

Growth Areas Framework Plan

Western & North Western Growth Areas



CITY OF
BALLARAT





Contents

Introduction	5
Planning Context	9
Growth Context	11
Concurrent City of Ballarat Work	13
Existing Context	14
Precinct Features	24
Defining the Growth Area Framework Plan	32
Urban Development Objectives	34
Future Growth Areas	37
Key Growth Actions	44
Development Sequencing	49
References	54



Introduction

The future Western and North Western Growth areas represent an essential part of the City of Ballarat's long-term growth strategy.

As Victoria's third largest city, Ballarat will continue to play an important role in the State's economic and cultural growth, contributing significant investment and vibrancy to the region.

Ballarat is growing rapidly due to its proximity to Melbourne and the many economic, social and cultural opportunities that the area presents. By 2041, the Ballarat municipality will have grown by 55,000 people and the city will need approximately 29,000 more dwellings to accommodate this population growth. It is expected that Ballarat's future growth areas can accommodate up to 71,000 new residents.

The Growth Areas Framework Plan (the Framework Plan) is a key document which will address the future long-term greenfield growth of the city. It will be a blueprint for how the city should plan for the roll out of its growth

areas, building on the key physical and infrastructure implications for an expanded urban area. In combination with the *Ballarat Housing Strategy 2041* and the *Ballarat Strategy 2040: Today, Tomorrow, Together*, the three documents provide a clear understanding of how growth should occur across the city.

The Growth Areas Framework Plan includes implementable actions to ensure that housing, employment, road networks, rail corridors, local services, open space and other opportunities are provided for future residents. Ultimately, strategic implementation of the Growth Areas Framework Plan will ensure that development is facilitated in a sequenced and orderly manner, with a focus on maximising the community benefits of urban growth.

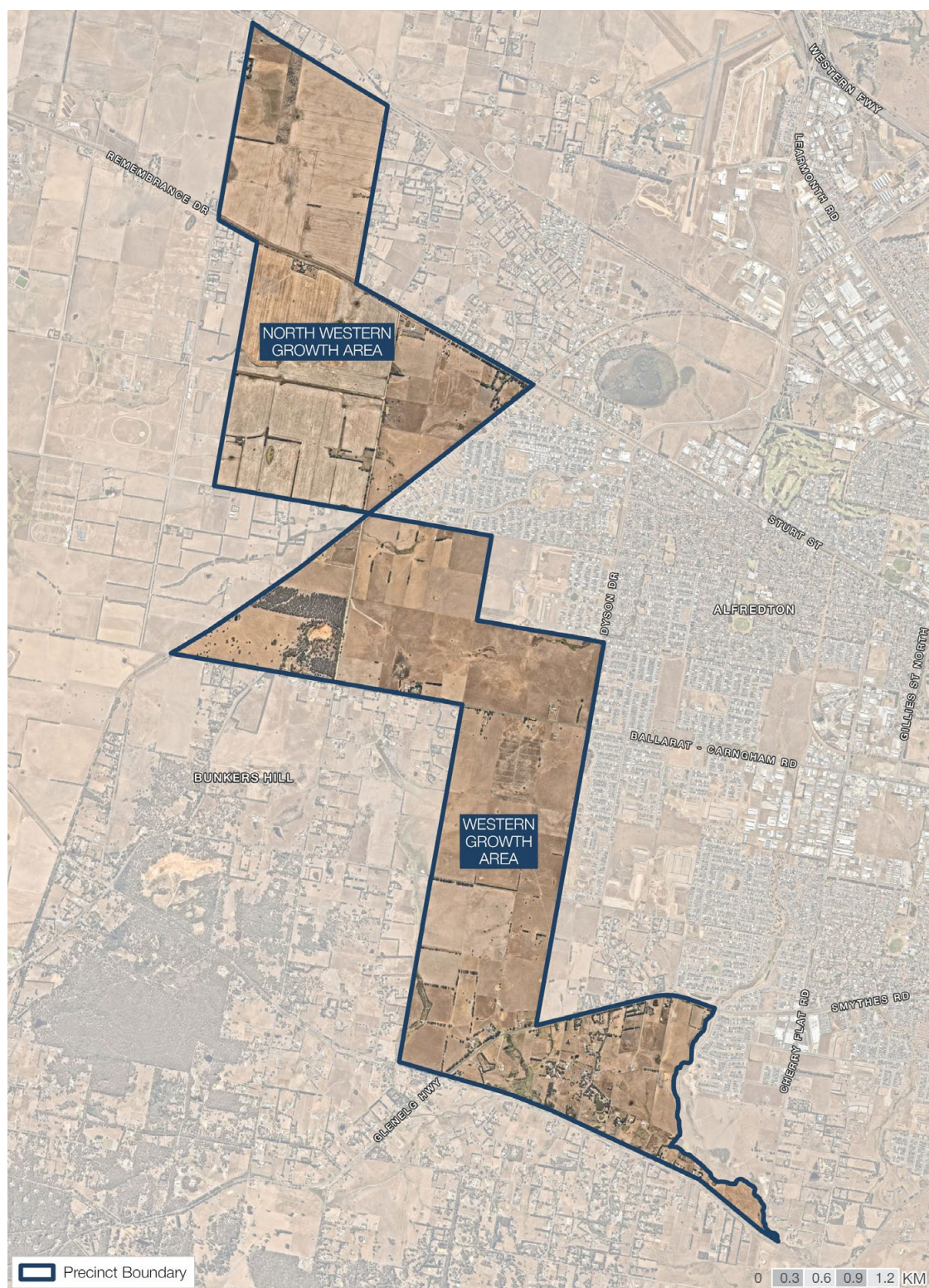
The Growth Areas Framework Plan will ensure that Ballarat remains a regional settlement with its own unique identity.

Role of the Framework Plan

The Ballarat Growth Areas Framework Plan is a high-level strategic document that guides the long term growth of Ballarat's future growth areas. The areas

identified for future growth are geographically described as the Western and North Western growth areas.

Map 1 Growth Areas Framework Plan Areas



The Framework Plan describes the existing context of the growth areas and outlines the future vision and development objectives. The Framework Plan will guide greenfield urban growth which supports the community's shared vision outlined in the Ballarat Strategy 2040 and meets the aspirations of the city and the broader region. The future growth provides opportunities for Ballarat's long term greenfield land supply and forms a logical extension of the existing Ballarat West Growth Area. Ultimately, the Framework Plan establishes the following key themes:

Enable a logical and sequenced roll-out of future greenfield land and support orderly planning

Provide a logical sequence of development that will support a more sustainable and equitable approach to urban development, ensuring cost efficiency and delivery of services are provided in a timely manner for future residents.

Support a continuous and diverse supply of housing

Address the need for a diversity of housing options to accommodate changing demographic groups and income levels, while ensuring affordability and accessibility is achieved.

Encourage employment opportunities and establishment of activity centres

Facilitate the creation of job opportunities and location of activity centres within walkable catchments of residential areas.

Enhance the local environment and integrate sustainable practices

Integrate sustainable practices to better support and enhance the local environment and ecosystems, preserving natural resources including protecting creek corridors and local biodiversity and their habitats, and encouraging a climate resilient community.

Support an integrated transport network which encourages walking and cycling, reduced car dependency and promotes community connectivity

Develop a connected and integrated transport network which enhances connectivity and encourages safe and useable active transport options.

Foster a thriving community and sense of well-being

Deliver community infrastructure and facilities that support community cohesion, resilience and a thriving network of multi-culturalism.

Ensure that valued heritage is preserved

Preserve and celebrate the cultural and historic heritage and identity of the area.

Protect and enhance the landscape and visual amenity of the area

Including important visual attributes, vistas, landmarks, site features and gateways and recognising the urban and rural interface that the study area currently provides.

Provide useable and high quality open space areas

Including an integrated open space network that incorporates environmental values, cycling and walking trails.

These key themes are further explored in the Development Objectives section of the Framework Plan.

How the Framework Plan will operate

The Framework Plan includes a Development Staging Plan outlining the preferred order and direction in which Precinct Structure Plan (PSP) preparation and development should occur. PSPs are required to be prepared before the land can be developed for residential use.

The Framework Plan is largely influenced by technical investigations undertaken to determine expected infrastructure needs.

The Framework Plan includes:

- Context on the growth areas
- Development objectives
- Actions that must be resolved through the PSP preparation
- Concept future urban structure plans that outline broad land uses (these plans are conceptual and will be subject to change through the PSP process)
- Development staging plan
- Criteria to consider alternative and out of sequence development.

The Framework Plan builds on the work done to date on growth areas in Ballarat including the *Long Term Growth Options Investigation Paper* prepared by Hansen in 2018.

Why is a Framework Plan required?

As outlined in the Ballarat Housing Strategy, by 2041, the Ballarat municipality will have grown by 55,000 people and the city will need 29,000 more dwellings to accommodate this population growth.

The adopted Ballarat Strategy 2040 identifies a target for future dwelling supply to be split 50:50 between greenfield and infill areas. This objective is to encourage a stronger compact urban form where higher densities are encouraged to be located around existing infrastructure and within activity centres.

City of Ballarat’s responsibility as planning authority is to:

- Ensure the ongoing provision of land and supporting infrastructure to support sustainable urban development
- Ensure that sufficient land is available to meet forecast demand
- Plan to accommodate housing growth for at least a 15 year period and provide clear direction on locations where growth should occur.

The Framework Plan responds to Clause 21.01 (Further Strategic Work) of the Ballarat Planning Scheme which identifies that clarity needs to be provided on the preferred long-term direction of greenfield investigation areas following Ballarat West.

How will the Framework Plan be implemented?

The Growth Areas Framework Plan will be included as a background document in the Ballarat Planning Scheme. Clause 21.02 of the Local Planning Policy Framework in the Ballarat Planning Scheme will also be updated.

As outlined in Figure 1, following the sequencing of the Framework Plan, detailed planning will be undertaken to prepare PSPs and Development Contributions Plans (DCP), rezoning of the growth areas to the Urban Growth Zone (UGZ).

Each PSP will build on the work undertaken as part of the Framework Plan, including undertaking detailed precinct scale technical investigations, determining a future urban structure plan and detailing all infrastructure requirements and costs. Future PSPs should have regard to the Growth Areas Framework Plan. Once approved, planning permits for subdivisions and development can be issued if they are generally in accordance with the PSP and DCP.

The Urban Growth Framework delivery

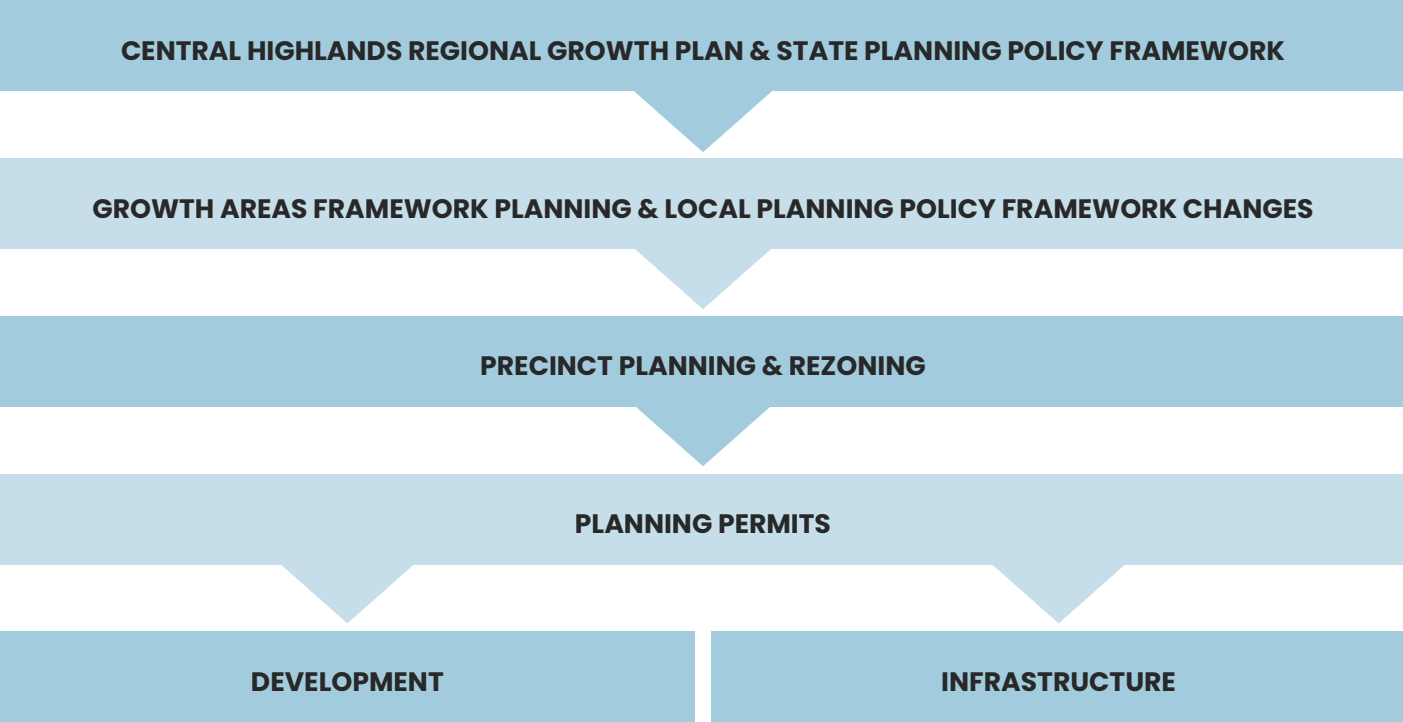


Figure 1

Planning Context

The following State and Local Planning Policy was considered in preparing the Growth Areas Framework Plan.

› [Plan Melbourne 2017](#)

› [Central Highlands Regional Growth Plan 2014](#)

Planning Policy Framework

The State Planning Policy Framework provides key directions around settlement, housing, environment, infrastructure and transport. Relevant considerations for the Framework Plan include:

- Ensure a sufficient supply of land is available for housing, employment, recreation, open space, commercial, community facilities and infrastructure
- Focus investment and growth in major regional cities such as Ballarat
- Locate urban growth close to transport corridors and services
- Manage the sequence of development in areas of growth so that services are available from early in the life of new communities
- Protect, restore and enhance sites and features of nature conservation, biodiversity, geological or landscape value
- Minimise the impacts of natural hazards and adapt to the impacts of climate change
- Protect and enhance catchments, water bodies, groundwater and water quality
- Provide housing choice and deliver affordable housing closer to jobs, transport and services
- Support the establishment and maintenance of communities that provide functional, accessible, safe and diverse physical and social environments
- Establish and maintain a diverse and integrated network of public open space that meets the needs of the community

- Provide fair distribution and access to social and cultural infrastructure and health and education services
- Encourage the concentration of major retail, residential, commercial, entertainment and cultural developments into activity centres that are highly accessible to the community
- Create a safe and sustainable transport system by integrating land use and transport
- Sustainably manage water supply, water resources, wastewater, drainage and stormwater through an integrated water management approach
- Promote the provision of renewable energy
- Encourage average overall densities in the growth areas of a minimum of 15 dwellings per net developable hectare and overtime seek an overall increase to more than 20 dwellings per net developable hectare.

Local Planning Policy Framework

The Local Planning Policy Framework implements the objectives and strategies of the Municipal Strategic Statement. Relevant considerations for the Framework Plan include:

Clause 21.02-1 (Urban Growth) highlights the significant population growth expected for Ballarat by 2040 and that this growth is planned to be accommodated through and infill and planned greenfield growth areas.

Clause 21.02-4 (Greenfield Investigation Areas) notes that:

- The Ballarat West Growth Area is the primary greenfield development area
- The Northern Growth Area will provide for short to medium term land supply
- Medium to long term land supply will be provided by investigation areas (North Western and Western growth areas) that are subject to detailed assessment.

Clause 21.02-4 (Greenfield Investigation Areas) highlights that greenfield development is to be connected to the existing urban area by:

- Discouraging rezoning of additional greenfield land, which would compete with Ballarat West, until the market requires additional supply
- Ensuring that future greenfield development is focused within roughly an 8km arc from the centre of Ballarat
- Avoiding ad-hoc and unplanned greenfield development
- Discouraging disconnected or 'leap frog' development
- Minimising the impacts of development on Ballarat's historic urban landscape, the environment and Ballarat's natural resource base
- Ensure the need for buffers to protect major water and sewerage assets and treatment plants from encroachment by sensitive land uses is taken into account as part of any greenfield investigation.

Clause 21.08-3 (Development Infrastructure) ensures that new social and economic infrastructure meets the needs of the community during the forecast population growth.

> Council Plan 2021-2025

The Council Plan establishes the strategic vision for all Council activities over its period of operation. Its an expression of current community priorities and expectations.

The Council Plan includes the following community vision:

- Ballarat, Victoria's heritage city: leading the way as a sustainable, innovative and inclusive community
- In 2031, our city is a leader in sustainable living with ecologically sound neighbourhoods where people can meet their daily needs within a short walk, ride or bus trip
- We have easy access to parks and gardens, community facilities and education for all ages. Our health and community services respond to community need
- Everyone is valued and welcomed in our city. We celebrate our diversity, and everyone in our community can participate fully in life
- We approach challenges and opportunities with a creative and innovative approach to get the best result for our people
- Our people work locally in the diverse range of industries that make up our solid local economy
- We embrace our rich heritage. We continue to preserve our links to the gold rush era and recognise and celebrate our long Aboriginal history and the breadth of our cultural heritage
- We balance the need to conserve our historical places and spaces with the need and desire to progress as a modern regional city.

Growth Context

The following section outlines a brief history of growth areas within Ballarat.

Ballarat Strategy 1998

The *Ballarat Strategy* identified Ballarat West as the next logical extension to the urban fringe of the city and the primary growth front of the city. The Strategy was incorporated into the Planning Scheme including the Overall Framework Plan for the city. This ultimately directed the development of the Alfredton and Ballarat West PSPs.

Ballarat West Growth Areas Plan 2009

The *Ballarat West Growth Area Plan* was developed to give effect to the incorporated Ballarat Strategy 1998. The plan provides limited detail on urban structure but includes a staging plan for Ballarat West and Alfredton West that outlines recommended sequencing for future PSPs. It advises of alternative sequence criteria. The plan emphasises that more detailed planning would occur through the PSP process.

Alfredton West Precinct Structure Plan 2011

The *Alfredton West Precinct Structure Plan* (PSP) (Integra, June 2011) provides direction for future urban development within the Alfredton West area. The Alfredton West PSP applies to approximately 317 hectares of land at Ballarat West.

Ballarat West Precinct Structure Plan 2012

The *Ballarat West Precinct Structure Plan* (PSP) (SMEC, October 2016) provides direction for future urban development within the Ballarat West Growth Area. The Ballarat West PSP applies to approximately 1290 hectares of land. The PSP and accompanying DCP are currently being reviewed, including the future infrastructure needs.

Today, Tomorrow, Together – The Ballarat Strategy 2040

Adopted by the City of Ballarat in 2015 with a time horizon up to 2040, the *Ballarat Strategy* sets the long-term direction for growth. The *Ballarat Strategy* identifies the target for future dwelling supply to be split 50:50

between infill and greenfield locations. Relevant actions in the *Ballarat Strategy* also support the 10-minute city concept, with further actions seeking the prevention of ad hoc greenfield residential development. Initiative 3.6 identifies future growth areas (North, West and East) as greenfield opportunities and investigation areas.

The *Ballarat Strategy* is still a relevant document which will be updated to align with the more recent Housing Strategy and Framework Plan.

Ballarat Long Term Growth Options Investigation 2018

Prepared by Hansen, Arup and Tim Nott Economics, the study determined the suitability of the Greenfield Investigation Areas (GIA) identified in the Ballarat Strategy to accommodate Ballarat's long-term growth. The study included a high level desktop assessment of known planning considerations and investigated the Northern, Western, North-Western and Eastern GIAs. The Northern GIA was recommended as the preferred location for long term growth of Ballarat. The Western and North Western GIAs were considered to have the potential to form part of a longer-term growth corridor.

Council Resolution 16 September 2020

Council was provided with a status report of land supply within the Ballarat West Growth Area for the 2019/2020 financial year. The report demonstrated high levels of growth with high demand rates and supported the need to advance planning work for the identified growth areas. Predictions at the time estimated that the required 15 years of land supply would be diminished by 2025 when the only land available for Ballarat West would be constrained and fragmented. Council resolved to proceed with a policy related planning scheme amendment which identifies the Northern and Western Greenfield Investigation Areas as Ballarat's future greenfield growth areas, include in that same amendment the rezoning of the land to the Urban Growth Zone.

Council Resolution 23 February 2022

Council was provided with a report that recommended a program of rezoning land and further strategic work for three new growth areas. The report also outlined that the supply of greenfield land was predicted to exhaust by 2025–2026. Council resolved to seek Ministerial authorisation to rezone the growth areas, to commence preparation of a Precinct Structure Plan for the Northern Growth Area and to prepare a Growth Areas Framework Plan to establish the most appropriate sequencing of Precinct Structure Plan preparation for the Western and North Western growth areas. The growth areas were based on the Greenfield Investigation Areas investigated as part of the Ballarat Long Term Growth Options Investigation and were expanded on to include additional land surrounding key features. These are the growth areas considered as part of the Framework Plan.

Northern Growth Area 2022

In April 2022, the Victorian Planning Authority (VPA) was appointed as Planning Authority to prepare a PSP and DCP for the Northern Growth Area. The land (core section) was also rezoned to Urban Growth Zone (UGZ). The precinct is divided into two parts (the core and expanded areas) and the inclusion of the expanded area will be determined as part of the PSP. Should the expanded area not be included in the Ballarat North PSP, it is expected that this area will be developed in some capacity subject to Council approval. The expanded area has not been considered as part of the Growth Areas Framework Plan. The PSP and DCP are expected to be incorporated into the Ballarat Planning Scheme in mid 2026.

Infrastructure Growth Area Framework (IGAF)

The VPA is leading the Infrastructure Growth Area Framework (IGAF) project. In September 2022, the Minister for Planning requested the VPA undertake a high-level, strategic review of housing and land supply within Ballarat including potential sites for residential development in Ballarat. At the time of writing, the IGAF has not been released.

Cambrian Hill

The proposed Cambrian Hill development is a 3,000 lot residential proposal within Golden Plains Shire, adjacent to the Ballarat West PSP. Although the Cambrian Hill development is outside of the Ballarat municipality, if the development proceeds, the future residents of the area may be reliant on the services and amenities of Ballarat for their day-to-day needs. Development of Cambrian Hill may also impact transport and community infrastructure within the existing and future growth areas. Council must periodically review the progress of the development.

Victoria's Housing Statement

The Victorian Government prepared the Housing Statement which plans to build 800,000 homes in Victoria between 2024–2034. Part of the Housing Statement includes updates to Plan Melbourne which are currently being prepared. The new plan will focus on 70 per cent of new homes to be built in established areas, while 30 per cent of new homes delivered in growth areas. Local government targets for where those homes will be built are also being prepared.

Concurrent City of Ballarat Work

The following section outlines concurrent work being undertaken by the City of Ballarat that relates to the Growth Areas Framework Plan.

Housing Strategy

The *Ballarat Housing Strategy* will provide the city with a framework for managing population growth in line with the City of Ballarat's responsibility as planning authority to plan to accommodate housing growth for at least a 15-year period across the municipality. City of Ballarat has an aspirational target for half of these homes to be located within Greenfield Growth Areas and the other half in the existing city and townships. The *Ballarat Housing Strategy* focuses on opportunities available within infill areas.

Industrial Land Strategy

The *Industrial Land Strategy* summarises the current economic settings in the municipality and identifies opportunities for future employment land. The *HillPDA City of Ballarat Employment Lands Strategy Draft Report July 2021* outlines that Council should facilitate strategically justified rezoning of greenfield areas into industrial (employment) zoned land. Future employment land supply exploration areas are identified to the west of the North Western precinct and to the south-west of the Western precinct. At the time of this report, an updated assessment is being prepared.

Central Business District Urban Design Framework and Structure Plan

The *CBD Structure Plan* will include an Urban Design Framework (UDF) with a focus on future character and built form within the Ballarat CBD that balances the need to accommodate sustainable (residential and commercial) growth, while respecting the highly valued heritage values and character within the core of the CBD. The Structure Plan will identify areas suitable for higher density residential, commercial and mixed-use development.

Ballarat Biodiversity Strategy

The *Ballarat Biodiversity Strategy* will recommend a range of actions to identify, protect, and restore the natural environment for biodiversity gains. The Strategy will feature a review of the environmentally focused

planning controls. Outcomes from this work may influence the design of future housing development.

Ballarat Link Road Business Case

The Ballarat Link Road is a 12 kilometre arterial road to connect industrial and residential growth areas in Ballarat's west with the surrounding region. Stage 1 of the project was completed in 2018 and connects the existing section of Ballarat Link Road between Learmonth Road and Remembrance Drive. Stages 2 and 3 of project include the duplication of Dyson Drive, Alfredton. The City of Ballarat is seeking funding from the State and Federal governments to fund the construction of the next stages of the project.

Ballarat Airport Strategy and Master Plan

The City of Ballarat is considering the next stages of development for the Ballarat Airport which will establish its role and activities appropriate to Ballarat's status as a large regional city.

A central focus of the Master Plan will be the usage of aviation within the operations and supply chains of Ballarat's businesses and industry, together with demand for aviation services from the Ballarat community.

The Master Plan will include a revised Australian Noise Exposure Forecast (ANEF) and number-above or 'N' contours which illustrate the average number of events per day that exceed a certain sound level. The City of Ballarat in consultation with Airservices Australia will advise whether the updated noise surveys will necessitate an extension of the Airport Environs Overlay (AEO).

The Victorian Goldfields World Heritage Bid

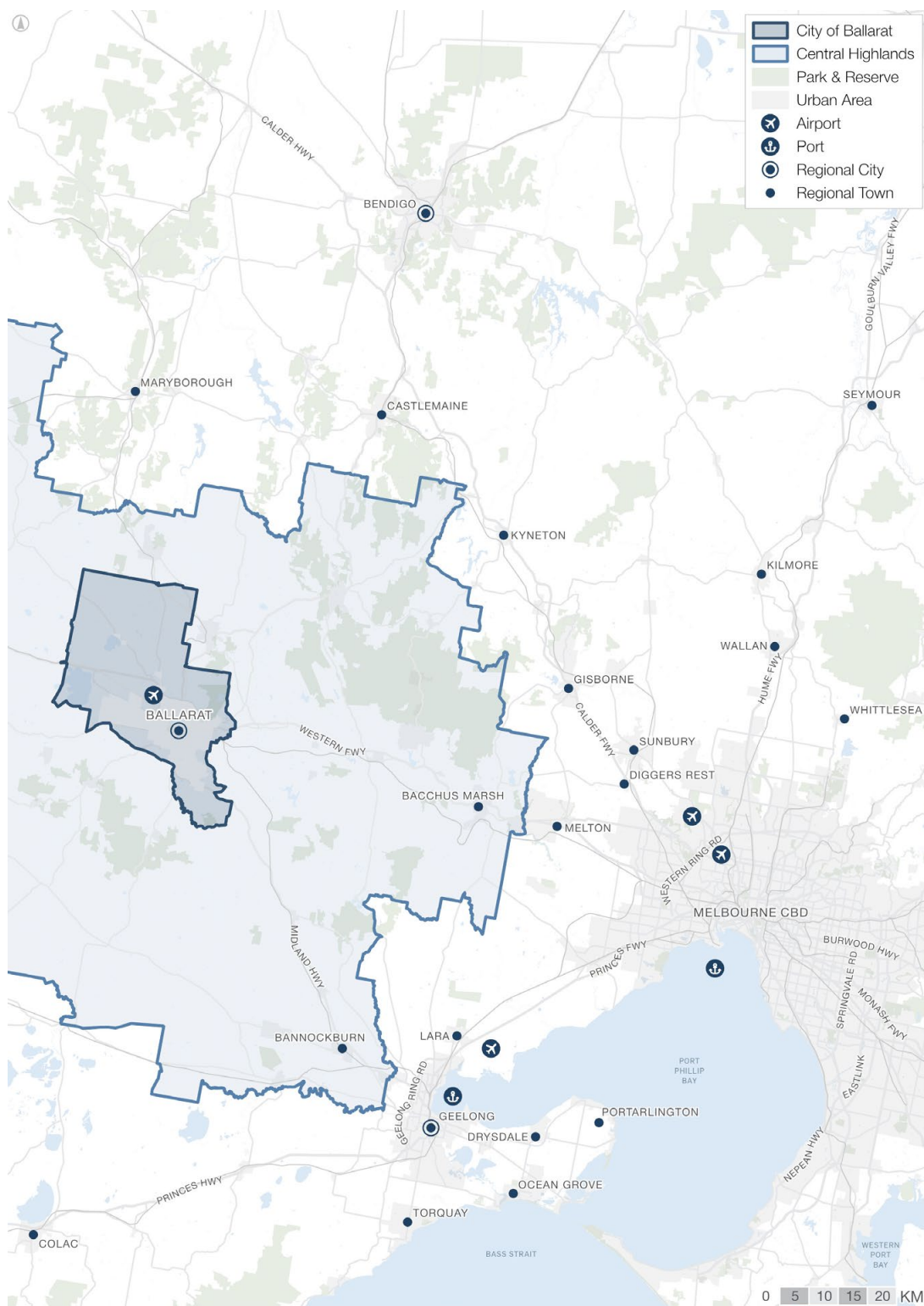
The Victorian Goldfield World Heritage Bid is a partnership between 15 local governments, regional organisations and the private sector on behalf of the Victorian Goldfields community. The bid seeks to achieve a World Heritage listing to celebrate the history and heritage of the Victorian Goldfields region.

Ballarat West PSP and DCP Review

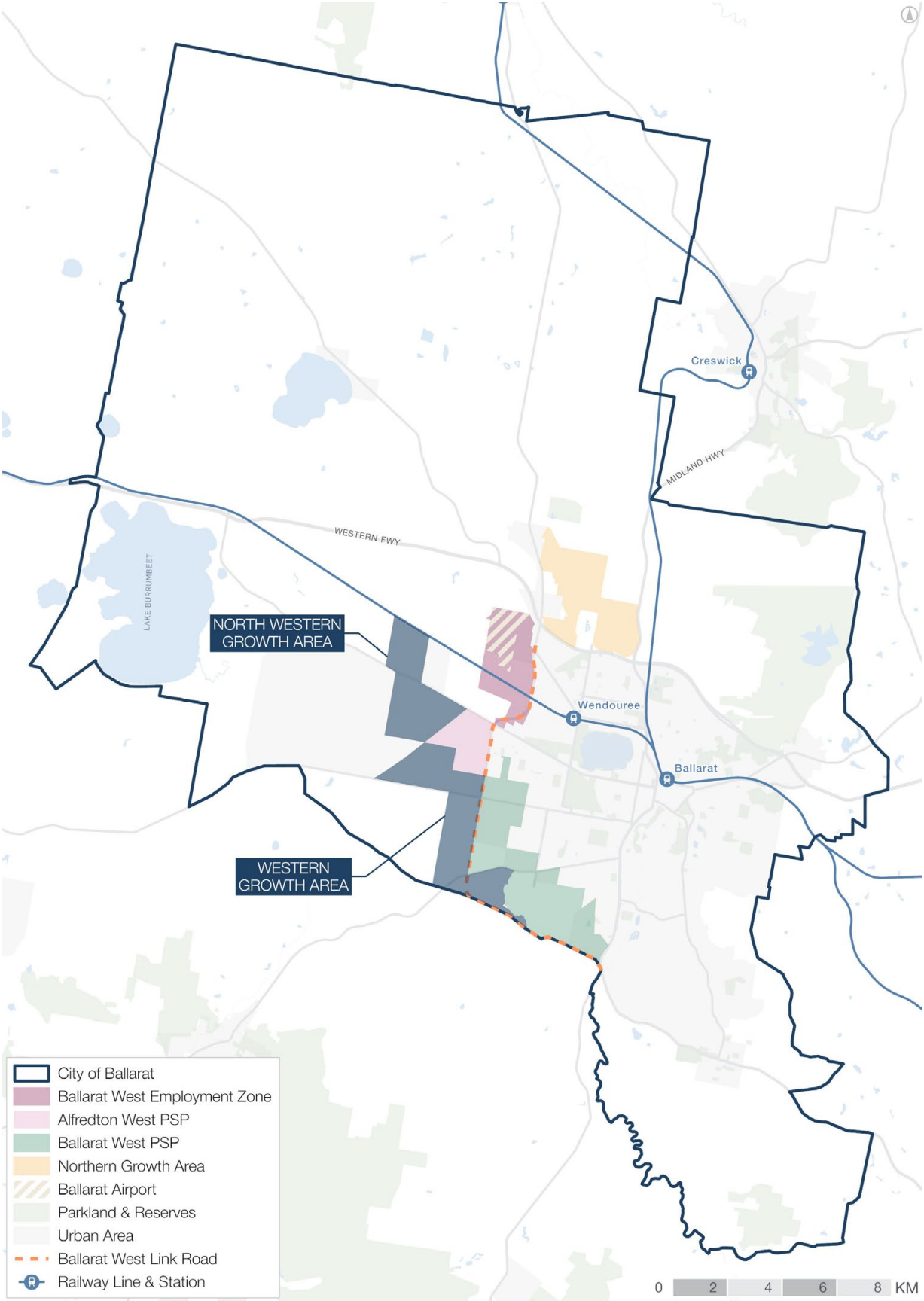
The Ballarat West PSP and DCP are currently being reviewed and updated as part of the City of Ballarat's obligation to review the documents every 5 years. It is anticipated that the updated documents will be gazetted in the Planning Scheme in 2026.

Existing Context

Map 2 Regional Context Plan



Map 3 Local Context Plan





Regional Context

The Western and North Western Growth Areas are located to the west of Ballarat, beyond the existing urban area, extending from the north west to the south west.

Local Context

Western Growth Area

Irregular in shape, the Western Growth encompasses an area of 896 hectares and includes land within Cardigan, Lucas, Smythes Creek and Bunkers Hill. The area is currently zoned Farming Zone (FZ).

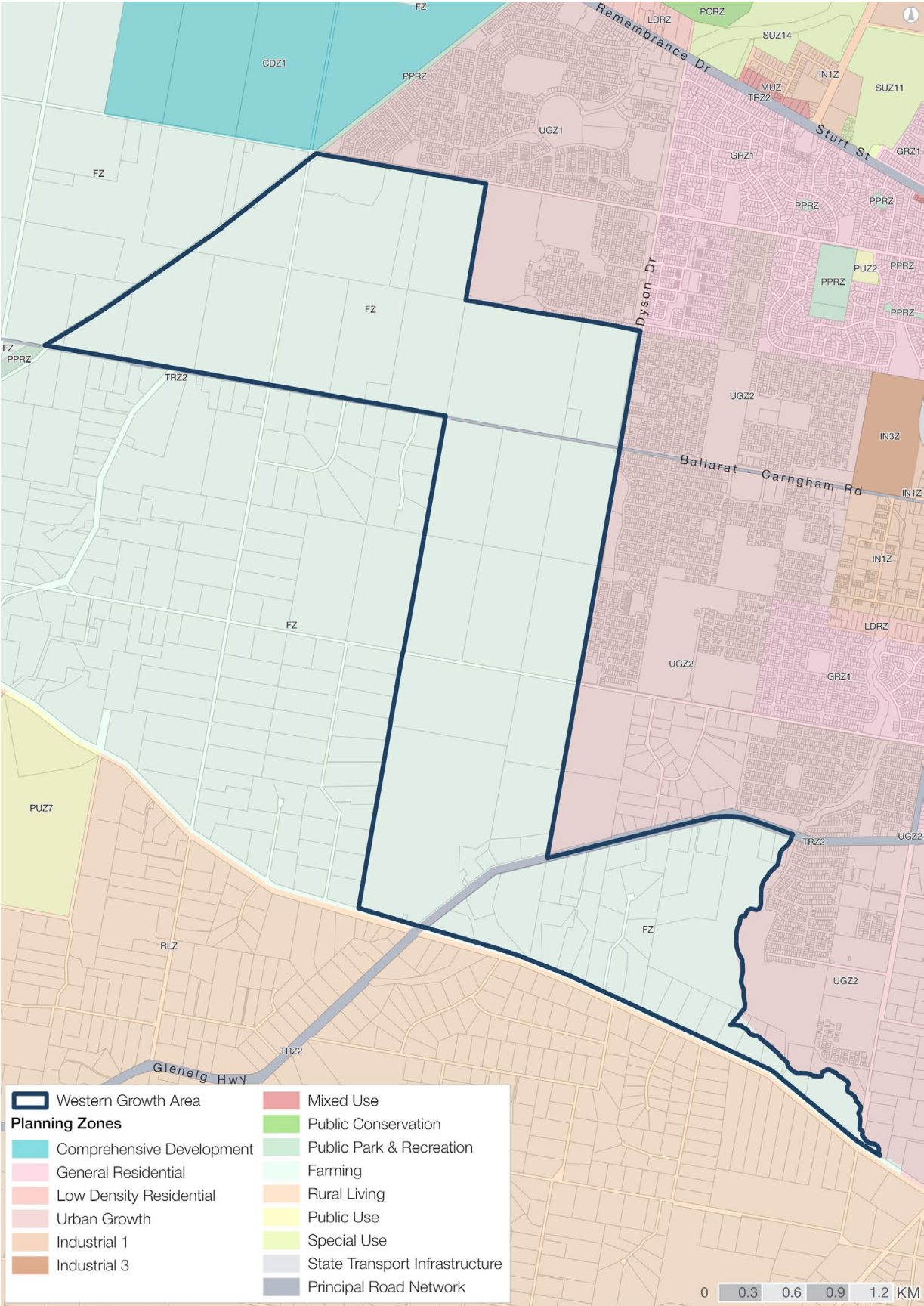
The area consists of relatively open, flat broad hectare rural land. Some large rural residential development is south. Ballarat-Carngham Road, Glenelg Highway and Greenhalghs Road intercept the precinct. The entire growth area interfaces with both the Ballarat West PSP area and Lucas. The outermost point of the Western Growth Area is 10.3km from the Ballarat Central Activity District.

Other land uses include a commercial tree plantation to the south of Ballarat-Carngham Road.

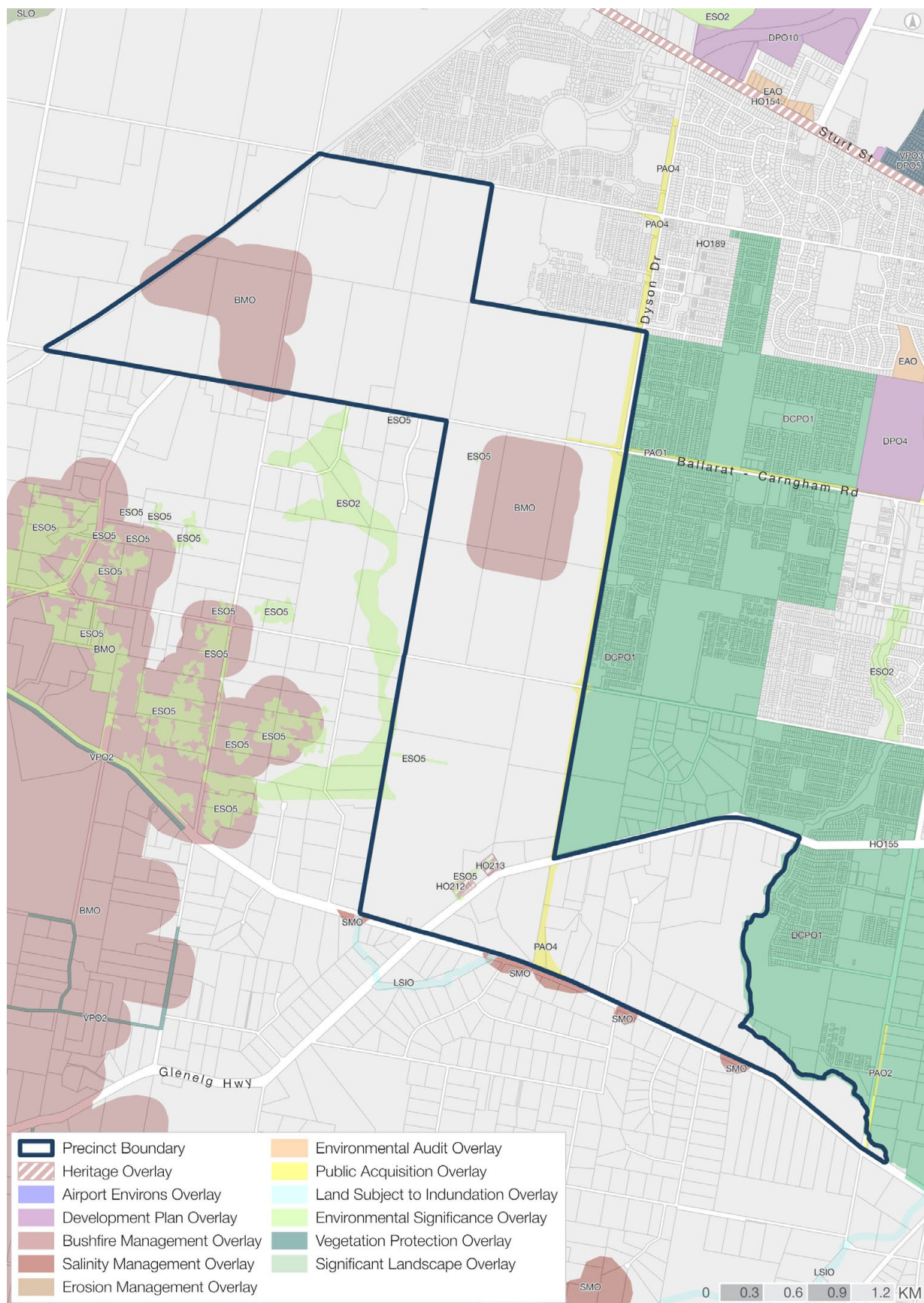
Surrounding land uses include:

- To the north is the North Western Growth Area and the existing Lucas suburb
- To the east of the study area, the Ballarat Link Road has been partially constructed. The area also adjoins the existing Ballarat West Growth Area
- To the south is Bells Road, the municipal boundary between the City of Ballarat and Golden Plains Shire. This area consists of large lot rural residential development
- To the west, open hectare rural land exists which is used for livestock grazing or is underutilised. There are also smaller clusters of rural living lots at Bunkers Hill, the Sago Hill Mine and Haddon Common Bushland Reserve.

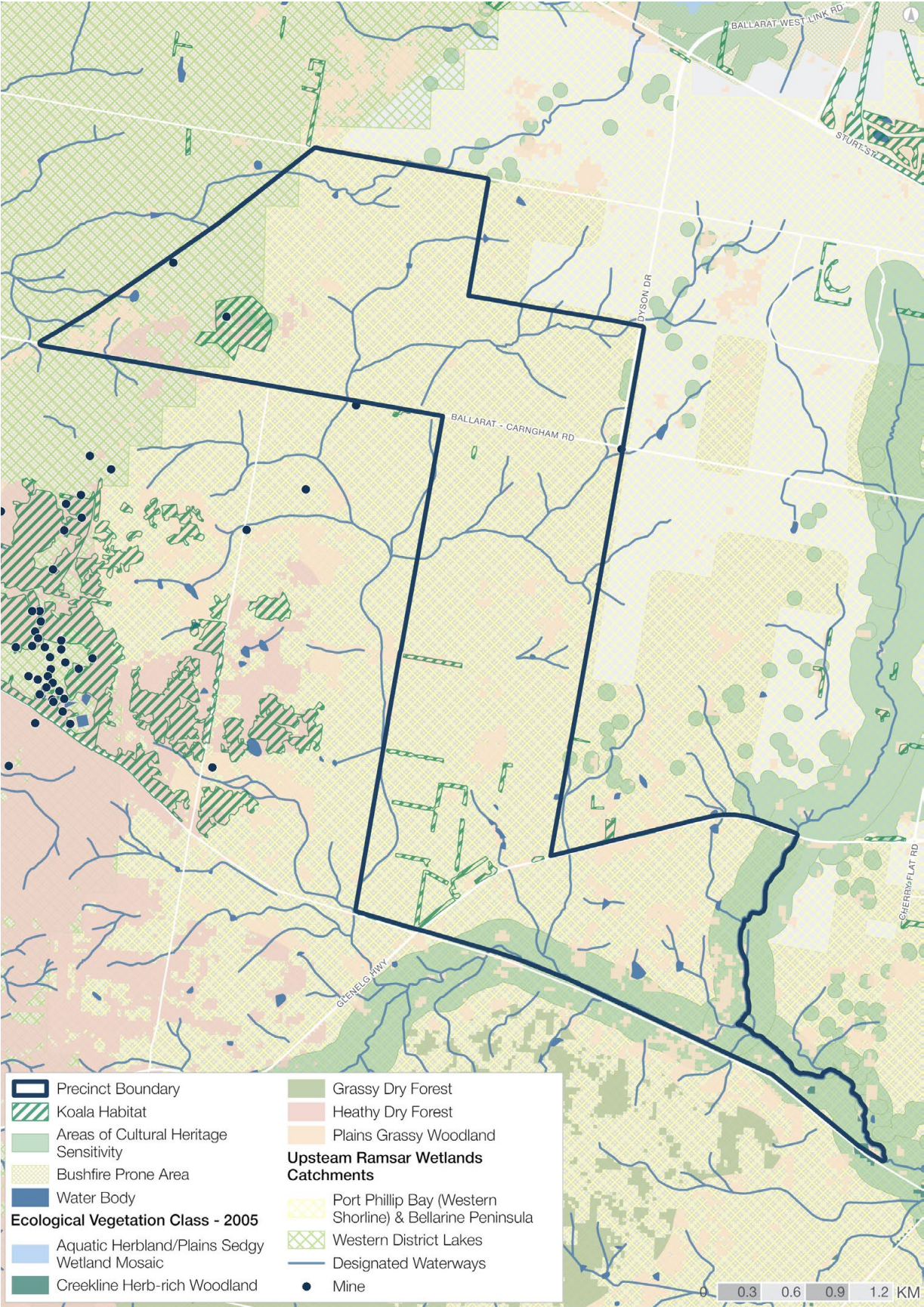
Map 4a Zoning



Map 4b Overlays



Map 4c Environment & Hydro Features



North Western Growth Area

Irregular in shape, the North Western Growth Area encompasses an area of 500 hectares and is solely located within the suburb of Cardigan.

The area is zoned Comprehensive Development Zone (CDZ1) but there is no active planning control to facilitate development. A small portion of the Farming Zone (FZ) and Special Use Zone (SUZ5) exist within the eastern section.

The area consists of relatively open, flat broad hectare rural land. The area is separated in two by Remembrance Drive which bisects the site. The road is a VicRoads controlled roadway within the Transport Zone (TRZ2) and is also affected by the Heritage Overlay (HO154) which relates to the designation of the historic Ballarat Avenue of Honour. The southern part of the precinct interfaces with the Lucas estate, whilst the northern section interfaces rural living areas. The outermost point of the North Western Growth Area is 11.4km from the Ballarat Central Activity District.

Other land uses include a commercial tree plantation within the northern section of the area.

Surrounding land uses include:

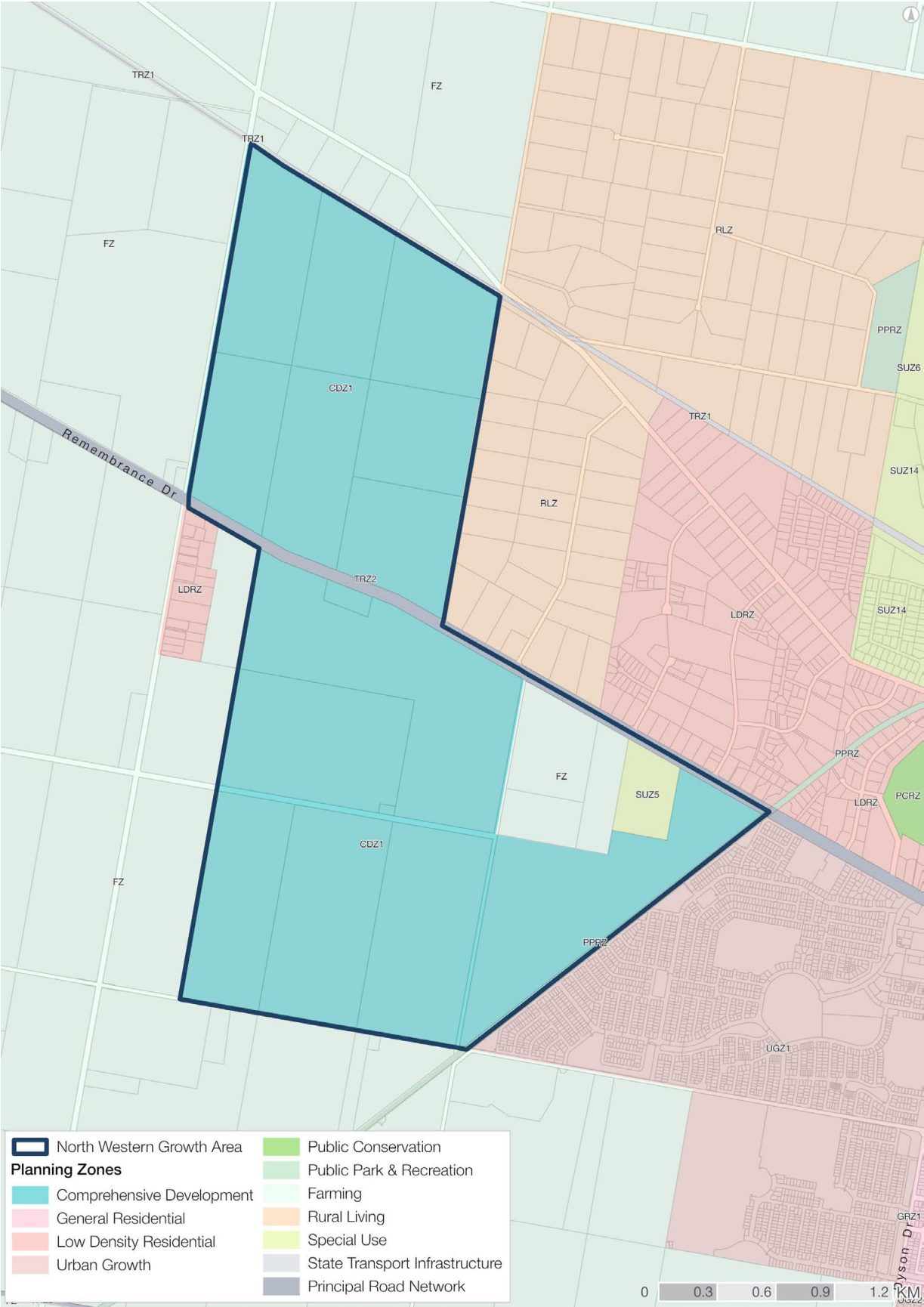
- The Maryborough-Ballarat Railway Line abuts the northern edge of the site
- Land to the west and south-west consists of broad hectare rural land. There is a small rural residential subdivision on the southeast corner of Remembrance Drive and Whites Road
- To the north east and east are large lot rural dwellings. The Ballarat Airport is further north east. Also to the east is the existing Lucas Estate
- To the south is the Western Growth Area.

Commentary on Boundaries

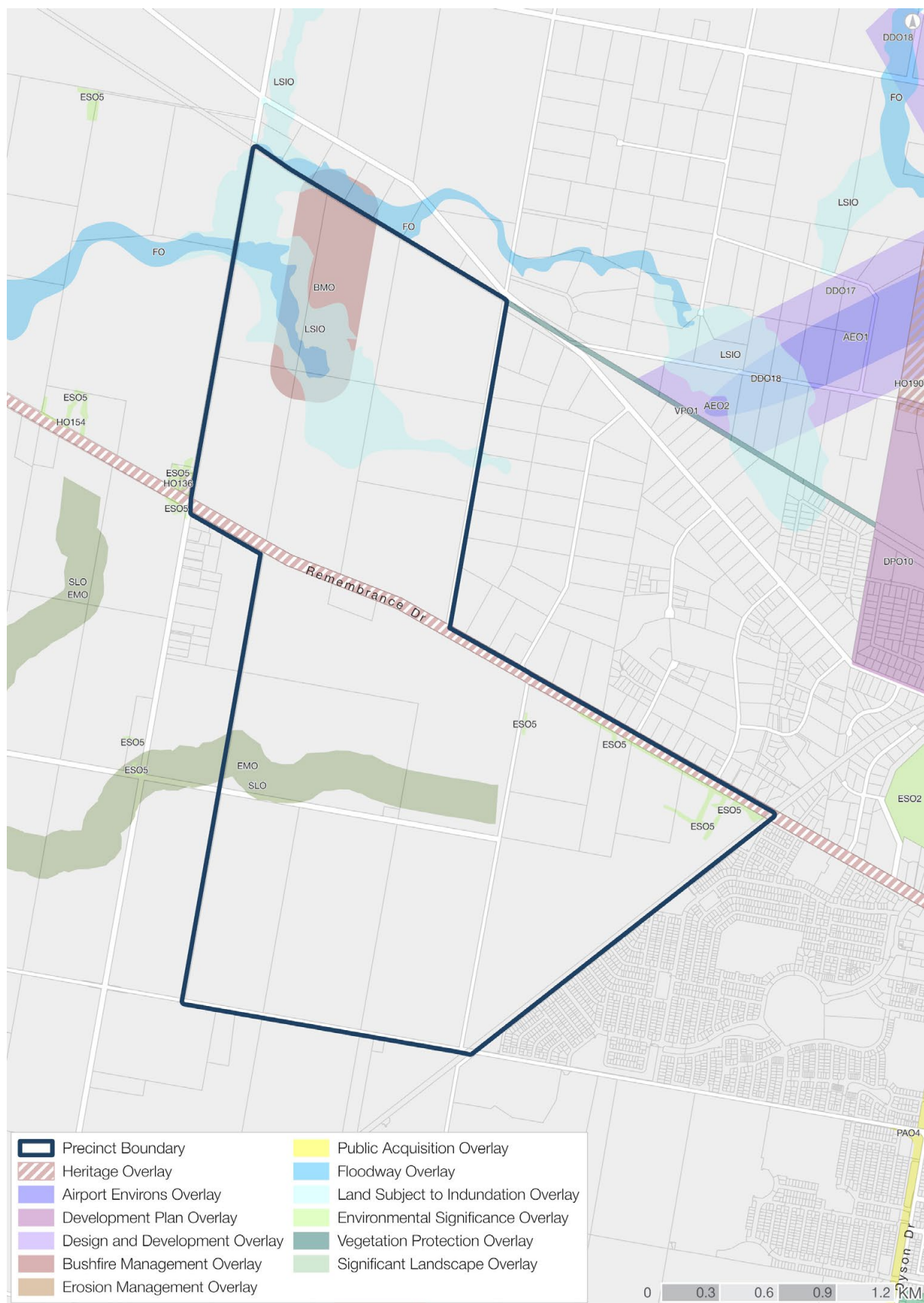
It is noted that at Council Meeting February 2022, incorrect boundaries were shown for the two Growth Areas. The triangular area bound by Remembrance Drive and the Skipton Rail Trail was shown incorrectly as being included within the Western Growth Area. The Growth Areas Framework Plan intends for this section of land to be included in the North Western Growth Area.



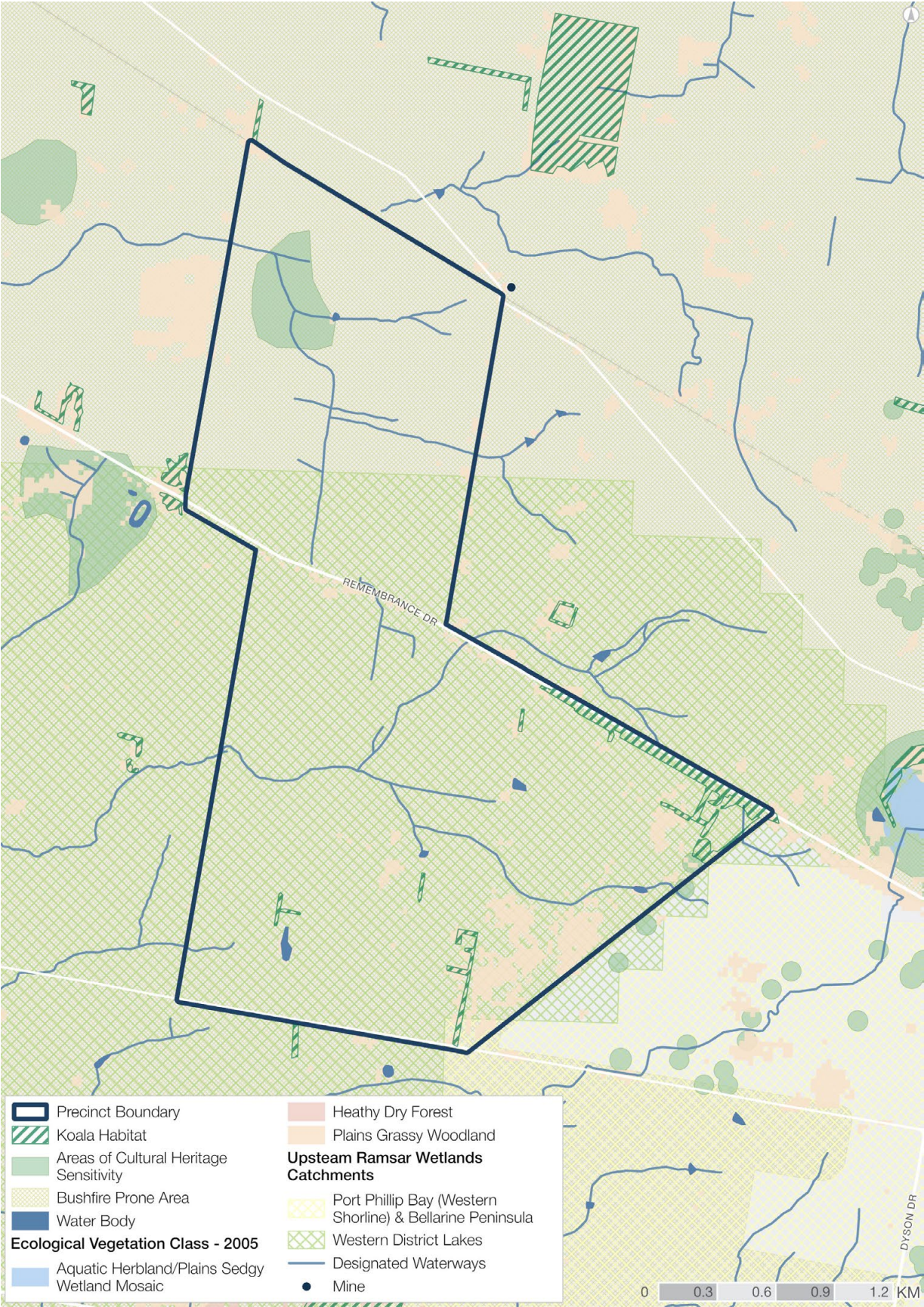
Map 5a Zoning



Map 5b Overlays



Map 5c Environment & Hydro Features



Precinct Features

The following section summarises the known existing conditions and capability to accommodate future development of the Growth Areas. The summary is based on the findings from the technical investigations undertaken as part of the Growth Areas Framework Plan and Long-Term Growth Options Investigation Paper. It is important to understand existing conditions to determine potential opportunities and constraints. The items discussed represent the known existing conditions and general planning considerations. Detailed analysis of these conditions will occur as part of the PSP development.

Western Growth Area

Natural Disaster Risk

- The Growth Area is affected by the Bushfire Prone Area
- The Bushfire Management Overlay has been applied to two portions of the site.

Environment

- The Environmental Significance Overlay (ESO5 Koala and Koala Habitat Protection) has been applied to some narrow strips in the north and south west of the site and a large area to the west of the precinct
- The Environmental Significance Overlay (ESO2 Streamside and Watercourse Protection) has been applied to the west of the precinct and runs along the precinct's western boundary
- Two likely primary koala habitats are identified in the precinct (either side of Ballarat-Carngham Road) with some scattered areas to the south of the precinct
- The Plains Grassy Woodland EVC is scattered throughout the growth area
- According to the Environment Protection and Biodiversity Conservation Act (EPBC) register, there are several matters of national significance known to occur within a 500 metre buffer of the growth area including wetlands of international importance, listed threatened ecological communities and listed migratory and marine species
- The Strategic Biodiversity Score for the importance of native vegetation in the precinct indicates that the area has a relatively low habitat value.

Water

- Several dams exist along waterways to the south
- Kensington Creek runs along the southern section of the eastern boundary
- Winter Creek runs along the southern boundary.
- Areas in the north are identified as being potentially impacted by the 1 in 100-year flood.

Landscape and Visual Sensitivity

- The area is sparsely vegetated, relatively flat, and low lying
- Low to moderate visual sensitivity is present throughout the area, with an area of high visual sensitivity in the south west due to the prevalence in views from elevated hillsides.

Heritage

- The Heritage Overlay (HO) does not apply to any land within the boundary or within 500 metres of the site boundary
- There are areas of Aboriginal cultural sensitivity along the Winter Creek and Kensington Creek in the southern part of the precinct
- Mapping Ballarat's Historic Urban Landscape (Context, 2013) identified that the area has multiple character areas including the Burrumbeet Plains Rural Character area, Haddon Hills Rural Character Area and the Bonshaw to Scotchman's Lead Mining Landscape Rural Character Area
- The Western Growth Area does not have any sites identified on the Heritage Inventory, under the Victorian Heritage Act 1995.

Existing Buffers

- No existing buffers extend into the precinct
- The Obstacle Limitation Surface (OLS) applies to a small portion of the site in the northern and eastern sections although is generally not applicable to structures below 45 metres in height.

Noise

- The Western Growth Area is located under the Ballarat Aerodrome primary runway (18/36 flight tracks), with the maximum event noise levels due to aircraft flyover predicted to be up to 80dB (A)
- The N contour study undertaken as part of the Master Plan will provide more accurate assessments of the effects of aircraft noise at ground level
- Road traffic noise from Glenelg Highway and future Western Link Road is also moderate.

Contamination

- No potentially contaminated land has been identified by an Environmental Audit Overlay (EAO)
- Historical mining activities and expired licenses and leases have not been identified on the site.

Geotechnical

- Most of the area consists of newer volcanic material which typically consists of basaltic clay overlying basaltic rock
- The southern portion of the area is a combination of hills of the underlying Castlemaine Supergroup bedrock with overlying recent alluvium and colluvium filling valleys and gullies
- Potential for land instability is considered low. Areas of localised instability may occur, particularly adjacent to the colluvial deposits in existing creeks and waterways.

Community Infrastructure and Open Space

- There are currently no community infrastructure, recreation or open space facilities within the Western Growth Area
- The closest community centres and early years facilities are located within the Ballarat West PSP area and Lucas
- The closest passive and open space facilities are the Skipton Rail Trail, Remembrance Drive trail and open space areas within the Ballarat West PSP area and Lucas
- The closest education facilities are within the Ballarat West PSP, Siena Catholic Primary School and Lucas Primary School
- The closest recreation reserves are Alfredton Recreation Reserve and Delacombe Stadium
- The closest art and cultural functions are located within the Ballarat CBD and include the Eureka Centre, Mining Exchange, Civic Hall, Her Majesty's Theatre and the Art Gallery of Ballarat.

Gateway Entrances

- The Western Growth Area forms a significant component of the south-western area of Ballarat. It interfaces with three major routes leading into central

Ballarat:

- Ballarat-Carngham Road
- Bells Road
- Glenelg Highway
- Cuthberts Road
- The routes provide a visual transition between rural and urban areas into Ballarat.

Drainage

- The overall topography within the Western Growth Area falls in a southern direction with a higher elevation area in the north and low point near Bells Road where it continues to fall east
- The precinct is under management by the Corangamite Catchment Management Authority.
- There are several designated waterways that have been previously defined
- The waterways in the area are ephemeral, meandering waterways that are slightly deeper and include occasional pools. These channels represent a chain of ponds type waterway but are too degraded to be considered of geomorphic value
- The major catchments within the Western Growth Area contribute to three different major watercourses – Burrumbeet Creek, Woody Yaloak River and Yarrowee River.

Activity Centres

- There are currently no activity centres within the Western Growth Area
- There are activity centres within the Ballarat West PSP area at Delacombe Town Centre and Lucas at Coltman Plaza – Lucas Shopping Centre.

Transport Network

- There are surrounding shared paths and on-road bike paths within the existing Ballarat West PSP and an off-road path along Remembrance Drive
- The Ballarat Skipton Rail Trail provides an unsealed dedicated cycleway which extends along the western interface of the site
- A Public Acquisition Overlay (PAO) affects a section of land to the west of the growth area and reserves land for the construction and widening of the road for the Ballarat Link Road.

Public Transport

- The closest point of the site is located approximately 2.5km from Wendouree Station and approximately 4.8km from Ballarat Station
- There are no existing bus services with any catchment within the site boundary
- The closest services are proposed bus routes located within the Ballarat West PSP.



North Western Growth Area

Natural Disaster Risk

- The Bushfire Management Overlay applies to the northern part of the growth area and is associated with an existing tree plantation, where the associated fire risk would be removed once the plantation is harvested
- The Bushfire Prone Area applies to the whole site
- The Land Subject to Inundation Overlay (LSIO) and Flooding Overlay (FO) applies to a section of the site within the north and align with a remnant creek which has been significantly degraded due to rural activity in the area
- The Erosion Management Overlay affects a small portion of the site in the vicinity of a remnant creek, north of Smart Hill Road between Whites and Finches Road. The purpose of this overlay is to protect areas prone to erosion by minimising land disturbance
- A creek line with potential for erosion is north of Remembrance Drive.

Environment

- The Environmental Significance Overlay (ESO5 – Koala and Koala Habitat Protection) affects a section of land to the west of the Growth Area either side of Remembrance Drive, which is intended to prevent development within proximity of koala populations. There are also some small ESO5 areas in the southern portion of the precinct
- Regarding flora, a mosaic of Plains Grassy Woodland, Plains Grassland, Plains Grass Wetlands and Aquatic Herbland Ecological Vegetation Classes (EVCs), are noted to be concentrated mainly in the southeastern part of the site, between Finch's Road and the Ballarat-Skipton Rail Trail. These vegetation types found in the Victorian Volcanic Plain Bioregion are endangered and have a threatened species rating of high or very high.

Noise

- The North Western Growth Area is located under the Ballarat Aerodrome primary runway (18/36 flight tracks), with the maximum event noise levels due to aircraft flyover predicted to be up to 85dB (A)
- The N contour study undertaken as part of the Master Plan will provide more accurate assessments of the effects of aircraft noise at ground level
- Road traffic noise from Remembrance Drive, Cuthberts Road and the Serviceton railway line is prominent.

Contamination

- No potentially contaminated land has been identified by an Environmental Audit Overlay (EAO) within the site
- With regard to expired mining licenses and leases, a mineshaft is located at the north east corner of the site (site ID 377047), however its current condition is unknown.

Geotechnical

- Based on topographical contours and geology, the potential for land instability over the site is generally considered to be very low. Areas of localised instability may occur, particularly adjacent to the colluvial deposits in existing creeks and waterways
- The Erosion Management Overlay (EMO) affects an area that extends beyond the growth area. This overlay aims to protect areas prone to erosion, landslip and other degradation by minimising land disturbance and inappropriate development
- The Significant Landscape Overlay (SLO) affects an area that extends beyond the growth area. This overlay aims to conserve and enhance the Yarrowee River Corridor Environs.

Community Infrastructure and Open Space

- There are currently no community infrastructure, recreation or open space facilities within the North Western Growth Area
- The closest community centres are located within the Ballarat West PSP area, Lucas and Cardigan Village
- The closest early years facilities are located within the Ballarat West PSP, Lucas and the Cardigan Village Uniting Kindergarten
- The closest passive and open space facilities are the Skipton Trail, Remembrance Drive Trail and open space areas within the Ballarat West PSP area and the suburb of Lucas
- The closest education facilities are within the Ballarat West PSP area and Siena Catholic Primary School and Lucas Primary School
- The closest recreation reserves are Alfredton Recreation Reserve and Delacombe Stadium
- The closest art and cultural functions are located within the Ballarat CBD and include the Eureka Centre, Mining Exchange, Civic Hall, Her Majesty's Theatre and the Art Gallery of Ballarat.

Gateway Entrances

- The North Western Growth Area forms a significant component of the north-western area of Ballarat. It interfaces with two major routes leading into central Ballarat:
 - Remembrance Drive – significant tree lined street with a rural setting, transitioning from rural to urban Ballarat
 - Cuthberts Road – rural setting with a transition from rural to urban Ballarat.

Drainage

- The site generally falls in a north-western direction. The topography to the south of Remembrance Drive is separated and guided by ridge and trough lines which result in the land falling in south-western and north-western directions
- A portion of the northern section of the precinct is under management by Glenelg Hopkins CMA. The remainder of the precinct is under management by Corangamite Catchment Management Authority
- There are several designated waterways that have been previously defined
- Waterways in this area have been extensively modified by cropping activities and the presence of roads that dissect the flow paths. In many places the waterways do not have a clear and continuous channel and are instead wide, flat swampy areas. Many of the wet areas have had linear drainage structures excavated to promote drainage for agriculture
- The major catchments within the Western Growth Area contributes to three different major watercourses
 - Burrumbeet Creek, Woody Yalook River and Yarrowee River.

Activity Centres

- There are currently no activity centres within the North Western Growth Area
- The activity centres are within the Ballarat West PSP area at Delacombe Town Centre and Lucas at Coltman Plaza – Lucas Shopping Centre.

Landscape & Visual Sensitivity

- The area is sparsely vegetated with a gently sloping terrain and expansive grassed grazing lands, typical of the wider Burrumbeet Plains
- Canopy vegetation is generally sparse, but where present it is typically established exotic or native windbreaks along property boundaries and roadsides
- The Ballarat Avenue of Honour runs through the centre of the study area along Remembrance Drive and forms a significant feature of mature canopy trees. The adjacent areas provide a rural character setting for the Avenue

- Visual sensitivity across the area ranges from low to high. High visual sensitivity exists within the eastern and western portion of the area due to gently sloping terrain
- Mount Beckworth and Waubra Wind Farm are clearly visible from the site in the direction of north-west.

Heritage

- Heritage Overlay 154 (HO154) applies to the full extent of the Remembrance Drive Road corridor and relates to the Ballarat Avenue of Honour
- There are no Victorian Heritage Inventory (VHI) sites in the precinct
- Mapping Ballarat's Historic Urban Landscape (Context, 2013) identified that the area is within the Burrumbeet Plains Rural Character area
- There are also areas of Aboriginal cultural sensitivity within the North Western Growth Area including along the Ballarat Skipton Rail Trail. Four circular parcels of land, approximately 100 metres in diameter adjoin the trail. There is also a site to the north of the precinct around a waterway marked as an area of cultural sensitivity.

Public Transport

- The North Western Growth is located approximately 4.5km from Wendouree Station and approximately 8km from Ballarat Station
- There are no existing bus services with any catchment within the site boundary
- The closest services are proposed bus routes located within the Ballarat West PSP.

Walking and Cycling Networks

- There are no existing dedicated bicycle facilities between the site and the Ballarat Central Activity District
- The Ballarat Skipton Rail Trail provides an unsealed dedicated cycleway which borders the south east edge of the site
- There is also an off-road path along Remembrance Drive
- There are surrounding shared paths and on-road bike paths within the existing Ballarat West PSP that can be connected into as part of the future growth areas including along Dyson Drive.

Existing Buffers

- No existing buffers extend into the precinct
- The Obstacle Limitation Surface (OLS) applies to most of the site
- The extended centreline of Runway 05/23 of the Ballarat Airport extends directly over the Northwest Growth Area.

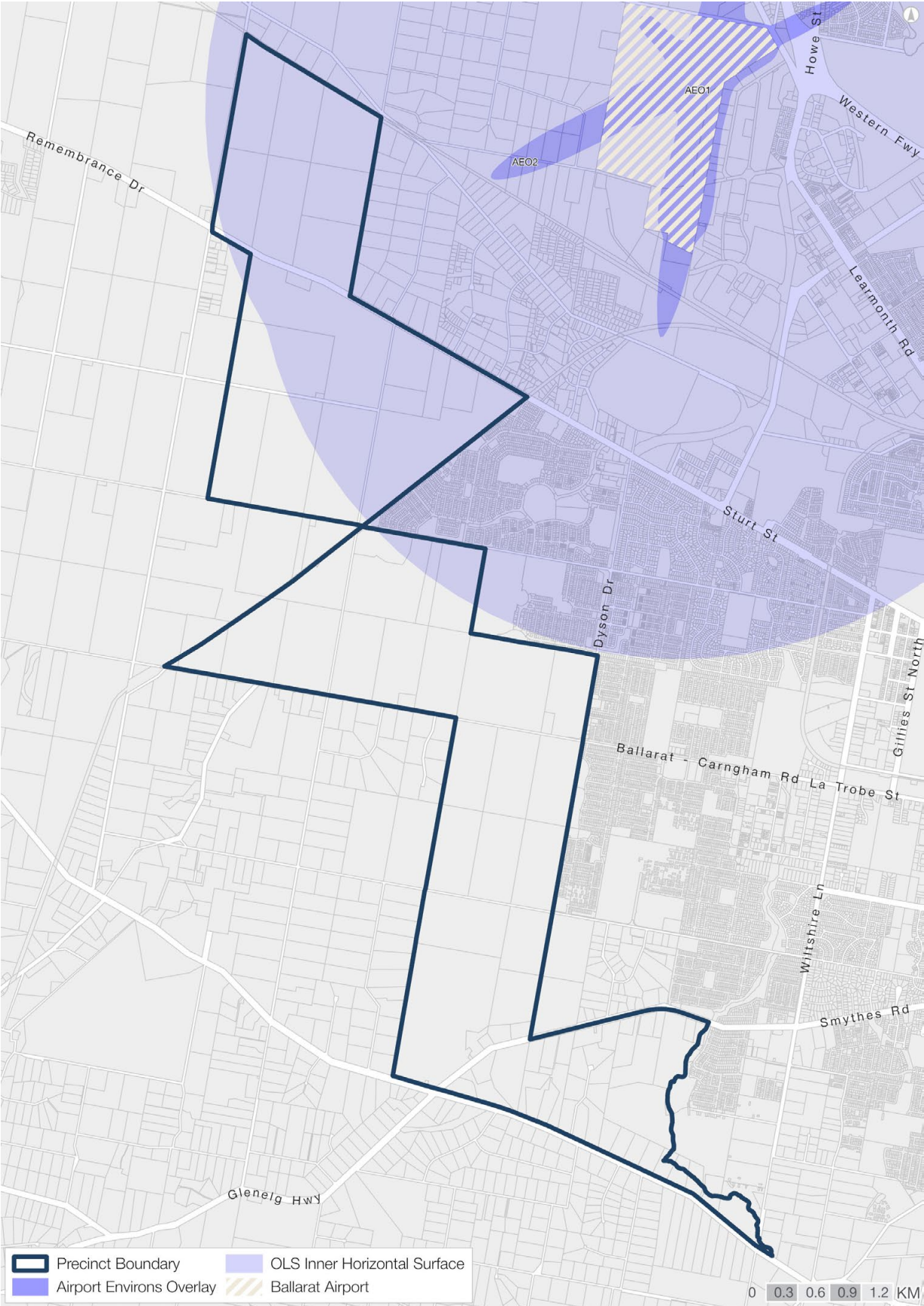
Map 6a Active Public Transport



Map 6b Community Context



Map 6c Aviation



Defining the Growth Area Framework Plan

Population and Dwelling Demand

The SGS Ballarat Future Housing Needs Analysis outlines Ballarat's population demand and was undertaken as part of the Ballarat Housing Strategy.

In 2021, there were 50,350 dwellings recorded in Ballarat.¹

Housing stock in Ballarat increased by 14,049 dwellings between 2006 and 2021 at an average rate of 2.2 per cent per annum.²

The SGS *Ballarat's Future Housing Needs Analysis* identified three population projection scenarios between 2021 –2041:

- The low growth scenario (based on the Victoria in Future (VIF) population projections) estimates an increase of 43,423 people at an average annual growth rate of 1.6%
- The moderate growth scenario (based on historical growth rates and Centre for Population commentary) estimates an increase of 50,415 people at an average annual growth rate of 1.8%
- The high growth scenario (based on recent high population growth) estimates an increase of 57,947 people at an average annual growth rate of 2.1%.

City of Ballarat has determined that the high growth scenario is the most appropriate scenario to plan for.

The high growth scenario will result in demand for an additional 28,691 dwellings over the period 2021–2041 based on a household size of 2.0.

This equates to 1,448 dwellings required per year.

Based on the City of Ballarat's policy aspirations to achieve a 50:50 split of new dwellings across greenfield and infill, greenfield areas will need to provide 724 dwellings per year.

Based on a common scenario of 70:30 dwelling split between greenfield and infill areas, greenfield areas will need to provide 1014 dwellings per year.

In 2022, Ballarat West PSP provided 846 completed dwellings and 931 titles were issued.

1. Based on Victoria in Future (2023) and SGS Ballarat's Future Housing Needs Analysis (2023)

2. SGS Ballarat's Future Housing Needs Analysis (2023)

Existing Greenfield Zoned Land Supply

Existing Zoned Greenfield Land Supply	Dwelling Capacity Assumption	50:50 Annual Rate Years of Supply	70:30 Annual Rate Years of Supply
Ballarat West PSP ³	10,068	13.9 years	9.9 years
Alfredton West PSP ³	1,006	1.3 years	0.9 years
Northern Growth Area (Core Area) ⁴	6,600	9 years	6.5 years
Total	17,674	24.3 years	17.3 years

Unzoned Greenfield Land Supply

Unzoned Greenfield Land Supply	Dwelling Capacity Assumption	50:50 Annual Rate Years of Supply	70:30 Annual Rate Years of Supply
Northern Growth Area (Expanded Area)	2,600	3.6 years	2.5 years
Western Growth Area	17,203	23.8 years	16.9 years
North Western Growth Area	10,800	14.9 years	10.6 years
Total	30,603	42.3 years	30 years

Commentary

Under both scenarios, there is currently sufficient zoned residential land supply in the existing growth areas to accommodate 15 years of growth (consisting of greenfield and infill supply) as required by Victorian Government policy.

There are existing servicing constraints within the southern portion of Ballarat West that may limit supply for new housing. The City of Ballarat will continue to engage with Central Highlands Water to resolve potential servicing constraints.

The City of Ballarat will continue to review and monitor land supply on an annual basis to ascertain the take up rate of existing zoned greenfield land supply and whether PSP preparation needs to be brought forward.

Based on expected annual dwelling rates, the City of Ballarat currently has between 17.3 and 24.3 years of zoned land supply. This excludes the take up of the Northern Expanded Area and Cambrian Hill.

Depending on the dwelling uptake rate, in 2–9 years (2026 – 2033) there will be 15 years of greenfield land supply. The City of Ballarat's existing greenfield land supply will be fully depleted between 2041 and 2048.

The future growth areas will provide between 28 – 40 years of greenfield land supply.

3. As at 31 December 2023

4. PSP estimated to be gazetted in mid 2026

Urban Development Objectives

The Framework Plan provides high-level guidance for the development of Ballarat's future growth areas and represents the city's aspirations for the future growth areas. Urban Development Objectives have been developed and should be followed throughout the planning of these growth areas:

Enabling a logical and sequenced roll out of future greenfields land and supporting orderly planning:

- To achieve an appropriate split of new dwellings across greenfield and infill areas in line with planning policy where new housing is encouraged in areas where there is existing infrastructure and facilities
- To plan for well-designed, well-serviced and sustainable communities that create a unique sense of place, character and identity
- To integrate transport and land use planning
- To stage development to ensure the efficient and orderly provision of infrastructure and services to ensure that new development aligns with the delivery of necessary infrastructure and community facilities
- To enable '10 Minute City' communities that support complete, livable neighbourhoods where future residents have convenient and safe access to amenities and services
- To ensure that the urban design of new neighbourhoods promotes attractive, functional and well-planned environments
- Achieve a density of 20 dwellings per hectare.

Protecting and enhancing the landscape and visual amenity of the area:

- To protect and enhance important visual attributes and vistas, including landmarks, site features and gateways
- To protect and enhance natural assets and landscape features
- To reduce the visual impact of development within high visual sensitivity areas
- To recognise the urban/rural interface that the study area provides as the edge of Ballarat
- To manage interfaces with environmental assets, farming uses and rural living areas
- To provide a continuous development pattern in areas that are adjacent to the existing growth areas.

Providing useable and high-quality Open Space and Connectivity across the area:

- To provide an integrated open space network that incorporates environmental values, natural assets and existing landscape character
- To incorporate cycling and walking trails within the public open space network
- To connect new open space networks with existing networks.

Enhancing the local environment and integrating sustainable practices:

- To identify, enhance and protect significant flora and fauna habitats through an overarching biodiversity conservation strategy which will be prepared as part of each Precinct Structure Plan
- To ensure that flooding and stormwater management will maintain and enhance the predevelopment hydrology of the area and minimize downstream impacts
- To incorporate Kensington Creek and Winter Creek as future reserves and consider appropriate interfaces to protect and enhance biodiversity values
- To protect and rehabilitate waterway corridors and ensure their function and biodiversity values are not negatively impacted by development
- To support ecological and waterway corridors that provide habitat, riparian zones and climate resilient vegetation
- To incorporate integrated water management initiatives at the lot, street and precinct scale
- To achieve a net zero future for the precinct in line with the *City of Ballarat Net Zero Emissions Plan*
- To incorporate Environmentally Sustainable Design (ESD) principles across all future developments
- To incorporate the design of sustainable subdivision layouts and orientation which reduces energy consumption and encourages more resilient communities
- To encourage the adoption cleaner energy technologies and infrastructure across the growth area and implemented as suitable within each Precinct Structure Plan
- To achieve a 40 per cent tree canopy cover target by increasing density of planting in landscaped areas, public and active open spaces

- To encourage tree canopy in public realm is maximized and contribute successfully to neighbourhood amenity
- To ensure that existing significant vegetation is retained through the preparation of a Native Vegetation Precinct Plan or similar for each Precinct Structure Plan
- To encourage green-blue connections designed to promote flora and fauna by distributing water to soil through natural filtration and irrigation
- To provide a system of stormwater retardation systems and waterways to ensure that runoff rates achieve the pre-development peak flow rates
- To establish appropriately designed constructed waterways that connect with surrounding areas
- To co-locate wetlands and open space with other uses to support irrigation as an end use.

Fostering a thriving community and social wellbeing:

- To locate community infrastructure within walkable catchments of residential areas
- To plan for community infrastructure that supports projected population demand
- To design community infrastructure that is flexible, adaptable and multi-purpose
- To locate kindergartens within all multipurpose community centres and/or Government Primary Schools
- To provide arts and cultural facilities within all multipurpose community centres.

Supporting an integrated transport network which encourages walking and cycling, reduced car dependency and promotes community connectivity:

- To develop a connected, safe and efficient transport network that provides road, walking, cycling and public transport services that connect the growth areas to the existing Ballarat urban area
- To encourage walking and cycling as the central design element of all neighbourhoods to promote a shift from the private vehicle to active transport
- To promote public transport as a convenient alternative to the private vehicle, providing access across the City of Ballarat
- To limit car dependency, and provide active transport infrastructure options and connections to surrounding areas

- To plan for well-connected growth areas that enable multimodal trips, with sustainable transport as the dominant mode
- To provide dedicated and protected bicycle paths along arterial roads, separated from pedestrian facilities
- To provide shared alternate cycling and shared path facilities along waterways and reserves
- To provide an active and safe connection with the Ballarat-Skipton Rail Trail
- To ensure that the sequencing of new communities aligns with the delivery of public transport
- To ensure that new development does not compromise the safe operation or result in unreasonable levels of congestion for existing street networks.

Preserving the valued cultural heritage of the area:

- To preserve and manage important heritage assets in the region including places of significance for Aboriginal people and areas of post contact heritage significance
- To actively engage with the Wadawurrung Aboriginal Corporation as the Registered Aboriginal Party in relation to all Aboriginal cultural and heritage matters as required the Aboriginal Heritage Act 2006
- To provide visibility of aboriginal history and culture and promote suitable design features in the urban landscape
- To encourage the use of indigenous plants and traditional materials that have significance to the Aboriginal community in landscaping of public and open spaces
- To recognise the Avenue of Honour as a key valued post-contact heritage, specifically as it sits within the rural setting of the precinct
- To support the curtilage of registered heritage places and protect identified places, incorporating them into the urban landscape as suitable and appropriate.



Encouraging employment opportunities and establishment of accessible activity centres:

- To locate activity centres within walkable catchments of residential areas
- To locate services and activity centres on potential public transport routes
- To provide infrastructure and facilities that enable multimodality and sustainable transport modes as the dominant mode
- To provide local employment opportunities
- To plan for retail needs that supports projected population demand
- To consolidate a range of land uses and facilities
- To ensure that activity centres complement the existing activity centre network of Ballarat.

Supporting a continuous supply of housing and diversity of housing:

- To encourage medium density requirements which deliver a compact and well designed urban form
- To encourage new development which delivers a diverse mix of housing options throughout each neighbourhood
- To encourage higher density residential development in locations close to transport, infrastructure and services
- To create neighbourhoods with high amenity which promotes strong local identity and character
- To provide affordable housing options closer to jobs, transport and services
- To encourage delivery of affordable and social housing as appropriate across all neighbourhoods.

Future Growth Areas

The following section outlines anticipated growth supported by a Future Urban Structure Plan and expected infrastructure requirements.

Western Growth Area

Estimated Growth

- Total growth area – 1035ha
- Total residential area – 862ha
- Anticipated dwellings – 17,203
- Anticipated population – 43,000
- Total retail floorspace – 33,853 sqm
- Potential employment (FTE) – 1,258

Infrastructure Requirements

Transport

Road upgrades are required along:

- Finchs Road
- Cuthberts Road
- Ballarat-Carngham Road
- Latrobe Street
- Wiltshire Lane
- Greenhalghs Road
- Bells Road
- Dyson Drive
- Learmouth Street

Intersection upgrades required along:

- Finchs Road and Cuthberts Road
- Finchs Road and Ballarat Carngham Road
- Ballarat Carngham Road and North-South Collector Road
- Ballarat Carngham Road and Wiltshire Lane
- Bells Road and North-South Collector Road

Local roads, bicycle lanes and bus stops are also required within the Growth Area.

Drainage

- A network of 20 wetland retarding basins with waterway corridors and associated drains.

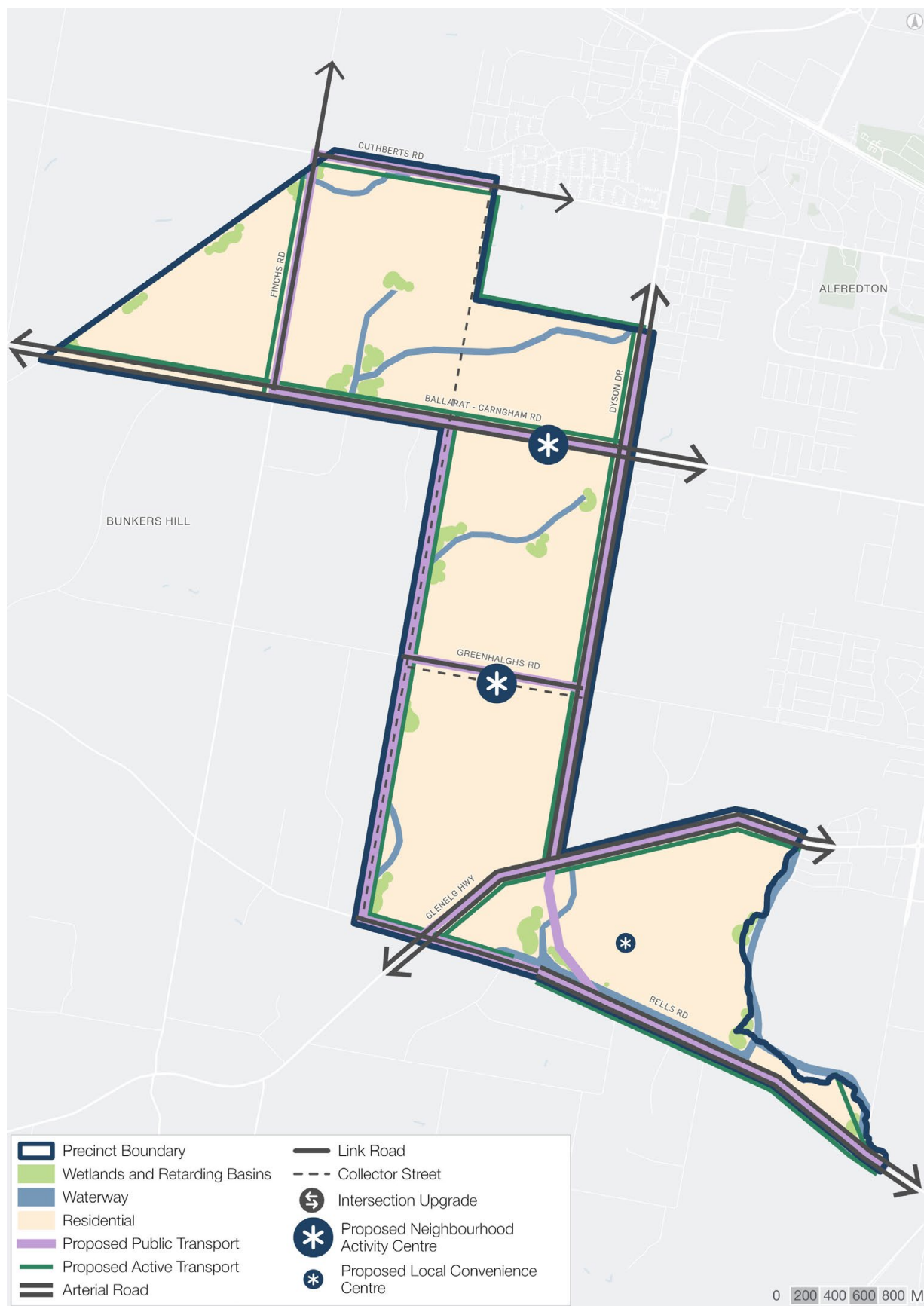
Community Infrastructure

- 2-3 (0.8 hectares each) x Level 1 Multipurpose Community Centre
- 2 (1.2 hectares each) x Level 2 Multipurpose Community Centre
- 5 (54 hectares in total) x Active Open Space
- 3 Sports Pavillions (serving 2 playing areas)
- 2 Sports Pavillions (serving 3 playing areas)
- 16-24 Sessional Kindergarten rooms
- 5.4 Maternal & Child Health rooms
- 6 Government Primary Schools
- 1.7 Government Secondary Schools

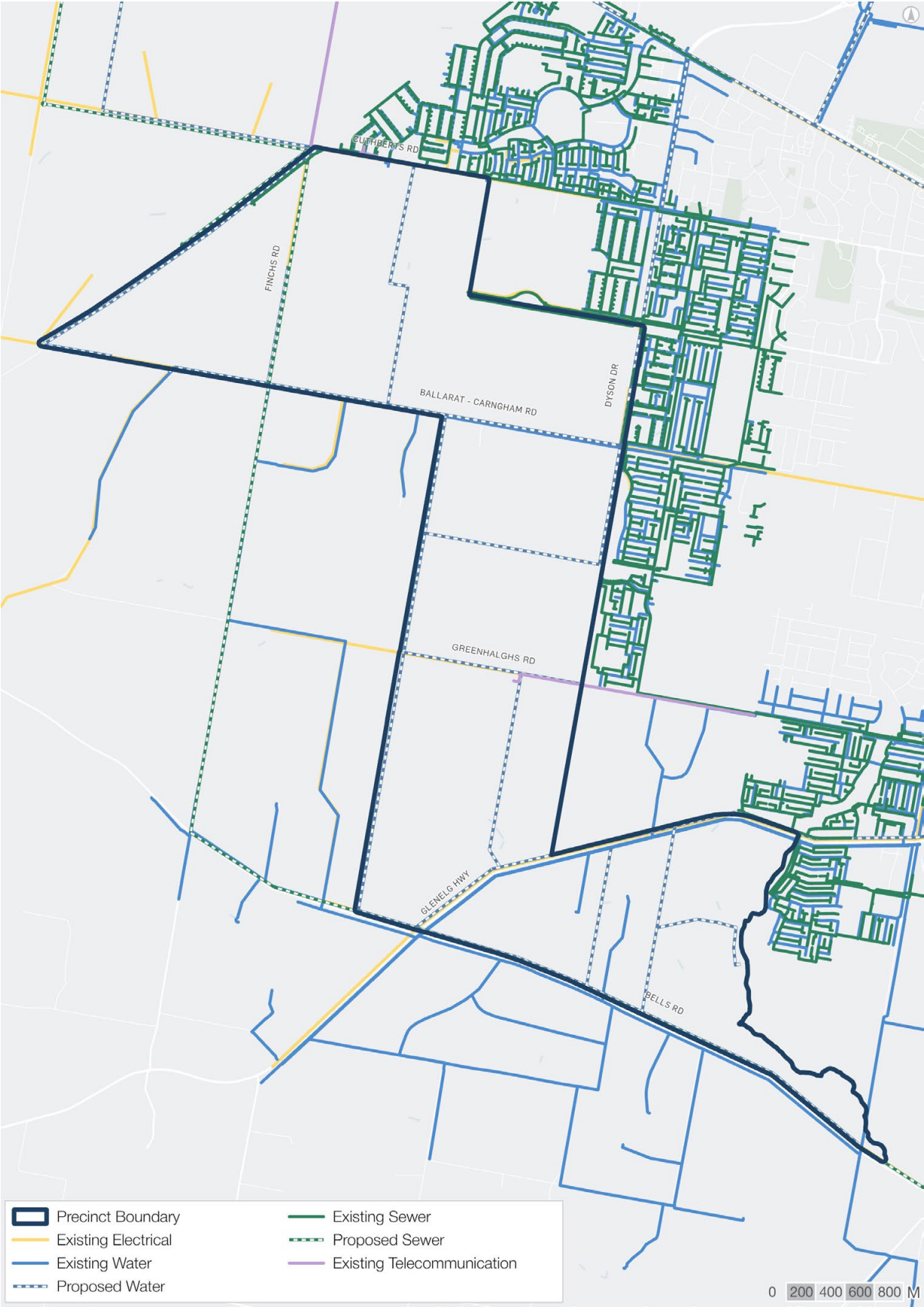
Retail

- 1 x Local Convenience Centre
- 2 x Neighbourhood Activity Centre

Map 7a Future Urban Structure Plan



Map 7b Utilities



North Western Growth Area

Estimated Growth

- Total growth area – 698ha
- Net developable area – 540ha
- Anticipated dwellings – 10,800
- Anticipated population – 27,000
- Total retail floorspace – 18,892 sqm
- Potential employment (FTE) – 777

Infrastructure Requirements

Transport

Road upgrades are required along:

- Draffins Road
- Dowling Road
- Railway Interface Road
- Remembrance Drive
- Finchs Road
- Cuthberts Road
- Ballarat Link Road
- Blind Creek Road
- Smarts Hill Road
- Skipton Rail Trail Interface Road

Intersection upgrades required along:

- Remembrance Drive and Ballarat Ring Road
- Remembrance Drive and Ballarat Link Road
- Sturt Street and Gillies Street
- Remembrance Drive and Skipton Rail Trail Interface Road
- Remembrance Drive and Finchs Road
- Remembrance Drive and Dowling Road
- Remembrance Drive and Draffins Road/Whites Road

Additional local roads are required within the Growth Area.

Drainage

- A network of 11 wetland retarding basins with waterway corridors and associated drains.

Community Infrastructure

- 1 (0.8 hectares each) x Level 1 Multipurpose Community Centre
- 1 (1.2 hectares each) x Level 2 Multipurpose Community Centre
- 1 (1.5 hectares each) x Level 3 Multipurpose Community Centre
- 3 (30 hectares in total) x Active Open Space
- 2 Sports Pavillions (serving 2 playing areas)
- 1 Sports Pavillion (serving 3 playing areas)
- 9–14 Sessional Kindergarten rooms
- 3.0 Maternal & Child Health rooms
- 3 Government Primary Schools
- 1 Government Secondary School

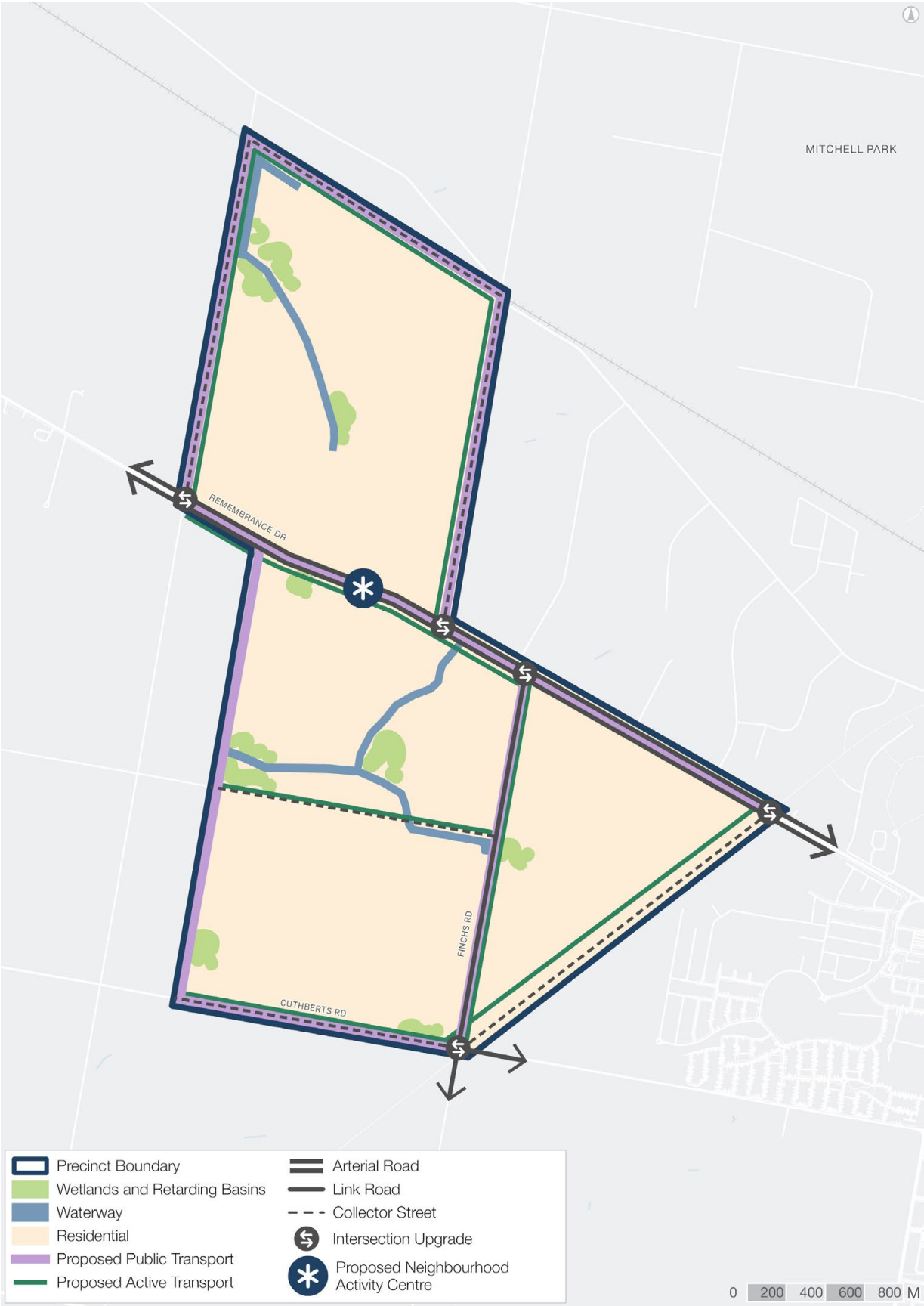
Retail

- 1 x Neighbourhood Activity Centre

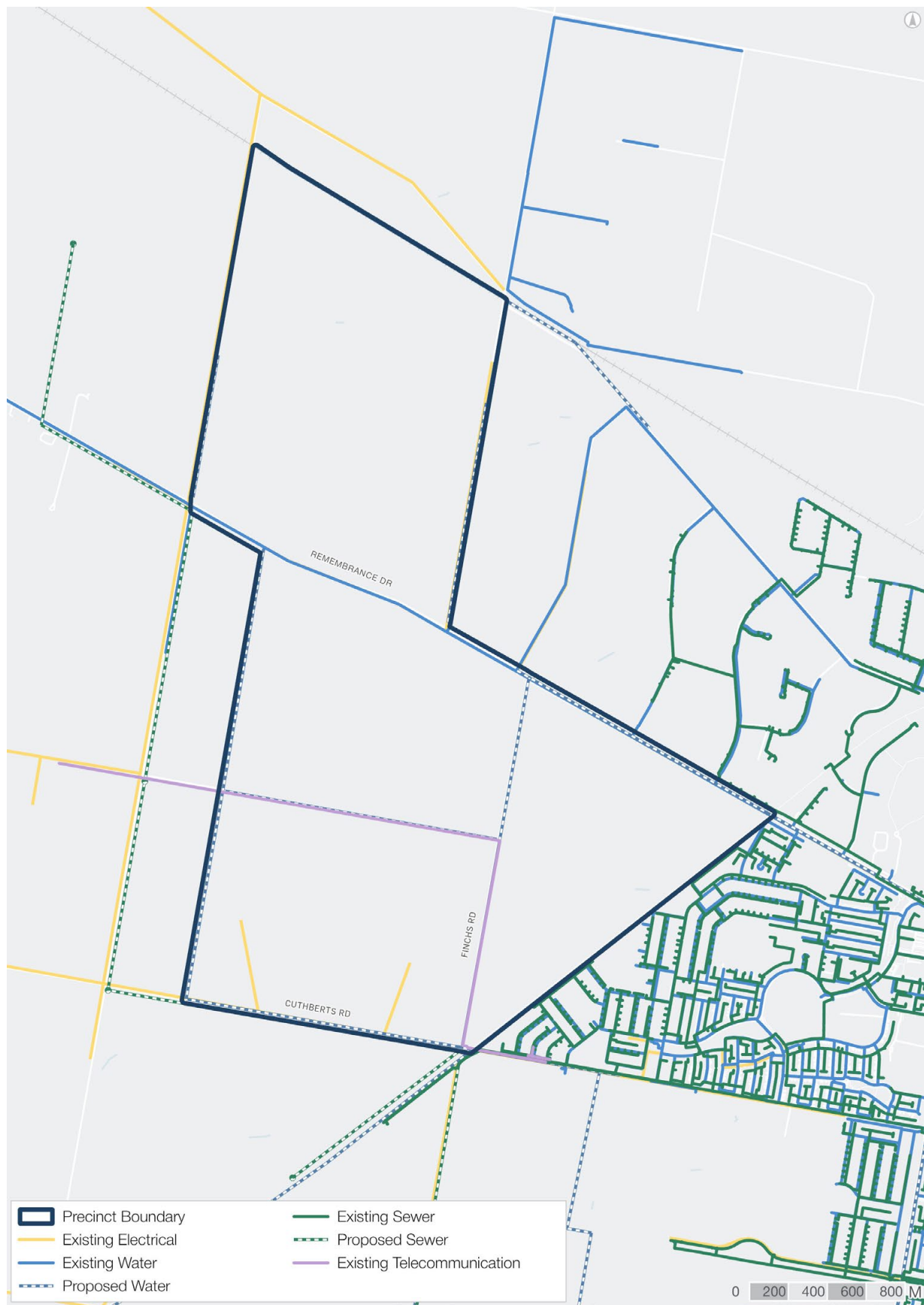
Other Infrastructure Requirements

- 2 Non-Government Primary Schools and 1 Secondary School are also required for both growth areas
- A Regional Active Open Space of 30 hectares (for both growth areas) is required to be investigated
- An Indoor Recreation Centre (capable of catering for up to 8 courts under a high development scenario) may be required for both growth areas and should be in the North Western Growth Area
- Recommendations in this section should be largely followed throughout the planning process and should be further explored through technical work at a precinct level as part of the PSP preparation.

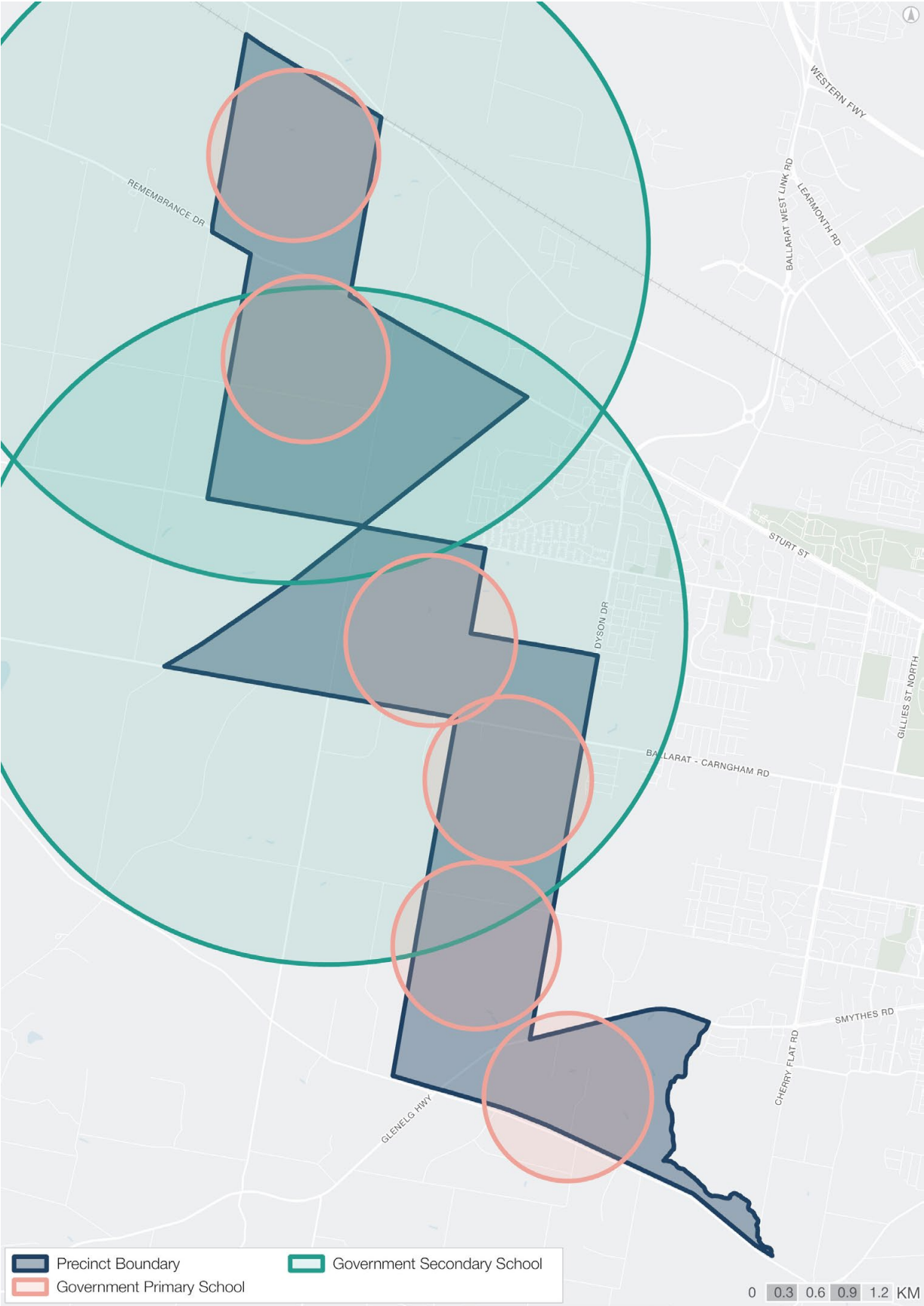
Map 8a Future Urban Structure



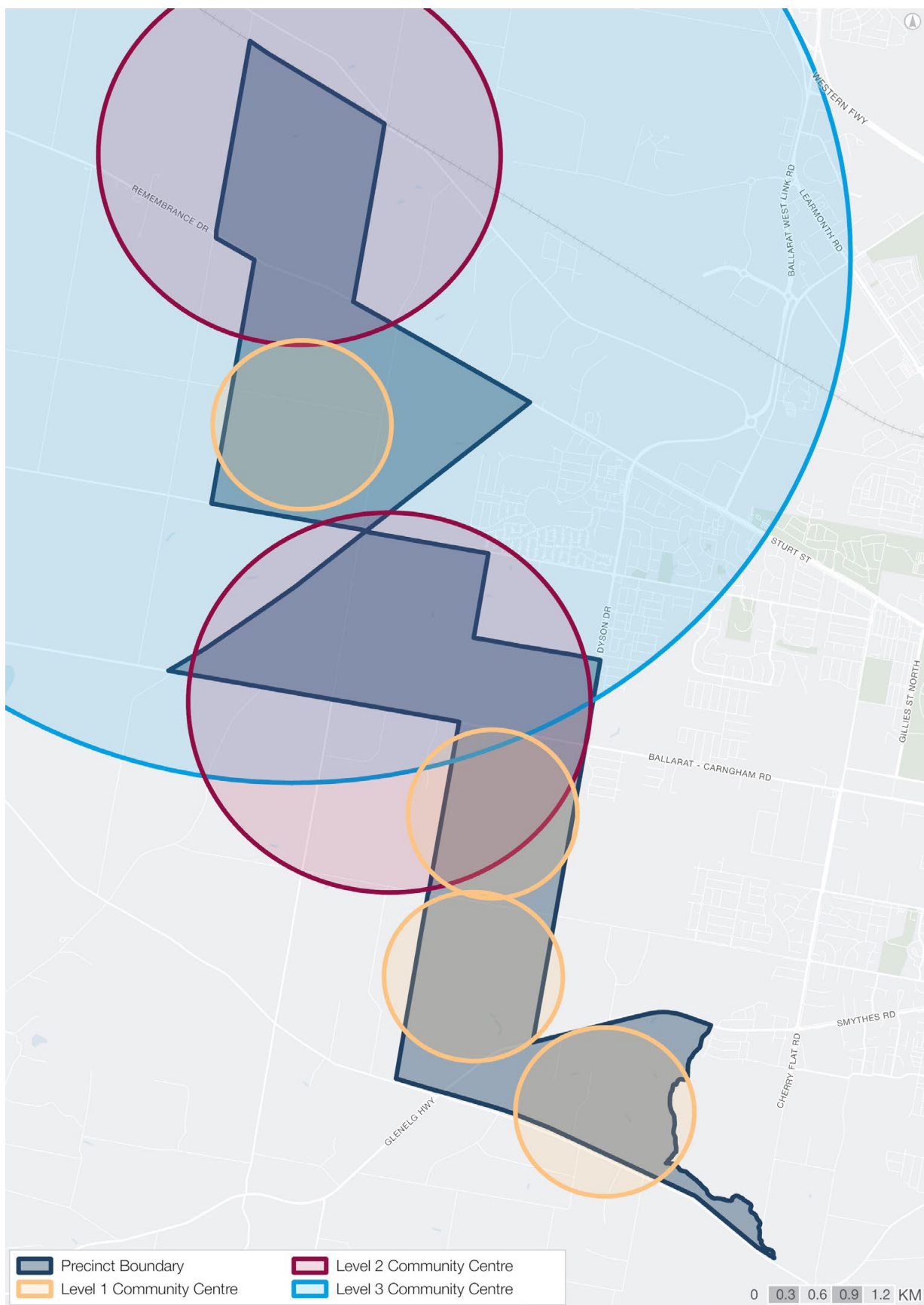
Map 8b Utilities



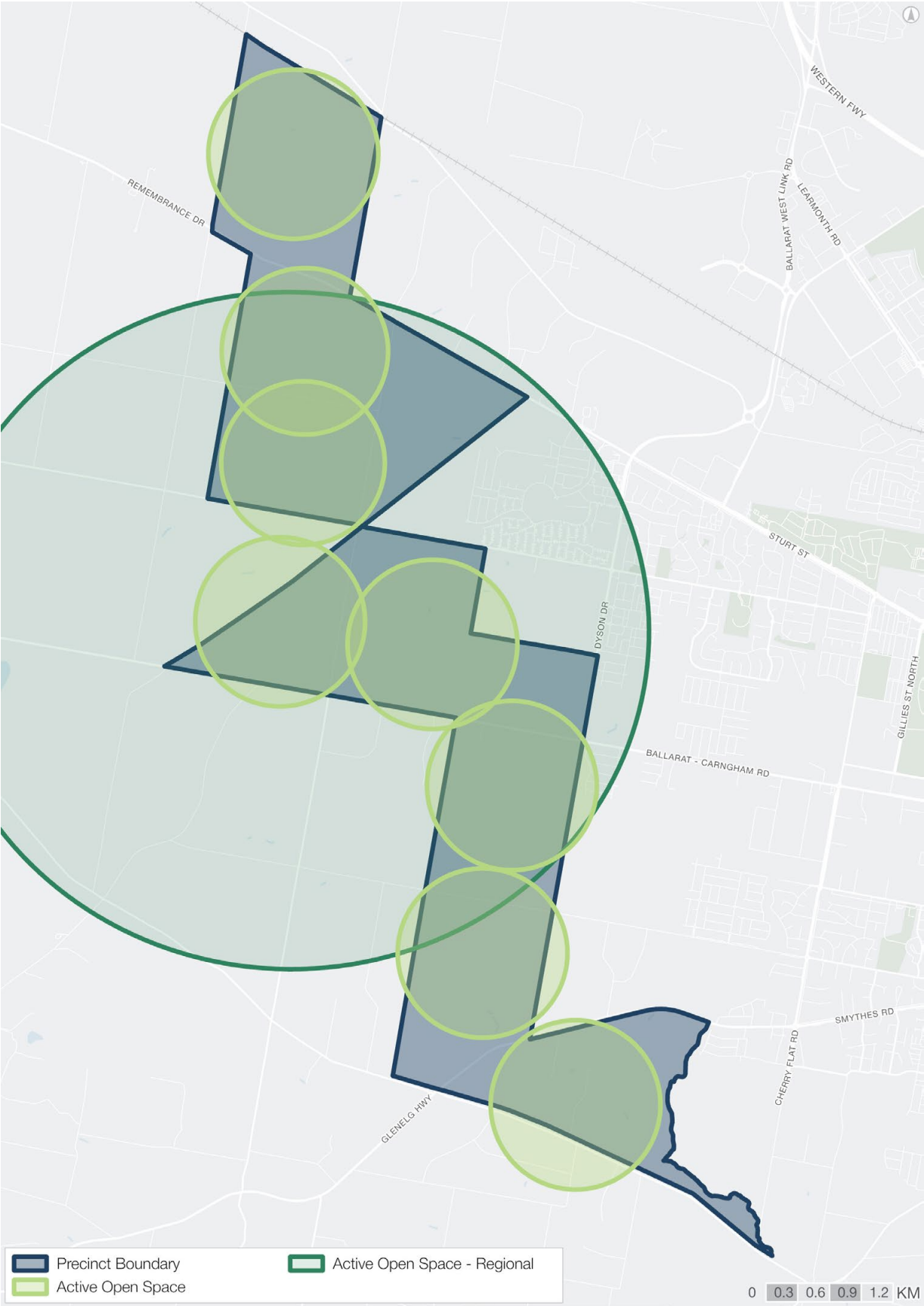
Map 9a Future Government Schools



Map 9b Future Community Centres



Map 9c Future Active Open Space



Key Growth Actions

The Key Growth Actions have been developed in response to the findings from the technical studies undertaken for the Growth Areas Framework Plan and Long-Term Growth Options Investigation. The actions represent known opportunities and issues that will need to be resolved as part of the PSP preparation and beyond.

Number	Action	Growth Area
	HERITAGE	
1	Undertake Cultural Values Assessment of the growth areas prior to PSP preparation	W/NW
2	Undertake heritage technical investigations that test World Heritage management requirements and consider the Ballarat Avenue of Honour*	W/NW
3	Undertake heritage technical investigations that investigate potential areas of Aboriginal Cultural Heritage Sensitivity within the Growth Areas*	W/NW
4	Undertake heritage technical investigations that investigate historical mining, mining licenses and leases in the area*	W/NW
	LAND CAPABILITY	
5	Undertake land capability investigations to determine whether mining occurred in the growth areas and what management is required of any potential hazards	W/NW
6	Investigate potential areas of land contamination and remediation required as part of urban development in accordance with EPA Victoria guidelines and local policy	W/NW
7	Investigate requirements for development proposed on basaltic clay	W
	LANDSCAPE & VISUAL SENSITIVITY	
8	Investigate low density residential zoning in parts of sub precinct 2 to limit visual impact of development	NW
9	Investigate low density residential zoning in parts of the southern and western areas to limit visual impact of development	W
10	Undertake a design and planning study to manage the interface of urban and rural land uses	W/NW
	BUSHFIRE	
11	Investigate bushfire risk by undertaking a detailed bushfire assessment in accordance with State Planning Policy Framework	W/NW
12	Investigate whether the existing Bushfire Management Overlays still apply based on the existing conditions of the site	W/NW
	FLOOD RISK & MITIGATION	
13	Determine a flood risk and mitigation solution, building on the Alluvium Surface and Stormwater Management Strategy 2024	W/NW
14	As per the recommendation in the <i>Alluvium Surface and Stormwater Management Strategy 2024</i> , technical investigations should consider the Western Growth Area boundary to incorporate the entire waterway reach and determine whether the PSP should be expanded to include this area	W

Number	Action	Growth Area
	BIODIVERSITY	
15	Investigate any potential impacts on the biodiversity value of the Haddon Common Bushland Reserve	W
16	If Growling Grass Frogs are identified in the area, habitat wetland areas are to be provided within drainage reserves to accommodate growling grass frog habitat together with an appropriate shared funding mechanism	W/NW
	WATERWAYS	
17	In lieu of any local waterway corridor guidelines, use Melbourne Water's Waterway Corridor Guidelines to determine appropriate waterway corridor widths	W/NW
	ADVERSE AMENITY	
18	Investigate the amenity impact (noise and odour) and health risks of residential development located adjacent to rail corridors, major roads, rural living and farming areas	W/NW
19	Consider the outcomes of the new Ballarat Airport Strategy and Master Plan and associated number-above or 'N' contours	W/NW
20	Investigate how the commercial tree plantations may impact development	W/NW
21	Determine whether the Employment Lands Strategy identifies future employment land supply near the growth areas and investigate its impact on potential development	W/NW
	TRANSPORT	
22	Undertake a traffic and transport assessment building on the One Mile Grid Traffic and Transport Assessment 2024	W/NW
23	Undertake investigations to determine an alternative transport solution to Remembrance Drive upgrades	NW
24	Facilitate improved sustainable transport services that enable walking and cycling as viable and dominant transport modes, including: • Provision of dedicated off-road bicycle paths along arterial routes, separated from pedestrian facilities; • Provision of alternate cycling and shared path facilities for recreation along waterways and reserves. At the time of writing, these features are not yet identified; • Ballarat-Skipton Rail Trail as an active transport connection; • Priority crossings for shared paths and bicycle paths at uncontrolled side-road intersections; • Signalised pedestrian crossings where signalised intersections are otherwise not provided near major destinations;	W/NW
25	Facilitate multimodality (considering private and shared modes available) and incorporate of mobility hubs in the transport network	W/NW
26	Work with Department of Transport (DTP) and relevant Government agencies to confirm the alignment, funding, delivery and construction of the Ballarat Link Road	W/NW
27	Work with DTP and relevant state agencies to investigate the potential opportunity for a railway station at the northern boundary of the North West precinct	NW

Number	Action	Growth Area
TRANSPORT		
28	Work with PTV to determine a future public transport network that connects with the existing Ballarat bus network and includes: • High frequency routes along Ballarat–Carngham Road, Glenelg Highway, Remembrance Drive and the Link Road • Secondary bus routes along adjacent major roads to achieve increase coverage • Provision for bus head start infrastructure at all signalised intersection	W/NW
29	Investigate interface treatments required along Skipton Rail Trail and Remembrance Drive	W/NW
30	Investigate interface treatments required along Ballarat West Link Road and Bells Road	W
OPEN SPACE		
31	Investigate the feasibility of a 30-hectare regional active open space reserve within one of the growth areas	W/NW
32	Investigate the merits of a smaller regional open space and/or land classified as encumbered open space within one of the growth areas	W/NW
33	Identify the hierarchy of open spaces proposed for the Ballarat West PSP in line with the hierarchy outlined by the Ballarat Open Space Strategy (BOSS) and clearly distinguish between Neighbourhood, District and Regional open spaces	W/NW
34	Determine what informal recreational opportunities exist as part of the development of encumbered open spaces	W/NW
35	Work with Department of Education to explore the potential to secure joint school and community active open space	W/NW
36	Investigate open space and active transport connections to basins along Cuthbert Road, Fawcett Road, Kensington Creek and Winter Valley Rise Playground	W
37	Investigate open space and active transport connections to basins along ballarat–Skipton Rail trail	NW
INTEGRATED WATER MANAGEMENT		
38	Investigate sustainable water management building on the recommendations of the <i>Alluvium Integrated Water Management Strategy 2024</i>	W/NW
39	Work with the traditional owners of the land, the Wadawurrung People to better understand the cultural and environmental values identified in the <i>Alluvium Integrated Water Management Strategy 2024</i>	W/NW
40	Determine whether an ecohydrology assessment of the Mulawallah Wetland (Winter Swamp) is required to understand the impact of development on cultural and environmental values	W/NW

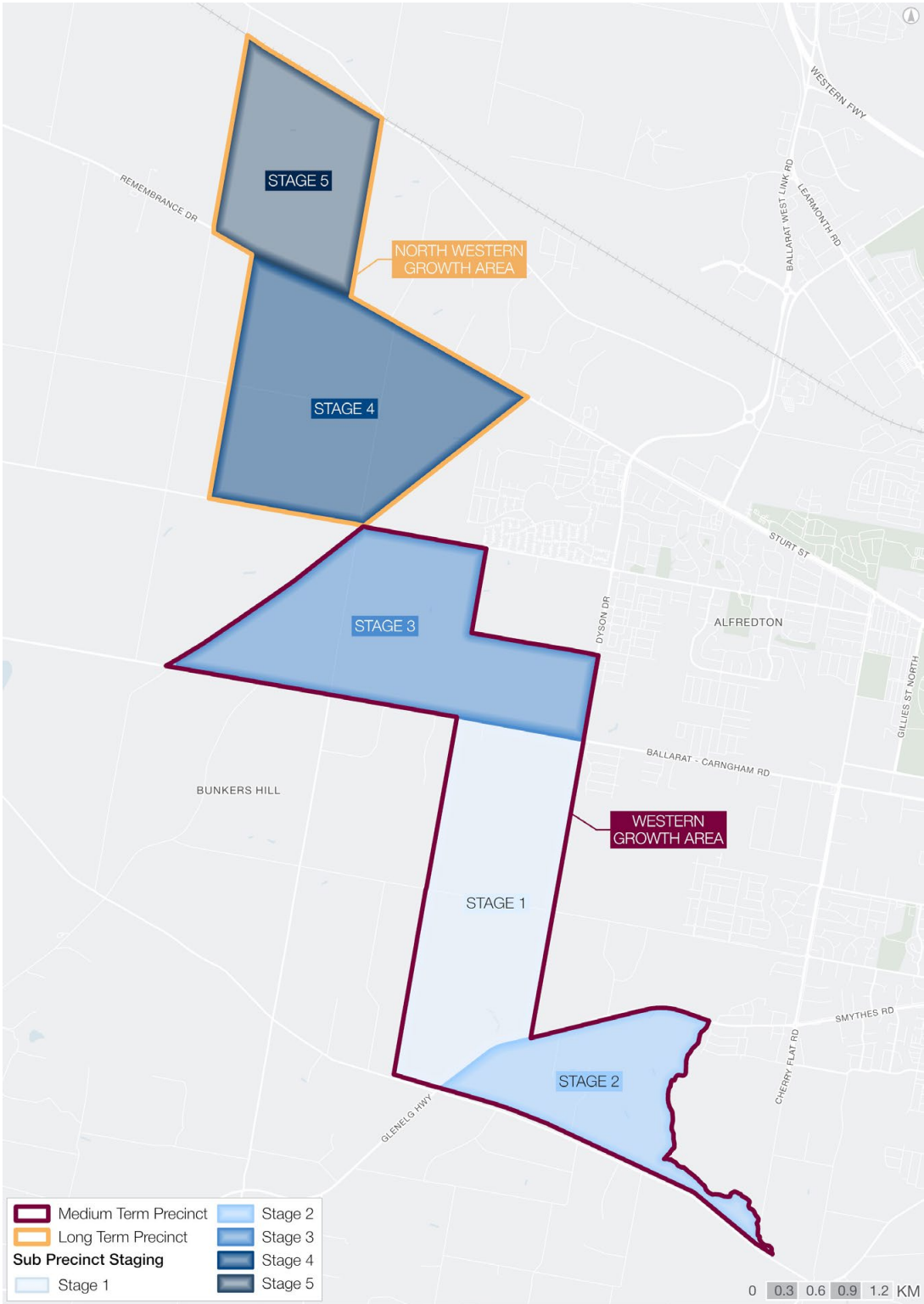
Number	Action	Growth Area
	COMMUNITY INFRASTRUCTURE	
41	Investigate community and recreation infrastructure needs building on the ASR <i>Community Infrastructure Assessment 2024</i>	W/NW
42	Work with Department of Education to develop kindergarten provision strategy a shared approach to the delivery and funding of kindergarten facilities, co-location of facilities within schools and a kindergarten infrastructure services plan	W/NW
43	Identify one of the future community facilities to provide a youth service function	W/NW
44	Work with Department of Education to confirm provision strategy for Primary, Secondary and Government Specialist Schools	W/NW
45	Work with the Diocese of Ballarat Catholic Education Limited (DOBCEL) and other local independent schools to confirm provision needs	W/NW
46	Work with Department of Education, Federation University and Australian Catholic University to confirm provision needs for higher education	W/NW
47	Determine the need for a library facility (as part of a Level 3 Community Centre) depending on expected population assumptions and travel times	NW
48	City of Ballarat to investigate the feasibility of an independent and dedicated arts and cultural facility within one of the growth areas	W/NW
49	Investigate the capacity of the existing aquatic facility to accommodate the increased population and identify if any facility expansion or redevelopment is required.	W/NW
50	City of Ballarat to investigate the need for a splash park	W/NW
51	Work with the Department of Health and Grampians Health Services to determine health facility community health needs	W/NW
52	Work with Police Victoria to determine if a new Police Station is needed within the Growth Areas	W/NW
53	Work with Ambulance Victoria to determine if a new Ambulance Station is needed within the Growth Areas	W/NW
54	Work with CFA to determine if a new Fire Station is needed within the Growth Areas	W/NW
55	Work with Department of Justice and Community Safety (DJCS) to identify a suitable site for a new Vic SES facility within the Ballarat West PSP or the Western or North Western Growth Areas	W/NW
56	Determine the need to expand or redevelop the existing Ballarat Magistrates Court and increase its operational resources	W/NW

Number	Action	Growth Area
	UTILITIES	
57	Undertake a servicing assessment building on the <i>Taylor's Infrastructure Servicing Strategy</i>	W/NW
58	Work with Central Highlands Water to determine projects and costs to deliver upgrades for potable water supply and the sewer network	W/NW
59	Work with Powercor to determine projects and costs to deliver electricity supply	W/NW
60	Work with NBN to determine projects and costs to extend current infrastructure	W/NW
61	Investigate the need for gas supply for commercial and industrial uses based on current day policy	W/NW
	RETAIL	
62	Undertake retail and economic technical investigation to determine a retail hierarchy for the Growth Areas based on Council's Retail Strategy, <i>Macroplan Retail Analysis 2024</i> and walkable catchments	W/NW
63	Ensure that any retail development along Remembrance Drive respects the existing urban interface character area	NW
	OTHER	
64	Undertake required technical work as part of PSP preparation (including but not limited to Land Capability Assessment, Landscape and Visual Assessment, Adverse Amenity Assessment, Biodiversity Assessment, Post Contact Heritage Assessment, Bushfire Assessment, Utilities and Servicing Assessment, Flooding and Drainage Assessment, Community Infrastructure Needs Assessment, Cultural Values Assessment, Affordable Housing Needs Assessment, Economic and Retail Assessment, Arboricultural Assessment, Native Vegetation Precinct Plan, Integrated Transport Assessment, Infrastructure Costings)	W/NW
65	Future PSP's should incorporate innovation pathway initiatives as per the Ballarat North PSP or best practice equivalent at the time	W/NW
66	Future PSP's must include a Staging Plan showing the preferred order of development and include out of sequence criteria for the City of Ballarat to consider subdivision applications outside of the preferred order	W/NW
67	City of Ballarat to include the Growth Areas Framework Plan as a background document in the Ballarat Planning Scheme and make relevant changes to Clause 21.02 of the Local Planning Policy Framework	W/NW

*Subject to further investigation these actions may be undertaken prior to PSP preparation

Development Sequencing

Map 10 Development Staging



Context

The development of new residential neighbourhoods requires the delivery of infrastructure and services.

City of Ballarat is responsible for enabling infrastructure in new neighbourhoods in partnership with the Victorian Government, agencies and land developers.

Commencing residential development in proximity to existing neighbourhoods is preferred as it allows for nearby access to services prior to the delivery of local infrastructure.

Ballarat's growth areas will be planned and developed in an orderly sequence of medium and long-term precincts with recommended staging of sub precincts.

Sequencing of residential development is required to ensure success in Ballarat's new neighbourhoods. It also benefits the city's broader community and economy.

Recommended Sequencing

A Development Staging Plan has been prepared to represent the City of Ballarat's preferred direction for future growth through the development of PSPs and sub precinct sequencing. The Development Staging Plan is based on:

- Victorian Government and City of Ballarat policy direction
- Infrastructure needs
- Estimated infrastructure project costs
- Infrastructure project complexity
- Infrastructure project benefit to the wider Ballarat community
- Estimated yield
- Estimated cost per ha
- Advice from Service Authorities on the likely sequencing of infrastructure.

The commencement of PSPs in Ballarat will be undertaken in the following sequence:

- Western Growth Area (medium term)
- North Western Growth Area (long term).

Sequencing Directions

No rezoning or PSP development should occur in the short term.

The commencement of any PSP (and rezoning to Urban Growth Zone) will be initiated by City of Ballarat based on:

- Current and emerging State Government planning policy including
 - The Housing Statement
 - Plan for Victoria
 - IGAF
- The Ballarat Strategy 2040;
- Ballarat Housing Strategy 2024;
- Growth Areas Framework Plan;
- Supply of greenfield land;
- Execution of third party funding agreements with land developers;
- Whether or not a precinct is subject to major constraints or uncertainties that is likely to delay development;
- Whether or not the precinct is of a size that is likely to result in a substantial and predictable development yield;
- The pattern of land ownership and the potential for multiple landowners to coordinate the planning and development of the precinct;
- Whether a precinct's development will support the effective and early development of infrastructure.

The Northern Growth Area is Council's priority growth area as documented through the Council resolution of February 2022. In the event that the Expanded Area of the Northern Growth Area is not included in the Northern PSP, this area should be investigated as the next growth front prior to the Western and North Western Growth Areas. It is acknowledged that the Growth Areas Framework Plan has not undertaken technical investigation on the Expanded Area and that there may be constraints or uncertainties that affect the Expanded Area development potential.

Simultaneous preparation and multiple active PSPs will not be supported unless necessitated by strategic policy and considerations as listed above.



Future PSPs must have staging plans that outline the development staging of sub-precincts and infrastructure staging. Staging plans within PSPs should adopt the sub-precinct staging recommended by the Growth Areas Framework Plan, unless otherwise recommended by precinct scale technical work.

The preparation of PSP's, the associated Planning Scheme Amendment and future infrastructure delivery requires consideration of the impacts on Council's resourcing and administrative costs.

PSPs will be prepared by the City of Ballarat or Victorian Government (unless otherwise agreed to).

A government led PSP process will:

- Allow the city to plan and manage the impacts of growth;
- Ensure that PSPs are guided by community aspiration and development objectives;
- Respond to the development objectives and actions outlined in the Growth Areas Framework Plan;
- Execute individual third-party funding agreements with land developers to fund technical reports needed to inform each precinct structure plan;
- Deliver a suite of technical studies and supporting documents for the PSP;
- Incorporate a DCP to identify funding mechanisms for essential infrastructure;
- Manage the City of Ballarat's council's exposure to the financial risks associated with DCP funded infrastructure;
- Incorporate development criteria to be used to assess future applications for out of sequence development in the growth areas;
- City of Ballarat to review and monitor land supply of greenfield areas annually.

The Growth Areas Framework Plan and Development Staging Plan must be reviewed every 5 years and should be supported by an assessment of land supply, additional infrastructure needs and any consultation undertaken with the public or key agencies.

City of Ballarat to explore private sector investment and contributions toward early infrastructure provision to support the early stages of Ballarat's new neighbourhoods.

Out of Sequence Development

Any proposals for development outside of the growth areas, including any proposal to change or depart from the Development Staging Plan, must demonstrate the following:

- The proposal is of a size and scale to be considered a significant growth front for Ballarat's future. The site must be located within an identified growth area. The proponent must clearly demonstrate that there is a short-term need for additional land supply
- The developer or consortium represents most of the developable land area in that precinct (e.g. at least 70 per cent unless otherwise agreed by the planning authority)
- The proponent agrees to fund all necessary feasibility assessments to the satisfaction of the planning authority
- The proponent agrees to master-plan, involving a precinct structure plan or similar for the entire precinct, including areas beyond its ownership to the satisfaction of the planning authority
- The proposal is connected to the existing urban area.
- The location minimises impacts on Ballarat's historic urban land landscape, the environment and Ballarat's natural resource base to the satisfaction of the planning authority
- The proposal must provide an integrated transport strategy including an implementation plan showing how the proposal would contribute towards the delivery of alternative transport modes that reduces motor vehicle use to the satisfaction of the planning authority
- The proposal must demonstrate provision for social and affordable housing (as defined in the Planning and Environment Act 1987) as agreed with the planning authority
- If the proposed development represents a smaller portion of a larger precinct, the proposal must provide an infrastructure contributions assessment that considers impacts on, and demand for, infrastructure beyond the site boundary. Where the site is in an area already identified for growth, this assessment must have regard to the demand for infrastructure at a precinct scale. The infrastructure contributions assessment may need to make provisions for a "top-up" cash contribution for infrastructure external to the site to minimise any funding gap in a future precinct scale contributions plan
- If the proposed development requires upgrades and augmentation of infrastructure outside its boundaries, the proponent must demonstrate that its development will not create additional cost to City of Ballarat or Victorian Government or can demonstrate that the relevant authorities are ready to fund the augmentation. Interim measures may also be considered
- The proponent must demonstrate consistency with relevant targets in the PSP 2.0 Guidelines or as otherwise agreed to with the planning authority
- The proponent must demonstrate that the Key Growth Actions identified in the Framework Plan can be resolved as part of the PSP process
- Proponents must provide a response to these criteria to the satisfaction of the City of Ballarat and the Department of Transport and Planning.

Flexibility

The plan should function as a City of Ballarat policy direction and guideline for strategic planning and should be read in this manner.

The plan provides a basis for long term infrastructure planning by agencies which may be modified as time progresses.

The plan allows for changes to PSP boundaries at the PSP preparation stage and to sub precinct boundaries and sequencing at the PSP preparation stage.

Changes may be able to be made to the recommended direction of this plan in conjunction with the requirements of the Out of Sequence Development section of this report.

References

The Growth Areas Framework Plan has been prepared with reference to the following documents:

- Alluvium for City of Ballarat (2023) Ballarat West and North West Growth Areas Integrated Water Management Strategy
- Alluvium for City of Ballarat (2023) Surface and Stormwater Management Strategy
- ASR Research for City of Ballarat (2023) Ballarat Western & North Western Growth Areas Framework Plan Community Infrastructure Assessment
- City of Ballarat (2022) Ballarat Net Zero Emissions Plan
- City of Ballarat (2008) Ballarat Open Space Strategy
- City of Ballarat (2024) Ballarat Planning Scheme
- City of Ballarat (1998) Ballarat Strategy Plan
- City of Ballarat (2020) Ballarat West Growth Areas Update, Greenfield Growth Areas Council Meeting Agenda 16.09.2022
- City of Ballarat (2016) Ballarat West Precinct Structure Plan
- City of Ballarat (2019) Carbon Neutrality and 100% Renewables Action Plan 2019–2025
- City of Ballarat (2021) Council Plan 2021 – 2025
- City of Ballarat (2022) Growth Areas – Boundary Definition Council Meeting Agenda 23.02.2022
- City of Ballarat (2023) Housing Strategy 2023 – 2041
- City of Ballarat (2019) Urban Forest Action Plan
- City of Ballarat (2015) Today Tomorrow Together: The Ballarat Strategy
- Context Pty Ltd (2013) Mapping Ballarat’s Historic Urban Landscape Stage 1 Final Report
- Golden Plains Shire Council (2019) Northern Settlement Strategy
- Hansen Partnership, Arup & Tim Nott (2018) Ballarat Long Term Growth Options Investigation
- HillPDA Consulting & Hansen Partnership for the City of Ballarat (2012) Ballarat Activity Centres Strategy
- HillPDA Consulting for the City of Ballarat (2021) Draft City of Ballarat Employment Lands Strategy
- Hoddl & Co for the City of Ballarat (2021) Ballarat CBD Draft Urban Design Framework
- Integra Group (2011) Alfredton West Precinct Structure Plan
- Kevin Hazell for the City of Ballarat (2020) Strategic Planning for Bushfire in the City of Ballarat
- Kneebush Planning Pty Ltd (2010) Ballarat Aerodrome Noise Modelling Study & Assessment of Impact on the Ballarat West Growth Area
- Kneebush Planning Pty Ltd and Airports Plus Pty Ltd (2013) Ballarat Airport Master Plan 2013 – 2033
- Macroplan for City of Ballarat (2024) Growth Areas Framework Plan Retail Assessment
- One Mile Grid for City of Ballarat (2023) Ballarat Western & North Western Growth Areas Infrastructure Servicing Strategy – Traffic & Transport
- Schlagloth R & Thomson H (2006) Comprehensive Koala Plan of Management, Ballarat: City of Ballarat and Australian Koala Foundation
- SGS for City of Ballarat (2023) Ballarat’s Future Housing Needs 2021 – 2041
- Taylor for City of Ballarat (2023) Services Investigation report Engineering Servicing Advice
- United Nations (2015) Transforming our World: the 2030 Agenda for Sustainable Development
- Urban Enterprise for the City of Ballarat (2014) Ballarat West Development Contributions Plan
- Victorian Planning Authority (2021) Precinct Structure Planning Guidelines: New Communities in Victoria
- Victoria Planning Authority (2023) Ballarat Infrastructure & Growth Alignment Framework (IGAF)
- Victorian State Government (2014) Central Highlands Regional Growth Plan
- Victorian State Government (2017) Plan Melbourne 2017–2050



The Phoenix | 25 Armstrong Street South, Ballarat, VIC 3350
City of Ballarat | PO Box 655, Ballarat, VIC, 3353

 03 5320 5500  ballarat.vic.gov.au

May 2024