

**PSP2.0**

# Ballarat North

WADAWURRUNG COUNTRY

## Precinct Structure Plan

SEPTEMBER 2025



**DRAFT**  
FOR PUBLIC CONSULTATION

# ACKNOWLEDGMENT OF COUNTRY

---

**The Victorian Planning Authority proudly acknowledges** Victoria's Aboriginal community and their rich culture and pays respect to their Elders past and present.

**We acknowledge** Aboriginal people as Australia's first peoples 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, working towards the equality of outcomes and ensuring an equal voice.

The land, skies and waters that make up the Ballarat North precinct and its surrounds are Wadawurrung Country.

**We acknowledge** the Wadawurrung People as the Traditional Owners of the land to which the Precinct Structure plan applies. The Wadawurrung People are represented by the Wadawurrung Traditional Owners Aboriginal Corporation (WTOAC).

We acknowledge the Wadawurrung People as the Aboriginal Traditional Owners of their unceded Country. We acknowledge their ongoing connection to this land, and we pay our respects to their Elders past and present.

We thank Wadawurrung Traditional Owners Aboriginal Corporation (WTOAC) for their engagement throughout this project.

## ACCESSIBILITY

The Victorian Planning Authority is committed to ensuring that all persons, including those with disabilities, can access information about our key planning projects, are able to participate in community engagement and consultation activities, and have access to our premises.

This document has been optimised to be compatible with screen readers. We welcome your feedback especially where you feel we are not compliant or could provide better accessibility. If you would like us to send you a printed or electronic copy of this or any VPA publication, please contact us at [accessibility@vpa.vic.gov.au](mailto:accessibility@vpa.vic.gov.au)

### © VICTORIAN PLANNING AUTHORITY 2025

This document was developed by the Victorian Planning Authority (VPA) on behalf of the Victorian Government.

Any projections are based on reasonable assumptions at the time of publication but should not be relied upon without first seeking appropriate expert advice. Although every effort has been made to ensure that the information in this document is factually correct at the time of publication, the VPA does not warrant the accuracy, completeness or relevance of the information. Any person using or relying upon this document does so on the basis that the State of Victoria shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.



# Table of Contents

---

<b>ACKNOWLEDGMENT OF COUNTRY</b>	<b>1</b>
<b>1 CONTEXT</b>	<b>5</b>
1.1 How to read this document	5
1.2 Function of the PSP	6
1.3 Objectives, Requirements and Guidelines	6
1.4 Strategic policy context	6
1.5 Regional context	7
1.6 Cultural context	9
1.7 Historical context	9
1.8 Precinct features	9
1.9 Background information	10
1.10 <i>Ballarat North Development Contributions Plan (DCP)</i>	10
1.11 <i>Ballarat North Native Vegetation Precinct Plan (NVPP)</i>	10
<b>2 PSP OUTCOMES</b>	<b>11</b>
2.1 PSP vision	11
<b>3 IMPLEMENTATION</b>	<b>14</b>
3.1 Viable densities	14
3.1.1 Objectives	14
3.1.2 Requirements and guidelines	14
3.2 Safe, accessible and well-connected	19
3.2.1 Objectives	19
3.2.2 Requirements and guidelines	19
3.3 High quality public realm	22
3.3.1 Objectives	22
3.3.2 Requirements and guidelines	22
3.4 Services and destinations	30
3.4.1 Objectives	30
3.4.2 Requirements and guidelines	30
3.5 Thriving local economies	33
3.5.1 Objectives	33
3.5.2 Requirements and guidelines	33
3.6 Infrastructure coordination	36
3.6.1 Objectives	36
3.6.2 Requirements and guidelines	36

<b>4 APPENDICES .....</b>	<b>42</b>
<b>Appendix 1</b> Environmental constraints plan .....	43
<b>Appendix 2</b> Precinct infrastructure plan .....	44
<b>Appendix 3</b> Summary land use budget & parcel-specific land use budget .....	50
<b>Appendix 4</b> Activity centre design principles and design outcomes .....	57
<b>Appendix 5</b> Road cross sections .....	60
<b>Appendix 6</b> Expanded area framework plan.....	68
<b>Appendix 7</b> Glossary of terms .....	70

## PLANS

<b>Plan 1</b> Regional Context.....	8
<b>Plan 2</b> Place Based Plan .....	12
<b>Plan 3</b> Housing.....	18
<b>Plan 4</b> Movement Network.....	21
<b>Plan 5</b> Public Realm .....	27
<b>Plan 6</b> Water .....	28
<b>Plan 7</b> Bushfire.....	29
<b>Plan 8</b> Community Infrastructure .....	32
<b>Plan 9</b> Employment and Activity Centres .....	35
<b>Plan 10</b> Infrastructure Development and Staging.....	41
<b>Plan 11</b> Environmental Constraints .....	43
<b>Plan 12</b> Precinct Infrastructure .....	44
<b>Plan 13</b> Land Use Budget .....	50

## TABLES

<b>Table 1</b> Place-based objectives – viable densities .....	14
<b>Table 2</b> Requirements and guidelines – viable densities .....	14
<b>Table 3</b> Housing density and diversity .....	16
<b>Table 4</b> Dwelling yields.....	17
<b>Table 5</b> Affordable housing delivery guidance.....	17
<b>Table 6</b> Place-based objectives – safe, accessible and well-connected .....	19



<b>Table 7</b>	Place-based requirements and guidelines – safe, accessible and well-connected .....	19
<b>Table 8</b>	Place-based objectives – High quality public realm .....	22
<b>Table 9</b>	Place-based requirements and guidelines – High quality public realm .....	22
<b>Table 10</b>	Open space delivery .....	25
<b>Table 11</b>	Water infrastructure.....	26
<b>Table 12</b>	Place-based objectives – Services and destinations .....	30
<b>Table 13</b>	Place-based requirements and guidelines – Services and destinations .....	30
<b>Table 14</b>	Place-based objectives – Thriving local economies.....	33
<b>Table 15</b>	Place-based requirements and guidelines – Thriving local economies.....	33
<b>Table 16</b>	Activity centre hierarchy.....	34
<b>Table 17</b>	Place-based objectives – Infrastructure coordination.....	36
<b>Table 18</b>	Place-based requirements and guidelines – Infrastructure coordination.....	36
<b>Table 19</b>	Precinct infrastructure .....	45
<b>Table 20</b>	Summary land use budget .....	51
<b>Table 21</b>	Parcel-specific land use budget.....	52
<b>Table 22</b>	Activity centre design principles and design outcomes .....	57

# 1 CONTEXT

## 1.1 How to read this document

The precinct structure plan (PSP) guides land use and development where a planning permit is required under the Urban Growth Zone (Clause 37.07 of the Ballarat Planning Scheme), or any other provision of the Ballarat Planning Scheme that references this PSP.

### Part 1: Context

Part One contains the contextual overview of the PSP document and the function of individual components as well as infrastructure contributions required to deliver the precinct.

### Part 2: PSP outcomes

Part Two contains the outcomes the PSP is seeking to achieve.

A planning application and subsequent planning permit must implement the outcomes of the PSP.

The outcomes are expressed as:

- The **Vision**, which is the overarching unique place-based outcome intended for this PSP.
- The **Purpose**, which sets out how the PSP will achieve the vision for the precinct.
- The **Objectives**, place-based objectives to achieve the vision and purpose for the precinct.

### Part 3: Implementation

Part Three contains the strategic land use context and place-making elements to be implemented for the precinct and responds to each of the seven 20-minute neighbourhood **hallmarks**.

Each hallmark is implemented according to the following sub-structure:

- **PSP objectives:** The PSP identifies a set of place-based objectives to achieve the vision and purpose for the precinct. These provide the guidance required to achieve the specific outcomes sought for each of the seven hallmarks within the precinct. A responsible authority may consider alternative strategies to achieve the vision and objectives. Alternative strategies must demonstrate how they will achieve the vision and objectives of the PSP.
- **PSP implementation and delivery:** The PSP provides guidance in the form of requirements, plans, tables and diagrams to help with interpretation.
- **PSP requirements:** PSP Requirements must be adhered to in developing the land. Where they are not demonstrated in a permit application, requirements will usually be included as a condition on a planning permit whether or not they take the same wording as in the structure plan. A requirement may reference a plan, table or figure in the structure plan.
- **PSP guidelines:** The PSP Guidelines express how discretion will be exercised by the responsible authority in certain matters that require a planning permit. The responsible authority may consider an alternative to a guideline if it is satisfied that an application for an alternative, implements the outcomes. A guideline may include or reference a plan, table or figure in the PSP.

Any objective, requirement or guideline applies to the whole PSP, and not just to the Hallmark under which it is nested. Meeting these requirements and guidelines will implement the vision, purpose and objectives of the PSP.

### Part 4: Appendices

Part Four contains the technical and administrative information required to support the implementation of the strategic land use context and place-making elements of the PSP. It will generally include a series of tables and plans. These include:

- Precinct infrastructure plan and table.
- Summary land use budget and parcel-specific land use budget.
- Cross-sections.
- Activity centre design principles and design outcomes.

- Various concept plans (e.g., activity centre, conservation area, etc).
- Glossary of terms.

Not every aspect of land use, development or subdivision is addressed in this PSP. A responsible authority may manage development and issue permits as relevant under its general discretion. The *Generally in Accordance Guidance Note* is available on the VPA website to provide direction in the application of discretion where a PSP applies.

Development must comply with Acts and approvals where relevant e.g., the *Environment and Biodiversity Conservation Act 1999* or the *Aboriginal Heritage Act 2006*.

## 1.2 Function of the PSP

A PSP is a long-term plan to guide future urban development. It enables the transition from nonurban to urban uses and defines the place-based outcomes to be achieved. Use and development controls are applied using the Urban Growth Zone. The Schedule to the zone outlines what permits may be granted under the controls.

The PSP also describes the services needed to support the new community and how the services will be delivered. It provides developers, investors, government authorities, local Council and the local community with an outline for future development.

The function of the PSP is to:

- Provide the planning conditions for planning permit applications
- Outline critical infrastructure needed to support the projected population of the PSP, including a diverse range of open spaces and community infrastructure
- Ensure planning permit applications will generate the necessary population to support investment in critical infrastructure.

## 1.3 Objectives, Requirements and Guidelines

A planning application and subsequent planning permit must implement the outcomes of the PSP. The outcomes are expressed as the PSP Vision, PSP Purpose and Objectives in the following chapters.

Each chapter of the PSP contains requirements and guidelines as relevant. Requirements must be adhered to in developing the land. Where they are not demonstrated in a permit application, requirements will usually be included as a condition on a planning permit however they may not be of the same wording as in the structure plan. A requirement may reference a plan, table or figure in the structure plan.

Guidelines express how the responsible authority may apply discretion in certain matters that require a planning permit. If the responsible authority is satisfied that an application for an alternative to a guideline implements the objectives, the responsible authority may consider the alternative. Alternative solutions must be generally in accordance with the PSP. A guideline may include or reference a plan, table or figure in the PSP.

Meeting the Requirements and Guidelines will implement the Vision, Purpose and Objectives of the PSP.

## 1.4 Strategic policy context

This PSP is informed by:

- The Planning Policy Framework set out in the Ballarat Planning Scheme
- The Central Highlands Regional Growth Plan
- Plan for Victoria
- The [Precinct Structure Planning Guidelines: New Communities in Victoria](#) (VPA, 2021).



## 1.5 Regional context

Ballarat is a major regional city within Wadawurrung Country in Victoria and is located approximately 100 kilometres west of Melbourne, Victoria. The population of Ballarat is expected to grow by 31,200 people by 2036 (Victoria in Future, 2023) making it the second-largest growing municipality in regional Victoria behind Greater Geelong. The future growth of Ballarat is supported by its status as Regional City with significant growth potential in the *Central Highlands Regional Growth Plan* (2014).

Additional housing will be required in Ballarat to provide homes for the growing population.

The Northern Growth Area is located north of the Ballarat city centre and the Western Freeway. It is bounded to the east by Midland Highway and Miners Rest and Howe Street to the west. The Northern Growth area is separated into two areas:

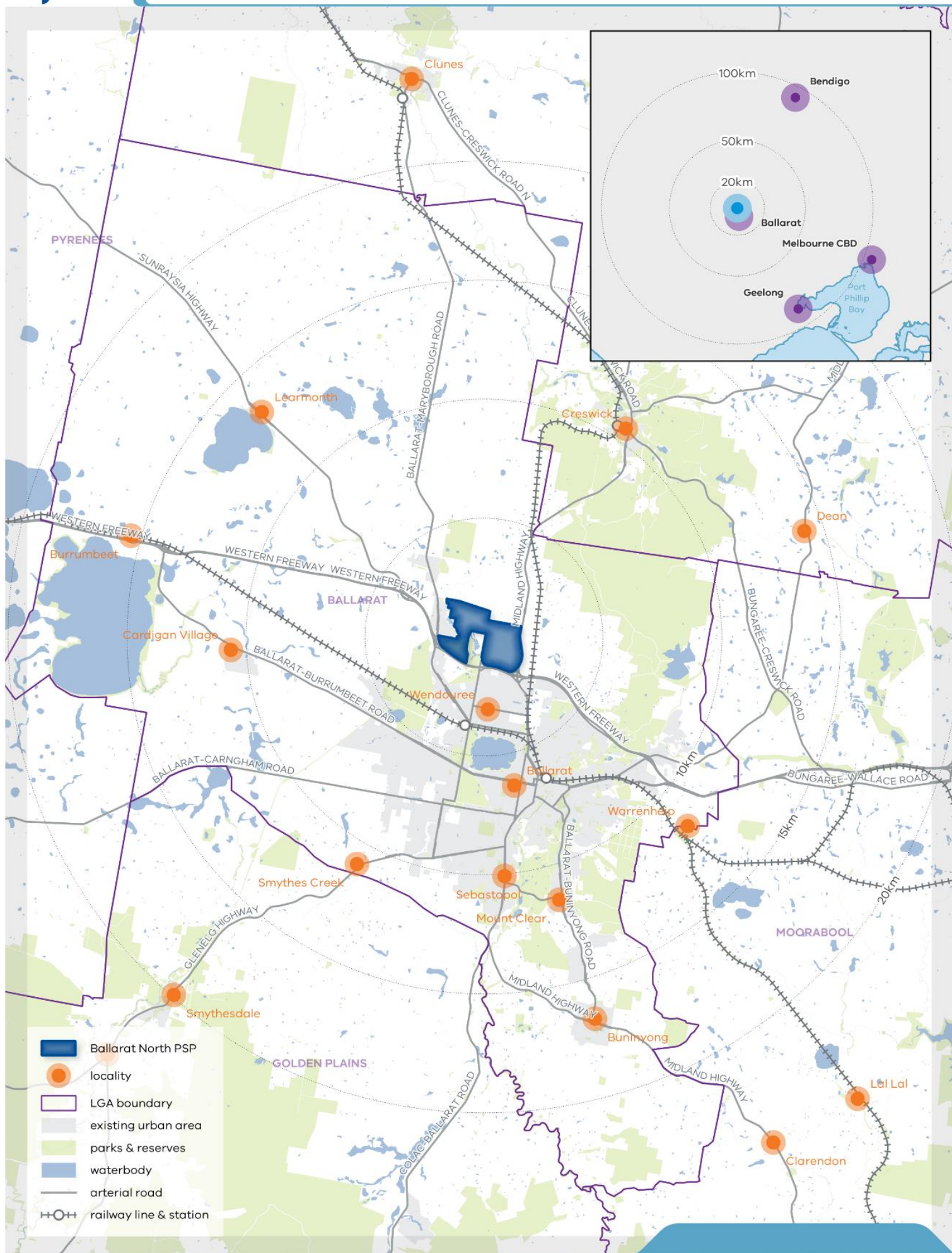
- **The core area:** approximately 571 hectares, south of Cummins Road
- **The expanded area:** approximately 272 hectares, north of Cummins Road.

The Ballarat North PSP applies to the core area of the Northern Growth area. The PSP is one of the identified regional greenfield projects in *Plan for Victoria*, listed as a priority planning project in *Victoria's Housing Statement – The decade ahead 2024-2034* to support delivery of a sustainable supply of greenfield land to provide homes and jobs across Victoria. The PSP's proximity to the Ballarat city centre supports its strategic status as a future growth area to provide homes and jobs closer to the existing services and amenities Ballarat offers.

The Ballarat North precinct is located approximately seven kilometres northwest of the Ballarat CBD and directly east of Miners Rest township and Macarthur Park estate. To the south, the precinct is abutted by the vegetated Ballarat North Wastewater Treatment Plant and bordered by the Western Freeway, the main route connecting Ararat to Melbourne via Ballarat. The eastern boundary is formed by the Midland Highway, which links Ballarat city centre and nearby town of Creswick. Gillies Road runs through the centre of the precinct. These major routes, extending from central Ballarat and Wendouree allow easy accessibility to and from the site.

Ballarat Airport is approximately 3 kilometres southwest of the precinct. The Numbers-above (N-above) contours from Ballarat Airport flight paths extend into a small area in the southwest corner of the precinct.

Planning for the expanded area will be subject to a separate amendment. An indicative future urban structure for the expanded area which is subject to change is shown in **Appendix 6**.



## 1.6 Cultural context

The PSP is located within Wadawurrung Country. Wadawurrung People are recognised as the Traditional Owners of their lands and waters across greater Ballarat. The Registered Aboriginal Party (RAP) for the precinct area is Wadawurrung Traditional Owners Aboriginal Corporation (WTOAC).

The *Paleert Tjaara Dja, Let's make Country good together 2020-2030 – Wadawurrung Country Plan* expresses how Wadawurrung see Country being cared for and managed. The plan includes information on Wadawurrung Country and culture. It provides principles, values, threats, programs and strategies to care for Wadawurrung Country.

## 1.7 Historical context

There are no existing places or entries in the PSP that are recorded on:

- World Heritage List
- Commonwealth Heritage List
- National Heritage List
- Victorian Heritage Register
- Victorian Heritage War Inventory
- Register of the National Estate.

There are three entries on the Victorian Heritage Inventory (VHI) within the PSP. These are historical archaeological sites greater than 75 years old. The entries are:

- *Mt Rowan Mullock Heap 1*
- *Mount Rowan House Remains*
- *Former House Site, Wyndolm Park.*

There are five places proposed for inclusion in the Schedule to the Heritage Overlay in the Ballarat Planning Scheme:

- *Scott Homestead*, 103 Olliers Road, Mount Rowan
- *MacLeod Villa*, 88 Olliers Road, Mount Rowan
- *Hawthorn Park Homestead*, 112 Olliers Road, Mount Rowan
- *Hawthorn Farm, Former Creamery & Dutch Elm*, 134 Gillies Road, Mount Rowan
- *Chalmers Homestead*, 15 Sims Road, Mount Rowan.

There is one Dutch elm tree within the PSP included in the National Trust of Australia (Victoria) Heritage Register and the City of Ballarat Exceptional Tree Register. The Dutch elm is included within the proposed extent of the Heritage Overlay for *Hawthorn Farm, Former Creamery & Dutch Elm*.

There is one identified heritage site (*Hayshed*) at Noble Court that is not proposed for heritage protection.

Further information on the VHI entries and the sites of significance where a Heritage Overlay is proposed are available in the *Ballarat North PSP Historical (Post-Contact) Heritage Assessment* (RBA, July 2024), which can be viewed here: <https://vpa.vic.gov.au/project/ballarat-north/>.

## 1.8 Precinct features

The land in the precinct is generally characterised as undulating, largely cleared landscape of fields and paddocks, with some rural living blocks and a private agricultural educational campus (Ballarat Grammar). There is also a small pocket of industry on the east side of Gillies Road, opposite the well-treed grounds of the Ballarat North Water Reclamation Plant.



Ballarat North's significant landmark is the distinctive Mount Rowan, which straddles the northwestern boundary of the PSP. The Ballarat Town Common is another well-known local feature which has history as a common area for inhabitants of Ballarat to de-pasture cattle and horses in the late 19th century. The precinct also includes the former Wendouree landfill site which was capped in 1987.

The main branch of Burrumbeet Creek, which contains threatened aquatic flora and fauna species, also traverses the southern part of the precinct with a tributary in the east of the precinct (below Olliers Road). The Burrumbeet Creek and adjacent vegetation provides habitat for native frogs, reptiles, aquatic mammals (platypus and rakali) and birds local to the study area and dispersing throughout the landscape. There are existing wetlands and Seasonal Herbaceous Wetland areas in the precinct, particularly in the west of the precinct near the Burrumbeet Creek and around the Ballarat Town Common. There are extensive Victorian, Australian, Indigenous and Exotic revegetated trees serving as windbreaks throughout the precinct.

## 1.9 Background information

The *Ballarat North PSP Background Report* provides detailed background information relating to the precinct, including its strategic and local context, physical attributes and provides a detailed account of the VPA's spatial planning for the precinct.

The Background Report summarises considerations and research that have informed the preparation of the PSP. This includes the key findings from the PSP technical studies for matters such as drainage, transport, utilities, economics, and community facilities. The technical studies can be viewed at: <https://vpa.vic.gov.au/project/ballarat-north/>

### 1.10 *Ballarat North Development Contributions Plan (DCP)*

This PSP is supported by the Ballarat North Development Contributions Plan (DCP), that has been developed in parallel with the PSP to inform and direct the future planning and development of the precinct. The DCP:

- Is a separate document incorporated into the Ballarat Planning Scheme and implemented through the Development Contributions Plan Overlay (DCPO).
- Requires development proponents to contribute to infrastructure required to support the future community.
- Sets out the requirements for infrastructure funding across the precinct.

### 1.11 *Ballarat North Native Vegetation Precinct Plan (NVPP)*

The Ballarat North Native Vegetation Precinct Plan (the NVPP) has been prepared concurrently with the PSP. The NVPP identifies:

- native vegetation to be protected,
- native vegetation that can be removed, destroyed or lopped without a planning permit, and;
- the offsets that must be sourced by landowners, prior to the removal of native vegetation mapped for removal as per the NVPP.

The statutory basis for the NVPP is Clause 52.16 of the Ballarat Planning Scheme. The NVPP will be incorporated into the Ballarat Planning Scheme under Clause 72.04 (Incorporated documents) and is a separate document to the Ballarat North Precinct Structure Plan.

## 2 PSP OUTCOMES

---

### 2.1 PSP vision

The Ballarat North PSP envisions a thriving residential community shaped by a combination of unique landscapes, rich local heritage, and aspirations for a more connected and sustainable community, planned around a cohesive network of green spaces.

The Ballarat Town Common will remain protected, along with Mount Rowan, which stands as a significant landmark and represents the cultural history of the Wadawurrung people. Both will be preserved for their natural beauty for future generations and will integrate elements of intangible and tangible cultural heritage in partnership with Traditional Owners.

Education and community hubs will emerge within the residential areas, emphasising the importance of community and learning. Housing will cater to a variety of needs and preferences, with a focus on delivering diverse housing types for a wide range of households.

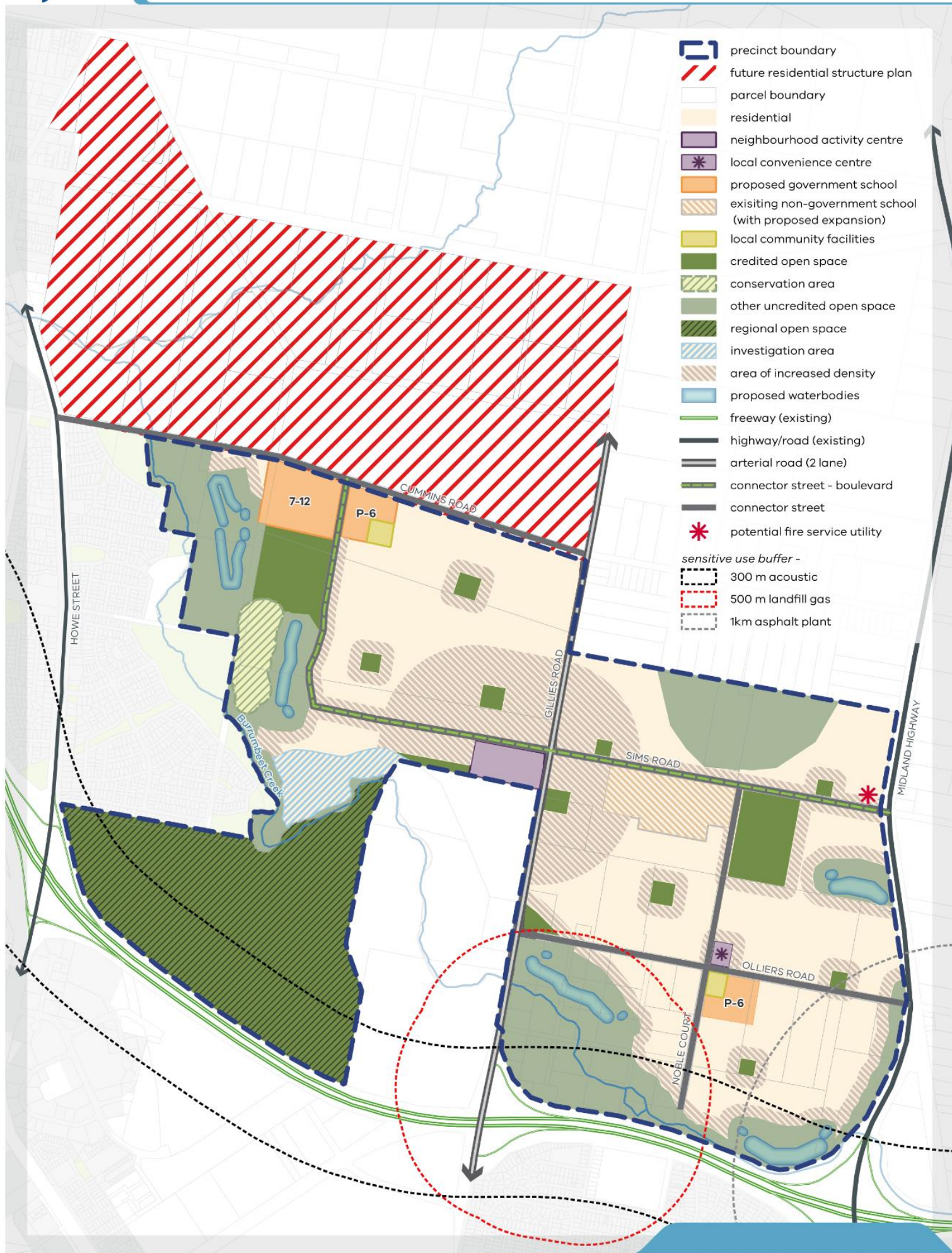
Green linkages, featuring trees and pedestrian-friendly routes will be central to the design of the neighbourhood. This will promote internal and external connections to new schools, community facilities, playgrounds, and other amenities to deliver the essential infrastructure that the community needs. Conservation and protection of biodiversity along Burrumbeet creek will be a feature of the Precinct.

Infrastructure development will prioritise safe roads, public transport, cycling routes, and pedestrian routes. This will ensure effective connectivity within and outside of the precinct.

Environmental initiatives will include the conservation of native vegetation and other habitat values, improvement and protection of Burrumbeet Creek, and application of Biodiversity Sensitive Urban Design principles to achieve nature positive outcomes at subdivisions. Other environmental initiatives will include embracing an integrated water management approach and advanced stormwater management to protect and manage flood risks and improve drainage in the precinct.

Sustainability will be a guiding principle, with net zero energy ambitions and urban heat responses supporting community resilience to climate change impacts. Neighbourhoods and buildings will be designed to deliver sustainability outcomes including walkable neighbourhoods, electric vehicle use, planting of canopy trees and water sensitive urban design – all supporting the long term liveability and amenity of the precinct.

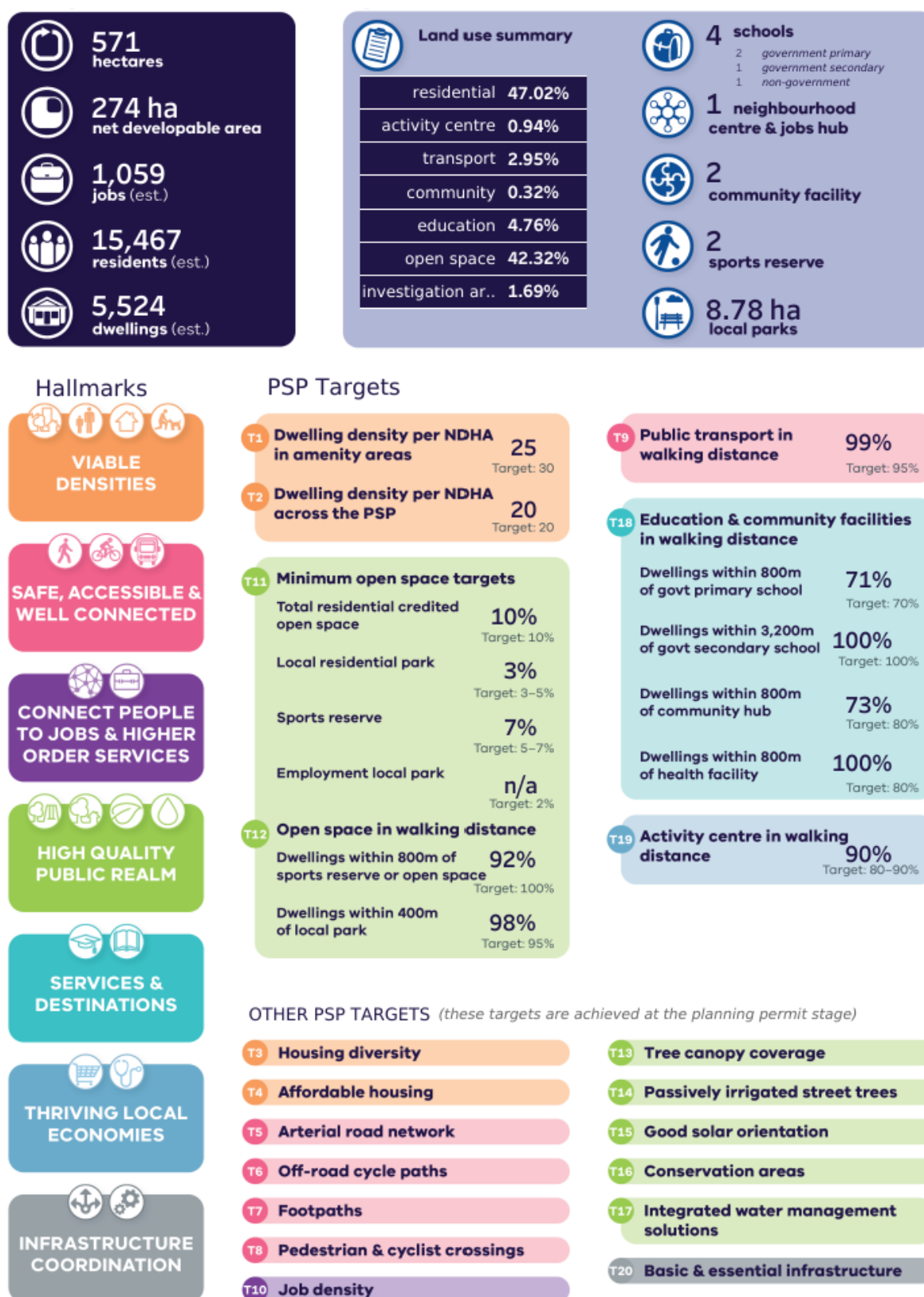






**Figure 1** summarises how Ballarat North measures against the performance targets based on the PSP Guidelines. The metrics including total numbers and percentage in **Figure 1** are rounded.

**Figure 1** PSP performance summary



## 3 IMPLEMENTATION

### 3.1 Viable densities

#### 3.1.1 Objectives

**Table 1** Place-based objectives – viable densities

OBJECTIVES		IMPLEMENTATION TOOLS
<b>O1</b>	To facilitate subdivision and development that contributes to delivery of higher density and diversity of housing options.	R1, G1, G6 & G7
<b>O2</b>	To facilitate affordable housing generally in accordance with the Ballarat North Housing Needs Assessment.	G2, G3 & G4
<b>O3</b>	To ensure landscape, waterways, and topographical features are utilised to guide the pattern of development.	R2, R3, G5, G6 & G8
<b>O4</b>	To promote and facilitate environmentally sustainable development in subdivisions	G5, G6, G7, G8 & G9

#### 3.1.2 Requirements and guidelines

**Table 2** Requirements and guidelines – viable densities

REQUIREMENTS	
	Subdivision for residential development must be generally in accordance with the <b>Plan 3 – Housing</b> and <b>Table 3 – Housing Density and Diversity</b> to the satisfaction of the responsible authority.
<b>R1</b>	<p>Subdivisions that can demonstrate how target densities can be achieved over time will be considered.</p> <p>Densities lower than targets specified in Table 3, may be considered if it can be demonstrated that the market for housing at the target density is not sufficiently mature.</p>
<b>R2</b>	<p>Lots and dwellings, where possible must front:</p> <ul style="list-style-type: none"> <li>• drainage channels and waterways</li> <li>• open space and utilities reserves</li> <li>• arterial roads and connector streets</li> </ul> <p>The siding of lots to waterways, open space and primary street frontages must be kept to a minimum.</p>
<b>R3</b>	<p>Street frontage to the open space network (including waterway reserve, open space or utilities easement functioning as open space), must be provided unless otherwise agreed with the Responsible Authority.</p> <p>If it is not provided, lots must:</p> <ul style="list-style-type: none"> <li>• directly front the open space and allow for vehicular access via a rear laneway</li> <li>• allow for a primary point of access from the footpath of a minimum width of 1.5 metres along the frontage of the lot.</li> </ul>

## GUIDELINES

- G1** Residential subdivisions within areas nominated for increased density should demonstrate how a minimum of three housing typologies can be achieved. Where a residential subdivision is of a scale unsuitable to support three housing typologies, the subdivision may rely on other typologies within the area if the proposed development will contribute to housing diversity in the vicinity.
- 
- G2** Applications for residential subdivision and development should demonstrate how they contribute to the target of 13% minimum of affordable housing generally in accordance with the Ballarat North Housing Needs Assessment.
- 
- G3** Social and subsidised market (affordable) housing products should be located in high amenity areas close to services and community facilities and provide for a range of housing typologies to meet demonstrated local needs. Social and affordable rental housing can also be located across the balance area where appropriate.
- 
- G4** Where affordable housing is provided, it should contribute to meeting the needs of different household sizes and each of the income ranges as specified by the Governor in Council Order as shown in **Table 5 – Affordable housing delivery guidance**.
- 
- G5** Subdivision and dwellings should be designed to respond to the natural topography of the site, avoiding the use of retaining walls and excessive cut-and-fill where possible. This may include:
- Split level designs
  - Large and wider lot sizes
  - Single and double storey components that respond to the slope of the land.
- 
- G6** Any proposed works on a site, including but not limited to the installation of retaining walls, should be designed to minimise impact on the amenity of adjoining lots and consider the implication on the drainage requirements for all lots.
- 
- Specialised housing forms, such as retirement living, or aged care should:
- Respond to and integrate with adjoining development, avoiding inactive interfaces and blank facades to the public street network.
- G7**
- Be located within 'areas of increased density' as shown on **Plan 3 – Housing**
  - Be accessible by public transport
  - Not present a barrier to movement through the surrounding road and pedestrian movement network.
- 
- Housing abutting open spaces and linear links should:
- Integrate open spaces into the design of subdivisions;
  - Have a strong built form along the park edges to provide a background and interface to the open spaces;
- G8**
- Accommodate rear-loaded laneways in preference to garages and accessways fronting open space;
  - Provide a clear transition between public and private spaces; and
  - Provide opportunities for passive surveillance and pedestrian activities along laneways.
- 
- G9** Street network layouts should be designed to support good solar orientation on lots.
-



**Table 3** Housing density and diversity

AREA OF INCREASED DENSITY	
<b>Housing catchment area</b>	Applies to land which is located within 400m walkable catchments of activity centres and 50m walkable catchment of open space and the Principal Public Transport Network or similar.
<b>Target density</b>	Average of 25 dwellings or more per NDHa
<b>Target typologies</b>	<p><b>Typologies</b></p> <p>To support delivery of diverse housing outcomes in areas of increased density, applicable planning applications should enable opportunities to deliver at least three (3) different housing typologies. The mix of dwelling typologies should include, but is not limited to:</p> <ul style="list-style-type: none"> <li>• Apartment developments</li> <li>• Mixed-use developments</li> <li>• Attached multi-unit developments or townhouse developments</li> <li>• Semi-detached or duplex style developments (e.g. Small Lot Housing Code products)</li> <li>• Retirement living.</li> </ul> <p><b>Decision guidance</b></p> <ul style="list-style-type: none"> <li>• Low to mid-rise developments should be prioritised around schools and the periphery of areas of increased density.</li> <li>• Higher density developments should be limited to activity centres. To ensure appropriate scales are achieved, these developments can be interspersed with other medium density products such as walk-up low-rise apartments and mixed use 'shop top' developments.</li> <li>• Small Lot Housing Code products should be located abutting areas of increased density, however the provision of higher densities (and associated housing typologies) should be safeguarded in future waves of development.</li> <li>• Social and affordable housing and key worker accommodation should be located around key destination hubs and close to the bus capable road network.</li> </ul>
BALANCE AREA	
<b>Housing catchment area</b>	Applies to land which is located outside of the nominated areas of increased density/s.
<b>Target density</b>	Average of 17 dwellings or more per NDHa
<b>Target typologies</b>	<p><b>Typologies</b></p> <p>To support delivery of diverse housing outcomes in balance areas, applicable planning applications should enable opportunities to deliver at least two (2) different housing typologies. The mix of dwelling typologies should include, but is not limited to:</p> <ul style="list-style-type: none"> <li>• Attached townhouse development</li> <li>• Semi-detached or duplex style development (i.e. Small Lot Housing Code products)</li> <li>• Detached traditional style housing or Small Lot Housing Code products</li> </ul>

- Semi-detached or detached low-rise social and affordable housing
- Retirement living.

#### Decision guidance

- Higher density products (e.g. attached town houses and Small Lot Housing Code products etc.) should be located in areas adjacent to areas of increased density, or where it can be demonstrated that a positive contribution will be made to the planned neighbourhood character and emerging place identity.

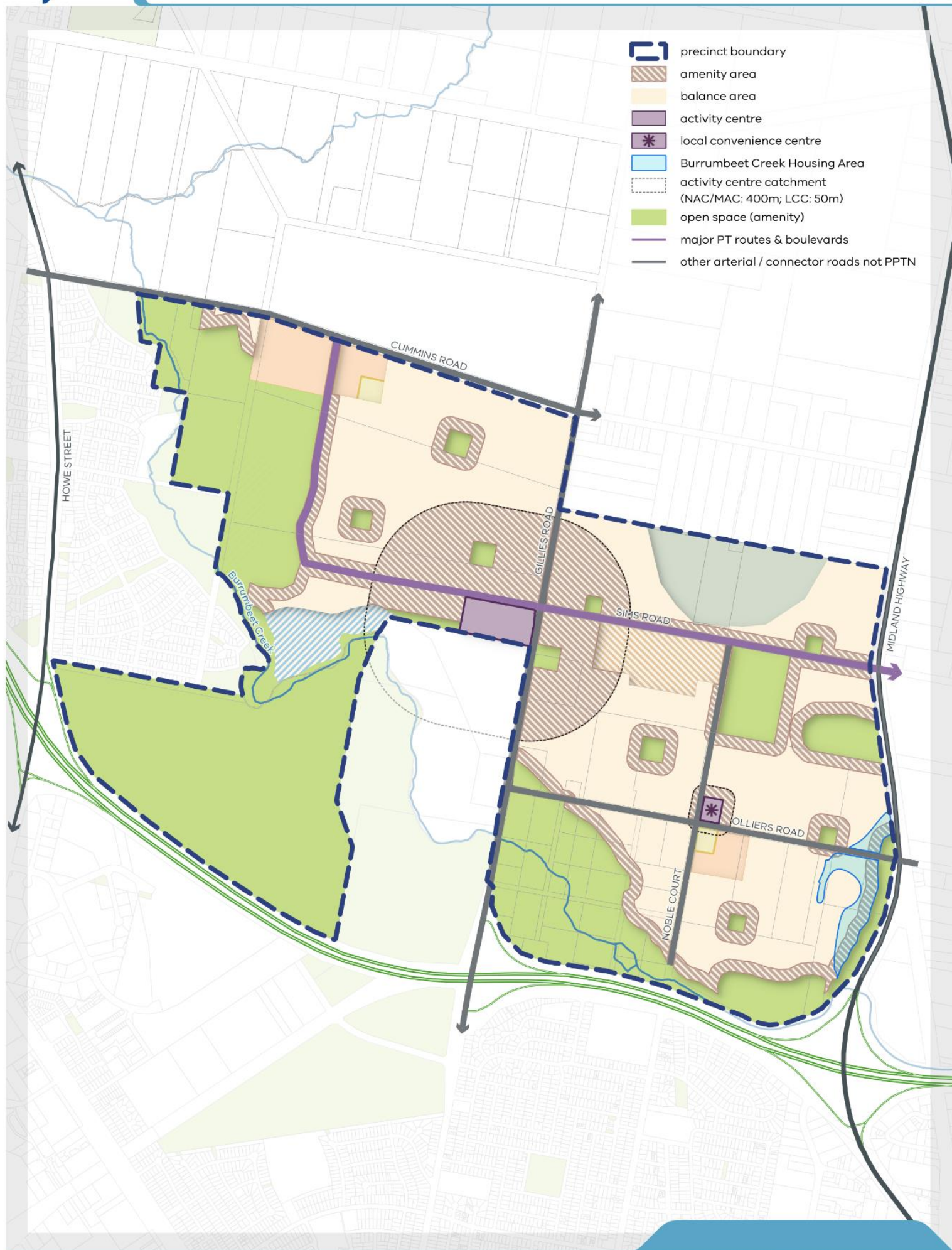
**Table 4** Dwelling yields

HOUSING CATCHMENT AREA	NDA (HA)	DWELLINGS/NDHA	NO. OF DWELLINGS
Area of increased density	109	25	2,721
Balance area	165	17	2,802
<b>TOTAL</b>	274	-	5,523
<b>Anticipated population at 2.8 persons per dwelling</b>			15,467

**Table 5** Affordable housing delivery guidance

	Affordable housing	
% of total dwellings	13%	
	Subsidised Market Housing	Social Housing
% of total dwellings	2%	11%
Income Band	% of subsidised market housing by income band	% of social housing by income band
Very low	0%	49%
Low	0%	46%
Moderate	100%	5%
Housing Type*	% of subsidised market housing by number of bedrooms	% of social housing by number of bedrooms
1-bedroom	72%	59%
2-bedroom	12%	15%
3-bedroom	8%	13%
4+ bedrooms	8%	13%

**\*Note:** The number of bedrooms required does not imply a need for numerous one-bedroom houses; it reflects demand from single-person households for smaller, more suitable housing options.



## 3.2 Safe, accessible and well-connected

### 3.2.1 Objectives

**Table 6** Place-based objectives – safe, accessible and well-connected

OBJECTIVES		IMPLEMENTATION TOOLS
<b>O5</b>	To deliver a safe, accessible, well-designed and well-connected walkable and cyclable neighbourhoods.	R4, R5, R6, R7, R9, G10, G11, G12, G13 & G14
<b>O6</b>	<p>To establish strong, safe, well-designed and accessible connections to key destinations, including:</p> <ul style="list-style-type: none"> <li>• Neighbourhood activity centre</li> <li>• Local activity centres/convenience centres</li> <li>• Community facilities</li> <li>• Schools</li> <li>• Open space.</li> </ul>	R7, R8, R9, G10, G11, G12, G13 & G14
<b>O7</b>	To ensure that precinct supports the use and encourages an increased uptake of electric vehicles by providing appropriate charging facilities and related infrastructure.	G15

### 3.2.2 Requirements and guidelines

**Table 7** Place-based requirements and guidelines – safe, accessible and well-connected

REQUIREMENTS	
<b>R4</b>	All streets and roads must be designed and developed generally in accordance with the relevant cross sections in <b>Appendix 5 – Road cross sections</b> unless otherwise agreed by the relevant authority.
<b>R5</b>	Pedestrian and cyclist crossings must be provided generally in accordance with those indicated in <b>Plan 4 – Movement Network</b> .
<b>R6</b>	Pedestrian and cyclist crossings must be provided every 400–800m, where appropriate, along arterial roads, rail line, waterways, and any other accessibility barriers.
<b>R7</b>	<p>Design of all subdivisions, streets and arterial roads must provide:</p> <ul style="list-style-type: none"> <li>• A permeable, direct and safe street network prioritising walking and cycling, particularly walking and cycling to schools.</li> <li>• Safe and convenient crossing points of connector roads and local streets at all intersections and on key desire lines as well as crossing waterways.</li> <li>• Safe pedestrian crossings of arterial roads at all intersections, at key desire lines, and on regular intervals appropriate to the function of the road and public transport provision.</li> <li>• Safe and convenient transition between on and off road bicycle networks</li> <li>• Convenient access to regional and local points of interest and destinations for effective integration with neighbouring properties, parkland and sports reserves.</li> <li>• Direct and convenient walking access to public transport services.</li> </ul>



## REQUIREMENTS

- R8** Subdivision applications for the neighbourhood activity centre or local convenience centre must include a transport plan to the satisfaction of the responsible authority.
- R9** Direct lot access to the Midland Highway and Gillies Road must not be provided.

## GUIDELINES

A variety of cross sections should be used in subdivision layouts for local streets, to create differentiation, sense of place and neighbourhood character.

Alternative cross sections should ensure that:

- G10**
- Sufficient provision is made for street tree planting to achieve 30% canopy tree coverage in the public realm.
  - Minimum required carriageway dimensions are maintained to ensure safe and efficient operation of emergency vehicles on all streets as well as buses on connector streets.
  - The performance characteristics of standard cross sections as they relate to pedestrian and cycle use are maintained.
  - Relevant minimum road reserve widths for the type of street are maintained.

Alternative cross sections for arterial roads may be considered where supported by a movement and place assessment completed in accordance with the matrix methodology in Module 1 in *Movement and Place in Victoria* (Department of Transport, 2019). The alternative cross section should achieve a road design that is appropriate to:

- G11**
- the transport function for all modes
  - surrounding land uses
  - user experience.

All to the satisfaction of the relevant road authority and the responsible authority.

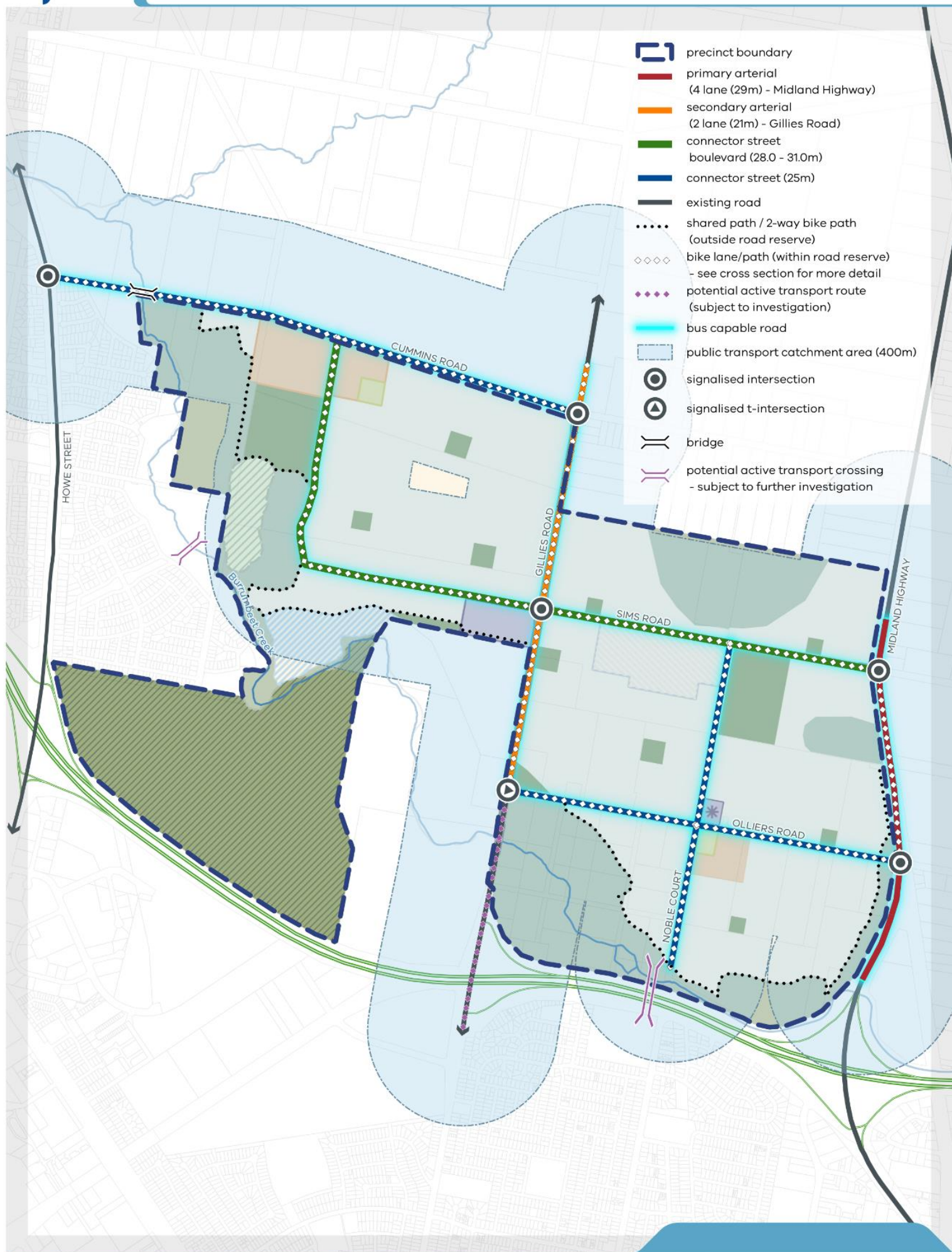
- G12** Where alternative cross-sections have been implemented, they should provide for off-road bicycle paths on all connector streets and arterial roads.

- G13** Alternative footpath or shared path approaches may be used where they enhance walkability and permeability and respond to the purpose of the place and character of the urban form to the satisfaction of the responsible authority.

- G14** Larger reserves should have circuit paths that feed into the network of trails and walking paths.

- G15** A minimum of 5% of all off-street parking provided for non-residential subdivision or development exceeding 5,000 square metres must have EV charging infrastructure and signage installed. This must be shown on a plan submitted as part of any permit application.

Unless otherwise approved in writing by the responsible authority, at least 20% of all off-street parking spaces (or a minimum of one space) should be capable of supporting the provision of an appropriate moderate speed EV charging outlet.



### 3.3 High quality public realm

#### 3.3.1 Objectives

**Table 8** Place-based objectives – High quality public realm

OBJECTIVES	IMPLEMENTATION TOOLS
<p><b>O8</b></p> <p>Contribute to the long-term conservation of significant flora and fauna species through:</p> <ul style="list-style-type: none"> <li>• creation, protection, restoration and enhancement of habitat</li> <li>• maintenance of passage for fauna</li> <li>• management of hydrological flows</li> <li>• minimisation of utility corridors within conservation areas.</li> </ul>	<p>R11, G18, G19, G20 &amp; G21</p>
<p><b>O9</b></p> <p>To ensure that development within the public realm provides sufficient canopy tree coverage to support cooler and greener neighbourhoods.</p>	<p>R10, R11, R14 &amp; G16</p>
<p><b>O10</b></p> <p>To provide an accessible and connected network of local parks, open space and recreation opportunities that meet the needs of the community.</p>	<p>R11 &amp; R14</p>
<p><b>O11</b></p> <p>To develop sustainable systems for water, drainage and wastewater that:</p> <ul style="list-style-type: none"> <li>• protect, conserve, and improve biodiversity, waterways and other natural resources</li> <li>• maintains or enhances the safety, health and wellbeing of people and property</li> <li>• enable water sensitive urban design outcomes.</li> </ul>	<p>R12, R13, R14, R15, G17, G18, G19, G20 &amp; G21</p>
<p><b>O12</b></p> <p>To encourage a strong sense of place through the identification, retention and celebration of places of post-contact and Aboriginal cultural heritage significance within the precinct. This includes maintaining and enhancing environmental and landscape features.</p>	<p>R11, R15, G20, G22, G23, G24 &amp; G25</p>
<p><b>O13</b></p> <p>Increase community resilience to bushfire by ensuring bushfire hazards are identified and bushfire risk is reduced to an acceptable level.</p>	<p>R16, R17, R18, R19, R20, G26, G27, G28 &amp; G29</p>

#### 3.3.2 Requirements and guidelines

**Table 9** Place-based requirements and guidelines – High quality public realm

REQUIREMENTS
<p><b>R10</b></p> <p>Canopy tree coverage within the public realm must achieve a minimum of 30% (excluding areas dedicated to biodiversity or native vegetation conservation).</p>
<p><b>R11</b></p> <p>A landscape plan must provide landscape design that:</p> <ul style="list-style-type: none"> <li>• specifies tree species (preferably indigenous) which are suitable to the local climate and soil conditions</li> </ul>

	<ul style="list-style-type: none"> <li>implements integrated water management and water sensitive design outcomes.</li> <li>implements biodiversity sensitive urban design outcomes.</li> </ul> <p>All to the satisfaction of the responsible authority.</p>
<b>R12</b>	A Stormwater Management Plan must include Integrated Water Management solutions consistent with <b>Plan 6 – Water</b> .
<b>R13</b>	Stormwater runoff from the development must meet the performance objectives of the <i>Best Practice Environmental Management Guidelines for Urban Stormwater</i> (CSIRO, 1999) prior to discharge to receiving waterways and as outlined on <b>Plan 6 – Water</b> , unless otherwise approved by the Catchment Management Authority and the responsible authority.
<b>R14</b>	Public open spaces that are vegetated must be passively irrigated unless otherwise agreed with the responsible authority.
<b>R15</b>	Any subdivision or development of land adjoining Mount Rowan’s cultural landscape values shown in <b>Plan 5 – Public Realm</b> , must have regard to the cultural/heritage significance of the site and provide a sensitive interface with appropriate scaled development, proportion and materials, to the satisfaction of the responsible authority.
<b>R16</b>	Vegetation within bushfire hazard areas shown on <b>Plan 7 – Bushfire</b> must be managed to the relevant vegetation threat level unless otherwise agreed by the Responsible Authority and relevant fire authority.
<b>R17</b>	Development adjoining bushfire hazards shown on <b>Plan 7 – Bushfire</b> must be setback in accordance with the corresponding bushfire hazard designations to the satisfaction of the Responsible Authority and relevant fire authority and as outlined in Ballarat North PSP - Bushfire Development Report (August 2025).
<b>R18</b>	Subdivision adjoining a bushfire hazard area must include a publicly accessible perimeter road unless otherwise agreed by the Responsible Authority and relevant fire authority.
<b>R19</b>	<p>Any vegetation located in a setback required for bushfire purposes must be managed in accordance with the following requirements, unless otherwise agreed by the Responsible Authority and relevant fire authority:</p> <ul style="list-style-type: none"> <li>Grass must be short cropped and maintained during the declared fire danger period.</li> <li>All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.</li> <li>Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.</li> <li>Plants greater than 10 centimetres in height must not be placed within 3 metres of a window or glass feature of the building.</li> <li>Shrubs must not be located under the canopy of trees.</li> <li>Individual and clumps of shrubs must not exceed 5 square metres in area and must be separated by at least 5 metres.</li> <li>Trees must not overhang or touch any elements of a building.</li> </ul>
<b>R20</b>	Landscape design and plant selection in open spaces, including waterways and drainage corridors, must mitigate bushfire risk to the satisfaction of the responsible authority.



## GUIDELINES

- G16** Canopy trees should provide for shade at summer once at maturity to the satisfaction of the responsible authority. The requirement for a minimum 30% canopy tree coverage within the public realm must still be met.
- G17** Alternative irrigation may be considered where it can be demonstrated through a comprehensive alternative plan (such as an Integrated Water Management Plan) that passive irrigation is either unnecessary or inferior to the proposed alternative (for example, recycled water irrigation of street trees in mandated recycled water areas).
- G18** Utilities and other infrastructure should avoid traversing areas for conservation identified in the Native Vegetation Precinct Plan where practical.
- G19** Movement corridors for local fauna and adjacent land uses should be designed and managed sensitively (such as use of wildlife sensitive lighting) in accordance with a management plan, and to enhance community access and experience of the conservation and landscape value areas.
- G20** Drainage assets (such as wetlands and retarding basins) and public open space areas should be located adjacent with the conservation area and waterways to provide a buffer to development where appropriate to the satisfaction of the responsible authority.
- G21** Stormwater quality runoff proposals that exceed the performance objectives of the Commonwealth Scientific and Industrial Research Organisation's *Best Practice Environmental Management Guidelines for Urban Stormwater* and that meet the performance objectives of the *EPA 1739.1 Urban stormwater management guidance* are highly encouraged and may be considered to the satisfaction of the responsible authority.
- G22** Subdivision applications involving development adjacent to land in a heritage overlay should be sited and designed to protect the significance of the heritage place. This can include:
- Retain original or significant landscaping (including planting with direct links or association with the heritage place);
  - Protecting, where possible and allowing the interpretation of archaeological features; and
  - Retaining and respecting significant views to and from the heritage place.
- G23** Integrate public art into the design of open spaces where suitable.
- G24** Provide opportunities for public art, signage, and interpretive installations that acknowledge Wadawurrung Country in consultation with the Registered Aboriginal Party.
- G25** Encourage the use of Wadawurrung language for street and neighbourhood names in partnership with the Registered Aboriginal Party.
- G26** All fencing adjoining bushfire hazard areas shown on **Plan 7 – Bushfire** should be made from non-combustible materials.
- G27** Lot design adjoining bushfire interface, shown on **Plan 7 – Bushfire** should allow for the provision of a static water supply of 2,500 litres for personal firefighting where practical.
- G28** Subdivision should include a network of streets that provide multiple evacuation routes away from bushfire risks and areas of bushfire hazard.

**Table 10** Open space delivery

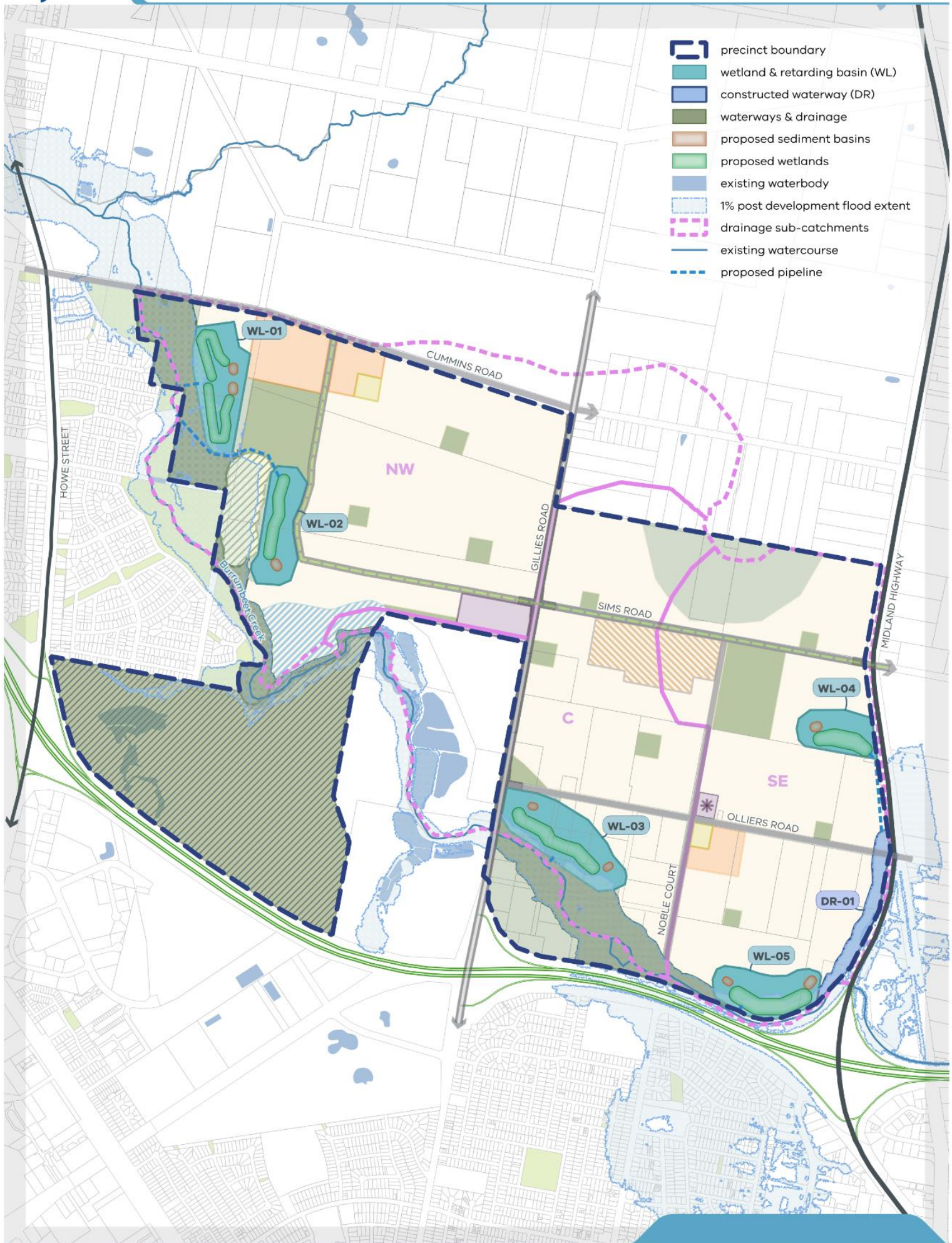
PARK ID	AREA (HA)	TYPE	LOCATIONAL ATTRIBUTES	RESPONSIBILITY
<b>ACTIVE OPEN SPACE</b>				
SR-01	9.59	Sports Reserve	Multi-Purpose Sports Reserve adjoining proposed government secondary school site with lights, pavilion, playground and ancillary facilities.	City of Ballarat
SR-02	9.26	Sports Reserve	Multi-Purpose Sports Reserve with lights, pavilion, playground and ancillary facilities.	City of Ballarat
<b>LOCAL PARKS</b>				
LP-03	1.00	Local Park	Standard Local Park	City of Ballarat
LP-04	0.70	Local Park	Standard Local Park	City of Ballarat
LP-05	1.00	Local Park	Standard Local Park	City of Ballarat
LP-06	1.11	Local Park	Linear Open Space abutting interface with Wastewater Treatment Plant	City of Ballarat
LP-07	0.50	Local Park	Standard Local Park abutting Sims Road	City of Ballarat
LP-08	1.00	Local Park	Standard Local Park abutting Gillies Road	City of Ballarat
LP-09	0.97	Local Park	Standard Local Park within amenity buffer on corner of Olliers Road and Gillies Road	City of Ballarat
LP-10	1.00	Local Park	Standard Local Park	City of Ballarat
LP-11	0.50	Local Park	Standard Local Park abutting Sims Road	City of Ballarat
LP-12	0.50	Local Park	Standard Local Park abutting Olliers Road	City of Ballarat
LP-13	0.50	Local Park	Standard Local Park	City of Ballarat

**Table 11** Water infrastructure

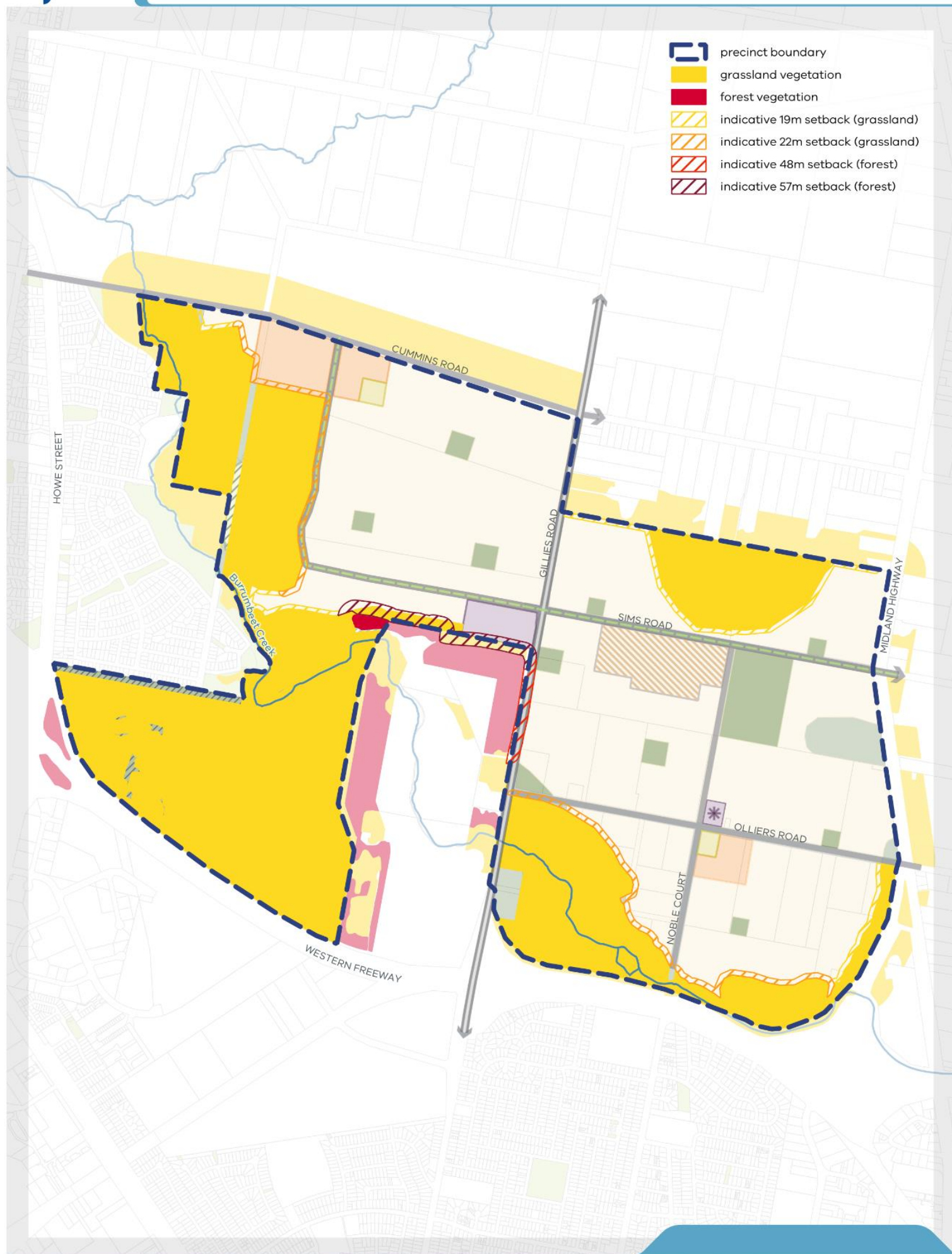
DRAINAGE SCHEME			
ASSEST ID	AREA (HA)	ASSET TYPE	RESPONSIBILITY
WL-01	9.8	Retarding basin / wetland	City of Ballarat
WL-02	7.4	Retarding basin / wetland	City of Ballarat
WL-03	11.4	Retarding basin / wetland	City of Ballarat
WL-04	5.4	Retarding basin / wetland	City of Ballarat
WL-05	7.6	Retarding basin / wetland	City of Ballarat
DR-01	4.4	Constructed waterway	City of Ballarat











## 3.4 Services and destinations

### 3.4.1 Objectives

**Table 12** Place-based objectives – Services and destinations

OBJECTIVES		IMPLEMENTATION TOOLS
<b>O14</b>	<p>To facilitate education and community infrastructure that provides for:</p> <ul style="list-style-type: none"> <li>a range of education, community and cultural services that meet the needs of the community</li> <li>adaptable, shared, co-located and/or integrated facilities.</li> </ul>	R21, R22, R23, R24, G30, G31, G32, G33, G34 & G35
<b>O15</b>	To provide convenient access to everyday community and social needs, services, and spaces.	R21, R24, G30, G31 & G32

### 3.4.2 Requirements and guidelines

**Table 13** Place-based requirements and guidelines – Services and destinations

REQUIREMENTS	
<b>R21</b>	<p>Proposed government school sites must have a minimum of two road frontages (three preferred), one of which must be a bus-capable connector road. All roads fronting school sites must be wide enough to simultaneously accommodate safe and efficient:</p> <ul style="list-style-type: none"> <li>Pedestrian movement.</li> <li>Two-way traffic and cycling movement.</li> <li>Student drop-off zones, and indented parking of cars and buses.</li> </ul>
<b>R22</b>	Any lot created for a proposed government school site must be designed and serviced to the satisfaction of Department of Education.
<b>R23</b>	Any lot created for a proposed government school site must be designed to ensure it is outside bushfire hazard areas to the satisfaction of the Department of Education.
<b>R24</b>	Any connector road or access street abutting a community or education facility must be designed to achieve slow vehicle speeds and provide designated pedestrian crossing points in the vicinity of the school site.
GUIDELINES	
<b>G30</b>	<p>Education facilities, community facilities and sports reserves should:</p> <ul style="list-style-type: none"> <li>Be co-located</li> <li>Be accessible by active and public transport routes</li> <li>Provide an address to the street, with legible entry and exit</li> <li>Integrated with other community facilities, activity centres and/or open space</li> <li>Accommodate a range of users</li> <li>Promote social interaction and a sense of place</li> <li>Be designed with adaptable spaces that can be modified to respond to changing community needs and demands</li> <li>Include any natural or heritage features that exist on site.</li> </ul>

---

**G31**

Community and recreation infrastructure, schools, and sporting reserves which are co-located should be facilitate out of hours use and be designed to maximise efficiencies through:

- the sharing of car parking and other complementary infrastructure
- street activation and permeability
- safe pedestrian and cyclist access.

---

**G32**

Childcare centres and medical centres must be within or nearby community hubs or activity centres.

---

**G33**

Social services that support the needs of the community, including educational, community or civic infrastructure, should be located within the catchment shown on **Plan 8 – Community Infrastructure**.

---

**G34**

Where the responsible authority is satisfied that land shown as a potential non-government school site is unlikely to be used for a non-government school, the land may be used for an alternative purpose which is generally in accordance with the PSP and consistent with the provisions of the applied zone. The development/subdivision of the PSP must be 80% complete and the responsible authority must be in receipt of a letter from the proposed education provider stating that the land is no longer required.

The responsible authority must verify the need for the potential school with the education provider by referring to the Background Report and Community Infrastructure Assessment of the subject PSP area.

Further guidance on this can be found in the VPA's 'Non-government School Planning Guidance Note'.

---

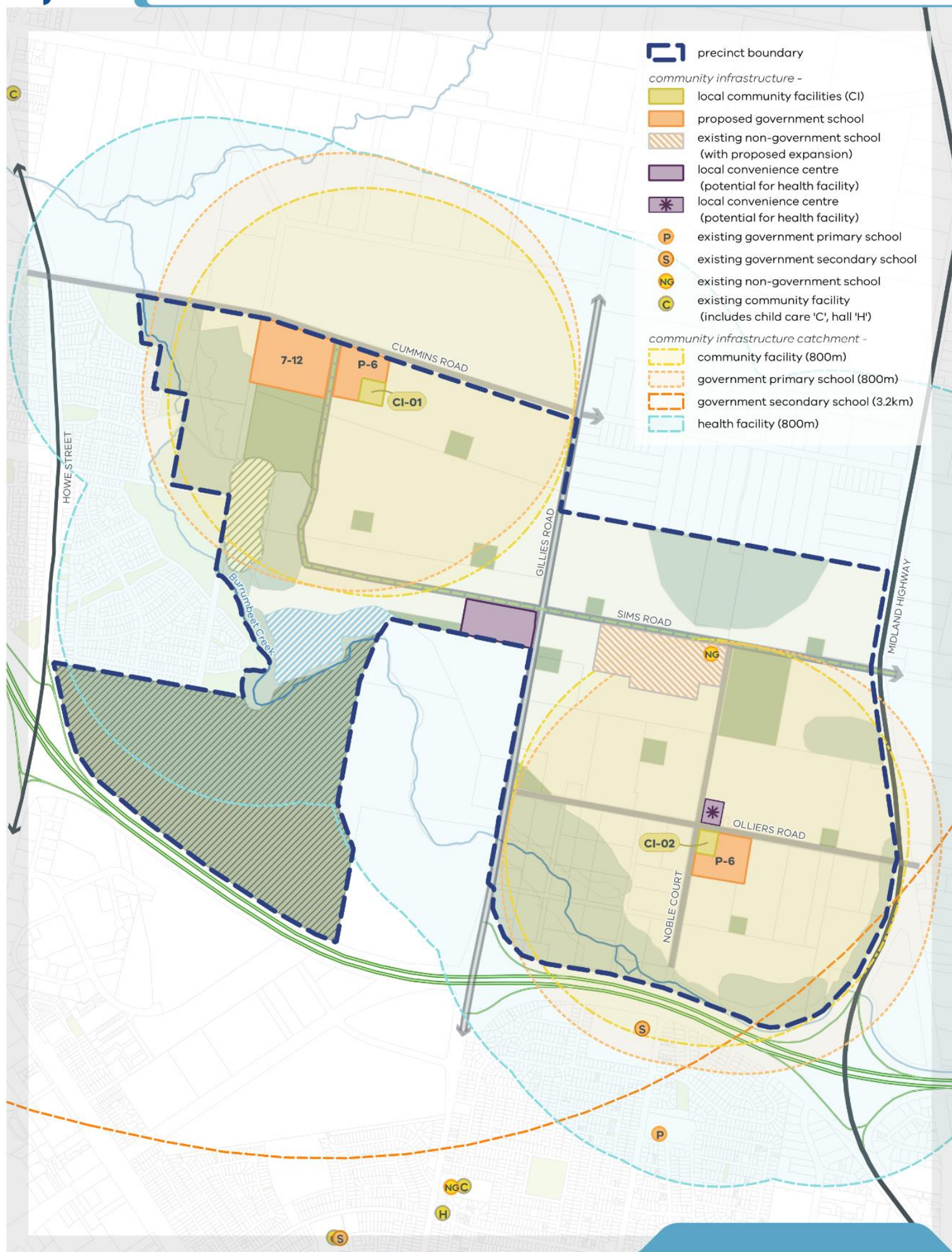
**G35**

Alterations to the layout of community facilities and open space as illustrated in **Plan 8 – Community Infrastructure** may be considered to the satisfaction of the relevant responsible authorities.

Where the alterations may impact a proposed government school site, the alterations must be to the satisfaction of the Department of Education.

---





## 3.5 Thriving local economies

### 3.5.1 Objectives

**Table 14** Place-based objectives – Thriving local economies

OBJECTIVES	IMPLEMENTATION TOOLS
<p>To support a diverse and sustainable economy in Ballarat North and meet changing economic, climate and social needs by delivering:</p> <p><b>O16</b></p> <ul style="list-style-type: none"> <li>Activity centres that provide a mixture of retail, commercial, residential and services that cater to the needs of the community</li> <li>Housing that is easily accessible to a range of employment opportunities.</li> </ul>	R25 & G36
<p><b>O17</b></p> <p>To ensure that retail and commercial focused facilities and spaces feature location and design qualities that make them inviting, attractive, and safe places to work and visit from adjacent residential neighbourhoods.</p>	R25, G36 & G37
<p><b>O18</b></p> <p>To support retail uses that integrates with local heritage values.</p>	R26

### 3.5.2 Requirements and guidelines

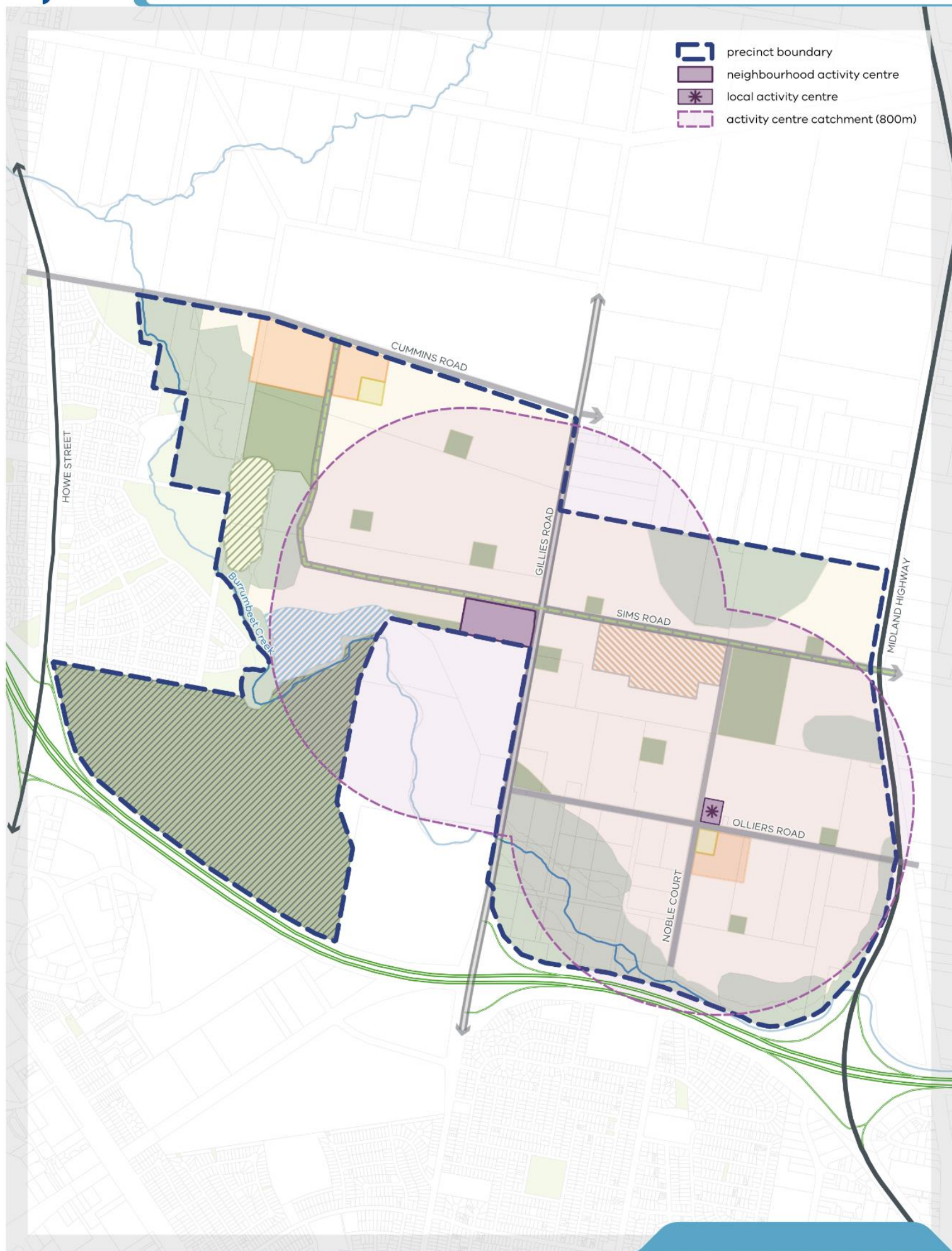
**Table 15** Place-based requirements and guidelines – Thriving local economies

REQUIREMENTS
<p>Land use and development within the activity centres shown on <b>Plan 9 – Employment and Activity Centres</b> must:</p> <p><b>R25</b></p> <ul style="list-style-type: none"> <li>be generally accordance with <b>Table 16 – Activity Centre Hierarchy</b></li> <li>provide an appropriate design response to <b>Table 22 – Activity centre design principles and design outcomes.</b></li> </ul> <p>Unless otherwise approved by the responsible authority.</p>
<p><b>R26</b></p> <p>Where a heritage asset is to be used for a commercial business, the proposal must ensure it is integrated into a commercial setting with appropriate densities, surrounding built form to support its viability as a commercial centre and as a space for public enjoyment.</p>
GUIDELINES
<p><b>G36</b> Adaptive re-use of heritage buildings for commercial purposes is encouraged.</p>
<p><b>G37</b> Two storey retail built-form is encouraged where practical.</p>

**Table 16** Activity centre hierarchy

ACTIVITY CENTRE HIERARCHY					
<b>Neighbourhood Activity Centre (NAC)</b> <i>Located centrally within the precinct, the neighbourhood activity centre (NAC) is to service all residents within the precinct and meet their day-to-day retail and community needs. The NAC will provide for two standard full-line supermarket and a third mid-sized supermarket, along with speciality retail and commercial floor space. Higher density residential and mixed-use development is envisaged to support the NAC.</i>					
<b>Spatial Requirements</b>					
<b>Land area (Ha)</b>	4.6	<b>Commercial floor space (m²)</b>	2,500	<b>Retail floor space (m²)</b>	15,740
<b>Eastern Local Convenience Centre (LCC)</b> <i>The eastern local convenience centre (LCC) would play an ancillary role to support the central NAC by providing convenience shopping and other services to their respective local population base. These will typically include:</i> <ul style="list-style-type: none"> <li>• retail specialty shops including food catering (café, restaurant, takeaway, etc.)</li> <li>• small green grocers and other fresh food retailers (bakery, butcher, etc.)</li> <li>• retail services (hairdresser, beauty salons)</li> <li>• potentially convenience pharmacies.</li> </ul> <i>Non-retail specialties (real estate agents, lawyers, accountants) may also fill shopfront space.</i>					
<b>Spatial Requirements</b>					
<b>Land area (Ha)</b>	0.8	<b>Commercial floor space (m²)</b>	1,000	<b>Retail floor space (m²)</b>	2,070







## 3.6 Infrastructure coordination

### 3.6.1 Objectives

**Table 17** Place-based objectives – Infrastructure coordination

OBJECTIVES		IMPLEMENTATION TOOLS
<b>O19</b>	To plan for development that leverages existing and planned infrastructure.	R29, R30, R31, R36, R37, G38, G39 & G43
<b>O20</b>	To encourage the development of neighbourhoods and buildings that respond to the impacts of climate change, align with emission reduction targets and facilitate environmentally sustainable and climate resilient housing.	R38, G41, G42, G44 & G45
<b>O21</b>	To plan for an integrated water management system that contributes towards a sustainable and green urban environment by: <ul style="list-style-type: none"> <li>Reducing reliance on reticulated potable water</li> <li>Increasing the re-use of alternative water through stormwater harvesting and water recycling</li> <li>Supporting and enhancing impacts on biodiversity values.</li> </ul>	R33, R34, R35, G41 & G44
<b>O22</b>	To ensure development is staged in an orderly manner that is consistent with the planning and delivery of necessary infrastructure.	R27, R28, R32, R36, R38 & G40
<b>O23</b>	To facilitate the use of sustainable energy across the precinct.	R30, R31, R38, G41, G42, G44 & G45

### 3.6.2 Requirements and guidelines

**Table 18** Place-based requirements and guidelines – Infrastructure coordination

REQUIREMENTS	
<b>R27</b>	<p>Staging of infrastructure and development must be generally in accordance with <b>Plan 10 - Infrastructure Development and Staging</b> and <b>Table 19 – Precinct Infrastructure Plan</b>, and must provide for the timely provision and delivery of the following infrastructure to the satisfaction of the responsible authority:</p> <ul style="list-style-type: none"> <li>Connection to any arterial road network and seek to co-ordinate the delivery of these roads in conjunction with the timing of the arterial road connections located external to the precinct</li> <li>Connector streets and connector street bridges</li> <li>Street connections between properties, constructed to the property boundary</li> <li>On- and off-road pedestrian and bicycle network paths</li> <li>Safe pedestrian path/s (crushed rock or alternative interim provision where deemed appropriate) from any existing pedestrian network/s to proposed connections to facilitate connectivity to services, transport, community infrastructure and adjoining communities</li> <li>Drainage infrastructure</li> </ul>

- 
- Essential infrastructure
  - Land for community infrastructure, sports fields, local open space including urban agriculture.
- 

Infrastructure and development staging must provide for the delivery of ultimate waterway and drainage infrastructure, including stormwater quality treatment and consider opportunities for early establishment of waterways to the satisfaction of the responsible authority.

Where this is not possible, staged development proposals must demonstrate how any interim solutions:

**R28**

- adequately manages flow rates and flow volume
- treats stormwater generated from the development
- enable delivery of an ultimate drainage solution,
- avoid or mitigate the risk of soil erosion and water and waterway degradation from sodic and/or dispersive soils.

All to the satisfaction of the water authority/retailer and the responsible authority.

---

Land identified as sports reserve on **Plan 8 – Community Infrastructure** and required to be delivered as identified in a DCP or separate agreement must be vested in the relevant authority in the following condition:

**R29**

- Free from all existing disused structures, foundations, pipelines, stockpiles, rubbish, environmental weeds, rocks and soil contamination
  - Reasonably graded and/or topsoiled to create a safe and regular surface with a maximum 1:6 gradient
  - Seeded and top-dressed with drought-resistant grass in bare, patchy and newly-graded areas.
- 

Subdivision of land within the PSP must provide for and meet the cost for all local infrastructure, other than that provided for within the Precinct DCP. This includes, but is not limited to:

**R30**

- All roads not provided by the Precinct DCP.
  - Local bus stop infrastructure (where locations have been agreed in writing by Head, Transport for Victoria)
  - Landscaping, including canopy tree planting of all existing and future roads and local streets for a minimum establishment period of 24 months
  - Intersection works and traffic management measures along arterial roads, connector streets, and local streets
  - Council approved fencing and landscaping (where required) along arterial roads and reserves
  - Pedestrian and bicycle paths and equestrian trails along local arterial roads, connector roads, utilities easements, local streets, waterways and within local parks including bridges, intersections, and barrier crossing points
  - Bicycle parking facilities
  - Electric vehicle charging stations
  - Optic fibre conduit within the road reservation for Smart City initiatives
  - Appropriately scaled lighting (including wildlife friendly lighting) along all roads, major shared bicycle, and pedestrian paths, and traversing public open space
-

	<ul style="list-style-type: none"> <li>Local drainage system, including land and works for water services (i.e. pressure reducing stations) and water sensitive urban design (WSUD) features</li> <li>Construction of culverts for waterway crossings of boulevard connector streets, connector streets and local streets</li> <li>Provision of water tapping, potable and recycled water connection points for any potential open space</li> <li>Infrastructure as required by utility service providers including water, sewerage, drainage (except where the item is funded through a Development Services Scheme), electricity, and telecommunications</li> <li>Construction of pedestrian and bicycle paths along waterways and open space.</li> </ul>
R31	<p>All public open space must be finished to a standard that satisfies the requirements of the responsible authority prior to the transfer of the public open space, including but not limited to:</p> <ul style="list-style-type: none"> <li>Removal of all existing and disused structures, foundations, pipelines, stockpiles and contaminated soil</li> <li>Basic levelling including the supply and spread of minimum 75 mm topsoil and subsoil if required on the proposed areas of open space to provide a stable free draining surface</li> <li>Clearing of rubbish, weeds, and rocks, levelled, topsoiled, and grassed with warm climate grass (unless conservation reserve requirements dictate otherwise)</li> <li>Provision of water tapping, potable and recycled water connection points</li> <li>Sewer, and electricity connection points must also be provided to land identified as sports reserve and local reserves</li> <li>Planting of trees and shrubs (with drought tolerant species)</li> <li>Adequate protection of existing trees that are to be retained including exclusion zones</li> <li>Vehicular exclusion devices (preferably vegetative or may be fence, bollards, or other suitable method)</li> <li>Maintenance access points</li> <li>Construction of pedestrian and bicycle paths around the perimeter of the reserve, connecting and linking into any other surrounding paths or points of interest</li> <li>Installation of park furniture including barbeques, shelters, tables, local scale playgrounds and other local scale play elements such as half basketball courts and hit-up walls, skate parks with associated amenities, rubbish bins and appropriate paving to support these facilities, consistent with the type of public open space.</li> </ul>
R32	<p>Where an inter-parcel connection is intended or indicated in the PSP, streets must be constructed to property boundaries at the relevant stage of development required or approved by the responsible authority. Provision should be made for temporary vehicle turning until the inter-parcel connection is delivered.</p>
R33	<p>Drainage from stormwater infrastructure must be designed to support and enhance impacts on biodiversity values, particularly habitat for matters of national environmental significance located within conservation areas.</p>
R34	<p>Utilities and other infrastructure must not traverse conservation areas and waterway corridors identified in <b>Plan 5 – Public Realm</b> and <b>Plan 6 – Water</b>. Where services cannot avoid crossing or being located within a conservation</p>

	area or waterway corridor, they must be located to avoid disturbance to identified environmental values.
<b>R35</b>	Final designs and boundaries of constructed wetlands, retarding basins, stormwater quality treatment infrastructure, and associated paths, boardwalks, bridges, and planting, must be to the satisfaction the responsible authority.
<b>R36</b>	<p>Above-ground utilities (such as electricity substations, sewer pump stations, telecommunications facilities and overhead powerlines) must be identified at the subdivision design stage to ensure effective integration with the surrounding neighbourhood. This includes meeting requirements for mobile telecommunications infrastructure under the Commonwealth Telecommunication in New Developments (TIND) Policy.</p> <p>Land required to accommodate the infrastructure must not be counted as contributing to open space requirements specified in <b>Table 20 – Summary land use budget</b> and <b>Table 21 – parcel-specific land use budget</b>.</p>
<b>R37</b>	All new electricity supply infrastructure (excluding substations and cables with voltage 66kv or greater) must be provided underground.
<b>R38</b>	All planning permit applications for subdivisions must demonstrate how the proposal complies with each of the elements of the Sustainable Subdivision Framework prepared by the Council Alliance for Sustainable Built Environment, including how the proposal will meet the elements concerning civil construction unless otherwise agreed by the responsible authority.

#### GUIDELINES

<b>G38</b>	Design and location of underground services should be guided by <b>Plan 12 Precinct Infrastructure – Precinct Infrastructure Plan</b> .
<b>G39</b>	All new above-ground utilities, including temporary utilities, should be located outside of areas allocated for open spaces, key view lines, and screened with vegetation, to the satisfaction of the responsible authority.
<b>G40</b>	Out-of-sequence development may be considered with an agreement between a developer and the impacted infrastructure providers and where it does not impose unreasonable additional burden on infrastructure providers.
<b>G41</b>	<p>Where practical, integrated water management systems should be designed to:</p> <ul style="list-style-type: none"> <li>• Maximise habitat values and connections for local flora and fauna species.</li> <li>• Protect and manage habitat for Matters of National Environmental Significance, particularly within conservation areas, in relation to water quality and suitable hydrological regimes (both surface and groundwater).</li> </ul>
<b>G42</b>	Development should demonstrate a reduced reliance on potable water through the use of alternative design features (such as water sensitive urban design) that increase the utilisation of fit-for-purpose alternative water sources such as storm water, rainwater and recycled water (if available).
<b>G43</b>	Trunk services should be placed along general alignments shown in <b>Plan 12 – Precinct Infrastructure</b> as advised by the relevant servicing authorities.



---

**G44**

Where primary waterway, conservation or recreation functions are not adversely affected, land required for integrated water management initiatives (such as stormwater harvesting, aquifer storage and recovery, sewer mining) should be incorporated within the precinct open space system as depicted on **Plan 6 – Water**.

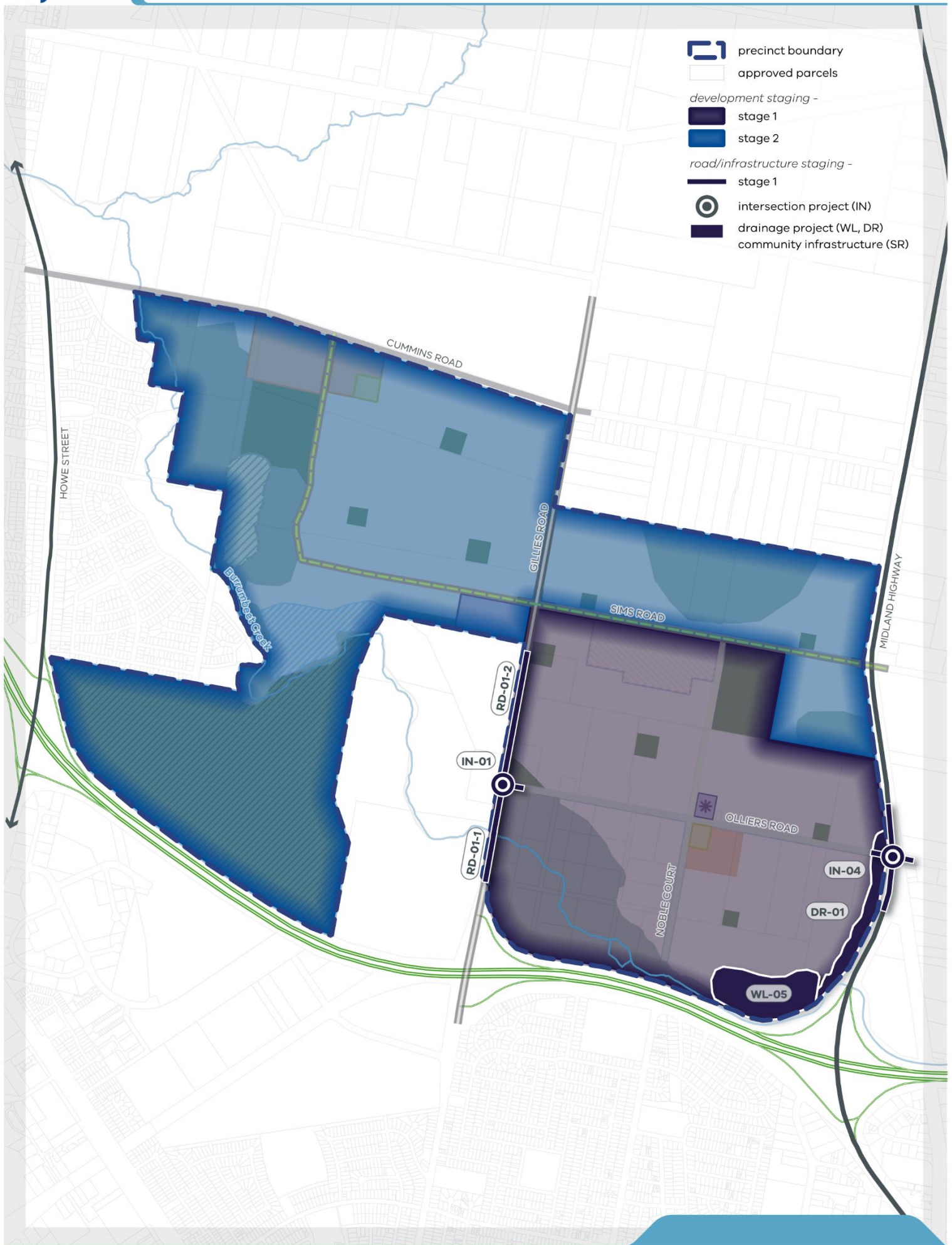
---

**G45**

Provision of neighbourhood scale renewable energy generation and storage within the precinct is strongly encouraged to achieve net zero emissions targets, this includes but is not limited to battery storage and virtual power plants for excess renewable energy produced.

---

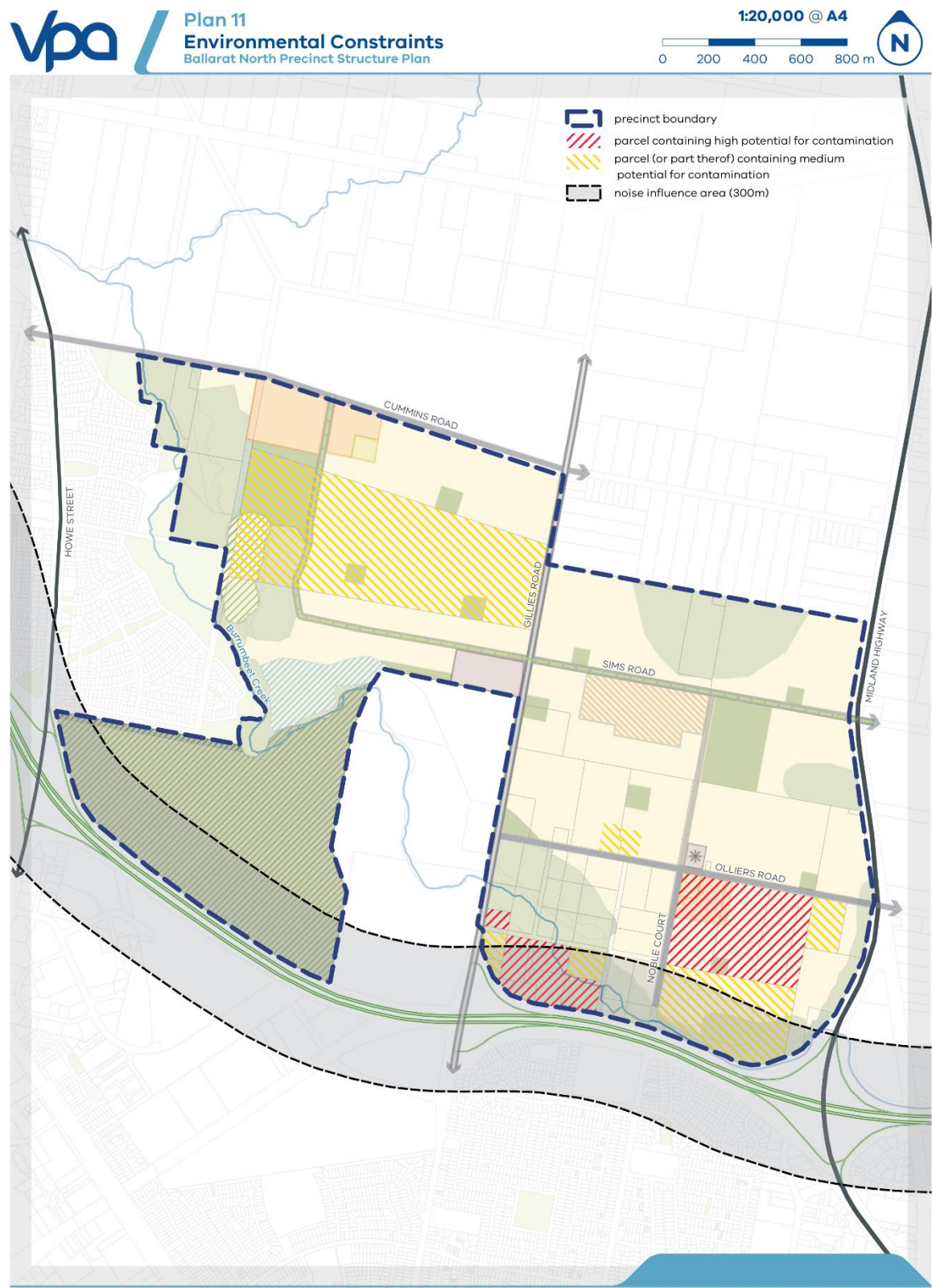
PUBLIC CONSULTATION DRAFT



PUBLIC CONSULTATION DRAFT

Appendix 1 Environmental constraints plan

Plan 11 Environmental Constraints

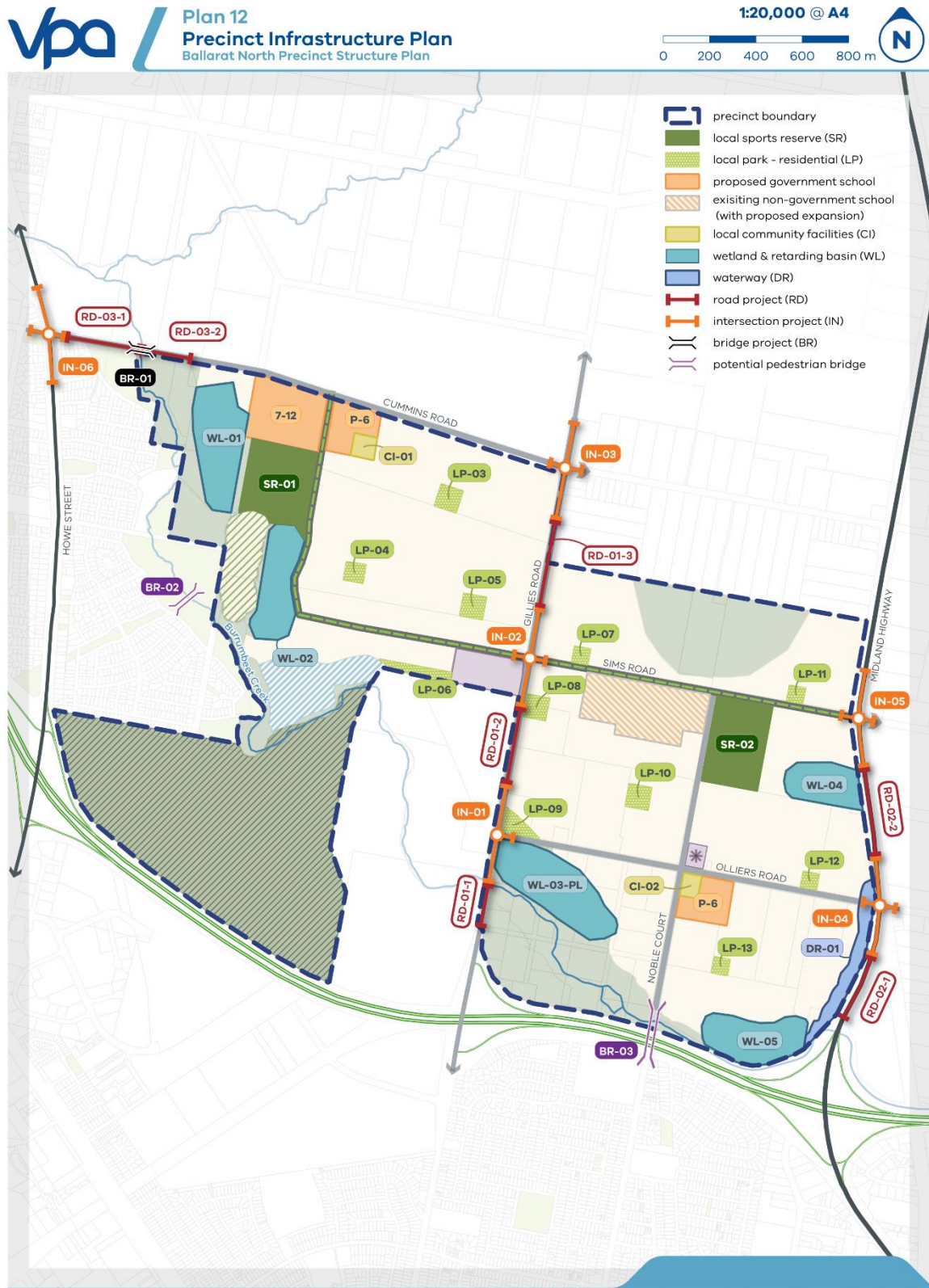


Copyright, Victorian Planning Authority, 2025. The state of Victoria does not warrant the accuracy or completeness of information in this publication and any person using or relying upon such information does so on the basis that the state of Victoria shall bear no responsibility or liability whatsoever for any errors, faults, defects or omission in the information.



## Appendix 2 Precinct infrastructure plan

## Plan 12 Precinct Infrastructure



**Table 19** Precinct infrastructure

CATEGORY	PIP REFERENCE NO.	TITLE	DESCRIPTION	LEAD AGENCY	COMPONENT INCLUDED IN DCP			TIMING	APPORTIONMENT FUNDING SOURCE	APPORTIONMENT
					ULTIMATE LAND	INTERIM CONSTRUCTION	ULTIMATE CONSTRUCTION			
Road	RD-01-1	Gillies Road over Burrumbeet Creek (South of Olliers Road)	Land and construction of Gillies Road (South of Olliers Road)	City of Ballarat	Yes	No	Yes	Short	Development	100%
Road	RD-01-2	Urbanisation of Gillies Road (between Olliers Road and Sims Road)	Land and construction of Gillies Road (between Olliers Road and Sims Road)	City of Ballarat	Yes	No	Yes	Medium	Development	100%
Road	RD-01-3	Urbanisation of Gillies Road (North of Sims Road)	Land and construction of Gillies Road (North of Sims Road)	City of Ballarat	No	No	No	Long	External (expanded area)	0%
Road	RD-02-1	Duplication of Midland Highway (Southern section)	Land and construction of Midland Highway duplication (Southern section)	Department of Transport and Planning	Yes	No	Yes	Short	Development	100%
Road	RD-02-2	Duplication of Midland Highway (Northern section)	Land and construction of Midland Highway duplication (Northern section)	Department of Transport and Planning	Yes	No	Yes	Medium	Development	100%

CATEGORY	PIP REFERENCE NO.	TITLE	DESCRIPTION	LEAD AGENCY	COMPONENT INCLUDED IN DCP			TIMING	APPORTIONMENT FUNDING SOURCE	APPORTIONMENT
					ULTIMATE LAND	INTERIM CONSTRUCTION	ULTIMATE CONSTRUCTION			
Road	RD-03-1	Cummins Road upgrades (West of Burrumbeet Creek)	Land and construction of Cummins Road upgrades (West of Burrumbeet Creek)	City of Ballarat	Yes	No	Yes	Long	Development & external (expanded area)	50%
Road	RD-03-2	Cummins Road upgrades (East of Burrumbeet Creek)	Land and construction of Cummins Road upgrades (East of Burrumbeet Creek)	City of Ballarat	Yes	No	Yes	Long	Development & external (expanded area)	50%
Intersection	IN-01	Gillies Road and Olliers Road Intersection	Land and construction of Gillies Road and Olliers Road Intersection	City of Ballarat	Yes	No	Yes	Short	Development	100%
Intersection	IN-02	Gillies Road and Sims Road Intersection	Land and construction of Gillies Road and Sims Road Intersection	City of Ballarat	Yes	No	Yes	Medium	Development	100%
Intersection	IN-03	Gillies Road and Cummins Road Intersection	Land and construction of Gillies Road and Cummins Road Intersection	City of Ballarat	No	No	No	Long	External (expanded area)	0%
Intersection	IN-04	Midland Highway	Land and construction	City of Ballarat	Yes	No	Yes	Short	Development	100%

CATEGORY	PIP REFERENCE NO.	TITLE	DESCRIPTION	LEAD AGENCY	COMPONENT INCLUDED IN DCP			TIMING	APPORTIONMENT FUNDING SOURCE	APPORTIONMENT
					ULTIMATE LAND	INTERIM CONSTRUCTION	ULTIMATE CONSTRUCTION			
		and Olliers Road Intersection	of Midland Highway and Olliers Road Intersection							
Intersection	IN-05	Midland Highway and Sims Road Intersection	Land and construction of Midland Highway and Sims Road Intersection	City of Ballarat	Yes	No	Yes	Long	Development	100%
Intersection	IN-06	Howe Street and Cummins Road Intersection	Land and construction of Howe Street and Cummins Road Intersection	City of Ballarat	No	No	No	Long	External (expanded area)	0%
Bridge	BR-01	Cummins Road over Burrumbeet Creek Bridge	Land and construction of Cummins Road over Burrumbeet Creek Bridge	City of Ballarat	Yes	No	Yes	Long	Development	50%
Bridge	BR-02	Pedestrian Bridge at Malahide Drive over Burrumbeet Creek	Land and construction of Pedestrian Bridge at Malahide Drive over Burrumbeet Creek	City of Ballarat	No	No	No	Long	External	0%
Bridge	BR-03	Pedestrian Bridge at Noble Court over Western Freeway	Land and construction of Pedestrian Bridge at Noble Court	City of Ballarat	No	No	No	Long	External	0%

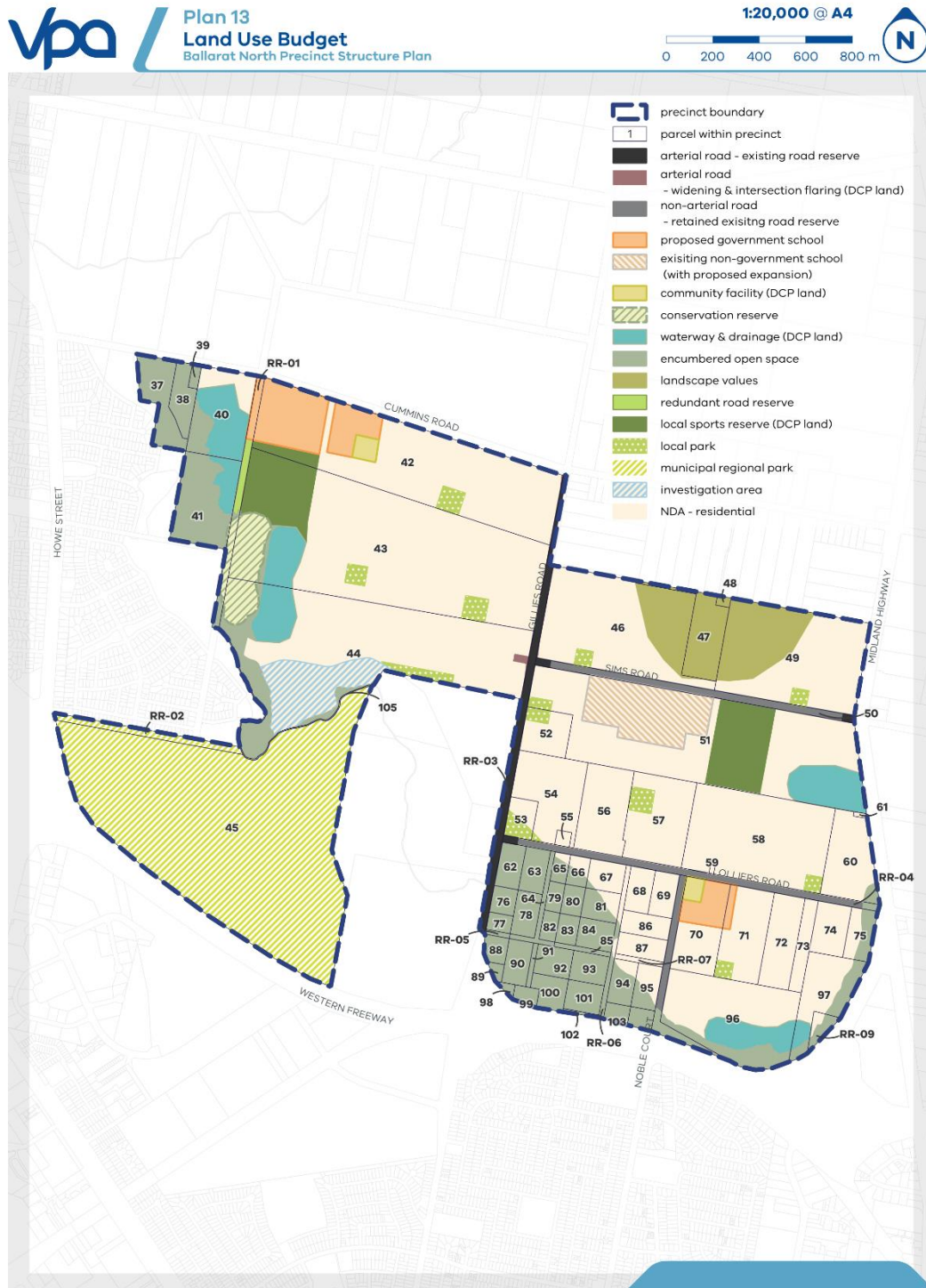


CATEGORY	PIP REFERENCE NO.	TITLE	DESCRIPTION	LEAD AGENCY	COMPONENT INCLUDED IN DCP			TIMING	APPORTIONMENT FUNDING SOURCE	APPORTIONMENT
					ULTIMATE LAND	INTERIM CONSTRUCTION	ULTIMATE CONSTRUCTION			
			over Western Freeway							
Community Infrastructure	CI-01	Level 1 Community Facility	Land and construction of Level 1 Community Facility	City of Ballarat	Yes	No	Yes	Long	Development	100%
Community Infrastructure	CI-02	Level 2 Community Facility	Land and construction of Level 2 Community Facility	City of Ballarat	Yes	No	Yes	Short	Development	50%
Community Infrastructure	SR-01	Sports Reserve (Northwest)	Land and construction of Sports Reserve (Northwest)	City of Ballarat	Yes	No	Yes	Long	Development	50%
Community Infrastructure	SR-02	Sports Reserve (Southeast)	Land and construction of Sports Reserve (Southeast)	City of Ballarat	Yes	No	Yes	Short	Development	100%
Community Infrastructure	SP-01	Sports Pavilion within SR-01	Land and construction of Sports Pavilion within SR-01	City of Ballarat	NA	No	Yes	Long	Community	50%
Community Infrastructure	SP-02	Sports Pavilion within SR-02	Land and construction of Sports Pavilion within SR-02	City of Ballarat	NA	No	Yes	Short	Community	100%
Wetland and Retarding Basin	WL-01	Wetland & Retarding Basin (NWN)	Land and construction of Wetland &	City of Ballarat	Yes	No	Yes	Long	Development	100%

CATEGORY	PIP REFERENCE NO.	TITLE	DESCRIPTION	LEAD AGENCY	COMPONENT INCLUDED IN DCP			TIMING	APPORTIONMENT FUNDING SOURCE	APPORTIONMENT
					ULTIMATE LAND	INTERIM CONSTRUCTION	ULTIMATE CONSTRUCTION			
			Retarding Basin (NWN)							
Wetland and Retarding Basin	WL-02	Wetland & Retarding Basin (NWS)	Land and construction of Wetland & Retarding Basin (NWS)	City of Ballarat	Yes	No	Yes	Long	Development	100%
Wetland and Retarding Basin	WL-03	Wetland & Retarding Basin (CS)	Land and construction of Wetland & Retarding Basin (CS)	City of Ballarat	Yes	No	Yes	Short	Development	100%
Wetland and Retarding Basin	WL-04	Wetland & Retarding Basin (SEN)	Land and construction of Wetland & Retarding Basin (SEN)	City of Ballarat	Yes	No	Yes	Medium	Development	100%
Wetland and Retarding Basin	WL-05	Wetland & Retarding Basin (SES)	Land and construction of Wetland & Retarding Basin (SES)	City of Ballarat	Yes	No	Yes	Short	Development	100%
Constructed Waterway	DR-01	Constructed waterway	Land and construction of Constructed waterway	City of Ballarat	Yes	No	Yes	Short	Development	100%

## Appendix 3 Summary land use budget & parcel-specific land use budget

### Plan 13 Land Use Budget



Copyright, Victorian Planning Authority, 2020. The state of Victoria does not warrant the accuracy or completeness of information in this publication and any person using or relying upon such information does so on the basis that the state of Victoria shall bear no responsibility or liability whatsoever for any errors, faults, defects or omission in the information.

**Table 20** Summary land use budget

DESCRIPTION	AREA (HA)	% OF TOTAL	% OF NDA
<b>TOTAL PRECINCT AREA</b>			
<b>TRANSPORT</b>			
Arterial Road - Existing road reserve	6.28	1.10%	2.29%
Arterial Road - Widening and intersection flaring (DCP land)	0.30	0.05%	0.11%
Non-Arterial Road - Existing road reserve	10.24	1.79%	3.74%
<b>SUB-TOTAL TRANSPORT</b>	<b>10.24</b>	<b>1.79%</b>	<b>3.74%</b>
<b>COMMUNITY &amp; EDUCATION</b>			
DCP community facilities	15.40	2.70%	5.63%
Proposed government school	11.78	2.06%	4.30%
Potential non-government school	1.80	0.32%	0.66%
<b>SUB-TOTAL COMMUNITY &amp; EDUCATION</b>	<b>28.98</b>	<b>5.1%</b>	<b>10.59%</b>
<b>OPEN SPACE</b>			
<b>SERVICE OPEN SPACE</b>			
Conservation reserve	7.31	1.28%	2.67%
Waterway and drainage (DCP land)	24.73	4.33%	9.04%
Encumbered open space	68.17	11.95%	24.91%
Redundant road reserve	1.02	0.18%	0.37%
Landscape values	22.25	3.90%	8.13%
<b>SUB-TOTAL SERVICE OPEN SPACE</b>	<b>123.47</b>	<b>21.6%</b>	<b>45.11%</b>
<b>CREDITED OPEN SPACE</b>			
Local sports reserve (DCP land)	18.85	3.30%	6.89%
Local network park (via CI 52.01)	8.78	1.54%	3.21%
<b>SUB-TOTAL CREDITED OPEN SPACE</b>	<b>27.63</b>	<b>4.8%</b>	<b>10.09%</b>
<b>REGIONAL OPEN SPACE</b>			
Municipal open space (council funded)	90.35	15.83%	33.01%
<b>SUB-TOTAL REGIONAL OPEN SPACE</b>	<b>90.35</b>	<b>15.8%</b>	<b>33.01%</b>
<b>TOTAL ALL OPEN SPACE</b>	<b>241.45</b>	<b>42.3%</b>	<b>88.21%</b>
<b>OTHER</b>			
Investigation area	9.64	1.69%	3.52%
<b>SUB-TOTAL OTHER</b>	<b>9.64</b>	<b>1.7%</b>	<b>3.52%</b>
<b>TOTAL NET DEVELOPABLE AREA – (NDA) Ha</b>	<b>273.72</b>	<b>47.97%</b>	
<b>NET DEVELOPABLE AREA – RESIDENTIAL (NDAR) Ha</b>	<b>273.72</b>	<b>47.97%</b>	



**Table 21** Parcel-specific land use budget

Detailed information on the developable area for each property is included in the property-specific land budget with each PSP.

PSP PROPERTY ID	TOTAL AREA (HECTARES)	TRANSPORT			COMMUNITY / EDUCATION			SERVICE OPEN SPACE					CREDITED OPEN SPACE		REGIONAL OPEN SPACE	OTHER	Total Net Developable Area (Hectares)	Net Developable Area % of Property
		Arterial Road - Existing Road Reserve	Arterial Road - Widening and Intersection Flaring (DCP land)	Non-Arterial Road - Existing Road Reserve	Potential Government School	Existing Non-Government School	DCP Community Facilities	Conservation Reserve	Waterway and Drainage Reserve (DCP land)	Other uncredited Open Space	Redundant Road Reserve	Landscape Values	Local Sports Reserve (DCP land)	Local Network Park (via CI 52.01)	Municipal Open Space (council funded)	Investigation Area		
37	4.77	-	-	-	-	-	-	-	-	4.77	-	-	-	-	-	-	0.00	0.00%
38	2.50	-	-	-	-	-	-	-	-	2.50	-	-	-	-	-	-	0.00	0.00%
39	0.41	-	-	-	-	-	-	-	-	0.41	-	-	-	-	-	-	0.00	0.00%
40	9.11	-	-	-	-	-	-	-	5.12	1.57	-	-	-	-	-	-	2.41	26.50%
41	9.45	-	-	-	-	-	-	0.06	2.05	7.34	-	-	-	-	-	-	0.00	0.00%
42	41.00	-	0.02	-	11.00	-	1.00	-	-	-	0.00	-	1.38	1.00	-	-	26.60	64.88%
43	63.03	-	-	-	-	-	-	3.78	3.56	0.01	0.00	0.40	8.09	1.70	-	-	45.49	72.17%
44	52.59	-	0.22	-	-	-	-	2.40	3.81	5.50	-	0.30	-	1.11	-	9.61	29.64	56.36%
45	87.90	-	-	-	-	-	-	-	-	-	-	-	-	-	87.90	-	0.00	0.00%
46	25.68	-	0.03	-	-	-	-	-	-	-	-	6.15	-	0.50	-	-	19.00	74.00%
47	5.49	-	-	-	-	-	-	-	-	-	-	5.49	-	-	-	-	0.00	0.00%
48	0.25	-	-	-	-	-	-	-	-	-	-	0.25	-	-	-	-	0.00	0.00%
49	24.61	-	-	-	-	-	-	-	-	-	-	9.54	-	0.50	-	-	14.58	59.22%
50	4.28	0.36	-	3.92	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%
51	50.70	-	-	-	-	11.78	-	-	5.36	-	-	-	9.26	0.44	-	-	23.86	47.06%

PSP PROPERTY ID	TOTAL AREA (HECTARES)	TRANSPORT			COMMUNITY / EDUCATION			SERVICE OPEN SPACE					CREDITED OPEN SPACE		REGIONAL OPEN SPACE	OTHER	Total Net Developable Area (Hectares)	Net Developable Area % of Property
		Arterial Road - Existing Road Reserve	Arterial Road - Widening and Intersection Flaring (DCP land)	Non-Arterial Road - Existing Road Reserve	Potential Government School	Existing Non-Government School	DCP Community Facilities	Conservation Reserve	Waterway and Drainage Reserve (DCP land)	Other uncredited Open Space	Redundant Road Reserve	Landscape Values	Local Sports Reserve (DCP land)	Local Network Park (via CI 52.01)	Municipal Open Space (council funded)	Investigation Area		
52	3.80	-	-	-	-	-	-	-	-	-	-	-	-	0.56	-	-	3.23	85.16%
53	2.03	-	0.03	-	-	-	-	-	-	-	-	-	-	0.88	-	-	1.12	55.16%
54	8.85	-	-	-	-	-	-	-	-	-	-	-	-	0.09	-	-	8.77	99.02%
55	0.41	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.41	100.00%
56	7.63	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	7.63	100.00%
57	10.01	-	-	-	-	-	-	-	-	-	-	-	-	1.00	-	-	9.01	90.01%
58	22.57	-	-	0.00	-	-	-	-	0.00	-	-	-	-	0.50	-	-	22.07	97.77%
59	0.08	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.08	100.00%
60	7.32	-	-	0.00	-	-	-	-	-	0.44	-	-	-	-	-	-	6.88	93.97%
61	0.11	-	-	-	-	-	-	-	0.00	-	-	-	-	-	-	-	0.11	99.77%
62	2.01	-	-	-	-	-	-	-	-	2.01	-	-	-	-	-	-	0.00	0.00%
63	2.02	-	-	-	-	-	-	-	-	2.02	-	-	-	-	-	-	0.00	0.00%
64	1.18	-	-	-	-	-	-	-	-	1.18	-	-	-	-	-	-	0.00	0.00%
65	0.87	-	-	-	-	-	-	-	-	0.64	-	-	-	-	-	-	0.23	26.43%
66	1.14	-	-	-	-	-	-	-	-	0.56	-	-	-	-	-	-	0.58	51.08%
67	1.99	-	-	-	-	-	-	-	-	0.07	-	-	-	-	-	-	1.92	96.36%
68	2.04	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.04	100.00%
69	2.03	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.03	100.00%

PSP PROPERTY ID	TOTAL AREA (HECTARES)	TRANSPORT			COMMUNITY / EDUCATION			SERVICE OPEN SPACE					CREDITED OPEN SPACE		REGIONAL OPEN SPACE	OTHER	Total Net Developable Area (Hectares)	Net Developable Area % of Property
		Arterial Road - Existing Road Reserve	Arterial Road - Widening and Intersection Flaring (DCP land)	Non-Arterial Road - Existing Road Reserve	Potential Government School	Existing Non-Government School	DCP Community Facilities	Conservation Reserve	Waterway and Drainage Reserve (DCP land)	Other uncredited Open Space	Redundant Road Reserve	Landscape Values	Local Sports Reserve (DCP land)	Local Network Park (via CI 52.01)	Municipal Open Space (council funded)	Investigation Area		
70	7.74	-	-	-	2.92	-	0.80	-	-	-	-	-	-	-	-	-	4.02	51.93%
71	7.74	-	-	-	0.58	-	-	-	-	-	-	-	-	0.50	-	-	6.67	86.07%
72	5.40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.40	100.00%
73	2.33	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.33	100.00%
74	3.25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.25	100.00%
75	2.50	-	-	-	-	-	-	-	-	1.25	-	-	-	-	-	-	1.25	49.95%
76	1.22	-	-	-	-	-	-	-	-	1.22	-	-	-	-	-	-	0.00	0.00%
77	0.81	-	-	-	-	-	-	-	-	0.81	-	-	-	-	-	-	0.00	0.00%
78	2.03	-	-	-	-	-	-	-	-	2.03	-	-	-	-	-	-	0.00	0.00%
79	0.87	-	-	-	-	-	-	-	-	0.87	-	-	-	-	-	-	0.00	0.00%
80	1.13	-	-	-	-	-	-	-	-	1.13	-	-	-	-	-	-	0.00	0.00%
81	2.00	-	-	-	-	-	-	-	-	1.32	-	-	-	-	-	-	0.68	34.00%
82	0.88	-	-	-	-	-	-	-	-	0.88	-	-	-	-	-	-	0.00	0.00%
83	1.13	-	-	-	-	-	-	-	-	1.13	-	-	-	-	-	-	0.00	0.00%
84	1.97	-	-	-	-	-	-	-	-	1.97	-	-	-	-	-	-	0.00	0.00%
85	0.49	-	-	-	-	-	-	-	-	0.49	-	-	-	-	-	-	0.00	0.00%
86	2.02	-	-	-	-	-	-	-	-	0.00	-	-	-	-	-	-	2.02	99.97%
87	2.02	-	-	-	-	-	-	-	-	0.00	-	-	-	-	-	-	2.02	99.99%

PSP PROPERTY ID	TOTAL AREA (HECTARES)	TRANSPORT			COMMUNITY / EDUCATION			SERVICE OPEN SPACE					CREDITED OPEN SPACE		REGIONAL OPEN SPACE	OTHER	Total Net Developable Area (Hectares)	Net Developable Area % of Property
		Arterial Road - Existing Road Reserve	Arterial Road - Widening and Intersection Flaring (DCP land)	Non-Arterial Road - Existing Road Reserve	Potential Government School	Existing Non-Government School	DCP Community Facilities	Conservation Reserve	Waterway and Drainage Reserve (DCP land)	Other uncredited Open Space	Redundant Road Reserve	Landscape Values	Local Sports Reserve (DCP land)	Local Network Park (via CI 52.01)	Municipal Open Space (council funded)	Investigation Area		
88	1.11	-	-	-	-	-	-	-	-	1.11	-	-	-	-	-	-	0.00	0.00%
89	0.40	-	-	-	-	-	-	-	-	0.40	-	-	-	-	-	-	0.00	0.00%
90	2.03	-	-	-	-	-	-	-	-	2.03	-	-	-	-	-	-	0.00	0.00%
91	0.39	-	-	-	-	-	-	-	-	0.39	-	-	-	-	-	-	0.00	0.00%
92	1.97	-	-	-	-	-	-	-	-	1.97	-	-	-	-	-	-	0.00	0.00%
93	2.00	-	-	-	-	-	-	-	-	2.00	-	-	-	-	-	-	0.00	0.00%
94	2.02	-	-	-	-	-	-	-	-	1.52	-	-	-	-	-	-	0.50	24.92%
95	2.02	-	-	-	-	-	-	-	-	0.75	-	-	-	-	-	-	1.27	62.86%
96	18.06	-	-	-	-	-	-	-	4.12	3.02	-	-	-	-	-	-	10.92	60.48%
97	7.13	-	-	-	-	-	-	-	0.72	1.97	-	-	-	-	-	-	4.44	62.23%
98	0.28	-	-	-	-	-	-	-	-	0.28	-	-	-	-	-	-	0.00	0.00%
99	0.77	-	-	-	-	-	-	-	-	0.77	-	-	-	-	-	-	0.00	0.00%
100	1.92	-	-	-	-	-	-	-	-	1.92	-	-	-	-	-	-	0.00	0.00%
101	1.99	-	-	-	-	-	-	-	-	1.99	-	-	-	-	-	-	0.00	0.00%
102	0.19	-	-	-	-	-	-	-	-	0.19	-	-	-	-	-	-	0.00	0.00%
103	0.82	-	-	-	-	-	-	-	-	0.82	-	-	-	-	-	-	0.00	0.00%
104	0.90	-	-	-	-	-	-	-	-	0.90	-	-	-	-	-	-	0.00	0.00%
105	0.56	-	-	-	-	-	-	-	-	0.53	-	-	-	-	-	0.03	0.00	0.00%



PSP PROPERTY ID	TOTAL AREA (HECTARES)	TRANSPORT			COMMUNITY / EDUCATION			SERVICE OPEN SPACE					CREDITED OPEN SPACE		REGIONAL OPEN SPACE	OTHER	Total Net Developable Area (Hectares)	Net Developable Area % of Property
		Arterial Road - Existing Road Reserve	Arterial Road - Widening and Intersection Flaring (DCP land)	Non-Arterial Road - Existing Road Reserve	Potential Government School	Existing Non-Government School	DCP Community Facilities	Conservation Reserve	Waterway and Drainage Reserve (DCP land)	Other uncredited Open Space	Redundant Road Reserve	Landscape Values	Local Sports Reserve (DCP land)	Local Network Park (via CI 52.01)	Municipal Open Space (council funded)	Investigation Area		
<b>SUB-TOTAL</b>	<b>547.94</b>	<b>0.36</b>	<b>0.30</b>	<b>3.92</b>	<b>14.50</b>	<b>11.78</b>	<b>1.80</b>	<b>6.25</b>	<b>24.73</b>	<b>64.66</b>	<b>0.00</b>	<b>22.14</b>	<b>18.73</b>	<b>8.78</b>	<b>87.90</b>	<b>9.64</b>	<b>272.45</b>	<b>49.72%</b>
<b>Road Reserves</b>																		
<b>RR-01</b>	3.46	-	-	-	0.90	-	-	1.06	-	0.49	1.01	-	0.00	-	-	-	0.00	0.00%
<b>RR-02</b>	2.45	-	-	-	-	-	-	-	-	-	-	-	-	-	2.45	-	0.00	0.00%
<b>RR-03</b>	5.74	5.73	-	-	-	-	-	-	-	-	-	-	-	0.00	-	-	0.00	0.05%
<b>RR-04</b>	4.96	0.19	-	4.56	-	-	-	-	-	0.21	-	-	-	-	-	-	0.00	0.00%
<b>RR-05</b>	0.22	-	-	-	-	-	-	-	-	0.22	-	-	-	-	-	-	0.00	0.00%
<b>RR-06</b>	1.39	-	-	-	-	-	-	-	-	0.71	-	-	-	-	-	-	0.69	49.26%
<b>RR-07</b>	0.46	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.46	100.00%
<b>RR-08</b>	2.91	-	-	1.76	-	-	-	-	-	1.15	-	-	-	-	-	-	0.00	0.00%
<b>RR-09</b>	1.08	-	-	-	-	-	-	-	-	0.73	-	-	-	-	-	-	0.35	32.50%
<b>SUB-TOTAL</b>	<b>22.67</b>	<b>5.92</b>	<b>-</b>	<b>6.32</b>	<b>0.90</b>	<b>-</b>	<b>-</b>	<b>1.06</b>	<b>-</b>	<b>3.51</b>	<b>1.01</b>	<b>-</b>	<b>0.00</b>	<b>0.00</b>	<b>2.45</b>	<b>-</b>	<b>1.50</b>	<b>6.61%</b>
<b>TOTAL</b>	<b>570.61</b>	<b>6.28</b>	<b>0.30</b>	<b>10.24</b>	<b>15.40</b>	<b>11.78</b>	<b>1.80</b>	<b>7.31</b>	<b>24.73</b>	<b>68.17</b>	<b>1.02</b>	<b>22.14</b>	<b>18.73</b>	<b>8.78</b>	<b>90.35</b>	<b>9.64</b>	<b>273.95</b>	<b>48.01%</b>

## Appendix 4 Activity centre design principles and design outcomes

**Table 22** Activity centre design principles and design outcomes

DESIGN PRINCIPLES	DESIGN OUTCOMES
<p><i>These are the intended design elements that should be featured in the design and layout of activity centres within the precinct.</i></p> <p><b>NOTE:</b> The design principles should link or respond to objectives and design outcomes of relevant local and state policies and strategies. This includes but not limited to, the Urban Design Guidelines of Victoria and the Ballarat Planning Scheme.</p>	<p><i>These are supporting design outcomes that contribute to the achieving of the respective design principle. This is not an exhaustive list. Other methods to apply the design principle may be considered, to the satisfaction of the responsible authority.</i></p>
<p><b>PRINCIPLE 01</b></p> <p><i>Must emphasise the role of activity centres and convenience centres as focal points for retail, commercial/office, hospitality and community services.</i></p>	<ul style="list-style-type: none"> <li>• <i>The neighbourhood activity centre (NAC) should provide for a mix of uses, ensuring that retail and/or office and commercial are prioritised at ground level and any residential above ground level.</i></li> <li>• <i>Services provided in the local convenience centre (LCC) should complement day-to-day services within the NAC.</i></li> <li>• <i>Development blocks should be designed to suit and be adaptable to a variety of land uses.</i></li> </ul>
<p><b>PRINCIPLE 02</b></p> <p><i>Activity centres/convenience centres must be convenient, accessible by all modes of transport and well-connected to adjacent neighbourhoods.</i></p>	<ul style="list-style-type: none"> <li>• <i>Prioritise pedestrian and cycling movements.</i></li> <li>• <i>Bus stops should be provided to the satisfaction of the Department of Transport and Planning.</i></li> <li>• <i>Safe and secure bicycle parking should be provided within the street network and public spaces in highly visible locations and close to pedestrian desire lines and key destinations.</i></li> <li>• <i>Car parking areas should:</i> <ul style="list-style-type: none"> <li>○ <i>be located centrally to the site and to the rear and or side of street based retail frontages.</i></li> <li>○ <i>ensure passive surveillance and public safety through adequate positioning and lighting.</i></li> <li>○ <i>provide dedicated pedestrian routes and areas of landscaping.</i></li> <li>○ <i>group or minimise access crossovers.</i></li> <li>○ <i>not visually dominate public spaces or key landmarks.</i></li> <li>○ <i>provide public EV charging.</i></li> </ul> </li> </ul>

DESIGN PRINCIPLES	DESIGN OUTCOMES
	<ul style="list-style-type: none"> <li>On street car parking should be provided either as parallel or angle parking to maximise street parking opportunities and encourage short stay parking.</li> </ul>
<p><b>PRINCIPLE 03</b></p> <p><i>Built form in the activity centre must enable spaces that are attractive, safe for pedestrians and adaptable to the surrounding streetscape context.</i></p>	<ul style="list-style-type: none"> <li>Provide for public spaces that attracts diverse users and can be used for various leisure and community activities.</li> <li>Locate public amenities and recreational facilities in accessible and active areas.</li> <li>Service areas should be provided via rear or side laneways where possible or screened from the public realm.</li> <li>New development should allow for appropriate level of solar access to public spaces.</li> <li>Use a variety of materials and finishes that make a positive contribution to streetscapes.</li> <li>The urban structure of the centres should allow for increased density development, active street frontages, safe public spaces, convenient pedestrian access to facilities and transport connections and high amenity provision including greening/landscaping.</li> <li>Streets, public spaces, and car parks should be well lit to Australian standards and with pedestrian friendly (white) light. Lighting should be designed to avoid unnecessary spill to the side or above.</li> </ul>
<p><b>PRINCIPLE 04</b></p> <p><i>The activity centre/convenience centre must integrate with the surrounding neighbourhood and its local character.</i></p>	<ul style="list-style-type: none"> <li>Landscape features, street furniture and urban art should be provided to contribute to local character and facilitate a unique sense of place, recognising and celebrating local cultural heritage.</li> <li>Development should respond to surrounding site features, including the waterways, open space areas and other points of interest to retain ties to the stories of place, establish views and connections to key landmark features and provide appropriate interfaces.</li> <li>Sensitive land uses should consider impacts with surrounding industrial or utility uses.</li> </ul>
<p><b>PRINCIPLE 05</b></p> <p><i>Must facilitate a climate resilient and healthy urban environment for community to access and live in.</i></p>	<ul style="list-style-type: none"> <li>Provide landscaping and canopy trees for shading and passive cooling, which also contribute to 30% canopy tree coverage in the public realm.</li> <li>New developments should incorporate: <ul style="list-style-type: none"> <li>integrated water management systems and water sensitive urban design, such as use of alternative water supply through</li> </ul> </li> </ul>

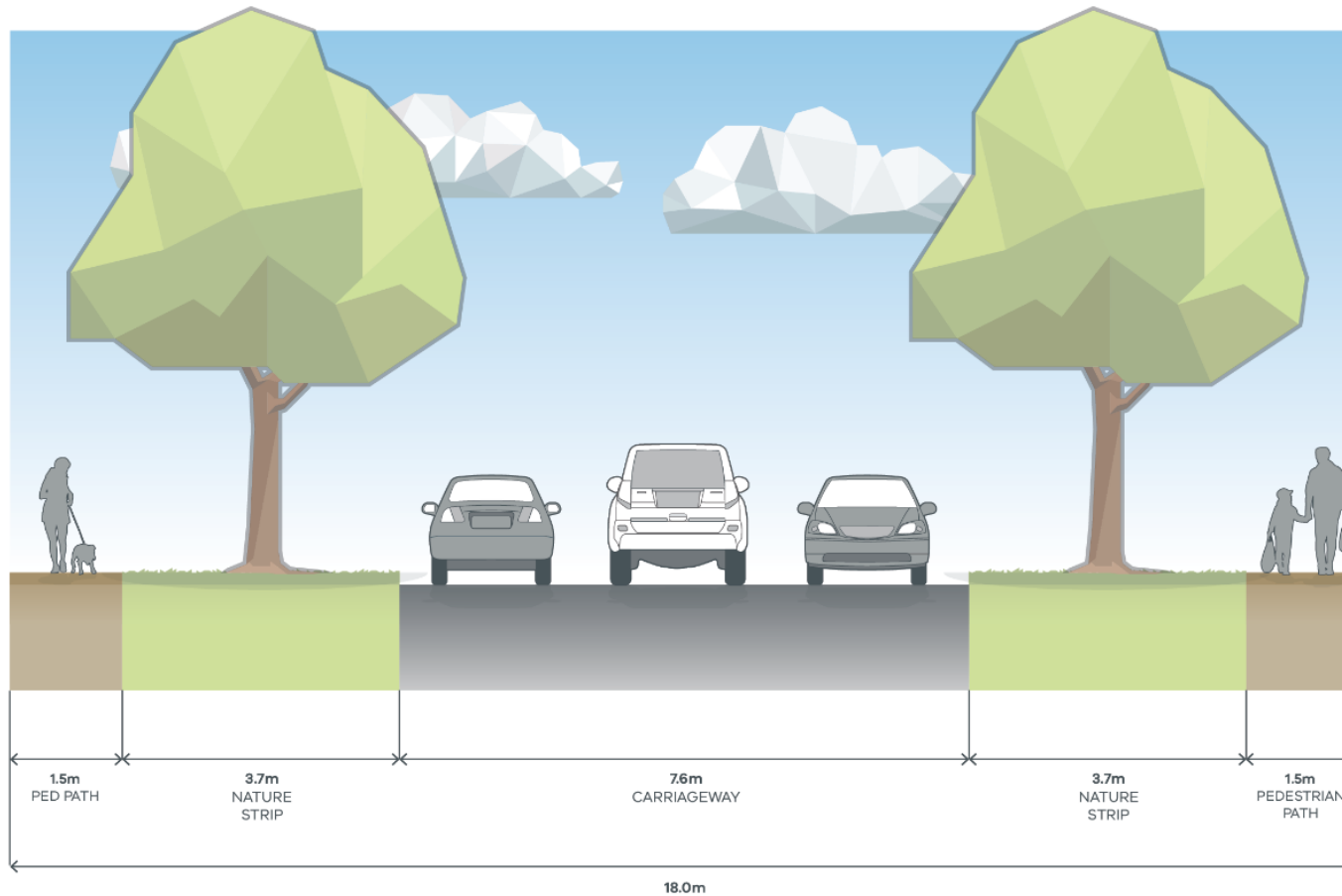
DESIGN PRINCIPLES	DESIGN OUTCOMES
	<p>stormwater harvesting and water recycling</p> <ul style="list-style-type: none"> <li>o roof colours, building materials and green infrastructure design that supports urban cooling</li> <li>o building design and operations that are highly energy efficient and low embodied carbon.</li> </ul> <ul style="list-style-type: none"> <li>• Essential retail and fuel / EV charging facilities should be located on connector or arterial roads for community access during extreme weather events.</li> <li>• At grade car park greater than 15 bays should incorporate solar shade covering a minimum 80% of open car parking with all energy produced connected to the development and/or electricity distribution network for use.</li> </ul>



**Appendix 5** Road cross sections

---

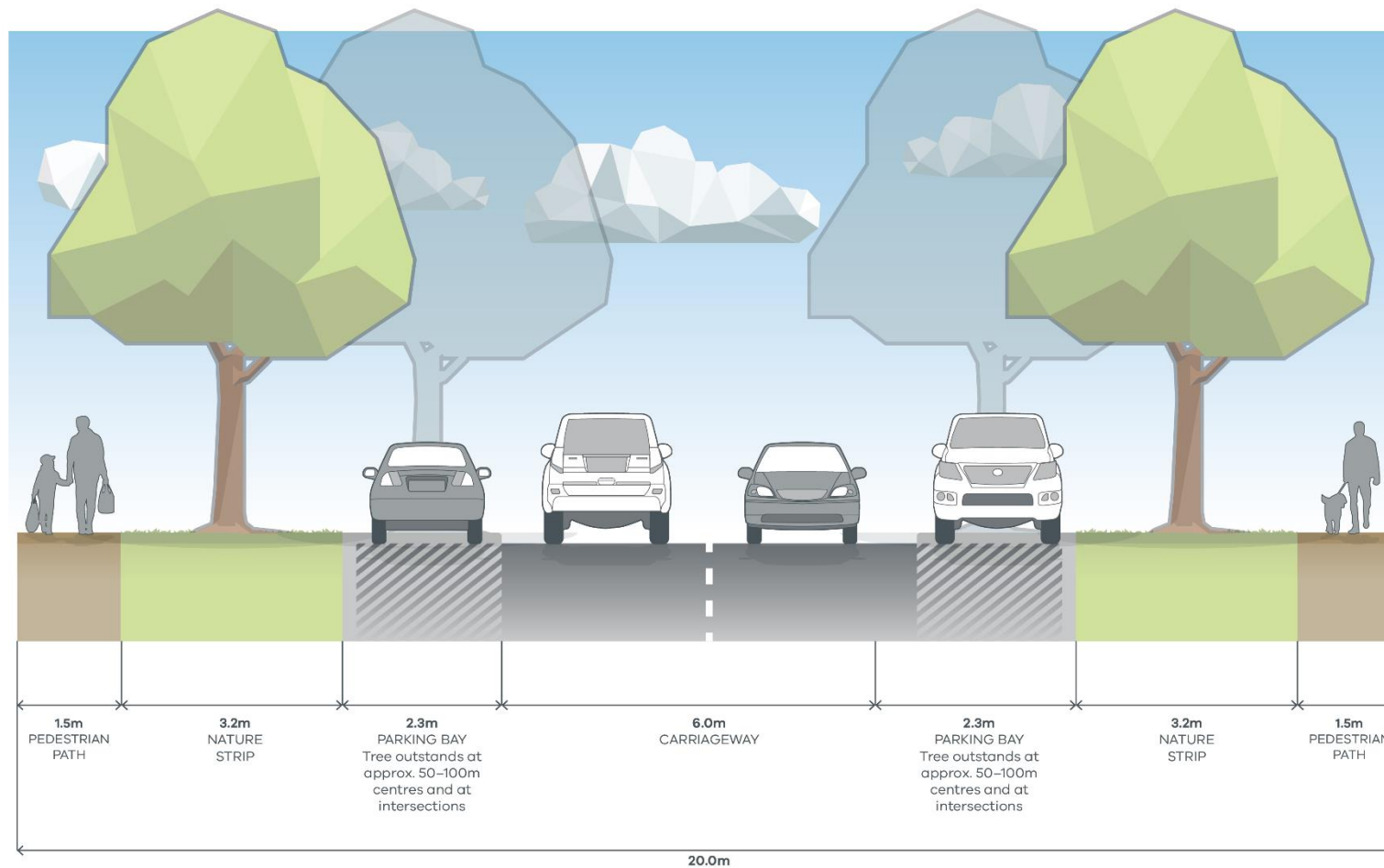
PUBLIC CONSULTATION DRAFT

**Local Access Street - (18.0m)****NOTES:**

- Minimum street tree mature height 12 metres
- 16 metre road reserve may be considered subject to the satisfaction of the responsible authority

## Local Access Street Level 2 (20m)

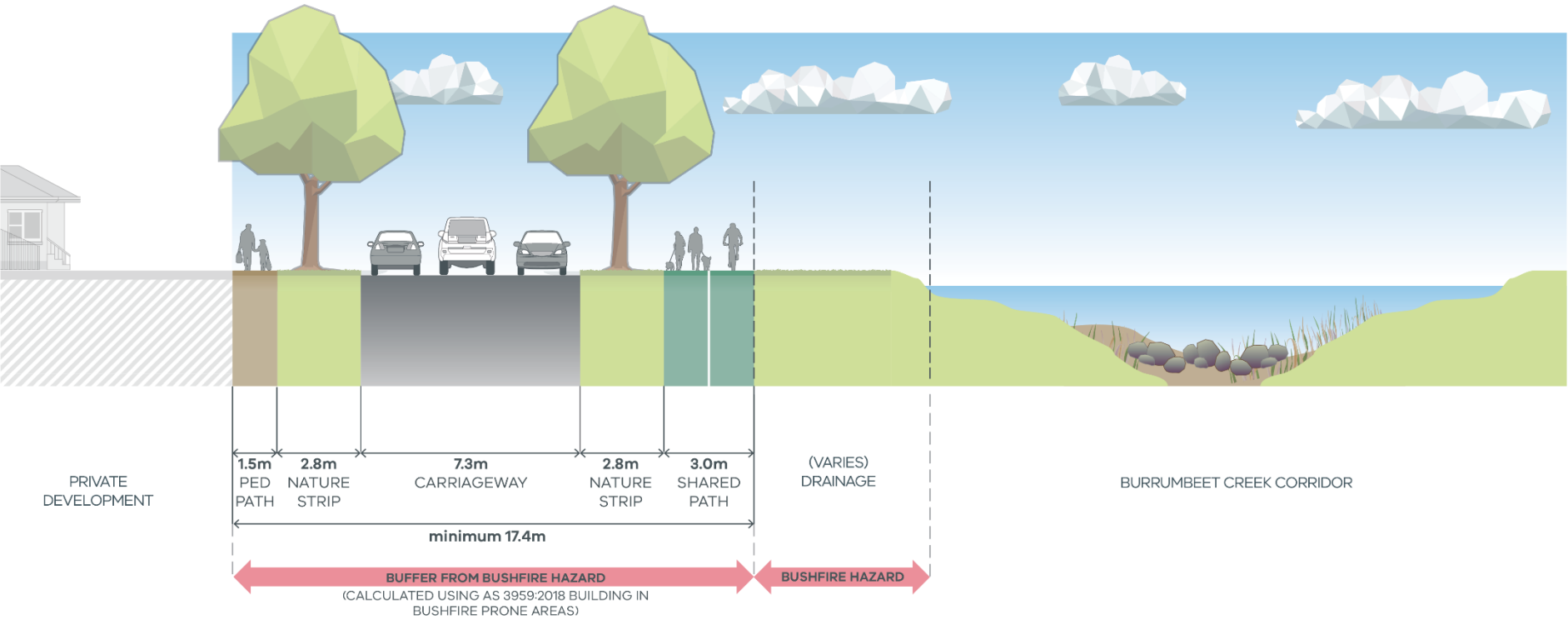
VPA Standard Cross Section



### NOTES:

- Minimum street tree mature height 12 metres
- All kerbs are to be B2 Barrier Kerb.
- Verge widths may be reduced where roads about open space within the consent of the responsible authority.

# Local Access Street - Burrumbeet Creek Interface (minimum 17.4m)



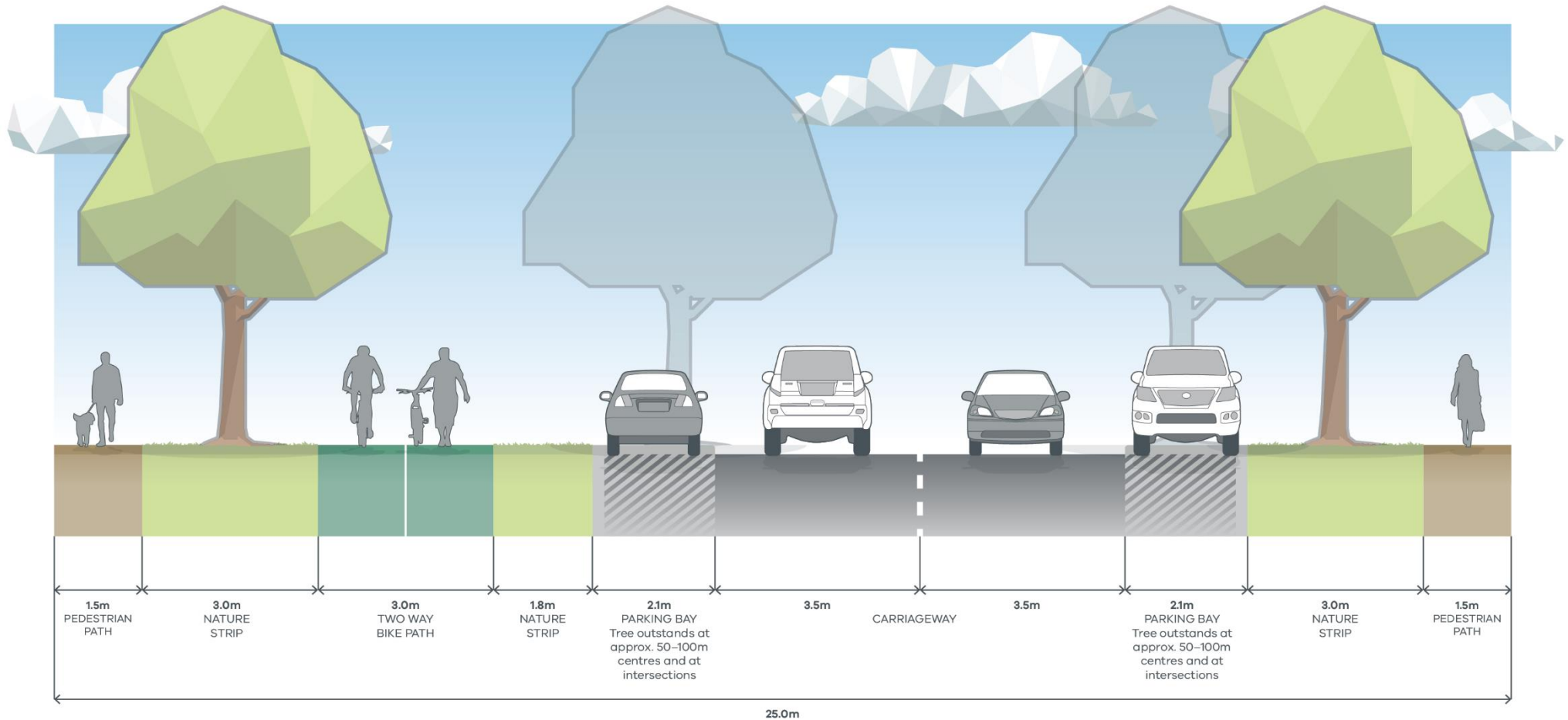
**NOTES:**

- Minimum street tree mature height 12 metres.
- All kerbs are to be B2 Barrier Kerb.
- Road reserve width may be reduced to include shared path within drainage reserve, subject to functional design being to the satisfaction of the responsible authority.



## Connector Street (25m)

## VPA Standard Cross Section

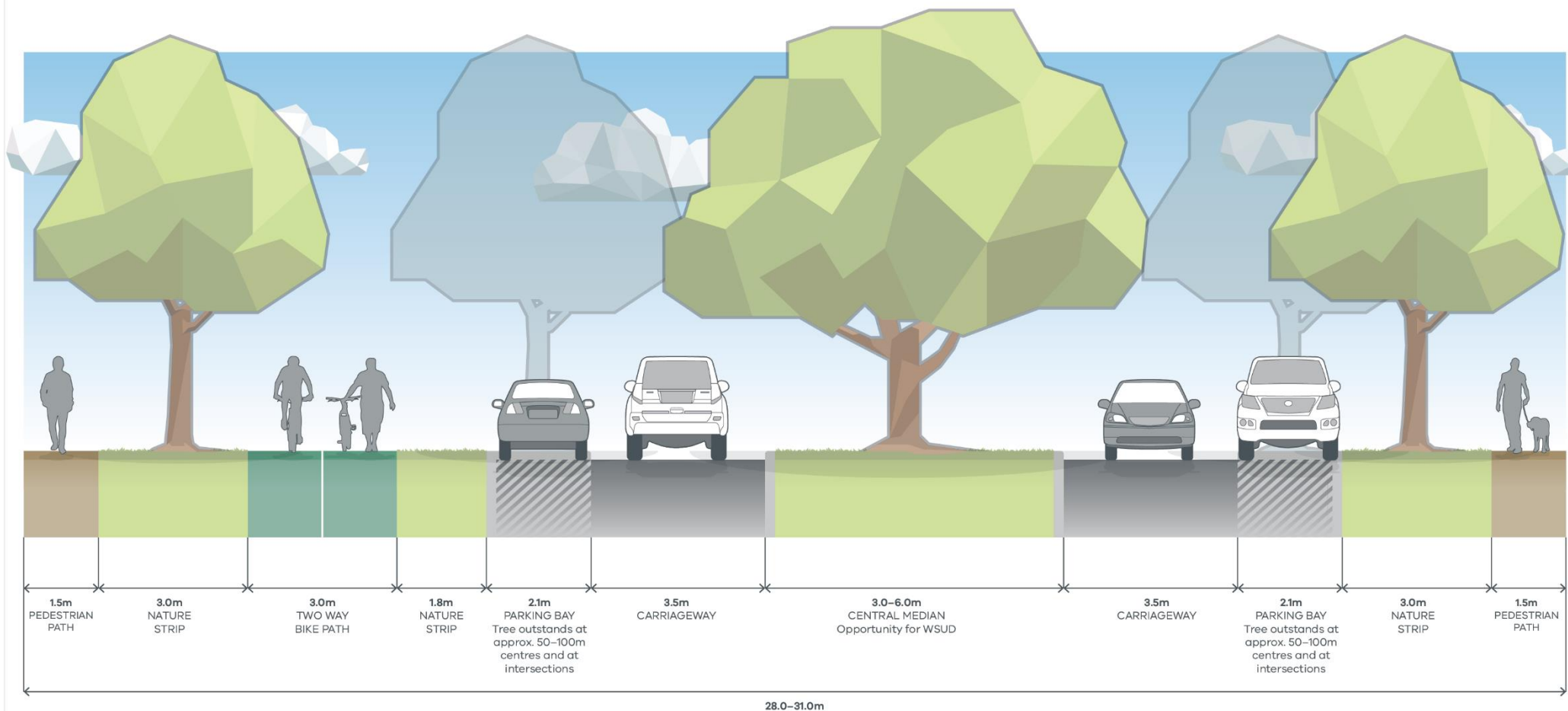


### NOTES:

- Minimum street tree mature height 15 metres.
- All kerbs are to be B2 Barrier Kerb.
- Where roads abut school drop-off zones and throughfares, grassed nature strip should be replaced with pavement. Canopy tree planting must be incorporated into any additional pavement.
- Verge widths may be reduced where roads abut open space with the consent of the responsible authority.
- Variation to indicative cross-section may include water sensitive urban design (WSUD) outcome. These could include but are not limited to bioretention tree planter systems and/or median bioretention swales. Such variations must be to the satisfaction of the responsible authority.

## Connector Street Boulevard (28–31m)

## VPA Standard Cross Section

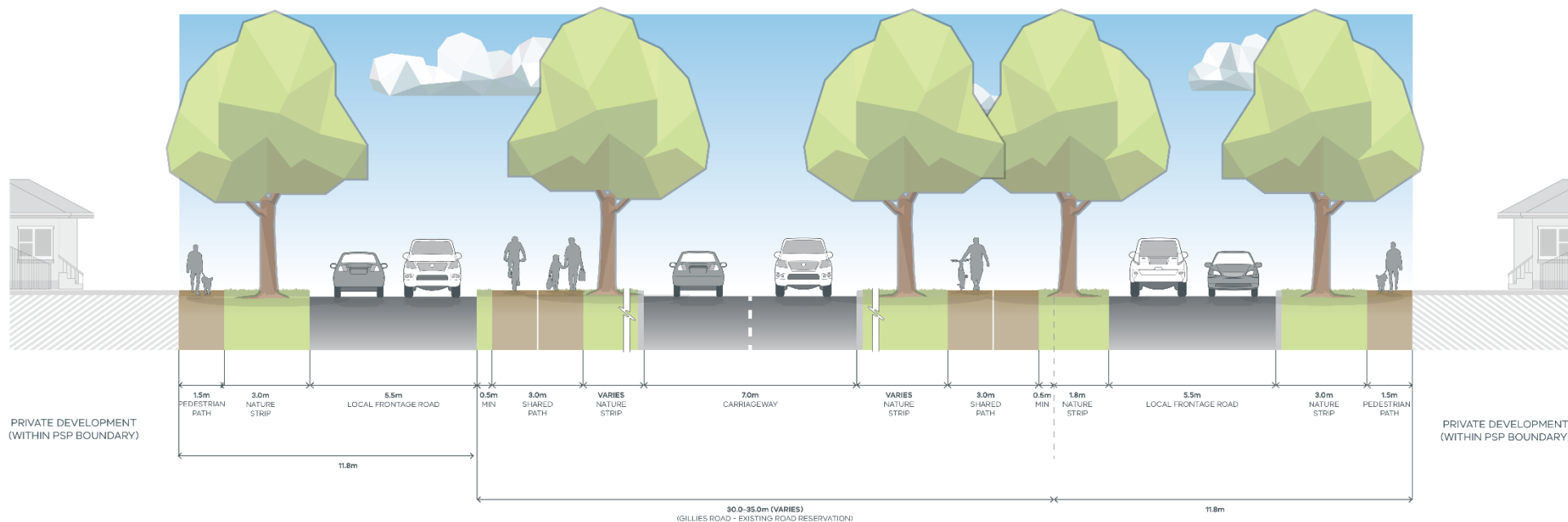


### NOTES:

- Include a central median with large canopy trees to create a boulevard effect. Trees are to be centrally planted in median.
- Topsoil used in central medians is to be sandy loam, with a minimum depth of 200mm. The surface of medians is to be free-draining with a minimum cross fall of 2%, and is to be planted with warm season grasses.
- In areas where high pedestrian volumes are expected (e.g. around schools and town centres), central medians should be paved with harder wearing surfaces such as granitic sand or other pavements. Canopy tree planting must be incorporated into additional paved area.
- Any garden beds in central medians are to be offset 1.5m from back of kerb.

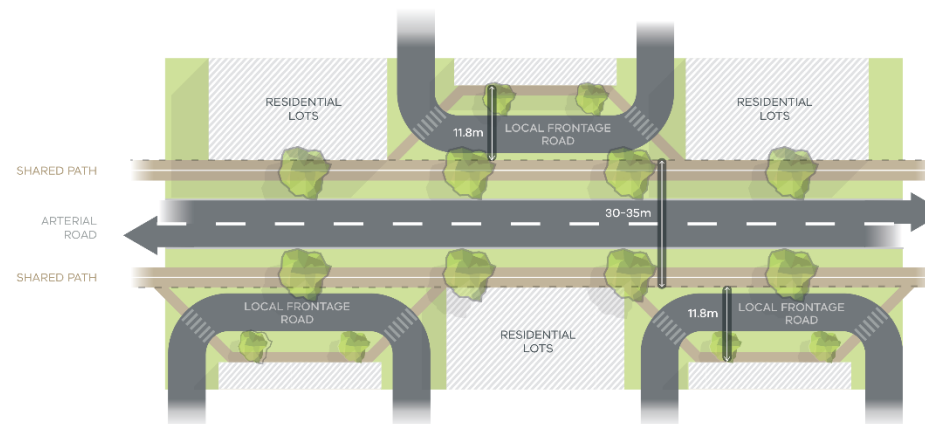
- Kerb to central median is to be SM2 semi-mountable kerb.
- Depending on the location of breaks in the median, provide intermediate pedestrian crossing points to accommodate mid-block crossings.
- An alternative boulevard treatment can be achieved through a wider verge on one side capable of accommodating a double row of canopy trees.
- Variations to indicative cross-section may include water sensitive urban design (WSUD) outcome. These could include but are not limited to bioretention tree planter systems and/or median bioretention swales. Such variations must be to the satisfaction of the responsible authority.

### Secondary Arterial 60kmh - 2 Lane - Gillies Road (existing 30-35m reservation)



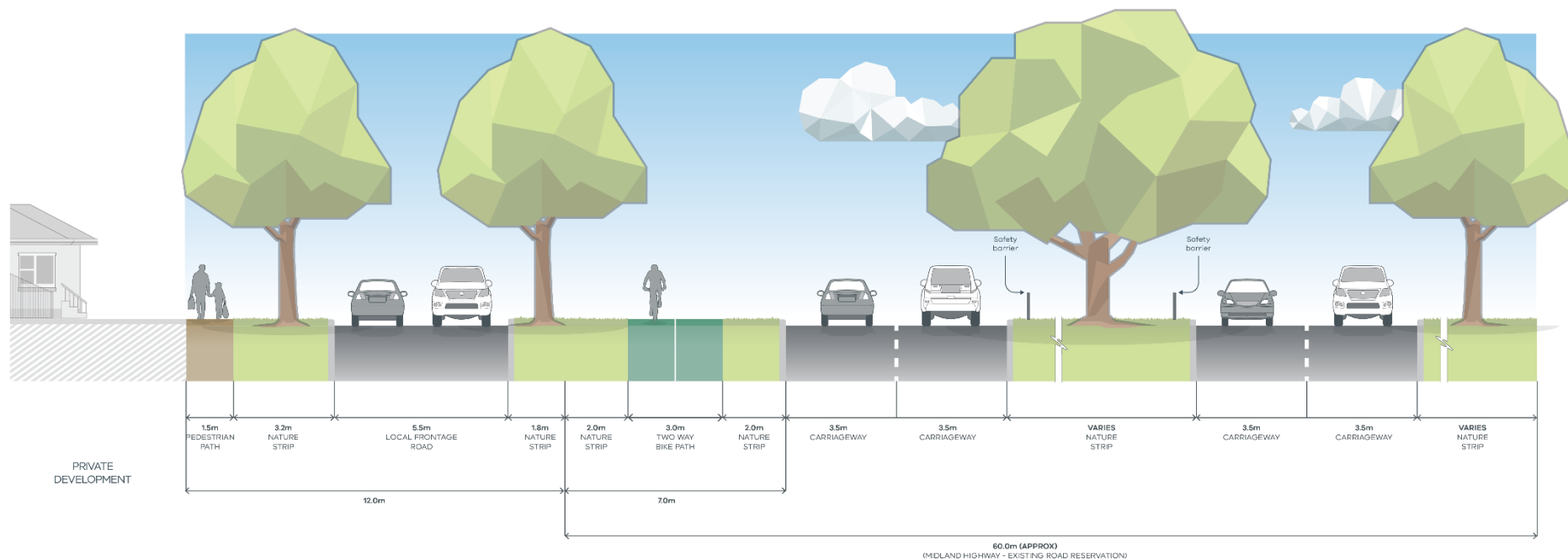
NOTES:

- Includes typical residential interface where within the PSP boundary.
- Minimum street tree mature height 15 metres.
- Kerbs for arterial carriageways are to be SM2 Semi-Mountable Kerb, and local frontage roads are to be B2 Barrier Kerb.
- Cross section indicative, final location of infrastructure and landscaping to be developed at detailed design stage.
- Variations to indicative cross-section may include water sensitive urban design (WSUD) outcomes. These could include but are not limited to bioretention tree planter systems and/or median bioretention swales. Such variations must be to the satisfaction of the responsible authority.
- Shared path north of Olliers Road intersection must be developed within the existing road reserve and:
  - must be located on development side (both sides where appropriate)
  - may also be provided on non-development side subject to satisfaction of the responsible authority.
- Shared path south of Olliers Road intersection to be located on west side of Gillies Road Reserve, subject to further investigation and approval of by the responsible authority.



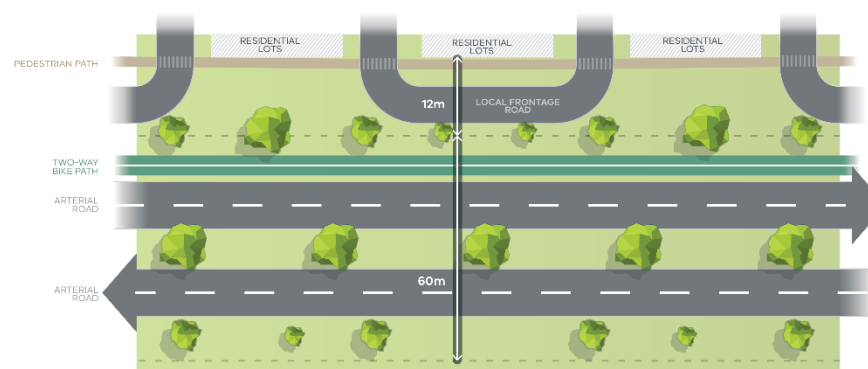
### Inset Plan (indicative only)

## Primary Arterial 80km/h - 4 Lane - Midland Highway (existing 60m reservation)



### NOTES:

- Includes typical residential interface where within the PSP boundary.
- Minimum street tree mature height 15 metres.
- Kerbs for arterial carriageways are to be SM2 Semi-Mountable Kerb, and local frontage roads are to be B2 Barrier Kerb.
- See VicRoads Tree Planting Policy. Large trees within the road reserve to be protected by safety barriers where required.
- Active transport paths are not required:
  - north of Sims Road intersection
  - south of Olliers Road intersection
 subject to approval by the relevant authority.



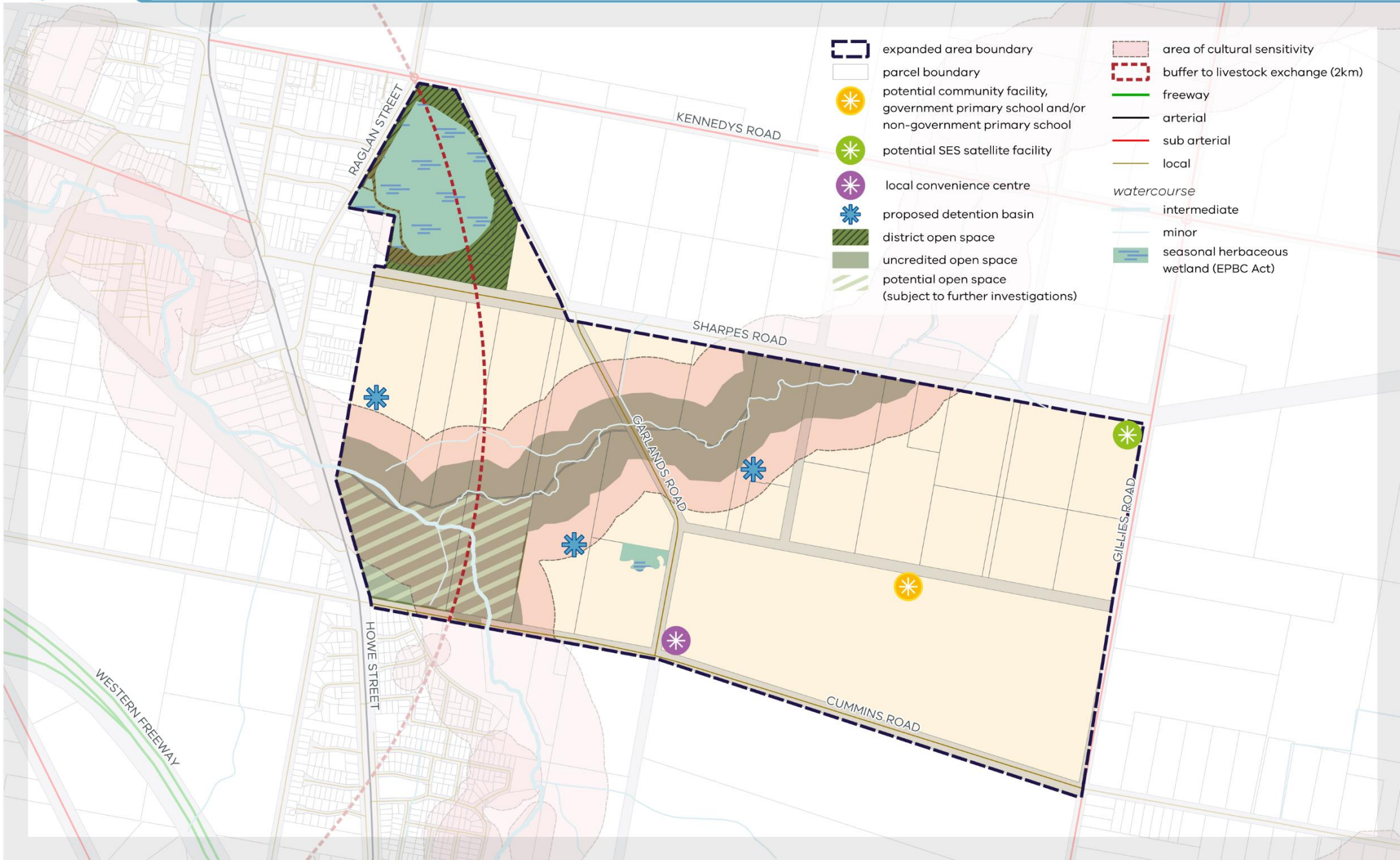
**Inset Plan** (indicative only)



**Appendix 6** Expanded area framework plan

---

PUBLIC CONSULTATION DRAFT



## Appendix 7 Glossary of terms

TERM	DEFINITION
<b>Activity centre</b>	Provides the focus for services, employment and social interaction. They are where people shop, work, meet, relax and live. Usually well-serviced by public transport, they range in size and intensity of use.
<b>Affordable housing</b>	Has the same meaning as Section 3AA of the <i>Planning and Environment Act 1987</i> .
<b>Biodiversity sensitive urban design (BSUD)</b>	An approach to planning and development that integrates biodiversity values, and aims to mitigate the detrimental impacts of urbanisation, such as habitat loss and fragmentation. This approach also facilitates positive human-nature experiences.
<b>Canopy tree cover</b>	The total area of a tree's foliage (which comprises of the layer of leaves, branches, and stems) that covers the ground when viewed from above.
<b>Canopy tree</b>	A tree which has an average potential canopy of foliage of 6.4m in diameter or greater at maturity in the summer months.
<b>Co-location</b>	Adjoining land uses to enable complementary programs, activities, and services as well as shared use of resources and facilities, for example, siting schools and sporting fields together.
<b>Community facility</b>	<p>Infrastructure provided by government or non-government organisations for accommodating a range of community support services, programs, and activities. This includes:</p> <ul style="list-style-type: none"> <li>• Facilities for education and learning (e.g. government and non-government schools, universities, adult learning centres)</li> <li>• Early years (e.g. preschool, maternal and child health, childcare)</li> <li>• Health and community services (e.g. hospitals, aged care, doctors, dentists, family and youth services, specialist health services)</li> <li>• Community (e.g. civic centres, libraries, neighbourhood houses)</li> <li>• Arts and culture (e.g. galleries, museums, performance space)</li> <li>• Sport, recreation and leisure (e.g. swimming pools)</li> <li>• Justice (e.g. law courts)</li> <li>• Voluntary and faith (e.g. places of worship), and</li> <li>• Emergency services (e.g. police, fire and ambulance stations).</li> </ul>
<b>Encumbered land</b>	Land that is constrained for development purposes, including easements for power/transmission lines, sewer, gas, waterways/drainage; retarding basins/ wetlands; landfill; conservation, protected vegetation and heritage areas. This land may be used for a range of activities (e.g. walking trails, sports fields) and is not credited. However, regard is taken to the

	availability of encumbered land when determining the open space requirement.
<b>Fire threat edge</b>	The interface between urban development and an area which presents a permanent potential for fire to impact on a community.
<b>Frontage</b>	The road alignment at the front of a lot. If a lot abuts two or more roads, the one to which the building, or proposed building faces
<b>Governor in Council Order</b>	<p>'Governor in Council' is an important process through which the government of the day implements aspects of its business. As the name suggests, Governor in Council is a body that comprises the Governor as Chair and members of the Executive Council.</p> <p>A Governor in Council Order forms part of the definition of affordable housing under the Act. The Order specifies the income ranges for very low, low and moderate-income households for affordable housing that is not social housing.</p>
<b>Gross developable area</b>	Total precinct area excluding encumbered land, arterial roads and other roads with four or more lanes.
<b>Housing density (gross)</b>	The number of houses divided by gross developable area.
<b>Housing density (net)</b>	The number of houses divided by net developable area.
<b>Key worker</b>	An employee who provides a vital service, especially in the essential services, health, or education sectors.
<b>Linear open space network</b>	Corridors of open space, mainly along waterways that link together forming a network
<b>Land use budget table</b>	A table setting out the total precinct area, gross developable area, net developable area and constituent land uses proposed within the precinct
<b>Local centre</b>	An activity centre smaller than a neighbourhood activity centre which may include a small limited-line supermarket or convenience store of between 599 square metres and 1,500 square metres, plus non-retail uses.
<b>Main street</b>	A function of an activity centre, where vitality and activity are created by orienting uses towards the street and ensuring that the primary address of all retail stores is the street. This would normally be a connector street rather than an arterial road.
<b>Native Vegetation Precinct Plan (NVPP)</b>	A plan, as specified in Clause 52.16 of the Victorian Planning Provisions, relating to native vegetation within a defined area that may form part of the precinct structure plan. Native vegetation precinct plans are incorporated into local planning schemes and listed in the schedule to Clause 52.16. A native vegetation precinct plan can form part of a precinct structure plan.
<b>Neighbourhood activity centre</b>	Activity centres that are an important community focal point and have a mix of uses to meet local needs. Accessible to a viable user population by walking, cycling and by local bus services and public transport links to one or more principal or major activity



centres. This should be of sufficient size to accommodate a supermarket.

<b>Net developable area (NDA)</b>	Land within a precinct available for development. This excludes encumbered land, arterial roads, railway corridors, government schools and community facilities and public open space. It includes lots, local streets, and connector streets. Net developable area may be expressed in terms of hectare units (i.e. NDHa).
<b>Passive open space</b>	Open space that is set aside for parks, gardens, linear corridors, conservation bushlands, nature reserves, public squares and community gardens that are made available for passive recreation, play and unstructured physical activity including walking, cycling, hiking, revitalisation, contemplation and enjoying nature.
<b>Principal public transport network</b>	Incorporated document <i>Principle Public Transport Network 2017</i> (Victorian Government, 2017), and <i>Principle Public Transport Network Area Maps</i> (Victorian Government, August 2018).
<b>Public open space</b>	Land that is set aside in the precinct structure plan for public recreation that incorporates active and passive open space.
<b>Social housing</b>	<p>Social housing as defined by the Housing Act 1983 (Vic) means the following housing (other than under the <a href="#">Victorian Affordable Housing Programs</a>) —</p> <p>(a) <a href="#">public housing</a></p> <p>(b) housing owned, controlled or managed by a <a href="#">participating registered agency</a></p> <p>A type of rental housing that is provided and/or managed by the government or by a not-for-profit organisation. Social housing is an overarching term that covers both public housing and community housing.</p>
<b>Sensitive response</b>	A design or engineered response that does not significantly contrast with the existing landform.
<b>Unencumbered</b>	Land that is not constrained by uses required to enable development (including easements for power/transmission lines, sewer, gas, waterways/drainage; retarding basins/wetlands; landfill; conservation protection vegetation and heritage areas).
<b>Water sensitive urban design (WSUD)</b>	<p>A sustainable water management approach that aims to provide water quality, flood management and green landscapes. Key principles include:</p> <ul style="list-style-type: none"> <li>• minimising water-resistant areas</li> <li>• recharging natural groundwater aquifers (where appropriate) by increasing the amount of rain absorbed into the ground</li> <li>• encouraging onsite reuse of rain and incorporation of rain gardens</li> <li>• encouraging onsite treatment to improve water quality, and</li> <li>• removing pollution and using temporary rainfall storage (retarding basins/wetlands) to reduce the load on drains.</li> </ul>

PUBLIC CONSULTATION DRAFT