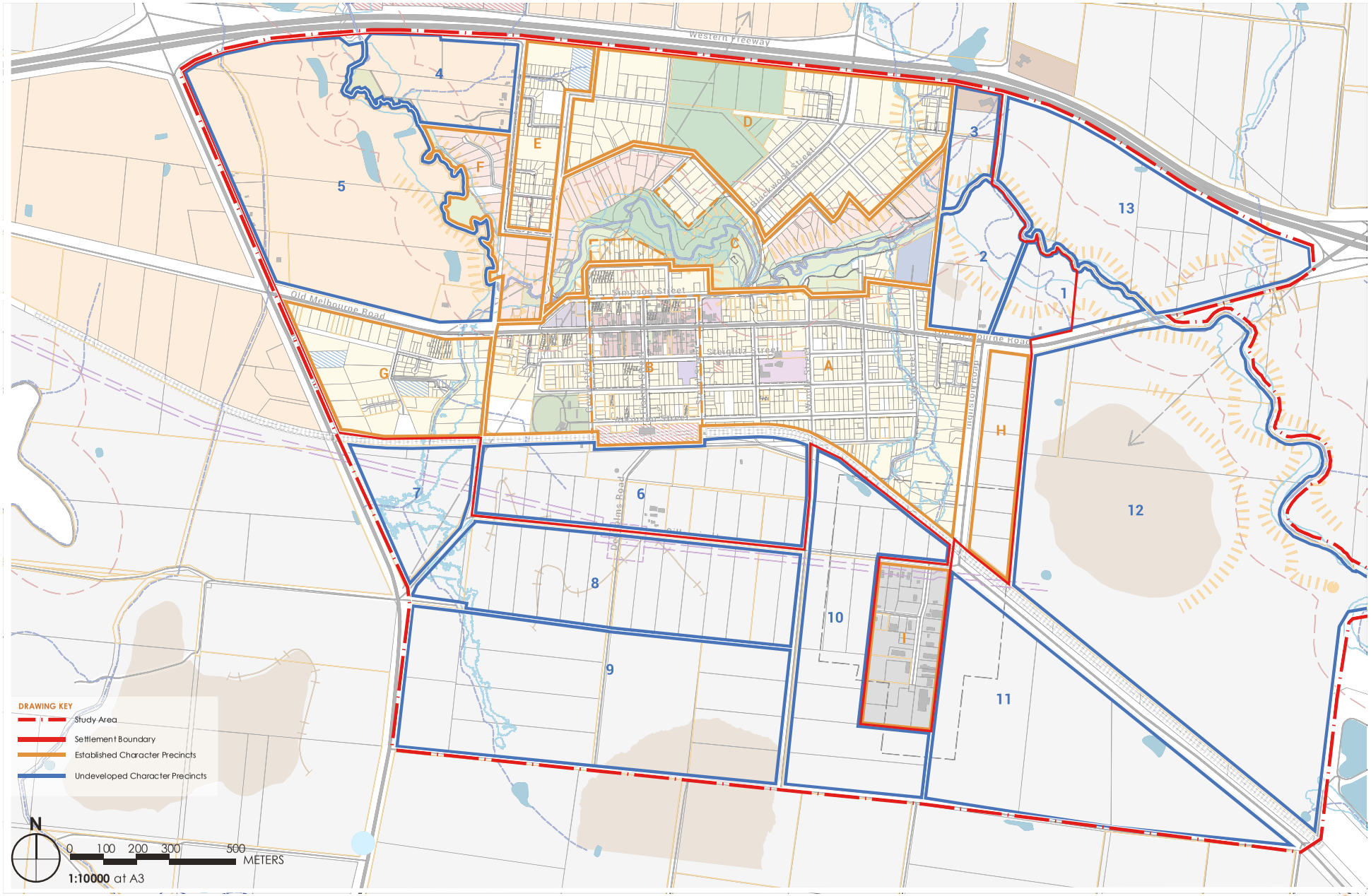
FIGURE 07 DEFINED SETTLEMENT BOUNDARY



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 had the opportunity to mature therefore 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 Fisken Street which is located within this Precinct due to the consistency of the intact built form.

The Fisken 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.

Fisken 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 within the original grid settlement.

mesh
URBAN PLANNING & DESIGN

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 (typically 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.

North of the River

This Precinct is located on both the northern and southern side of Werribee River. The northern side of the river 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.

South of the River

This portion of the Precinct is established with dwellings accessed via a service road from Old Melbourne Road. The lots back onto the Werribee River and therefore slope down towards the River. Due to the significant slopes, in some instances, the dwellings are not visible from the street with only roof lines showing.

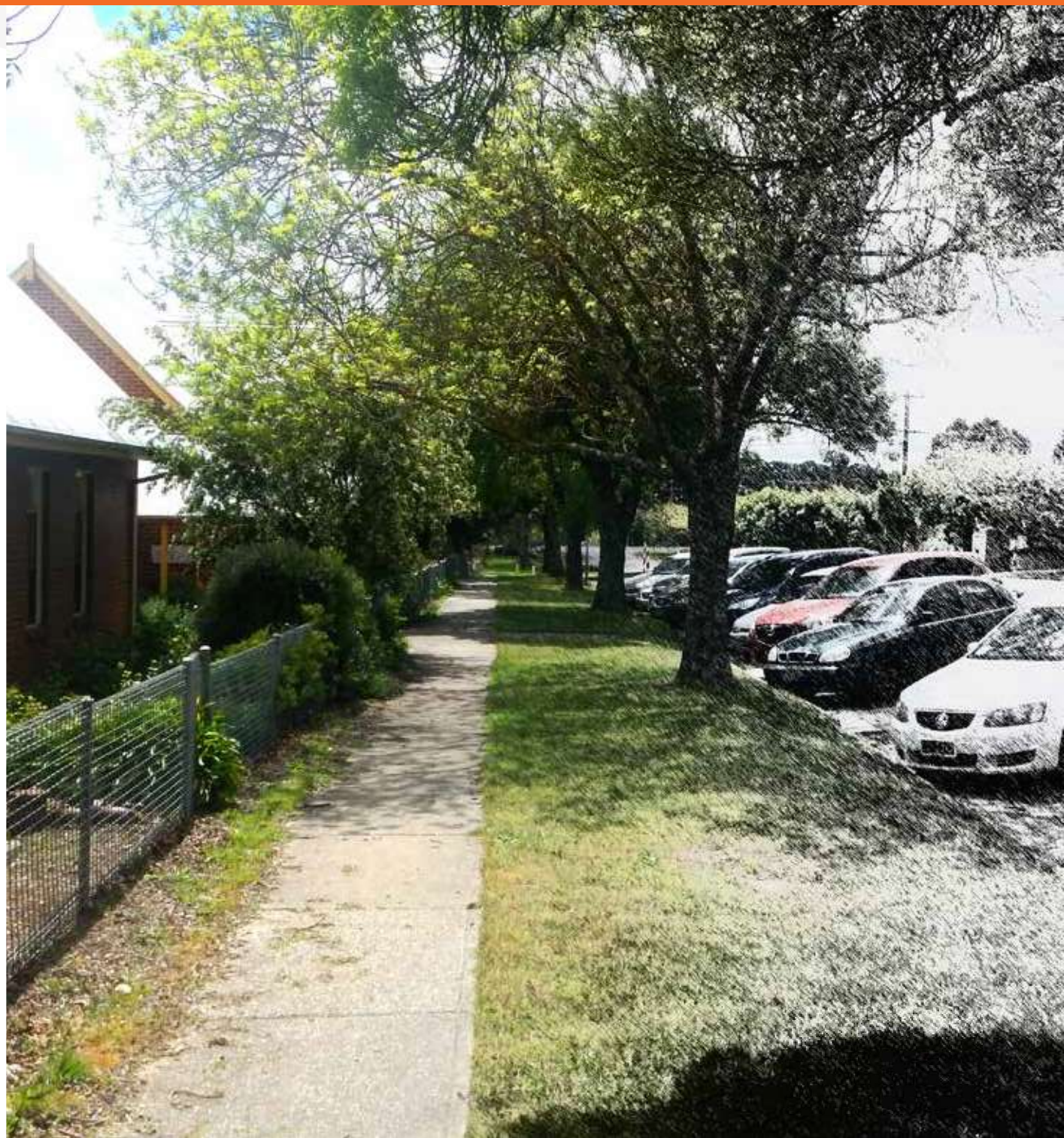
The dwellings sit within established landscaped gardens with landscaping and vegetation being dominant features of the lots.

Built form varies with older style weatherboard dwellings present through to more contemporary built form.

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.

Right: Ballan Primary School, Duncan Street

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 development.