

The proposal aims to include a parcel of land bordered by Wyn Close and Prospect Drive into the current Urban Growth Zone (UGZ) in Ballarat. This inclusion aligns with the strategic goals outlined in the Ballarat Housing Strategy 2023-2041. Here's a detailed summary of the key points presented in the proposal:

1. **Community Consultation and Stakeholder Engagement:**
 - Residents of Wyn Close have conducted a sales campaign to sell their combined land of 31.3 Ha.
 - Feedback from residents indicates no objections to the proposed rezoning, with positive responses received through comprehensive engagement efforts.
2. **Planning Policy Considerations:**
 - The proposal aligns with state and local planning policies, particularly the Ballarat Strategy 2040, emphasizing considered growth to enhance city vibrancy and service viability.
 - The Wyn Close parcel's location complies with planning scheme clauses aimed at focused greenfield development within a specific radius from Ballarat's center.
 - The Wyn Close parcel fulfills the rezoning aims of avoiding ad-hoc development, promoting continuity, and minimizing impacts on the urban landscape, environment, and cultural heritage.
3. **Population Projections:**
 - Ballarat is projected to experience significant population growth, necessitating the construction of over 29,000 additional dwellings by 2041. The Wyn Close parcel would contribute space for well over 400 homes.
4. **Greenfield Housing Supply and Demand:**
 - Around 50% of the existing growth area is either developed or approved for subdivision, indicating the need for additional land for future housing.
 - Rezoning the Wyn Close parcel addresses concerns regarding the depletion of available land for development.
5. **Proposed Growth Area Analysis:**
 - The estimated yield of dwellings suggests the viability and necessity of including the proposed areas within the Urban Growth Zone.
 - The current zoning of the Wyn Close parcel as "Farming zone" is deemed inappropriate due to its usage for hobby farms and rural residential living.
6. **Access to Facilities:**
 - The Wyn Close parcel has access to essential utilities and facilities, including electricity, water, telecommunications, shops, schools, medical facilities, emergency services, and recreational facilities.
 - Established infrastructure such as school bus routes, postal services, and public transportation further supports the suitability of the area for residential development.

The proposal concludes with a respectful request for the Council to apply for Amendment C221ball to the Ballarat Planning Scheme, which includes rezoning the proposed areas to the Urban Growth Zone. The residents believe that the inclusion of this land within the Urban Growth Zone will contribute to the sustainable development and prosperity of the community.