

# Ballarat North PRECINCT

## Pitching Sessions Summary Report

July 2023

# Acknowledgement of Traditional Custodians

The land, skies and waters that make up the Ballarat North Precinct and its surrounds are the country of the Wadawurrung people.

**The Victorian Government proudly acknowledges Victoria's Aboriginal communities and their rich cultures and pays respect to their Elders past, present and emerging. We acknowledge Aboriginal people as Australia's First People and as the Traditional Owners and custodians of the land and water on which we rely. We recognise and value the ongoing contribution of Aboriginal people and communities to Victorian life and how this enriches us. We embrace the spirit of reconciliation and ensuring that Aboriginal voices are heard.**

## Victorian Planning Authority's commitment

The Victorian Planning Authority commits to continuing to improve our practices, to better protect and acknowledge Aboriginal values and heritage in our plans, precinct structure plans and strategic documents.

The protection of tangible and intangible Aboriginal cultural heritage is an important part of continuing cultural practice, understanding history and recognition of the Traditional Owners of Victoria. Commonwealth and State Acts and Regulations provide protection of places and areas of Aboriginal cultural heritage significance.

The ultimate custodians of Aboriginal cultural heritage are Traditional Owners, including groups formally recognised as Registered Aboriginal Parties (RAPs) which are appointed by the Victorian Aboriginal Heritage Council under the *Aboriginal Heritage Act 2006*. In 2023, there are 11 registered RAPs with decision-making responsibilities for approximately 75 per cent of Victoria. Traditional Owner Groups without formal recognition also have a vital role to play as key partners and stakeholders. Strategic planning for Aboriginal cultural heritage also involves a range of different stakeholders including State Government agencies, local government, developers, landowners and community groups. The Traditional Owners of the Ballarat region are the Wadawurrung people of the Kulin Nation.

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# Introduction

## What is Pitching?

The purpose of pitching is to provide landowners within the precinct with a forum to discuss opportunities, challenges, and aspirations for the precinct. For government agencies, pitching sessions are an opportunity to present relevant background information and policy that will need to be considered during the strategic planning process.

The Victorian Planning Authority (VPA) would like to thank all stakeholders who attended and participated in the Ballarat North Precinct Structure Plan (PSP) pitching sessions which were held in April 2023.

These pitching sessions mark the beginning of the engagement processes and commencement of the precinct planning process for the Ballarat North PSP. Whilst pitching sessions are targeted to landowners within the precinct it should be noted that wider community engagement will take place at formal exhibition.

The purpose of the pitching sessions were to:

- Understand key issues early in the planning process.
- Foster a collaborative working relationship between stakeholders and the VPA.
- Develop a vision and objectives for the site.

This was achieved by:

- Inviting landowners within the precinct and key agencies to present their ideas and concerns in a one-to-one meeting with the VPA.
- Preparing a clear agenda and supporting materials for each pitching session to ensure that all parties are informed and on the same page.
- Actively listening to and recording all feedback and ideas to ensure that they are captured accurately and considered.
- Encouraging discussion of innovative ideas.

**The pitching sessions will form the basis for the development of the vision for the Ballarat North PSP, and ultimately the preparation of a future place-based plan.**

## Purpose of this document

This document is a summary of the information captured during the pitching sessions for the Ballarat North PSP.

This summary outlines the **key issues and opportunities raised at the pitching sessions**. Further information is also provided regarding the next upcoming engagement milestone, to establish the Vision for the precinct, anticipated in July 2023.

Figure 1 Pitching process

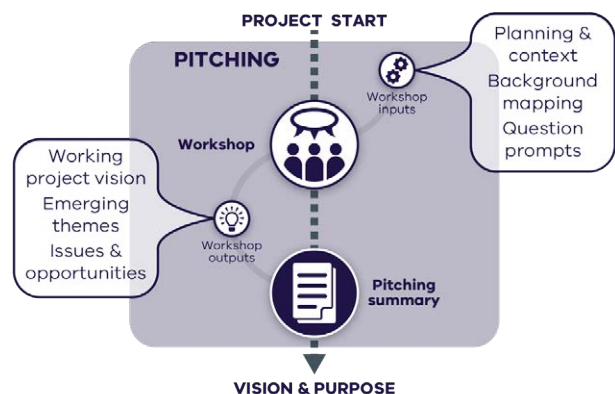




Figure 2 Regional context plan

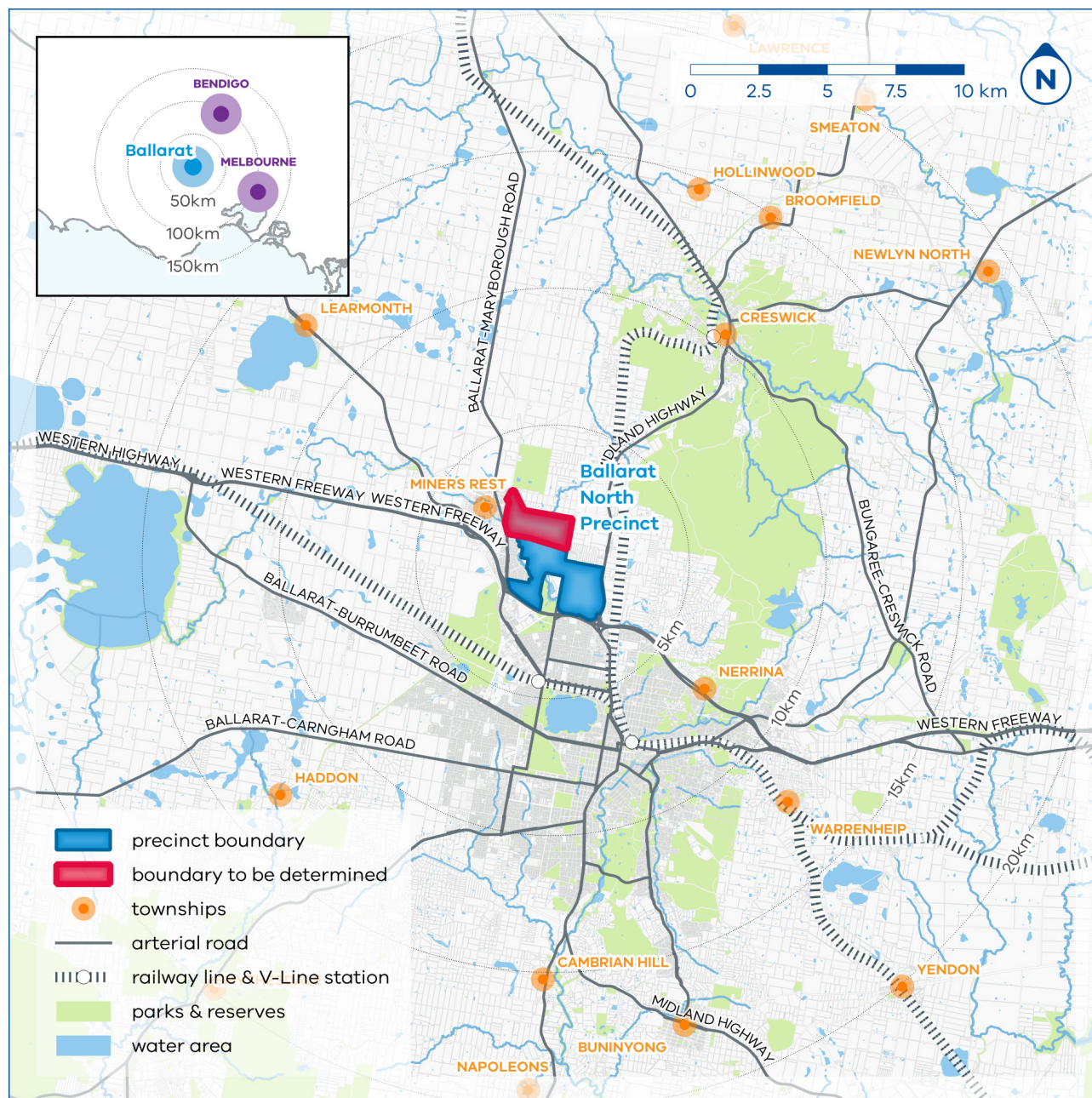
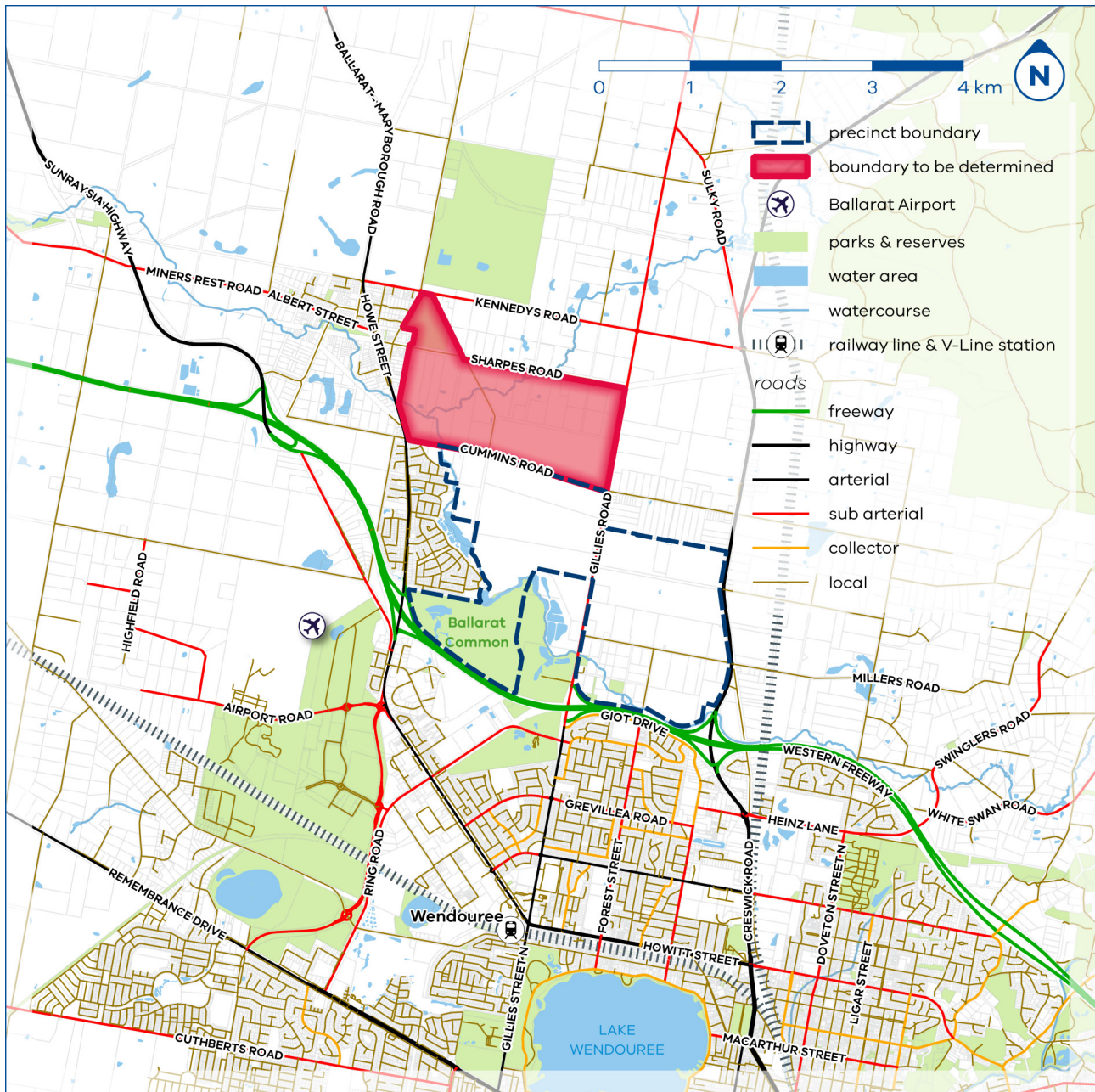


Figure 3 Ballarat North study area





## Who attended the sessions?

Pitching sessions were held with representatives from state and local government agencies, and infrastructure providers.

Landowners from the core and expanded area of the precinct were also invited to attend (refer to figure 5). Although the full extent of the expanded area remains undetermined, with the possibility of either full or partial inclusion in the final PSP boundary, the VPA deemed it crucial to include all landowners within the precinct. This proactive approach ensures preparedness should the entirety of the expanded area be included in the PSP. Pitching Sessions were held online and in-person as individual meetings with the VPA project team.

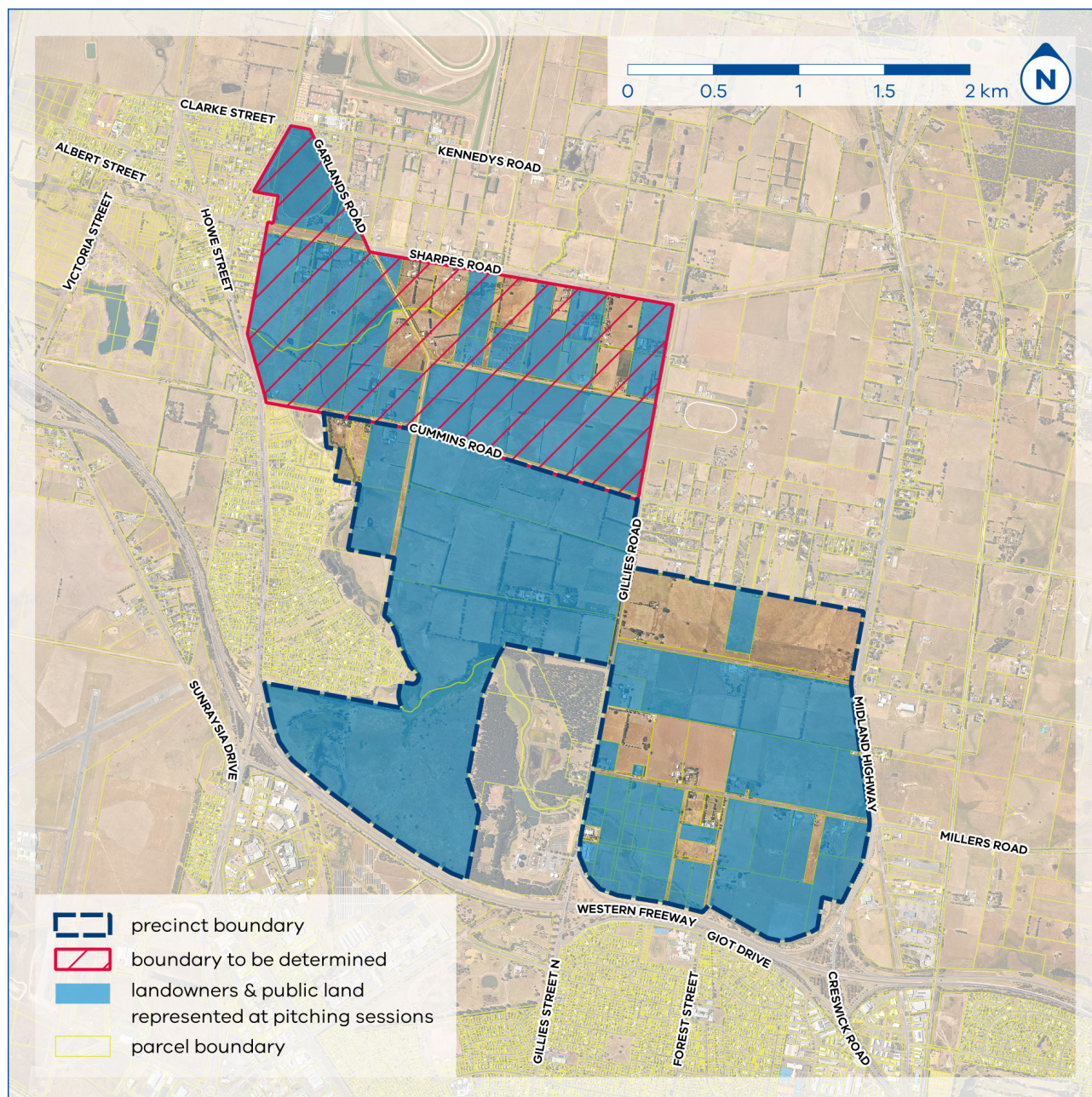
A total of 31 pitching sessions were held, equating to 77% of the total land area within the precinct being represented in discussions. Figure 4 maps the locations of the allotments represented in pitching sessions.

Overall, landowners within the core and expanded area of the precinct who attended the pitching sessions generally expressed a positive disposition towards the preparation of a PSP for the precinct. Specifically, landowners in the expanded area who attended, were supportive of being included in the PSP boundary.

Attendees included:

- Ballarat City Council
- Department of Transport and Planning (DTP) (Planning)
- Department of Transport and Planning (DTP) (Transport)
- Department of Energy, Environment, and Climate Action (DEECA Environment and Land Managers)
- Recycling Victoria (DEECA)
- Central Highlands Water (CHW)
- Glenelg Hopkins Catchment Management Authority (GHCMA)
- Powercor
- Diocese of Ballarat Catholic Education Limited (DOCBEL)
- Ballarat Grammar School
- Private landowners, developers and their representatives.

Figure 4 Landowners represented at pitching sessions





# Background

The Ballarat North PSP is a significant strategic project for the VPA. It presents a unique opportunity to lead the delivery of a PSP in the Ballarat municipality, with a primary focus on delivering residential land, as well as other complementary land uses.

## Why Ballarat North?

The City of Ballarat identified the Northern Greenfield Investigation Area as part of the Ballarat Long Term Investigations in 2018. The investigation area is represented as the southern 'core area' in figure 5. This Investigation evaluated four growth areas, assessing the development capacity of each option. The Northern Investigation area was the preferred option. Consultation of the Investigations Paper was undertaken in 2019. Following consultation, the boundary was expanded to include the area between Cummins and Sharpes Roads (refer figure 5), for further investigation also known as the 'expanded area'.

On 31 August 2022, at the request of Ballarat City Council, the Minister for Planning appointed the VPA as the Planning Authority, to lead the preparation of the PSP and DCP for Ballarat's Northern Growth Area. In addition, the Minister also requested the VPA to consider an extension to the boundary of the PSP beyond the 'core area.'

The VPA is now undertaking the preparation of the plan, through the PSP 2.0 process.

## Existing zones and overlays

The majority of the area is included in the Farming Zone, with a small portion in the southeast included in the Industrial 1 Zone. The following overlays also affect areas within the PSP boundary:

- Land Subject to Inundation Overlay, associated with the Burrumbeet Creek corridor.
- Bushfire Management Overlay, associated with the wastewater treatment plant site.
- Environmental Significance Overlay – Schedule 2, associated with the Burrumbeet Creek corridor and watercourse protection.
- Environmental Significance Overlay – Schedule 4, associated with the wastewater treatment plant and required buffer.
- Design and Development Overlay – Schedule 18, land in proximity to the Ballarat Airfield.
- Erosion Management Overlay, associated with Mount Rowan and Burrumbeet Creek corridor.
- Floodway Overlay, associated with the Burrumbeet Creek corridor.
- Significant Landscape Overlay, associated with Mount Rowan.
- Specific Controls Overlay – Schedule 1, associated with Ballarat Grammar School Mount Rowan Campus

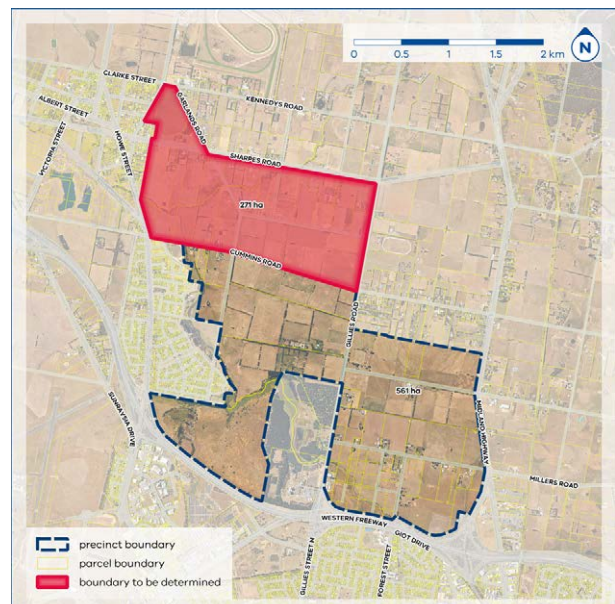


Figure 5 Core versus expanded area

## Precinct features

The Ballarat North PSP has a total area of approximately 832 hectares and includes 104 land parcels.

The precinct contains the following key features:

- Mount Rowan.
- Ballarat Grammar Mount Rowan Campus.
- Ballarat Town Commons.
- Burrumbeet Creek.
- Miners Rest and Macarthur Park Wetlands.
- Former Wendouree tip site.
- Historical mining shafts.
- Agricultural pastures and patches of established vegetation.
- Birdlife habitat of threatened species.

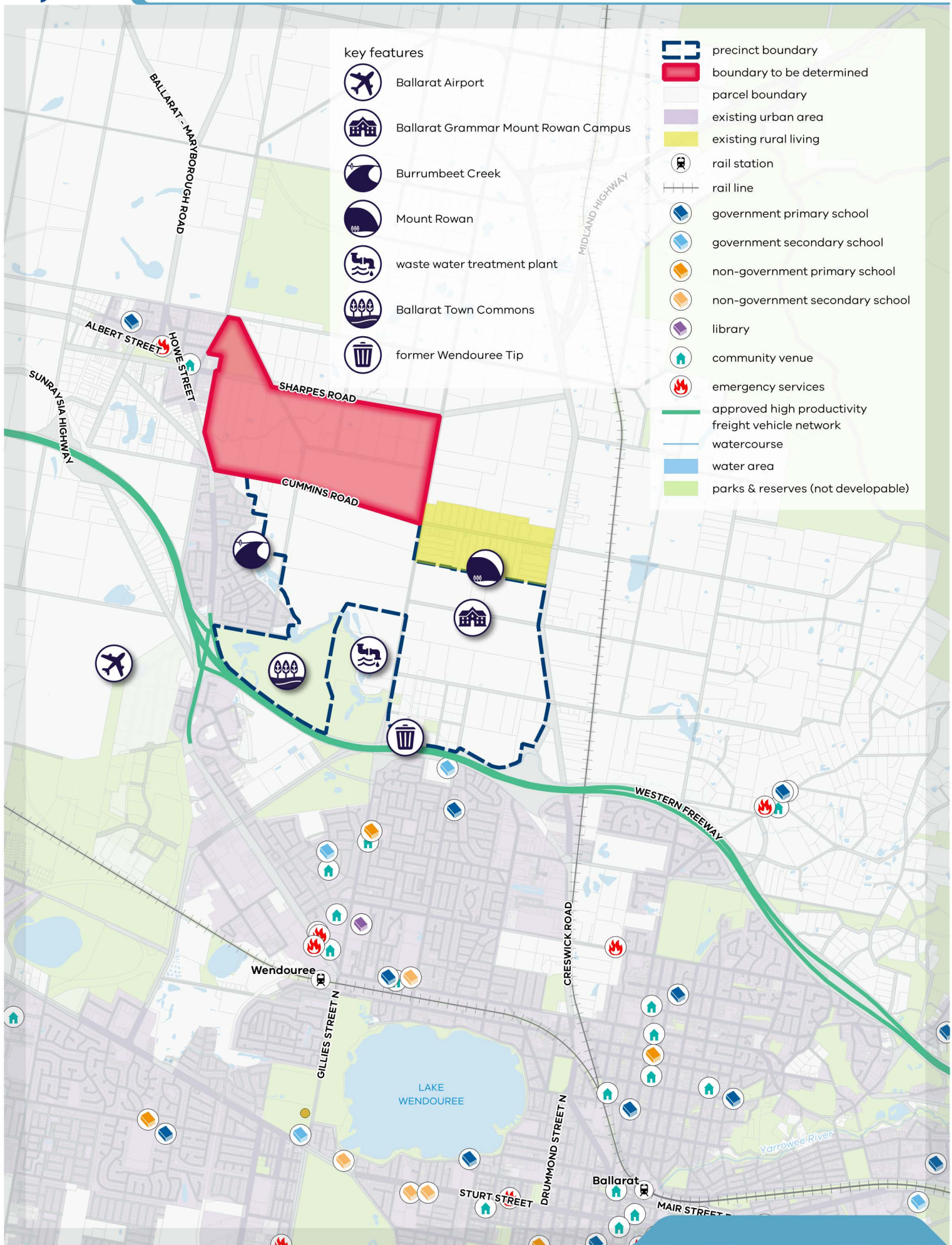
The land is generally characterised by agricultural land uses.

The PSP also:

- Abuts the Central Highlands Water wastewater treatment plant, which is located to the south, adjacent to the Western Freeway.
- Is partially intersected by an Extractive Industry Interest Area (EIIA) to the northeast of the site, adjacent to the Gillies Road boundary.
- Is in proximity to the Ballarat airport which is located approximately 3 km to its southwest.









# Innovation Pathway Pilot Program

As part of the PSP 2.0 Process, a new Innovation Pathway is being piloted through this PSP process. The PSP 2.0 Process introduces a step-by-step framework for preparing structure plans, that embraces innovation and delivers on current strategic government policy. The purpose of the Innovation Pathway is to encourage leading practice and support the resolution of key challenges often faced by precinct planning for new communities.

The City of Ballarat lodged an Expression of Interest to the VPA, who considered a total of four shortlisted submissions to participate in the pilot program. Ballarat North PSP was chosen as the winning submission. It is the goal of this pilot project to develop a replicable process for future projects on the VPA work program.

As a pilot, the Ballarat North PSP will look to establish processes and procedures that will seek to explore five key areas of innovation:

- 1 Sustainable embedded energy networks, such as a microgrid.
- 2 Sustainable Subdivisions Framework
- 3 Biodiversity Corridors.
- 4 A new approach to waste management.
- 5 Social and affordable housing including diverse range of housing options.

The VPA is currently working alongside City of Ballarat in determining the exact scope of the innovations. Understanding if it can be achieved through the PSP planning process and identifying if additional technical work is required to be commissioned and who is responsible for resourcing this work.





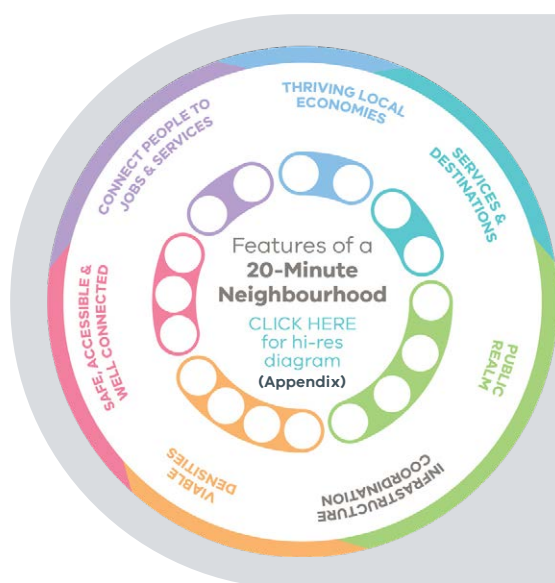
# Emerging themes

The information gathered at the pitching sessions has been collated and analysed into five emerging key themes.

These emerging themes will shape the development of the vision and objectives for the precinct. They connect to the eventual land use plan as part of the co-design process.

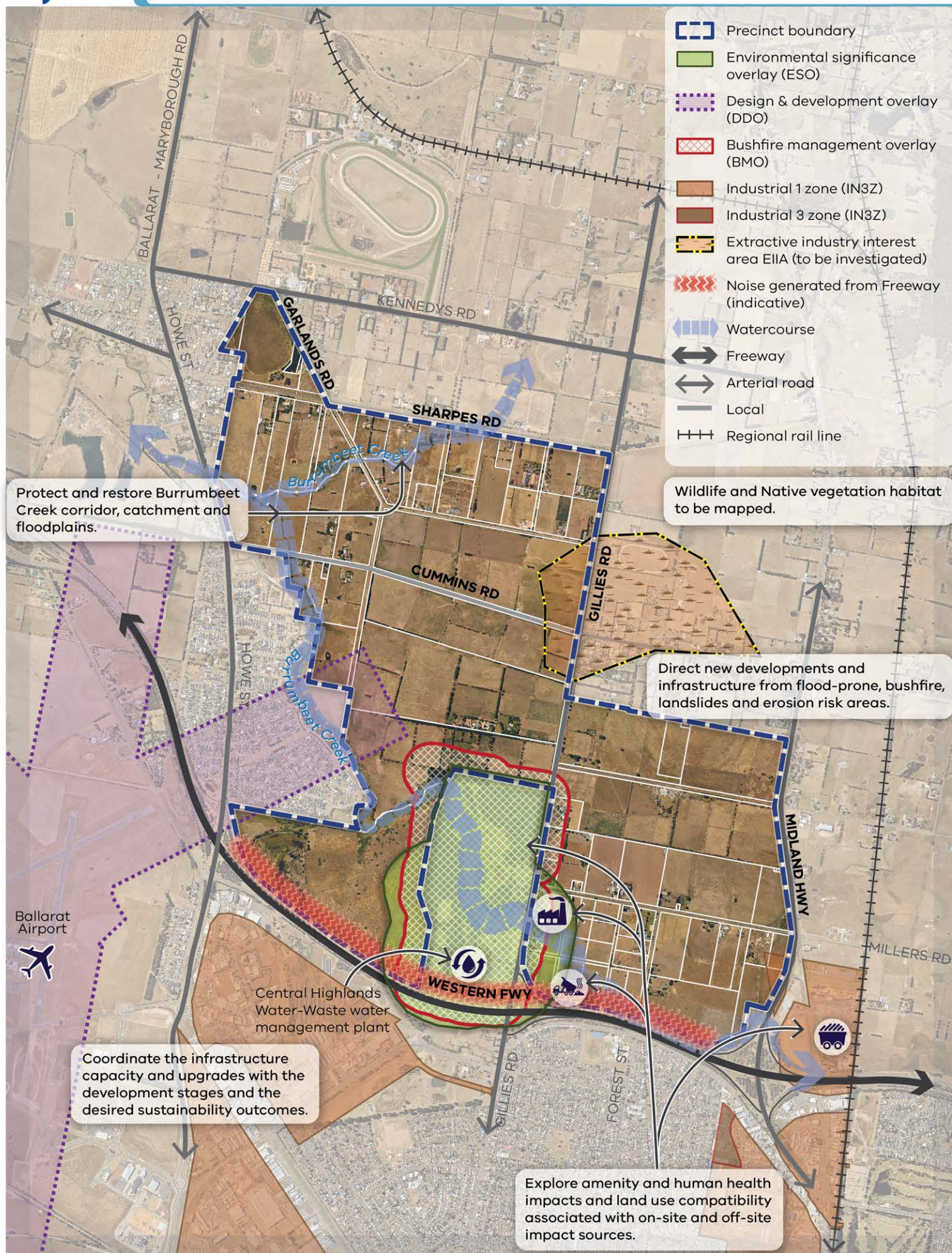
In addition, the Ballarat North PSP will consider (where relevant) the PSP Guidelines and the seven hallmarks of the 20-minute neighbourhood to understand initial opportunities/constraints and to ensure key metrics are achieved (refer to Figure 7).

**Figure 7** PSP Guidelines and the 20-minute neighbourhood hallmarks

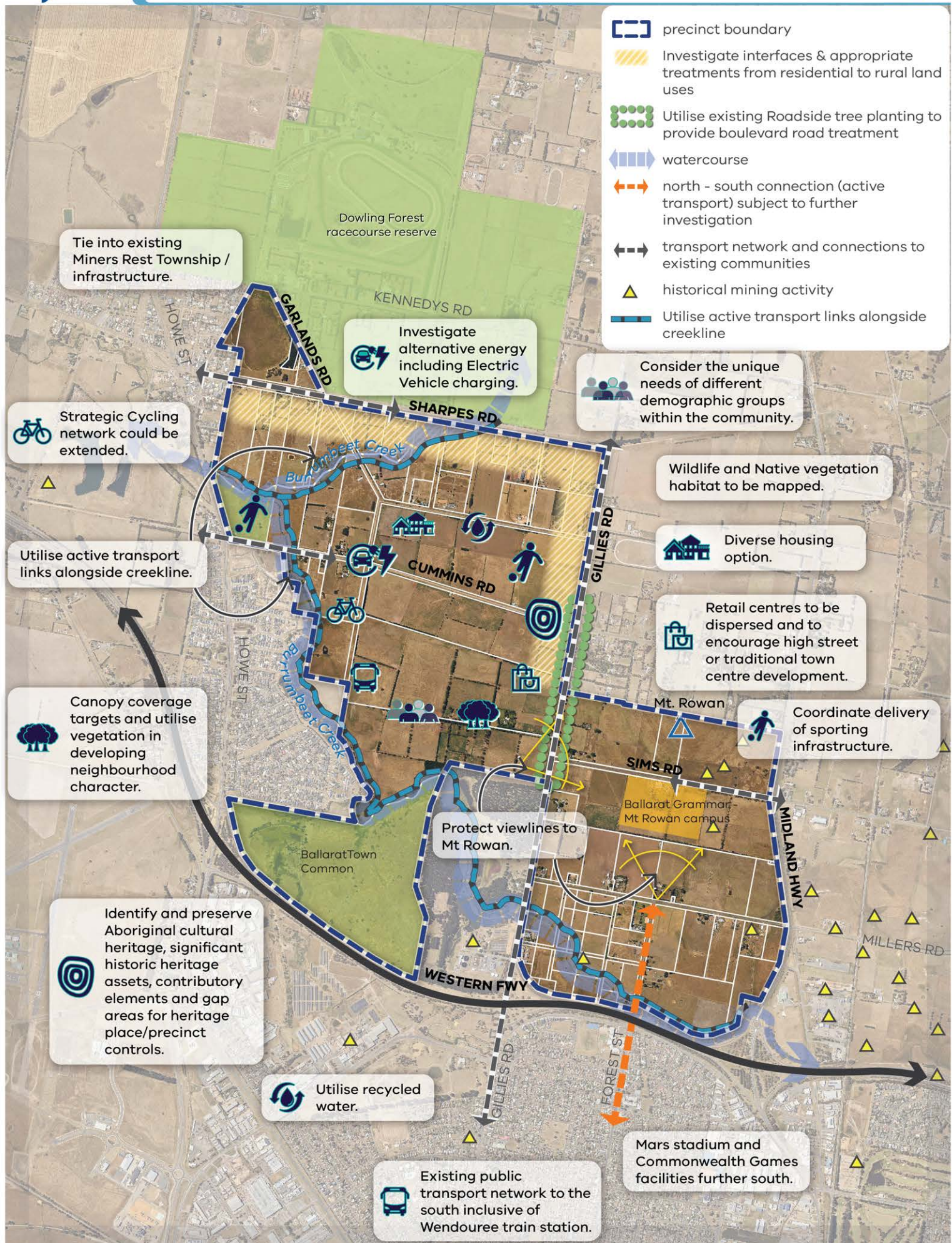


EMERGING THEMES	PSP Guidelines and the 20-minute neighbourhood hallmarks
<b>EMERGING THEME 1</b> The precinct should facilitate a range of non-residential land uses that benefit residents including retail, open-spaces, and community facilities.	Connect People to Jobs & Services Services and Destinations Thriving Local Economies
<b>EMERGING THEME 2</b> Encourage thoughtfully designed built form, responding to regional heritage, cultivating an identifiable character and ensuring diverse housing options.	High Quality Public Realm Viable Densities Infrastructure Coordination
<b>EMERGING THEME 3</b> Develop a transport network that encourages multi modal options to connect people to homes, jobs and services.	Connect People to Jobs & Services Safe, Accessible and Well Connected Infrastructure Coordination Services and Destinations
<b>EMERGING THEME 4</b> Holistically manage flooding and drainage solutions in a manner that protects and rehabilitates the Burrumbeet Creek.	High Quality Public Realm Infrastructure Coordination
<b>EMERGING THEME 5</b> Protect and enhance biodiversity and environmental values and strive for innovative sustainable development outcomes.	High Quality Public Realm











## Emerging theme 1

### The precinct should facilitate a range of non-residential land uses that benefit the residents including retail, open-spaces, and community facilities

Strategic planning prioritises the development of sustainable residential precincts. This includes the provision of essential services such as utilities, healthcare, education, and public transport, as well as the creation of community spaces such as parks, playgrounds, and community centres.

Within the wider Ballarat context, there are a range of services and facilities that are available. These include health services like hospitals, public and private education providers at the primary, secondary and tertiary levels, civic spaces, retail shopping strips and centres as well as a range of regionally significant sporting facilities. Whilst future residents of the Ballarat North PSP area can utilise a range of infrastructure, it is critical for the PSP to also provide appropriate additional services and facilities required to sustain the anticipated residential growth to avoid placing burden on existing community facilities.

#### Ideas and opportunities discussed:

- Assess the current and future service needs of the Ballarat North community, including education, healthcare, retail, and recreational facilities.
- Investigate a dispersed retail/commercial model that encourages a traditional town centre or high street form.
- Council and landowners have identified a preference for the Ballarat North area to act as a distinct community, in need of its own internal infrastructure.
- Sports and recreation facilities should respond to the needs of the expected community and be co-located to other community facilities or schools where possible.
- Community infrastructure should be provided for in a timely manner to coincide with expected development.
- Development contributions need to be considered to ensure infrastructure can be funded in line with development needs as the community grows.

- Provision of additional open space and community facilities should be accounted for within any area of higher density.
- Activate and enable the use and enjoyment of natural landscape features such as Burrumbeet Creek, Mt Rowan and the Ballarat Town Commons.
- Consider the unique needs of different demographic groups within the community, such as diverse age groups and people with disability or access requirements, and identify and address service provision gaps when planning for community infrastructure.
- Inclusion of education facilities should include kindergartens, primary and secondary school(s).
- Sporting facilities should be planned to have regards to the needs of the future residents of and external to the precinct
- Ensure that the Ballarat North precinct is designed to provide a high level of amenity for residents and contribute to the sense of place, including safe and attractive streetscapes, access to open space and greenery and community facilities.

#### Other considerations:

The 10-minute city objective is outlined in the City of Ballarat's *A Greener More Vibrant and Connected Ballarat* strategy to guide growth to 2040. The development and delivery of a wide range of land uses will assist in achieving Council's objective.

The VPA will consult with Ballarat City Council on Council's plan on upgrading/providing new recreation facilities and the delivery timeline.

The VPA will consult with Department of Education and Training and private education providers on the capacity of education facilities to support the population growth.



## Emerging theme 2

### Encourage thoughtfully designed built form, responding to regional heritage, cultivating an identifiable character and ensuring diverse housing options

The Ballarat North PSP and the surrounding region enjoy recognisable landscape features and a distinct character. Throughout the pitching sessions, the importance of celebrating this regional character through future development was consistently raised. For example, the sustained equine heritage of the area, with the Dowling Forest precinct located directly to the north of the PSP area. The future community must be designed in a way which responds to this unique character and be sensitive to the ongoing needs of the racing industry.

Similarly, the landscape has an extensive historic context, including both an indigenous and post-European colonisation legacy which should be effectively managed and communicated through the PSP. The historic mining activities, particularly in the eastern region of the precinct present erosion risks which will need to be managed throughout the planning and development of the land.

The significant demand for quality housing options in Ballarat emerged from our engagement with stakeholders. Future development must consider the housing needs and affordability constraints for a wide range of households and strive to offer a diverse supply of lot sizes and dwelling typologies.

#### Ideas and opportunities discussed:

- Recognise and retain references to stud farming and horse training land uses within the precinct. Retain prominent homesteads and bridle trails where possible.
- Retain established vegetation including, pine rows.
- Deliver a high-quality public realm and aesthetic streetscapes. Consider opportunities for alternative and creative street layout which allow for improved canopy tree outcomes which may include larger trees.
- Design the precinct to ensure sight lines to public open spaces and key landscape features are achieved throughout.
- Ensure opportunities for landscaping to soften visual impact of large noise walls or interfaces along the Western Freeway.
- Collaborate with Wadawurrung Traditional Owners to investigate opportunities for cultural values to be incorporated in built form design and landscape treatments.
- Collaborate with the Ballarat City Council, who are completing a *Thematic Environmental History* study, to retain and reflect heritage values from after European contact where possible in the PSP.
- Investigate historic mining shafts and ensure risks for development are appropriately managed. Direct new developments and infrastructure away from areas subject to soil degradation and reactive soil where possible.
- Plan for dwelling densities which create a rural-to-urban transition. Provide for larger residential lots to appropriately interface to the equine precinct and rural living areas and locate higher densities more centrally within the precinct.
- Consider preferred applied zones to achieve desired built form outcomes (e.g. application of Neighbourhood Residential Zone in lower density areas).

- Locate medium density housing in high amenity areas such as adjoining commercial areas, community facilities or public open space.
- Investigate the capability for alternative dwelling typologies including attached or rear loaded dwellings. Promote diversity and choice for future residents.
- Encourage bespoke dwelling designs to create 'point of difference' in streetscapes and recognisable residential character.
- Address the shortfalls in housing supply in Ballarat, through the provision of development ready land.
- Investigate opportunities to mitigate land and housing affordability challenges in Ballarat, including potential for incentives to deliver affordable housing products.
- Consider targets for the provision of social housing and NDIS suitable dwellings. Investigate collaboration opportunities with Homes Victoria.
- Strive for high-street style commercial built form, which promotes social interaction and multi-modal accessibility.

### Other considerations:

The VPA's *Precinct Structure Planning Guidelines: New Communities in Victoria* (2021) are informed by policy directions set out by *Plan Melbourne* (2017, updated 2019). This includes striving for opportunities to 'live locally' through the 20-minute neighbourhood framework. Residents should be able to meet their daily needs in the local community, through the provision of high-quality public realm and delivery of densities which make local services and transport viable. This framework will be pivotal to achieving the built form outcomes we have heard from stakeholders.

In addition, the VPA will be undertaking ongoing consultation with the Wadawurrung Traditional Owner Aboriginal Corporation (the registered aboriginal party for the region) to ensure aboriginal cultural values are protected and appropriately integrated into any future development outcomes.

The VPA will procure a study of post-colonial heritage, to understand the more European values which may be present in the region.





## Emerging theme 3

# Develop a transport network that encourages multi modal options to connect people to homes, jobs and services

Ballarat North PSP is well connected to Ballarat CBD and the Miners Rest Township, as well as being strategically positioned along the Western Freeway. Ballarat North presents opportunities to utilise existing and planned employment destinations, services and community infrastructure to create a highly connected precinct.

The precinct also provides opportunities to develop an efficient active transport network, including walking and cycling links, both within the PSP area and across the wider Ballarat region. Pitching session discussions raised stakeholders desire to shift toward more sustainable transport modes, (e.g., electric vehicles and public transport upgrades), which should be investigated further throughout the preparation of the PSP.

### Ideas and opportunities discussed:

- Assess the current public transport network and investigate the anticipated future needs for additional public transport connections.
- Plan for future residents to 'live locally', reducing the travel distances for access to key destinations, jobs and services.
- Provide and improve pedestrian and cycling routes to ensure safe and comfortable active transport experiences. This includes safety crossings of major streets such as Cummins Road.
- Plan for pedestrian crossings across major roads every 400–800 metres.
- Provide dedicated bike paths, separated from vehicle traffic for safe and direct transport throughout the precinct. Consider the Burrumbeet Creek corridor as a potential active transport path.
- Improve pedestrian access to the Ballarat Town Commons to allow for residents to access the site for passive recreation.

- Ensure active transport connectivity to key public transport interchanges and destinations outside the precinct, particularly the Wendouree train station, Lake Wendouree, and Ballarat CBD to the south.
- Upgrade existing streets as appropriate or develop connector roads and intersections to facilitate bus services and efficient vehicle movements.
- Coordinate with Ballarat City Council and Department of Transport and Planning on the planned infrastructure upgrades to support precinct growth. For example, potential upgrades to the Garlands Street bridge.
- Promote the uptake of electric vehicles. Investigate opportunities for community charging points within the precinct.
- Transport-related noise impacts on the future sensitive uses should be addressed through land use planning process, potential implementing buffers or noise attenuation walls.

### Other considerations:

The VPA will undertake a precinct wide Traffic/Transport Assessment to assess the existing demand on the road network and public transport services and plan to service future residents.

Collaboration with the Department of Transport and Planning will be consistent throughout the planning process. The Departments recommendations will inform the network planning, logical staging and infrastructure coordination for the precinct.

Future land uses, community infrastructure locations and retail opportunities will be coordinated in the PSP 2.0 process to facilitate the 20-minute neighbourhood.

## Emerging theme 4

# Holistically manage flooding and drainage solutions in a manner that protects and rehabilitates the Burrumbeet Creek

The Ballarat North precinct contains significant environmental assets including Burrumbeet Creek and wetland networks, which have important environmental and hydrological values for the wider region.

Precinct planning must approach the management of water throughout the precinct in a holistic way, balancing flooding risks and post development flows with the needs of the environmental systems which rely on these natural assets. Sustainable water management infrastructure will be required to ensure that stormwater is effectively managed, and the water quality and soil are not degraded.

There are identified floodplains throughout the region and flooding risks must be effectively mitigated through site-specific, engineered solutions. The technical resolutions must manage internal stormwater runoff, environmental requirements and ensure any adverse impacts on downstream catchments are avoided.

### Ideas and opportunities discussed:

- Significant overland flows enter Burrumbeet Creek in heavy rain events, based on the existing conditions. Drainage and flooding impacts around the creek are anticipated to be a significant challenge.
- Ensure drainage solutions do not increase flows or flooding risk downstream within the larger catchment.
- Identify the flood-prone (1%AEP) areas within the precinct and ensure detailed modelling informs development outcomes. Direct new developments and sensitive land uses from waterways, catchments and areas subject to flooding, severe soil degradation, geotechnical hazards and minimise the impacts on downstream areas, floodplains and drainage infrastructure.
- Mitigate the discharge of sediment and waste into waterways and manage ecological impacts of development on creek health.

- Investigate opportunities to maximise onsite capture, storage and reuse of water.
- Implement Integrated Water Management (IWM) practices to strive for a closed-loop hydraulic system.
- Include Water Sensitive Urban Design (WSUD) innovations such as floating wetlands where feasible.
- Create green linkages between the wetlands of Miners Rest, Macarthur Park Wetlands and Ballarat Town Common to support waterways habitat rehabilitation.
- Leverage off the existing and potential infrastructures to support sustainable measures, recycled water supply and waste management.

### Other considerations:

VPA is undertaking Integrated Water Management Assessment and flood modelling to guide new developments within the precinct. These technical works will offer an in-depth understanding of existing conditions, anticipated and post-development outcomes for stormwater flows. This data will also inform the viability of specific integrated water initiatives based on the site constraints.

The information gaps in the existing mapping of the Burrumbeet catchment have been noted through pitching discussions with Glenelg Hopkins Catchment Management Authority (GHCMA). Planning for the precinct will need to consider the availability of flood modelling data and implications of previous development within the floodplains to ensure risks are appropriately managed.



## Emerging theme 5

# Protect and enhance biodiversity and environmental values and strive for innovative sustainable development outcomes

Mount Rowan, the Ballarat Town Commons and the Burrumbeet Creek corridor are all key natural features of the precinct, which include patches of native vegetation and provide vital habitat for a variety of flora and fauna species. Enhancement, restoration and use of these natural features, including creating linkages and planting corridors should be accommodated in the future urban structure, to support both aquatic and terrestrial biodiversity values.

A holistic approach to the protection and enhancement of the landscape features should strive not only to improve biodiversity outcomes, but also offer future residents a high level of natural amenity. Infrastructure upgrades should encourage residents to utilise and value their environment.

Implementation of innovative sustainability practices will also facilitate ongoing support of environmental values. Stakeholders suggested a range of potential sustainability measures during pitching sessions, ranging from alternative waste management to renewable energy provision. Opportunities for sustainable innovation will be investigated through the PSP and into future development phases.

### Ideas and opportunities discussed:

- Incorporate appropriate landscape and biodiversity design principles in the development of open spaces, wetland, waterways and public areas.
- Protect and rehabilitate remnant native vegetation.
- Encourage native planting, including species selection which is drought and disruption resilient, especially in street verges and nature strips.
- Plan for vegetated 'living corridors' and green spines, potentially along major roads.
- Design streetscapes to allow space for centre verges, bioswales and opportunities for passive watering of street trees.
- Rehabilitate Burrumbeet Creek, clearing litter and weeds.
- Activate the creek corridor by developing walking/cycling network alongside the waterway corridor for high amenity outcomes.
- Investigate drought proofing measures and integrated water management techniques to safeguard future environmental flows in Burrumbeet Creek.
- Consider opportunities for improved habitat outcomes, specifically to support any potential threatened species such as Growling Grass Frog, Striped Legless Lizard and Platypus.
- Minimise and manage risks associated with development, including fragmentation of native vegetation and loss of scattered trees, weeds, light pollution, barriers to wildlife movement, introduction of domestic animals and invasive predators.
- Undertake targeted flora and fauna surveys as required and update mapping of threatened species within the precinct.
- Develop wildlife corridors under major roads to avoid human-biodiversity conflicts.
- Identify bushfire prone areas and provide an appropriate interface treatment response to bushfire hazards.
- Consider alternative models of waste management in the precinct, including neighbourhood waste collection depots and community composting programs.
- Explore opportunities for design guidelines and requirements to elevate energy efficient built form outcomes, including investigation of net zero emission homes.
- Development of infrastructure to support electrification of transport, including electric car changing stations.

### Other considerations:

The VPA to strive to align strategic planning with other key environmental guidance documents, including the Department of Energy, Environment and Climate Action (DEECA) *Biodiversity 2037 Plan* (2017) and targets set out in the *Wadawurrung Healthy Country Plan 2020-30* (2020).

A Landscape and Visual Impact Assessment for the precinct will be prepared. This will identify landscape and visual characteristics within the PSP that should be considered to help influence future planning policy and subsequent development of the precinct to maintain visual amenity, significant view-lines to landscape features and a sense of place as the land transforms.

VPA will consult with DEECA for the available information, mapping and strategic scores in the areas and the preparation of the biodiversity assessment and the Native Vegetation Precinct Plan.

The VPA will explore amenity and human health impacts and land use compatibility associated with the on-site and off-site impact sources e.g. Smith Will Asphalt Plant, Boral Asphalt Plant and Dellavedova Fertilisers as the proposed land uses and planning controls are developed.





# Next steps

## Vision and purpose workshop

The next step in the Ballarat North PSP process is the vision and purpose stage (refer to Figure 10). This stage will be undertaken via an online survey, with the data collated into a public summary document.

All stakeholders who participated in the pitching sessions and precinct landowners are invited to participate.

The purpose of the vision and purpose stage is to:

- Provide feedback on the key issues and initial themes developed from pitching sessions.
- Establish a guiding vision or mission statement to guide the ongoing direction of the precinct structure planning process.

Further information on the vision and purpose stage will be provided to participants in the coming weeks.

## Technical reports

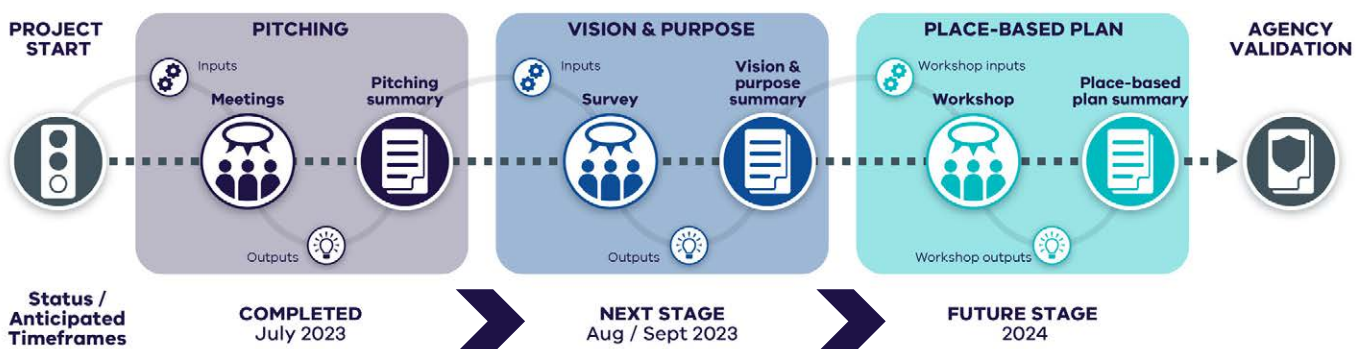
Various technical studies are being commissioned by the VPA to support early planning for Ballarat North PSP. This technical work will identify constraints and support early planning decisions.

Phase 1 technical reports include:

- Cultural Values Assessment
- Adverse Amenity Impact Assessment
- Bushfire Risk Assessment
- Flooding and Drainage Assessments
- Geoscience Analysis
- Land Capability Assessment (i.e. contamination, geology, hydrology)
- Post Contact Heritage Assessment
- Utility Servicing Assessment

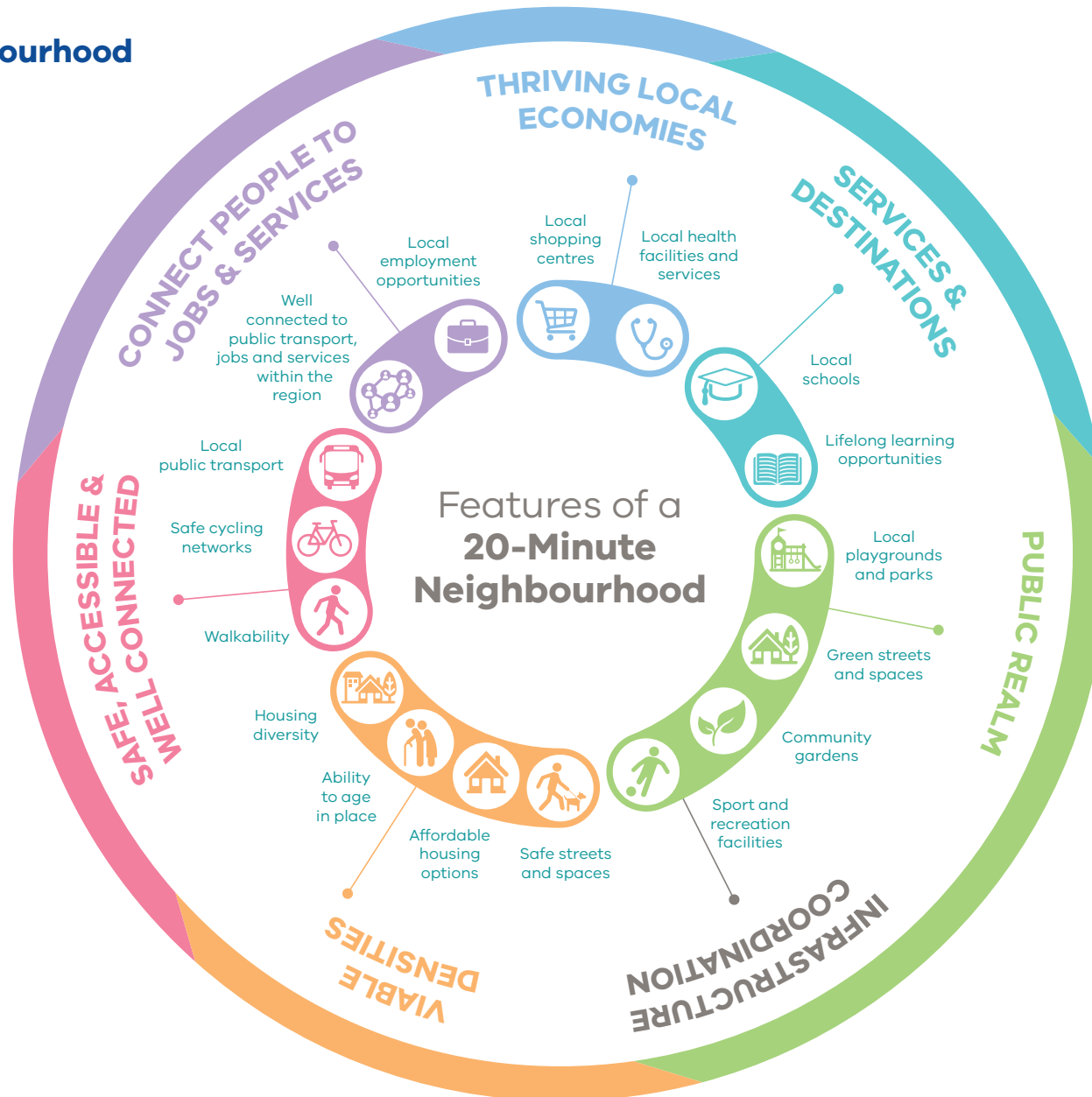
Two phases of technical reports will be completed for the Ballarat North Precinct. Phase 2 technical reports will be undertaken following the phase 1 technical reports.

**Figure 10** Ballarat North planning process overview and anticipated timeframes



# Appendix

## 20-minute neighbourhood





**PSP 2.0**

**VICTORIA**  
State  
Government



**vpa**  
Victorian Planning Authority