballan Strategic Directions. With the reformed residential zones, there is now more ability to apply controls under the Zones to ensure the desired development and character outcomes are achieved. Previously, overlays would have been relied upon to achieve these outcomes. Although the application of an overlay, in some instances may still be appropriate, the assessment undertaken of the Study Area determined that the application of any overlays was not required. Council has recently prepared the West Moorabool Heritage Study, which proposes that a future planning scheme amendment to apply the Heritage Overlay to parts of Ballan.
17. Apply a Design and Development Overlay to the commercial area to allow for redevelopment which reinforces the character of the centre; encourages an urban form respectful to the existing form; encourages integration between areas and provides opportunities for community space.	Existing C1Z area.	N/A	No DDO proposed		Ditto.
18. Consider future application of a Design and Development Overlay to land adjoining the Industrial Zone.	It is unclear which land the BSP is referring to, however, it is assumed that this recommendation refers to land to the north, west & south of the existing IN2Z (i.e. land shown on map in clause 7.0 as 'buffer to industrial land').	N/A	No DDO proposed		Ditto.
19. Introduce a schedule to Clause 52.01 Open Space Provision	N/A	N/A	No schedule proposed		There is no strategic work to justify this.



## **Item 5.3 – Reticulated Sewer for Bungaree – Advocacy to Central Highlands Water**

File No.: 13/01/013  
Author: Geoff Alexander  
General Manager: Satwinder Sandhu

### **Introduction**

The purpose of this report is to present a business case for reticulated sewerage in small towns in the west of the Shire. The business case presented will form part of Council's advocacy to Central Highlands Water (CHW) for inclusion in their 5 year capital works program.

Bungaree under 'Option B' has been identified as the preferred option for reticulated sewer in the short term, given identified growth scenarios, strategic context, land owner interest and financial modelling.

### **Background**

The Central Highlands Regional Growth Plan is a State level document which identifies broad imperatives to appropriately grow small towns within Moorabool. Part of the aim of this document is to ensure small towns accommodate their share of growth in an efficient and appropriate manner.

At a local level, the Moorabool Shire Small Towns and Settlements Strategy provides a framework for the future development of small towns and settlements within the Shire to complement the Central Highlands Regional Growth Plan. Key components of the Strategy include:

- Identifying towns which have significant existing local infrastructure;
- Identifying towns which have community support for growth; and
- Identifying towns which have a strategic basis for expansion.

Certain towns will require reticulated sewer schemes to support further expansion. Bungaree, Wallace and Dunnstown (herein referred to as 'the identified western small towns') have been identified as settlements that warrant further investigation into sewer schemes given their strategic context.

CHW as the regional water service provider are currently preparing their five year capital works program. The program sets out priorities for service provision, including reticulated sewerage, across the region. To ensure that the identified western small towns are included in the program, it is critical that Council advocates for the required sewer infrastructure, and supports that advocacy with suitable justification and evidence.

### **Key Issues**

#### **Impact of growth rates on infrastructure provision**

Population thresholds are key to leveraging potential capital works. Bungaree, Wallace and Dunnstown all currently have insufficient population to leverage capital works. Significant growth is needed for a commercially viable financial model in any of these towns.

There are two sources for growth estimates that Council has used in discussions with CHW. The first is the projections provided by Urban Enterprise in 2014, which estimate a growth rate of 12-25 dwellings across the identified western small towns per annum. By comparison, Ballan has a current growth rate of approximately 25 dwellings per annum. The second source is the projected growth rate of Brown Hill in the outer east of Ballarat, which is relevant given its location close to services and amenities commensurate with the identified western small towns. Brown Hill has a projected 74 dwellings per annum between 2010 and 2020.

Given the above data, an estimated potential growth rate of 37 dwellings per annum (50% of the Brown Hill growth rate) across all of the identified western small towns (total) has been used for discussions with CHW and for Council's internal modelling.

### **Financial Expectations of Central Highlands Water**

CHW has indicated that there is significant competition between regions for inclusion within their five year capital works program. Given these circumstances, it is advisable to include a 'pay back' period for any proposed sewerage project of 10-15 years.

Interest rates for borrowings required to fund any sewer project have also been adjusted in Council's internal modelling to reflect feedback from CHW staff.

### **The Size of a Sustainable Town**

There is no precise population size for a sustainable town. What is relevant however under the Central Highlands Regional Growth Plan is that any growth investigation towns developed would be at the scale of a 'small town'; that is, smaller than Ballan.

Growth to a population of approximately 2000 residents for any of the identified western small towns would better utilise community facilities, and at two thirds the size of Ballan, would remain a 'small town'.

Increasing the population size of Bungaree, Wallace and Dunnstown would ultimately mean a larger customer base for CHW and a stronger business case for servicing. Problematically, the current cost estimate for a sewer pipe for Bungaree, as well as the combined estimate for Bungaree and Wallace assume a sewer pipe with a population capacity of 1000 residents. The cost of a pipe that would cater to a population of 2000 is unknown (though not likely to be appreciably larger than serving a smaller town). Further financial analysis will need to be completed to more definitively address this issue.

### **The Need for Conditional Inclusion in the Five Year Plan**

Should CHW include the sewerage of one of the identified small towns in their five year plan it would need to be conditional, as CHW cannot be certain that growth will occur at the scale needed to justify the capital expenditure. The following would be required to address this matter:

- Approval of Planning Scheme Amendment C78 (Small Towns Strategy), to ensure there is official State Government support for facilitating growth in the identified western small towns.
- Development of a Structure Plan including a detailed analysis of constraints and agricultural viability (at the moment only a high level constraints analysis has occurred).
- Rezoning of further land for residential and commercial use.
- Establishment of a special rates scheme to pay for sewerage (if Council chooses to pursue a special rates scheme). This would likely require a vote from land owners indicating that they support connection charges.

### **Sewerage more than one Town**

Given the requirements of CHW, sewerage any of the identified western small towns will be a financial challenge and will require a range of likely funding sources. Financial modelling carried out by Council shows that pursuing the sewerage of more than one town at a time is not economically feasible. This is due to trunk installation costs and the high likelihood that two towns coming on-line together would diminish land demand and thus payback periods.



Critically, advocating for more than one town would diminish the financial and strategic justification for inclusion in CHW's 5 year plan. If Council does not succeed in getting any towns listed in the 5 year plan, no towns will be sewered in the short to medium term, impacting timelines and priorities set out in the Small Towns Strategy.

## Business Case

Council officers have formulated a business case for advocacy, including capacity analysis and financial modelling. The business case is based on different scenarios to pay for the significant capital and operational expenditure that would be required for installation of reticulated sewer schemes.

Estimates are based on detailed costings completed by AECOM (2014), TGM (2016) and Urban Enterprise (2016), summarised below:

Town	Project	CAPEX	OPEX	Source	Contingency
Bungaree	Gravity Sewer to Ballarat – population capacity 1000	\$6,773,642	\$77,047	AECOM, 2014	30%
Bungaree and Wallace combined	Gravity Sewer to Ballarat – population capacity 1000 people	\$9,212,452	\$143,249	AECOM, 2014	30%
Wallace Only	Gravity Sewer to Ballarat – Unknown population capacity	\$6,580,102	\$112,255	Urban Enterprise, 2016 – derived from AECOM methodology (potentially not dependable due to skill sets of Urban Enterprise)	Unknown
Dunnstown	Gravity sewer to Ballarat – Capacity unknown	\$2,769,299	\$20,000	TGM, 2016	20%
Dunnstown	Reticulated Water – Capacity Unknown	\$1,739,000	\$70,200	TGM, 2016	20%

Table 1: Costing estimates for sewer schemes in Bungaree, Wallace and Dunnstown.

Based on the cost estimates prepared by AECOM in 2014, the upfront cost of sewerage for both Bungaree and Wallace together is approximately \$2.4 million dollars higher than the cost of sewerage for Bungaree alone. The operational expense per year would be \$66,202 more than for Bungaree alone.

The break even spreadsheet at **Attachment 1** indicates that with a special use charge of \$13,000 per lot for sewer connection, a subsidy of \$2.4 million to CHW and a subsidy of \$6,500 per property for the estimated existing 126 properties in Bungaree and Wallace (which would halve their special use connection charge) the sewer cost for Bungaree and Wallace could be paid off after 11 years. This would require over \$2.2 million of additional subsidies compared to paying off sewer in the same time for Bungaree alone.

The break even analysis for Bungaree and Wallace assumes a dwelling growth rate of 37 dwellings per year, which is the same rate used in the graphs for Bungaree alone. This is based on the idea that the market would be likely to see Bungaree and Wallace as similar offerings and providing new residential land supply in both of them would not necessarily increase total demand above that of Bungaree alone.

Given the financial difficulty associated with sewerage multiple towns, Bungaree is proposed for sewerage due to its strategic location on the Western Freeway, its closer proximity to Ballarat, and its long term financial viability in relation to population capacity, and identified landowner interest.

Any sewerage of Bungaree would be done in such a manner as to enable future connection to Wallace within a subsequent 5 year plan.

### **Financing Requirements and Potential Funding Sources**

Sewerage Bungaree may require approximately \$6.7 million in financing based on current estimates, with operational expenses of approximately \$77,000 per annum.

Some of this could potentially be financed by Council or other tiers of Government in the form of a subsidy or grant, but the balance would need to be borrowed by CHW and paid back over time.

Notably, trunk sewer infrastructure is not an allowable item that can be included in a Developer Contribution Plan. However, trunk sewer costs could likely be captured via a Section 173 Agreement.

The following methods could potentially be utilised to fund capital and operational expenses.

#### *Special Charge Schemes*

Section 163 of the *Local Government Act 1989* allows Council to initiate a Special Charge Scheme for the purposes of defraying expenses or repaying (with interest) a loan.

Council could set up a scheme based on a per connection basis that helps to finance the infrastructure. A similar scheme was recently used in the town of Alberton in Victoria, which resulted in charges of \$9,200 per lot. In Alberton's case a vote was carried out for the purposes of gaining support for the scheme which resulted in 67% of land owners voting in favour.

Should Council decide to pursue a Special Charge Scheme to help pay for sewer, Council could potentially subsidise the cost of the special charge scheme for existing residents. There is a need to ensure that special charges are not so great as to stifle development potential.

#### *Council Subsidy options*

A significant upfront subsidy from Council paid directly to CHW would help to keep Special Use Charges for existing and new residents to a level that is feasible to discuss with residents.

In forming the attached financial analysis graphs officers have worked with a hypothetical figure of a \$1 million Council contribution.

#### *State and Federal Grants*

At the present time there is no specific grant scheme for sewer, nonetheless Council could lobby RDV or other parts of State Government, or the Federal Government for a grant. In putting a proposed business case forward to CHW for financing, it would be beneficial if there is a mutual understanding that the ultimate source of financing is flexible.

The Special Charge Scheme for Alberton was successful in attracting a \$1 million State Government grant, a similar sized grant could in this case substantially reduce the special charge scheme burden on new and existing residents.



### Brokering a Deal with Land Owners

In early 2017, Council officers wrote to land owners in the three western small towns identified for potential growth, asking them to indicate whether they would like to be included in a future structure plan if one was prepared.

Given indicative commitments for \$550,000 with additional funding likely from at least two other parties. There are therefore 3-4 likely parties that would commit to a funding mechanism for sewerage Bungaree, subject to further project refinement. These contributions are indicative only and there is no legal contract. But a clear commitment exists and it is considered that private sector support for a combined agency/Council/private sector model for funding is feasible.

There is a risk that land owners later decide not to make a contribution when CHW needs the money to pay for sewer construction. Funding mechanisms can be further developed as part of the structure planning process to ensure equity is achieved and required funding is obtained.

### CHW Standard Fees and Charges

Central Highlands Waters standard annual service fees for sewer and water have been factored in to all financial modelling scenarios.

### **Financing Options**

The following three financing options are provided. These options are provided assuming that only one town (Bungaree) can be sewerage in the next 5 year capital works plan by CHW.

All options assume a growth rate of 37 dwellings per annum. All options are based on paying off a sewer pipe which supports an ultimate population of 1000 with a noted qualification that pipe upsizing costs would need to be addressed in further analysis (therefore the work below is indicative only).

**Option A – Gravity Sewer to Bungaree:** Broker a Deal with Land Owners + Special Charge Scheme + Council Subsidy.

Under this scenario Central Highlands Water could pay off their loan after 11 years assuming that:

- There is a special charge scheme of \$10,000 per dwelling for new and existing dwellings to connect to reticulated sewer;
- Council provides a 50% subsidy for existing dwellings to connect to sewer. The owners of the 60 existing dwellings in the town would pay \$5000 each for connection, for a total cost to Council of \$300,000;
- Council provides a \$700,000 subsidy direct to CHW; and
- Land owners who would benefit from a structure plan could voluntarily provide \$1.2 million to CHW – contributions would need to be equitable with contracts entered into at the detailed planning stage.

This scenario is modelled on a Break Even Analysis graph provided at **Attachment 2**.

### **Option B – Gravity Sewer to Bungaree: Special Charge Scheme + Council Subsidy**

Under this scenario Central Highlands Water could pay off their loan after 11 years assuming that:

- There is a special charge scheme of \$13,000 per dwelling for new and existing dwellings to connect to reticulated sewer;
- Council provides a 50% subsidy for existing dwellings to connect to sewer. So the owners of the 60 existing dwellings in the town would pay \$6500 each for connection, for a total cost to Council of \$390,000; and
- Council provides a \$610,000 subsidy direct to CHW.

This scenario is modelled on a Break Even Analysis graph provided at **Attachment 3**.

### **Option C – Gravity Sewer to Bungaree: Council Subsidy + State Government Grant + Special Rates Scheme.**

Under this scenario CHW could pay off their loan after 11 years assuming that:

- Council provides a subsidy of \$1 million direct to CHW;
- Council attains State and Federal grants for as much money as possible; and
- The balance is paid for by a Special Charge Scheme (depending on the size of State and Federal grants).

Under Options A and B, Council could still apply for State and Federal grants after attaining support in the CHW five year capital works program. Successful grant applications could reduce the level of special charges or reduce the extent of a Council subsidy.

### **Other Considerations**

CHW has recently indicated that they are investigating a potentially more cost effective pressure sewer system that may be applicable to Bungaree. It has been advised that this research will be completed by April, 2017.

### **Timeline - Proposed Path Forward for towns in CHW area of responsibility**

Council officers intend to seek further feedback from CHW on the viability of all business cases but in particular Option B, which appears the most viable option.

Following further discussions, officers will seek formal endorsement on the business case at the May 2017 Meeting of Council, including a likely subsidy contribution from Council of \$1 million.



## Policy Implications

The 2013 - 2017 Council Plan provides as follows:

<b>Key Result Area</b>	Representation and Leadership of Our Community
<b>Objective</b>	Advocate for services and infrastructure that meets the Shire's existing and future needs.
<b>Strategy</b>	Advocate on behalf of the community to improve services and infrastructure within the Shire.  Represent Council at a regional level to improve services and infrastructure within the Shire.
<b>Objective</b>	Effective strategic and business planning for a growing community
<b>Strategy</b>	Develop service plans consistent with Business Excellence principles that reflect systems thinking and value for the community
<b>Key Result Area</b>	Enhanced Infrastructure and Natural and Built Environment.
<b>Objective</b>	Effective and integrated strategic planning in place to create sustainable communities.
<b>Strategy</b>	Development of Urban and Rural Growth Strategies in conjunction with other related plans  Advocate and lobby government for increased infrastructure funding and ensure state land use plans are in line with the Moorabool community needs.  Undertake integrated infrastructure and land use planning to guide future growth and development of our towns and settlements
<b>Objective</b>	Ensure current and future infrastructure meets the needs of the community.
<b>Strategy</b>	Develop long term social and physical infrastructure plans and funding modelling as part of the Moorabool 2041 Framework including opportunities for development contributions.

Advocacy to Central Highlands Water, complete with strategic justification and sound financial modelling, is consistent with the 2013-2017 Council Plan.

## Financial Implications

Financial implications would include those as modelled above, including Council staff resourcing costs. Costs to Council would be covered under the respective financial year budget over the lifetime of CHW's 5 year plan. Ongoing maintenance costs would also be incurred for any assets that come into Council ownership.

## **Risk & Occupational Health & Safety Issues**

There are no immediate risks associated with the consideration of this report.

## **Victorian Charter of Human Rights and Responsibilities Act 2006**

In developing this report to Council, the officer considered whether the subject matter raised any human rights issues. In particular, whether the scope of any human right established by the Victorian Charter of Human Rights and Responsibilities is in any way limited, restricted or interfered with by the recommendations contained in the report. It is considered that the subject matter does not raise any human rights issues.

## **Officer's Declaration of Conflict of Interests**

Under section 80C of the Local Government Act 1989 (as amended), officers providing advice to Council must disclose any interests, including the type of interest.

*General Manager – Satwinder Sandhu*

In providing this advice to Council as the General Manager, I have no interests to disclose in this report.

*Author – Geoff Alexander*

In providing this advice to Council as the Author, I have no interests to disclose in this report.

## **Conclusion**

Investigations have shown Bungaree to be the preferred option for sewerage within the next Central Highlands Water 5 year capital works program. This is given the scenarios justified under 'Option B' in the preceding sections of this report.

Bungaree alone provides the most effective location for effective service and population increase in the short term, and will support sustainable increase in regional populations without undue financial burden to Council. It has been noted that advocating for more than one town carries what is considered an unacceptably high risk of exclusion from the 5 year capital works program.

## **Recommendation:**

**That Council:**

- 1. Resolve to present Bungaree as the preferred option for inclusion in the next Central Highlands Water's 5 year capital works program for reticulated sewer, in line with Option B as outlined within this report.**
- 2. Ensure in negotiations with Central Highlands Water that any sewerage of Bungaree is undertaken in such a manner as to enable the future connection of Wallace, subject to a future business case being tabled and accepted by all parties.**

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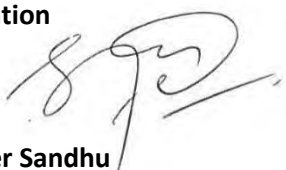
## **Report Authorisation**

**Authorised by:**

**Name:** Satwinder Sandhu

**Title:** General Manager Growth and Development

**Date:** 8 March, 2017





Break Even Analysis - Bungaree and Wallace Sewer														
Dwelling growth PA	37													
One off connection fee	\$13,000													
Annual Service fee	\$731													
Completion of works	End of year 0													
Capex	-\$9,212,452													
Opex	-\$143,249													
Cost Inflation (applies to Opex, An	2.40%										10 year bond rollover year - add 1% interest			
Loan Principal	-\$9,212,452													
Interest Rate (based on the Victor	4.30%													
Start point of loan	Beginning of year 0													
Subsidy to CHW at year 0 (potent	\$2,400,000													
Connection fee subsidy for existin	\$6500 per dwelling or a total of \$819,000													
Dwellings	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13
Total	126	163	200	237	274	311	348	385	422	459	496	533	570	607
New		37	37	37	37	37	37	37	37	37	37	37	37	37
Annual service fee per lot	\$0	\$731	748.544	766.509056	784.9052733	803.743	823.032832	842.7856199	863.0124747	883.7247741	904.934169	926.652589	948.8922509	971.6656649
One off connection fee per lot	\$0	\$13,000	13312	13631.488	13958.64371	14293.6512	14636.6988	14987.97956	15347.69107	15716.03565	16093.2205	16479.4578	16874.96479	17279.96395
Revenue														
One off connection fees		2,119,000	492544	504365.056	516469.8173	528865.093	541557.855	554555.2437	567864.5696	581493.3192	595449.159	609739.939	624373.6972	639358.666
Annual Service Fees		119153	149708.8	181662.646	215064.0449	249964.073	286415.426	324472.4636	364191.2643	405629.6713	448847.348	493905.83	540868.583	589801.0586
Subsidy at year 0	\$2,400,000													
<b>Total Revenue</b>	\$2,400,000	2,238,153	642,253	686,028	731,534	778,829	827,973	879,028	932,056	987,123	1,044,297	1,103,646	1,165,242	1,229,160
Costs														
Capex	-\$9,212,452													
Opex		-\$143,249	-146686.976	-150207.46	-153812.4425	-157503.94	-161284.04	-165154.853	-169118.5691	-173177.4147	-177333.673	-181589.68	-185947.8332	-190410.5812
Debt Servicing	-369905.44	-308841.37	-232040.677	-220709.1	-207159.3161	-191225.15	-172730.84	-151490.631	-127308.1953	-99976.14536	-85386.0319	-43962.461	0	0
<b>Total Costs</b>	-\$9,582,357	-\$452,090	-\$378,728	-\$370,917	-\$360,972	-\$348,729	-\$334,015	-\$316,645	-\$296,427	-\$273,154	-\$262,720	-\$225,552	-\$185,948	-\$190,411
Net Cash Flow	-\$7,182,357	1,786,063	263,525	315,111	370,562	430,100	493,958	562,382	635,629	713,969	781,577	878,094	979,294	1,038,749
Net Position	-\$7,182,357	-\$5,396,295	-\$5,132,770	-\$4,817,659	-\$4,447,096	-\$4,016,996	-\$3,523,038	-\$2,960,656	-\$2,325,027	-\$1,611,057	-\$829,480	\$48,613	\$1,027,908	\$2,066,657

Attachment 1

<b>Break Even Analysis - Bungaree Sewer</b>														
Dwelling growth PA	37													
One off connection fee	\$10,000													
Annual Service fee	\$731													
Completion of works	End of year 0													
Capex	-\$6,773,642													
Opex	-\$77,047													
Cost Inflation (applies to Opex, An	2.40%											10 year bond rollover year - add 1% interest		
Loan Principal	-\$6,773,642													
Interest Rate (based on the Victor	4.30%													
Start point of loan	Beginning of year 0													
Subsidy to CHW at year 0 (potent	\$1,900,000													
Connection fee subsidy for existin	\$5000 per dwelling or a total of \$300,000													
Dwellings	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13
Total	60	97	134	171	208	245	282	319	356	393	430	467	504	541
New		37	37	37	37	37	37	37	37	37	37	37	37	37
Annual service fee per lot	\$0	\$731	748.544	766.509056	784.9052733	803.743	823.032832	842.7856199	863.0124747	883.7247741	904.934169	926.652589	948.8922509	971.6656649
One off connection fee per lot	\$0	\$10,000	10240	10485.76	10737.41824	10995.1163	11258.9991	11529.21505	11805.91621	12089.2582	12379.4004	12676.506	12980.74215	13292.27996
Revenue														
One off connection fees		970,000	378880	387973.12	397284.4749	406819.302	416582.966	426580.9567	436818.8997	447302.5533	458037.815	469030.722	480287.4594	491814.3584
Annual Service Fees		70907	100304.896	131073.049	163260.2969	196917.035	232095.259	268848.6127	307232.441	347303.8362	389121.693	432746.759	478241.6945	525671.1247
Subsidy at year 0	\$1,900,000													
<b>Total Revenue</b>	\$1,900,000	1,040,907	479,185	519,046	560,545	603,736	648,678	695,430	744,051	794,606	847,160	901,777	958,529	1,017,485
Costs														
Capex	-\$6,773,642													
Opex		-\$77,047	-78896.128	-80789.635	-82728.58631	-84714.072	-86747.21	-88829.1432	-90961.0426	-93144.10762	-95379.5662	-97668.676	-100012.724	-102413.0294
Debt Servicing	-156099.8	-216278.9	-184132.91	-174838.21	-163511.2203	-149996.11	-134127.98	-115732.452	-94625.12867	-70611.12638	-53597.2073	-16593.522	0	0
<b>Total Costs</b>	-\$6,929,742	-\$293,326	-\$263,029	-\$255,628	-\$246,240	-\$234,710	-\$220,875	-\$204,562	-\$185,586	-\$163,755	-\$148,977	-\$114,262	-\$100,013	-\$102,413
Net Cash Flow	-\$5,029,742	747,581	216,156	263,418	314,305	369,026	427,803	490,868	558,465	630,851	698,183	787,515	858,516	915,072
Net Position	-\$5,029,742	-\$4,282,161	-\$4,066,005	-\$3,802,587	-\$3,488,282	-\$3,119,255	-\$2,691,452	-\$2,200,584	-\$1,642,119	-\$1,011,268	-\$313,085	\$474,430	\$1,332,946	\$2,248,019

<b>Break Even Analysis - Bungaree Sewer</b>														
Dwelling growth PA	37													
One off connection fee	\$13,000													
Annual Service fee	\$731													
Completion of works	End of year 0													
Capex	-\$6,773,642													
Opex	-\$77,047													
Cost Inflation (applies to Opex, An	2.40%											10 year bond rollover year - add 1% interest		
Loan Principal	-\$6,773,642													
Interest Rate (based on the Victor	4.30%													
Start point of loan	Beginning of year 0													
Subsidy to CHW at year 0 (potent	\$610,000													
Connection fee subsidy for existin	\$6500 per dwelling or a total of \$390,000													
Dwellings	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13
Total	60	97	134	171	208	245	282	319	356	393	430	467	504	541
New		37	37	37	37	37	37	37	37	37	37	37	37	37
Annual service fee per lot	\$0	\$731	748.544	766.509056	784.9052733	803.743	823.032832	842.7856199	863.0124747	883.7247741	904.934169	926.652589	948.8922509	971.6656649
One off connection fee per lot	\$0	\$13,000	13312	13631.488	13958.64371	14293.6512	14636.6988	14987.97956	15347.69107	15716.03565	16093.2205	16479.4578	16874.96479	17279.96395
Revenue														
One off connection fees		1,261,000	492544	504365.056	516469.8173	528865.093	541557.855	554555.2437	567864.5696	581493.3192	595449.159	609739.939	624373.6972	639358.666
Annual Service Fees		70907	100304.896	131073.049	163260.2969	196917.035	232095.259	268848.6127	307232.441	347303.8362	389121.693	432746.759	478241.6945	525671.1247
Subsidy at year 0	\$610,000													
<b>Total Revenue</b>	\$610,000	1,331,907	592,849	635,438	679,730	725,782	773,653	823,404	875,097	928,797	984,571	1,042,487	1,102,615	1,165,030
Costs														
Capex	-\$6,773,642													
Opex		-\$77,047	-78896.128	-80789.635	-82728.58631	-84714.072	-86747.21	-88829.1432	-90961.0426	-93144.10762	-95379.5662	-97668.676	-100012.724	-102413.0294
Debt Servicing	-182443.8	-272881.69	-230656.622	-218474.89	-204019.4239	-187121.19	-167601.48	-145271.388	-119931.3451	-91370.54631	-73172.538	-29923.544	0	0
<b>Total Costs</b>	-\$6,956,086	-\$349,929	-\$309,553	-\$299,265	-\$286,748	-\$271,835	-\$254,349	-\$234,101	-\$210,892	-\$184,515	-\$168,552	-\$127,592	-\$100,013	-\$102,413
Net Cash Flow	-\$6,346,086	981,978	283,296	336,174	392,982	453,947	519,304	589,303	664,205	744,283	816,019	914,894	1,002,603	1,062,617
Net Position	-\$6,346,086	-\$5,364,107	-\$5,080,811	-\$4,744,638	-\$4,351,656	-\$3,897,709	-\$3,378,404	-\$2,789,101	-\$2,124,896	-\$1,380,614	-\$564,595	\$350,299	\$1,352,902	\$2,415,519