

PART 3

Implementation



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– 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 rationale 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

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.

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.

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

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.

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.

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.

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.

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	B and 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	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"> Control building heights to 1-2 storeys to reflect neighbourhood character values. Create minimum lot sizes to reflect neighbourhood character values. Reduce front fencing to reflect the neighbourhood character values that will allow for landscaping and sense of spaciousness to the street.
Neighbourhood Residential Zone	Min lot size of 800sqm	E and G part of A and C	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"> Control building heights to 1-2 storeys to reflect neighbourhood character values. Create minimum lot sizes to reflect neighbourhood character values and the location of the precincts. Reduce front fencing to reflect the neighbourhood character values that will allow for landscaping and sense of spaciousness to the street.
Low Density Residential Zone	Min lot size of 4000sqm	F and part of C	No Rescode variations	The LDRZ already applies to Precinct F and the land identified in Precinct C to be LDRZ. 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 2 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 3 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 Landscape Plan.

Decision Guidelines

- > 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 (in Note in Table 4), 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 overlays was generally not required.

Council has prepared the West Moorabool Heritage Study, which is likely to be subject to a Planning Scheme Amendment to apply the Heritage Overlay to parts of Ballan which will be undertaken as its own planning scheme amendment.

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

Incorporated/Reference Document

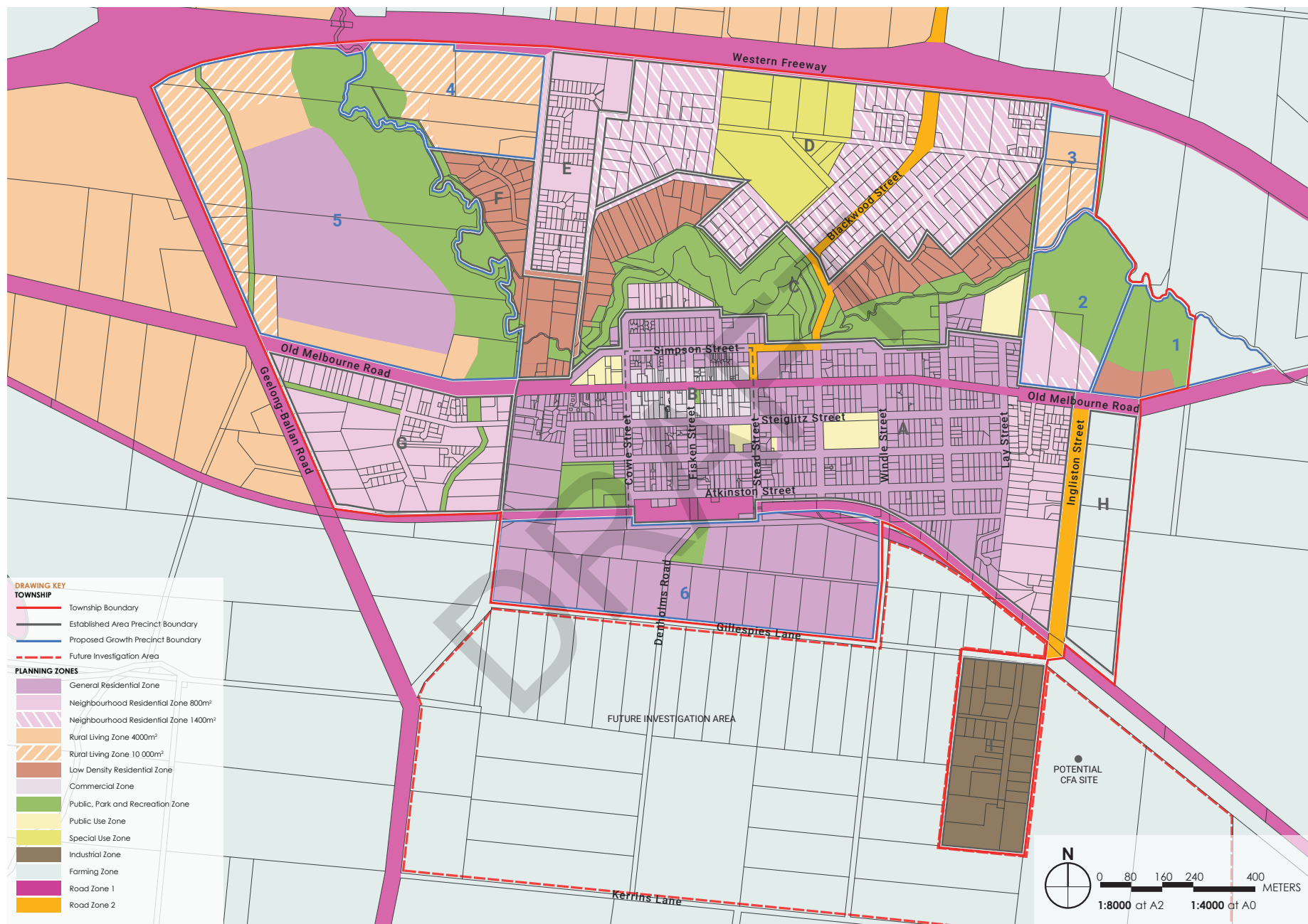
It is recommended that **Ballan Strategic Direction** be included as a Reference Document to the Moorabool Planning Scheme. This approach will also allow Council to review and update the Document as required, without the need to undertake a formal Planning Scheme Amendment process.

TABLE 04 STATUTORY IMPLEMENTATION OF GROWTH PRECINCTS

Growth Precincts (Figure 21 maps the proposed zoning controls)		
Zones	Controls	Precincts
Neighbourhood Residential Zone	Min lot size of 800sqm	Part of 2
Neighbourhood Residential Zone	Min lot size of 1400sqm	Part of 2
General Residential Zone	Default Schedule applies	6 and Part of 5
Low Density Residential zone	Default Schedule applies	Part of 1
Rural Living Zone	Min lot size of 4000sqm	Part of 3, 4 and 5
Rural Living Zone	Min lot size of 1 hectare	Part of 3, 4 and 5

Note: Precincts 1, 2, 5 and 6 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 or potentially a Section 173 Agreement for precincts 1 and 2. The pre conditions identified in 4.2.4 should be included in the statutory tools applied. Precincts 3 and 4 will be implemented via Council initiated Planning Scheme Amendments and Section 173 Agreements should be entered into to ensure the precincts are developed in accordance with relevant pre conditions.

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
Urban Form & Character				
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, waterways, 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
A6	Actively work with Melbourne Water to council protect the Werribee River and it's tributaries	Council collaboration	Ongoing	OT
Residential Development				
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
Movement Network & Connectivity				
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 linked path network which safely connects people to key destinations.	Council Responsibility	Long	\$\$\$
A3	Progressively deliver a shared path 'structural loop' through the town which also connects 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 path networks (i.e identifying the exact location taking into account land constraints and any land holdings that are required to complete the delivery of the network). Note: This will require a review of Councils Hike and Bike Strategy.	Council responsibility	Short	OT
A6	Identify a priority list for the upgrade of existing roads, missing roads 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
Open Space & Recreation				
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 Bal-lan'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 and when new active open space recreational facilities may be required.	Council responsibility	Short	OT
A4	Audit existing open spaces to ensure they are meeting the existing needs of residents.	Council responsibility	Short	OT
A5	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
Community Facilities & Services				
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
A5	Work collaboratively with Central Highlands Water in regards to the feasibility of an Integrated Water Cycle Management Plan for Ballan (which includes consideration of open spaces within the town).			
Non Residential Uses & Employment				
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
Drainage & Servicing				
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
A4	Work collaboratively with servicing authorities to implement approved drainage strategies	Council collaboration	Ongoing	OT
A5	Work collaboratively with Central Highlands Water in regards to the feasibility of an Integrated Water Cycle Management Plan for Ballan (which includes consideration of open spaces within the town).	Council collaboration	Ongoing	OT

ANNEXURE 1: DEFINING THE SETTLEMENT BOUNDARY & GROWTH PRECINCTS

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

Assessment Criteria	Assessment
Precinct 1 & 2	
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. Potentially the most eastern portion of precinct 1 should remain as farming land.
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 residential 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
Precinct 3	
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
Precinct 4	
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
Precinct 5	
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.

Assessment Criteria	Assessment
Precinct 6	
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
Precinct 7	
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
Precinct 8	
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 or 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 6 be developed this precinct would be the next logical precinct to accommodate residential development.

Assessment Criteria	Assessment
Precinct 9	
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 or 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 6 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
Precinct 10	
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
Precinct 11	
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. CFA have identified a site with this precinct as thier future relocation site.
Summary	Identifying part of this precinct as part of a future investigation area would be appropriate, should there be future demand for industrial development.

Assessment Criteria	Assessment
Precinct 12	
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
Precinct 13	
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.

ANNEXURE 2: KEY STATISTICS FOR THE ESTABLISHED PRECINCTS

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 ²	438m ²	42%	8m
sample 02	1025m ²	352m ²	34%	8m
sample 03	909m ²	289m ²	32%	8m
sample 04	880m ²	279m ²	32%	6m
sample 05	1031m ²	191m ²	19%	3m

AVERAGE	979m ²	310m ²	32%	7m
MEDIAN	1025m ²	289m ²	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 ²	219m ²	33%	3m
sample 02	2009m ²	339m ²	17%	9m
sample 03	1852m ²	595m ²	32%	9m
sample 04	931m ²	371m ²	40%	6m
sample 05	581m ²	218m ²	38%	5m

AVERAGE	1207m ²	348m ²	32%	6m
MEDIAN	931m ²	339m ²	33%	6m

Precinct B

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

AVERAGE	983m ²	305m ²	31%	12m
MEDIAN	1007m ²	298m ²	30%	11m

Precinct C

	Lot size	built size	site coverage	front setback
sample 01	5499m ²	443m ²	8%	20m
sample 02	5130m ²	303m ²	6%	10m
sample 03	3598m ²	488m ²	14%	20m
sample 04	6076m ²	280m ²	5%	37m
sample 05	4642m ²	321m ²	7%	38m

AVERAGE	4989m ²	367m ²	8%	25m
MEDIAN	5130m ²	321m ²	7%	20m

Precinct C – area with smaller lots north of the river

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

AVERAGE	2945m ²	397m ²	16%	21m
MEDIAN	3069m ²	409m ²	12%	20m

Precinct C – Lots south of the river

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

AVERAGE	1373m ²	308m ²	24%	13m
MEDIAN	1100m ²	337m ²	21%	12m

Precinct D

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

AVERAGE	1787m ²	435m ²	25%	11m
MEDIAN	1991m ²	436m ²	24%	11m

Precinct E

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

AVERAGE	752m ²	306m ²	41%	5m
MEDIAN	738m ²	321m ²	44%	6m

Precinct F

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

AVERAGE	3633m ²	329m ²	9%	21m
MEDIAN	4010m ²	359m ²	10%	17m

Precinct G – Periphery Lots

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

AVERAGE	4455m ²	390m ²	11%	20m
MEDIAN	3659m ²	375m ²	10%	21m

Precinct G – Lots internal to the Precinct

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

AVERAGE	5565m ²	221m ²	2%	15m
MEDIAN	679m ²	m ²	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 3: 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 420sq m 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.	Neighbourhood Residential Zone (Min lot size 800sqm)	Neighbourhood 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 smaller lot 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'

By Lawrencew - Own work, CC BY-SA 3.0, <https://commons.wikimedia.org/w/index.php?curid=25336794>

'Old Ballan Court House'

By Lawrencew - Own work, CC BY-SA 3.0, <https://commons.wikimedia.org/w/index.php?curid=25337053>

'Ballan Railway Station'

By Mattinbgn - Own work, CC BY-SA 3.0, <https://commons.wikimedia.org/w/index.php?curid=7096173>

'Horse trough on the corner of Fiskien and Inglis Streets'

By Lawrencew - Own work, CC BY-SA 3.0, <https://commons.wikimedia.org/w/index.php?curid=25336899>

'Inglis Street, the main street of Ballan'

By Mattinbgn - Own work, CC BY 3.0, <https://commons.wikimedia.org/w/index.php?curid=16852116>

'Ballan Mechanics' Institute'

By Lawrencew - Own work, CC BY-SA 3.0, <https://commons.wikimedia.org/w/index.php?curid=25336795>

'Ballan Autumn Festival Light Horse re-enactors'

By Lawrencew - Own work, CC BY-SA 3.0, <https://commons.wikimedia.org/w/index.php?curid=25337005>

DRAFT

© Mesh Livable Urban Communities Pty Ltd 2017

This work is copyright. Apart from any use permitted under the Copyright Act 1968, no part may be reproduced by any process without written permission from Mesh Pty Ltd, Level 2, 6 Riverside Quay Southbank VIC 3006.

DRAFT

DRAFT

Mesh Pty Ltd

Level 2, 6 Riverside Quay
Southbank VIC 3006

T 03 9695 3025
F 03 9695 3001

www.meshplanning.com.au

6.2 Township Civic Improvement Plan – Elaine and Gordon

Introduction

Author: Joe Morgan-Payler , Urban Designer
General Manager: Satwinder Sandhu, General Manager Growth & Development

Background

As Councillors would be likely aware, the adopted Small Towns and Settlements Strategy required Council to future plan all settlements in terms of promoting and managing growth (Bungaree, Wallace, Dunnstown, Myrniong) or consolidation and place-based civic improvement (all other settlements).

Depending on competing tasks, Council has scheduled to prepare two to three Civic Improvement Plans (CIPs) per year across the next three - four years.

Key drivers of the CIP's include:

- To identify low cost, highly visible and tangible civic improvement projects (footpaths, signage, furniture, facilities) that build on the identity of towns as well as facilitating community desires.
- Undertake detailed planning and place making prior, where possible, to other civil works for drainage, access and road upgrades occurring – thus providing a more comprehensive and integrated planning, design and engineering response to town planning.
- Reconcile planned local investment with brand and identity as Council begins clearer and more direct facilitation of tourism and business investment across the Shire.

The following is an update on the first two CIP's, for Elaine and Gordon.

Elaine's Civic Improvement Plan

Elaine was chosen as a pilot project for placed based civic improvement due to its strategic location on the Midland Highway between Geelong and Ballarat as the first notable settlement within the south west region of the Shire. It supports a number of local facilities (shop, hotel, CFA, local hall, recreation reserve and a number of local businesses). Elaine is also a logical gateway for visitors to stop and identify tourist routes to nearby points of interest including the property Larundel, Lal Lal Falls and Bungal Dam.

The project began in late March 2017.

Following a presentation to the Section 86 Rural Growth Committee in July 2017, on the methodology and likely approach to assessing Elaine's future enhancement, the draft plans for Elaine were presented to the local community during a community drop in session at the Elaine Hall. A meeting was held on 15 August, 2017 at which approximately 16 actions were presented for discussion. See Attachment A, Map of Elaine Draft Recommendations.

15 residents were in attendance and a range of feedback was received which will be actioned as per the attached table (Attachment B).

It is intended that the finalised plans will be presented to November 2017 Ordinary Meeting of Council for endorsement.

It is likely that the actions or interventions identified in this plan will then inform a range of future capital works (amongst other initiatives) of varying scales. Certain items may be captured in current operational budgets going forward and or other larger items will need to go through the usual budgeting process to become realised. The Elaine CIP will also likely inform a range of tourism, marketing and destination mapping projects currently underway.

Gordon Civic Improvement Plan

In light of the Elaine plan progressing, Council has begun scoping the next CIP, being Gordon.

The township of Gordon has been targeted so that the work will be able to inform the Gordon civic infrastructure design project that is being delivered this financial year under the Council's capital works programme. The main street precinct within the town will be focused upon as an initial priority to align with and inform these proposed works with the remaining precincts/entries to follow as the project further develops.

Staff across two separate directorates are collaborating early in this process to ensure that the combined work will result in good placemaking outcomes for the residents of Gordon. In addition, the project will ensure that on-ground actions are well aligned between community expectation, functionality and strategic aspirations for the town.

Once a working draft for the Gordon CIP is completed, it will be presented to the Rural Growth S86 Committee for comment and review. Based on current timelines, it is anticipated this will occur in coming months with potentially subprecincts delivered in stages to match civil engineering plans within Gordon.

Following this, the draft will be presented to the community for further comment. There is potential to exhibit this work to the community alongside the infrastructure design work, however this will need to be confirmed closer to the date as both projects progress.

Recommendation:

That the S86 Rural Growth Committee resolves to:

- 1. Receives the report herein.**
- 2. That a report be presented to the November 2017 Ordinary Meeting of Council.**

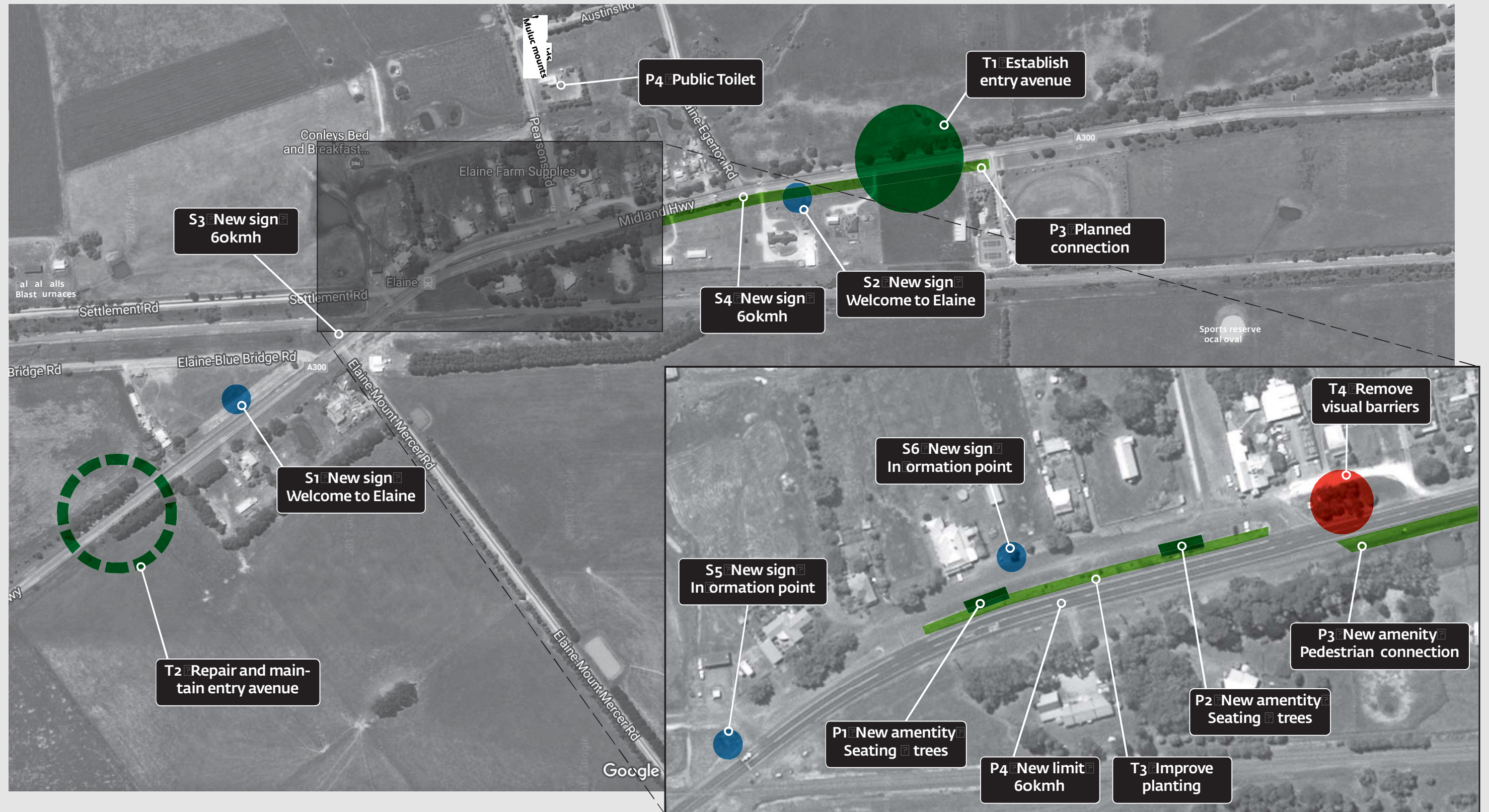
Report Authorisation

Authorised by:

Name: Satwinder Sandhu
Title: General Manager Growth and Development
Date: 13 September, 2017

Elaine Recommendations

Draft - For Discussion Only



ELAINE COMMUNITY CONSULTATION FEEDBACK.

ISSUE TYPE	SUMMARY OF SUBMISSION	COMMENTS	ACTIONS
Regional	Lobby for a rail trail connecting: Meredith – Elaine – Lal Lal – Yendon – Buninyong.	The scale of this project is outside of the scope of the Civic Improvement Plan.	Council have presented the idea as part of the Grampians Region Cycling & Trails Infrastructure, Business and Master Plan and it will be considered as part of that process.
Road	Dangerous road conditions outside the 'Farm Gate' store. Possibly reduce speed to 60km/h outside of this point.		
	Residents would like to see speed reduced to 60km/h on the Midland Hwy from north of the railway line to a point past the rec reserve.	This road is managed by Vicroads and ultimately all speed limit issues is governed by them.	Council's role in this issue will be that of lobbying Vicroads so that the road speed is compatible with the adjacent uses and aspirations. A general query was sent to a senior Traffic Management Engineer at VicRoads. Council hope to receive a response soon on how they would judge special cases if possible at all.
	Residents would like to see speed reduced to 40km/h within the service lane.	Speed in the service lane is linked to the adjacent Midland Hwy speed. The last traffic count occurred in 2012 and showed the average 85 th percentile speed to be already under 40 km/hr.	This issue needs to be coupled with the above, however further to that; Traffic counters will be installed along the service road to establish actual traffic speed.
	Poor lighting at the intersection with Elain Egerton Road and Settlement Road and where there has been a number of near misses.		Council would need to contact Power core to get a quote on installation of public lighting at the intersection.
	Dangerous turn off from Midland Hwy at Claredon-Blue Bridge rd due to lack of dedicated turn lane or wide shoulder.	This road is managed by Vicroads. Crash stats data shows only 1 accident at this intersection within the past 5 years.	All concerns to be forwarded to Vicroads.
Signage	A desire to have a 'Welcome to Elaine' sign on the Highway.	Already included in plan.	No action required.
	Tourist information including maps and local information and gold fossicking information.	Already included in plan.	No action required.
	Brown Vicroads information road signage prior to township entries.	This signage would complement other work in the plan.	Added to plan – Page 15
	Events signage at either entry to the town to display upcoming sports games and local events such as farmers markets etc.	This signage would complement other work in the plan.	Added to plan – Page 15
General	More subdivision to open up housing in and around the town.	The issues and constraints to growth in this area have been detailed in the Small Town Strategy.	No current action required.
	Nursing home with different levels of aged care facilities – nothing between Bannockburn and Ballarat.	Council has not received any plans for such a facility in this area and does not currently build or maintain such facilities due to the range of private providers. Any future proposal would have to be assessed on its merits.	No current action required.