

# Public Exhibition Submission to the Ballarat North PSP

64 Sims Road & 134  
Gillies Road, Mt  
Rowan

**Client**

Ballarat Grammar Foundation

**Issued**

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## 1. EXECUTIVE SUMMARY

This submission is prepared by Beveridge Williams on behalf of the Ballarat Grammar Foundation (BGF) relating to their property which is identified as 51 in Plan 13 Land Use Budget of the Ballarat North Precinct Structure Plan (BNPSP). This submission addresses concerns and provides recommendations regarding the public exhibition version of the BNPSP.

### 1.1. Key Issues and Recommendations

#### Impact on Ballarat Grammar Foundation

- The proposed PSP changes significantly reduce the developable area for BGF, allocating large portions to drainage and open space as changes after the Co-Design Workshop with limited justification.
- These changes threaten the viability of the Ballarat Grammar School's (BGS's) campus expansion and may deter other non-government schools from developing in the area, potentially resulting in a loss of educational infrastructure for the community.
- Reconsideration of drainage and open space allocations is necessary to support the ongoing use and development of the BGS campus.

#### Drainage Basin (WL-04) Location and Design

- The current drainage strategy is oversized and poorly located due to unrealistic climate change assumptions.
- Beveridge Williams recommends relocating Basin SEN adjacent to the waterway and realigned channel, which would reduce DCP costs, preserve developable land, and improve urban design and biodiversity outcomes.

#### Olliers Road Primary School Siting

- The proposed location for the government primary school and community facility is considered unsuitable due to access, traffic, and contamination risks.
- An alternative site is proposed to the north-western corner of Olliers Road and the Noble Court extension, which results in a greater number of residents in the catchment, improved access, and reduced contamination risks.

#### Active Open Space (SR-02)

- The current location of the 9.26 ha active open space on BGF land is challenged due to being poorly located for inclusion of the highest number of residents in the catchment, on land which is likely to be more expensive to develop due to topography and by not collocating with the government primary school.
- Beveridge Williams proposes collocating the active open space with the primary school, which would benefit students, reduce duplication of sports facilities, and improve access and land suitability.

#### Heritage Curtilage at 134 Gillies Road

- While supporting heritage listing, the submission argues the proposed heritage curtilage is too extensive and based on inaccurate and not fully consider justification.
- Expert advice recommends a reduced curtilage, focusing on significant elements (homestead, creamery, elm, pear tree, hawthorn hedge), to avoid unnecessary constraints on future development.

#### Dwelling Density and Typology

- The submission supports diverse housing but raises concerns about rigid requirements for density and typology, which may not align with market demand.
- It recommends greater flexibility for Council to consider market conditions and clearer guidance for exceptions at the time of assessing future planning application.



## Provision for Non-School Use of Land

- The submission supports flexibility for alternative uses of land allocated for non-government schools but opposes the requirement that 80% of the PSP be developed before such changes are considered.
- It calls for decisions to be based on actual school demand and enrolments, not arbitrary development thresholds to align with the VPA's own document approach to assessing the initial requirement for a non-government school.

## 1.2. Conclusion

Beveridge Williams requests that each concern in this submission be considered individually and, on its merits, with a view to improving the PSP's outcomes for education, community infrastructure, urban design, and development viability.

The alterations to the PSP Place Based Plan in this submission will improve the overlay urban design of the future community through improved access to the government primary school, community facility and active open space whilst reducing traffic congestion and increasing net developable land to allow the delivery of a greater number of houses.

We request careful and thorough consideration of these options by the Victorian Planning Authority and relevant consideration at the Planning Panel should these alterations not be supported.

## 2. INTRODUCTION

This section sets the context and explains how this submission should be understood.

### 2.1. Objective & Approach

The objective of this report is to provide concerns raised by the public exhibition version of the Ballarat North Precinct Structure Plan (BNPSP) in relation to the Ballarat Grammar Foundation property which is number 51 in Plan 13 Land Use Budget. In addition to raising concerns for consideration by the Victorian Planning Authority (VPA), a Planning Panel and ultimately the Minister, we seek to provide improved alternative options.

There are numerous matters raised in this submission all of which should be considered on their individual merits and impacts. However, the cumulation of these should be considered as each individually makes the land less suitable for development and impacts the overall viability of future residential and educational use of the land. Each section of this report focusses on a separate element of concern and provides specific description, impact assessment and alternative suggestion. Each should be treated by the VPA as individual considerations meaning this submission contains seven specific matters all of which should be given their own review and response.

### 2.2. Implications to Non-Government Private School

The matters contained in this submission directly impact the suitability of the land for the further development and long-term use of the site by Ballarat Grammar School (BGS). In summary the concerns are:

- Objective for school attendees to reside in proximity to Ballarat Grammar School campus is likely to be constrained by provision of increased density housing, as purchasers of this residential product type are less likely to have children at a private school.
- Desire to have larger lot residential properties on and opposite school boundaries to create a sense of a spacious environment with canopy trees and vegetation in front gardens which the PSP does not support due to the allocation of conventional density (average 17 dwellings per NDHa) and increased density (average 25 dwellings per NDHa).
- Preference to retain use of the new storage shed and workshops for school use on school campus as discussed with VPA on 23<sup>rd</sup> October 2024 which is prevented by the location of Noble Court road extension and allocation of active open space.
- Co-location of public active open space (SR-02) adjacent to BGS rather than a State school resulting in duplication of land use for sports activities because BGS will incorporate their own sports facilities on their property to meet the service provision and quality expectations of school fee paying parents.
- Reduction in land for residential development due to imposition of drainage, active open space and passive open space infrastructure results in development of the school site for residential use and relocation of the campus away from Ballarat North PSP more attractive.
- The BNPSP planning scheme amendment proposes to remove the Special Controls Overlay Schedule 1 which provides the mechanism for the ongoing use and development of the BGF property as a school. This situation will inhibit BGS's continued operation of the campus for the existing single grade attendance for agricultural activities as future development required for educational purposes may not be in general accordance with the PSP.
- The ability to develop the land allocated as the non-government school site for a different use until 80% of the PSP is subdivided/developed has a significant impost for many years that can be dictated by any third party responsible for land development in the PSP. To mitigate this impact BGF requires flexibility to consider reducing the area of their land allocated in the BNPSP Place Based Plan for a non-government school allowing it instead to be allocated for residential density.
- The proposed north-south collector road separates school infrastructure (sheds and a dam) from the land allocated for a non-government school resulting in financial and infrastructure loss for the school and campus. BGF seeks flexibility to move the land allocated for a non-government school to the east to retain this infrastructure within the future campus and mitigate the impacts from its loss. This approach was captured by the indicative subdivision plan in Figure 1 provided to the VPA around October 2024.

Figure 1: Indicative Urban Design for BGF Land



(Source: Beveridge Williams, 2024)

The PSP Co-Design Workshop was unanimous in the recommendation to allocate a non-government school within the PSP area and that the current location and expansion of the BGS Mt Rowan campus was the correct outcome. The Co-Design Workshop, based on all the stakeholder representatives, decided this was suitable. Between the Co-Design Workshop and Public Exhibition significant changes to the BGS land have been proposed resulting in 5.36 ha of drainage reserve and 9.26 ha of active open space being allocated in addition to the 0.44 ha of passive open space resulting in only 47.06% of the land being developable. These changes were allocated without prior consultation with BGS or their representatives.

These alterations result in the BGS leadership team considering the proposed development and use of their land, based on the Public Exhibition version of the PSP, does not support the ongoing use of their campus as the environment they wished to create around the school is not supported and the reduced residential development opportunity reduces economic viability of development of a new school campus. Without alterations to the proposed allocation of drainage and open space to the BGS property there remains a risk that BGS will not develop the enlarged school campus which will be adverse to the requirements identified in PSP community infrastructure expectations and as identified by stakeholders consensus in the Co-Design Workshop.

It is suggested that if BGS do not develop the site for a non-government school that other such providers will not do so either as private schools have similar requirements for the location of a campus resulting in the Public Exhibition version of the PSP location reverting to housing development and future residents losing the additional educational community infrastructure. This constitutes a poor outcome for the future community and should be weighted against the movement of the active open space, drainage reserve and anticipated density on property 51 of the BNPS.

2.3. Contact

If there are any misunderstanding or clarification requirements, please contact:

[Redacted contact information]



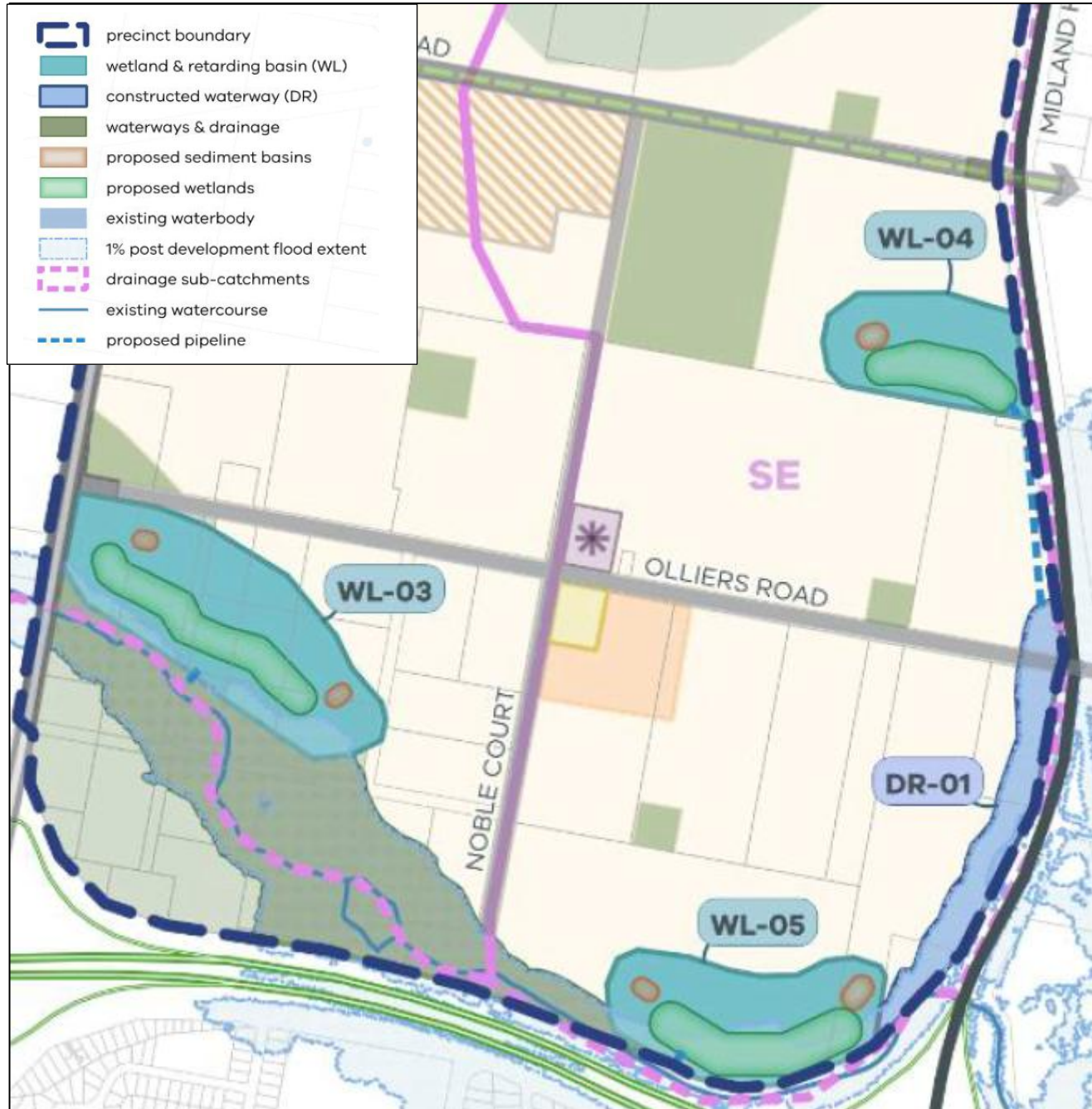
### 3. WL-04 RETARDING BASIN

The purpose of this section is to consider the suitability of proposed retarding basin WL-04.

#### 3.1. Size & Location

Figure 2 is an extract from Plan 6 Water of the BNPSP showing the proposed location of a wetlands and retarding basins and waterways. The retarding basin on BGF land is identified as "WL-04".

Figure 2: Extract from Plan 6 Water of the BNPSP



Beveridge Williams, on behalf of Ballarat Grammar Foundation, has reviewed the Ballarat North PSP Drainage Strategy prepared by SMEC (July 2025). While recognising the detailed work undertaken, our review identifies fundamental flaws that will lead to oversized, costly, and poorly located infrastructure with limited benefit to the catchment. The adoption of an implausible worst-case climate change scenario has artificially doubled predicted flows, resulting in basins and wetlands that are unnecessarily large, consume far more land than required, and impose inflated development and maintenance costs that ultimately burden the community through higher housing and infrastructure

charges. These assets are being designed to manage both development impacts and climate change simultaneously, far exceeding what is necessary or appropriate.

Further inefficiencies arise from the relocation of WL-04 away from the waterway corridor. The proposed location requires a 1050mm diameter “clean water” outfall pipe that cannot be integrated with the upstream stormwater network, creating a wasteful DCP asset. If the pipe is required to convey gap flows or 100-year events, this inefficiency compounds, if flows are expected to travel overland, the absence of a drainage reserve will only lead to poor urban design and heat-retaining perimeter roads. More critically, the proposed WL-04 location introduces additional flood risk to downstream homes, demands excessive earthworks, and undermines the amenity, landscape and environmental outcomes.

The detrimental impacts from locating WL-04 as proposed in the public exhibition version of the BNPSP can be resolved by positioning WL-04 within the flatter land adjacent to the realigned waterway near Olliers Road (refer Figure 3). This location not only reflects best practice but also reduces cost, integrates with existing drainage patterns, removes the requirement for an access track between the basin and Olliers Road and avoids the encumbrance of unconstrained developable land.

Figure 3: BW Proposed location of WL-04



Taken together, these issues mean the current drainage strategy is not optimised for either cost or community benefit. It imposes avoidable risks, consumes excessive land, and proposes assets that do not reflect sound planning or engineering practice. A revised strategy must adopt realistic climate change assumptions, right-size drainage infrastructure, and reinstate Basin SEN to a location adjacent to the waterway and realigned channel. This will achieve the intended stormwater outcomes while minimising unnecessary costs, preserving developable land, enhancing urban design, and protecting downstream residents.

### 3.2. Technical Considerations

We consider it vital to clearly identify where the proposed location of Basin SEN contradicts with the ARUP report to ensure VPA awareness for ongoing engagement with your consultants.

Section 3.6.1 of the ARUP report:

- “it is preferable for retarding basins and wetlands to be located in flat terrain”
  - Moving the basin north moves the basin to steeper land.
- “where possible it is best to locate centralised stormwater infrastructure close to the drainage outlet to minimise the assets required. Based on a review of the terrain and the site visit, there are opportunities to locate the future assets closer to the catchment outfalls”
  - Moving the basin north moves the basin away from the drainage outlet creating a clean water 1050 pipe; and separates ecosystems for wildlife migration.
- “Placing alongside waterway corridor in flood prone land where possible”
  - Is supported by the landscape and visual amenity assessment (Mesh 2024)
  - Other basins are placed partially in flood prone land which reduces constraints on developable land and removes a requirement to fill constrained LSIO land to make it developable. Increased development costs such as land fill and increased house foundations get passed on to homebuyers reducing affordability. This impact can be reduced by having Basin SEN alongside the existing waterway.

Section 10.2.1 of the ARUP report:

- “Filling is proposed to realign the existing channel”.

This creates opportunity to create even flatter land suitable for the SEN wetland.

- The proposed development downstream of the wetland does not take into consideration the basin. The place-based plan suggested location requires the downstream developer to install the outfall pipe, prior to the design of the basin, increasing the potential misalignment of assets.
- The proposed development does not consider ANCOLD requirements, with lots pertaining to back onto the reserve. This may result in single sided roads, increasing the cost of development.
- The proposed downstream development does not consider overland flow – instead inferring flows will be forced into the Midland Hwy reserve, which further complicates and increases costs.
- The constrained depth of the proposed DR-01 will need to consider the upstream asset connectivity to minimise and ensure the WR-05 outfall pipe can discharge to the drain without risk of service clashes.

Each of the above points are risks that Council will adopt should ‘ghost permits’ be applied for downstream development.

### 3.3. Industrial Land

Another consideration for placing Basin SEN closer to Olliers Road is the presence of an Industrial 1 Zone extending to Millers Road on the other side of the Midland Highway. This area is designated for uses and activities that may have adverse impacts and therefore require separation from sensitive land uses such as residential areas. The Boral Asphalt plant, located in the southern section of this industrial zone as shown in Figure 7 of the GHD Adverse Amenity Impact Assessment, has the potential to influence the Ballarat North PSP core area through odour, dust, and noise emissions. In accordance with Clause 53.10 of the Ballarat Planning Scheme, a 1km buffer from the Boral plant encompasses land adjacent to the creek and Olliers Road, where a drainage basin could be considered.

If Basin SEN is not situated near Olliers Road, it is expected that this land will be designated for residential development. This could increase the likelihood of future dwellings being affected by noise from both the IN1Z area and the Midland

Highway, as well as possible odour and dust from the Boral plant. These factors could result in higher potential for amenity impacts, and feedback from residents may influence the range of permissible activities within the IN1Z, potentially affecting employment opportunities.

The Council's plans for continued use of the IN1Z are illustrated in Figure 30 (Future Direction for Locally Significant Industrial Land) of the draft Industrial Land Strategy (2024), which identifies this area for retention. Urban planning objectives can be supported by avoiding the placement of sensitive land uses close to industrial operations, and in this context, positioning Basin SEN adjacent to Olliers Road and the Midland Highway is one way to achieve this.

### 3.4. Biodiversity

Locating the drainage basin adjacent to the existing creek facilitates enhanced biodiversity outcomes and offers opportunities for improving the current creek corridor. This approach is consistent with the recommendations of the WSP Biodiversity Report, which highlights the creek and its associated corridor as areas suitable for retention.

The WSP Biodiversity Report also notes the presence of canopy tree 32, a significant River Red-gum situated at 64 Sims Road, the area now designated for the proposed drainage basin. WSP recommends retaining this tree; however, such retention may not be feasible if the drainage basin is constructed in this location. Should the site remain allocated for residential use, the future subdivision design could incorporate measures to preserve this tree, thereby benefiting prospective residents and contributing positively to the urban environment. The WSP report does not identify any biodiversity constraints related to situating the drainage basin near the existing creek or Olliers Road.



## 4. OLLIERS ROAD PRIMARY SCHOOL

The purpose of this section is to review the suitability of the location of the proposed primary school on Olliers Road in relation to the PSP requirements.

### 4.1. Current Location & Constraints

Figure 4 is an extract from Plan 8 Community Infrastructure of the BNPSP showing the proposed location of a government primary school (identified by "P-6") and a local community facility (identified by "CI-02") on the south-eastern side of the Olliers Road and Noble Court junction.

We contend this is not the most suitable location for the primary school and local community facility and that relocation provides improvements for this entire section of the core PSP area and facilities associated place-based plan improvements. Please refer to Section 4.2.

Figure 4: Extract from Plan 8 Community Infrastructure of the BNPSP



## 4.2. Proposed Location & Improvements

Beveridge Williams propose the primary school and local community facility are relocated to the north-western corner of Olliers Road and the proposed northern extension of Noble Court. Figure 5 shows the proposed position with a new purple dashed line indicating the 800m community infrastructure catchment for the primary school.

Figure 5: BW Proposed location of Government Primary School & Community Infrastructure



The improvements provided from the Beveridge Williams proposed school and community facility location are:

### Community Infrastructure Catchment

As shown in Figure 2 the catchment of the Beveridge Williams primary school location (shown by the purple dashed line) includes more of the PSP than the catchment of the Public Exhibition PSP Placed Based Plan proposed location (shown by the dark orange dashed line).

The current proposed PSP catchment extends outside the PSP area and includes the drainage basins and waterways in the south-east corner where there are no residential properties proposed whilst not including areas of increased (residential) density near the Gillies Road and Sims Road junction. This results in areas with no residents being in the catchment and areas with the highest number of residents being outside the catchment which is considered a poor outcome for PSP planning.

The Beveridge Williams proposed primary school location catchment does not include the drainage basin area but does include the areas of higher density resulting in far more residents being within the 800m walking catchment making this an improved position in relation to the community infrastructure catchment.

## Traffic & Access/Egress

The Public Exhibition PSP Placed Based Plan proposed location proposes to use the existing Noble Court road as a key access/egress point for the primary school and local community facility. As the PSP does not propose to alter the current Nobel court is a dead end (to the south) this is expected to result in vehicles dropping students at school to turn in Nobel Court creating congestion and increase traffic danger. Alternatively, more vehicles may seek to access the school from the east, through the residential estate, to avoid the Noble Court congestion. This is also a poor outcome as greater traffic danger is created in the lower order residential roads where children are likely to be using active transport.

The Beveridge Williams proposed location provides the primary school and local community facility with direct access to two main roads through the PSP area. This removes the use of a dead end road and the associated traffic congestion and danger.

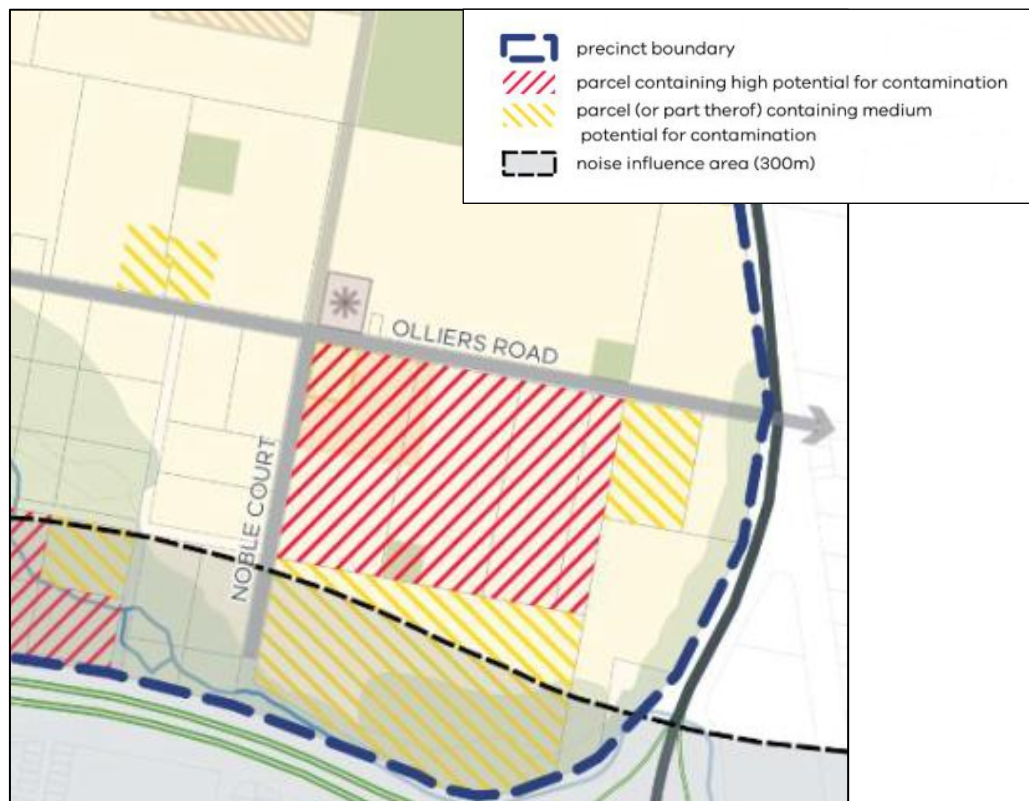
The Public Exhibition BNPS suggests widening the southern part of Noble Court, presumably, to address traffic issues caused by the proposed school and community facility. Relocating the school would remove the need for this proposed dead end Collector road widening, reducing pavement area and subsequently minimising urban heat. As the PSP aims to focus on green space and sustainability, this dead-end road is better placed to provide a tree lined streetscape, than street parking.

## Land Contamination

Figure 6 is an extract from the Public Exhibition PSP Plan 11 Environmental Constraints. This shows the PSP the entire area of the proposed primary school and community facility is on land containing high potential for contamination. Conversely, the Beveridge Williams proposed location for the primary school and community is predominately on land not indicated as having any risk of land contamination and with only a limited area of land that has a medium potential for contamination.

The reduction in risk and costs through minimising interaction with land with a high potential for contamination creates an improved community outcome generated by relocating the primary school and community facility.

Figure 6: Extract from Plan 11 Environmental Constraints of the BNPS





## 5. SR-02 ACTIVE OPEN SPACE

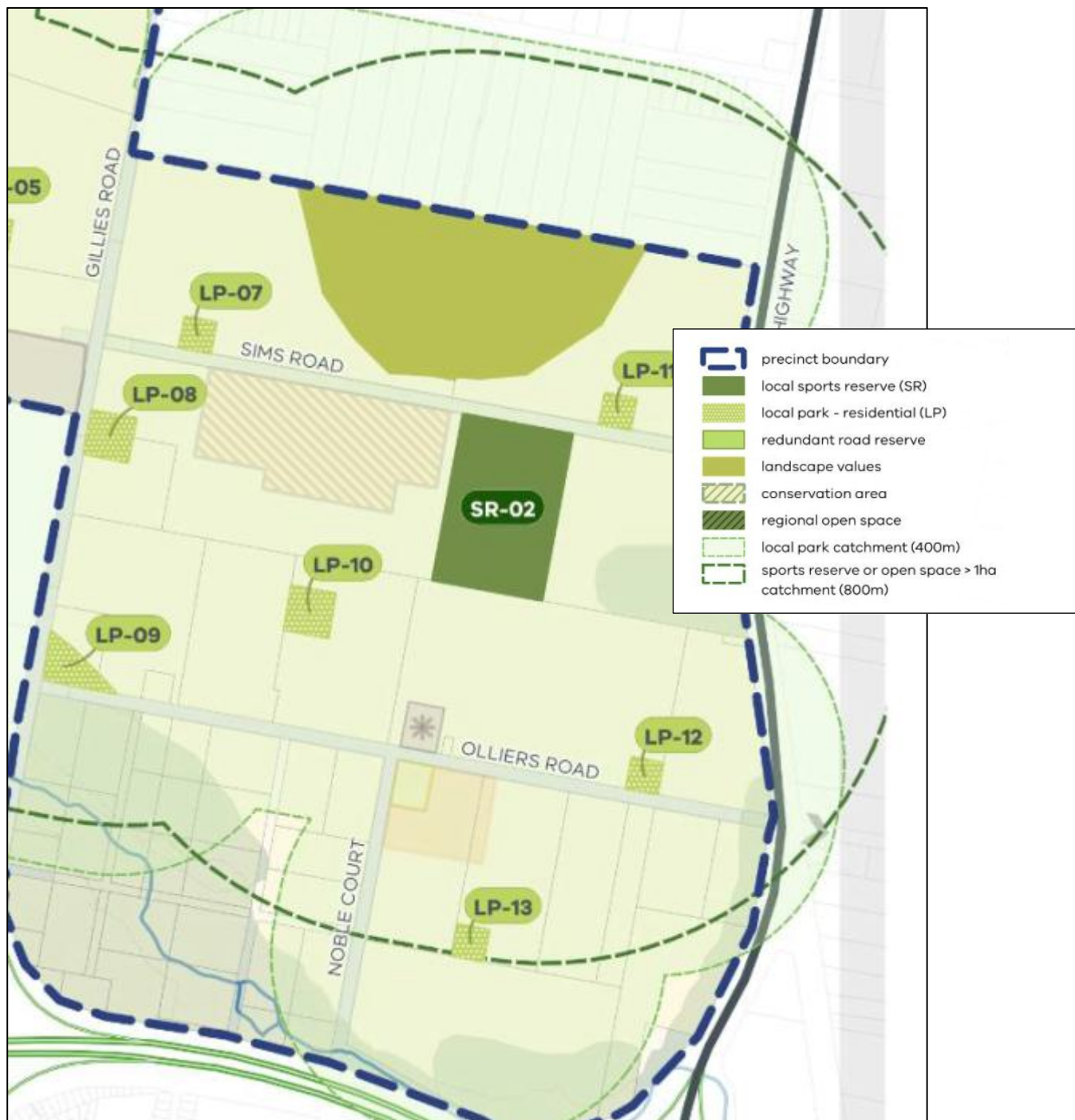
This section considers the suitability of the active open space on PSP property 51 (Ballarat Grammar Foundation land) and demonstrates the benefit of alternative locations.

### 5.1. Current Location

Figure 7 is an extract from Plan 5 Public Realm of the BNPSP showing the proposed location of a 9.26 ha area of public active open space (identified by "SR-02").

We contend this is not the most suitable location for the active open space and that relocation provides improvements for this entire section of the core PSP area and facilities associated place-based plan improvements.

Figure 7: Extract from Plan 5 Public Realm of the BNPSP





## 5.2. Considerations

Appendix A contains a report by [REDACTED] who has over 17 years' experience relating to recreational activities and open space provision who is a Director at Xyst which is a specialist parks, open space and recreation consultancy. [REDACTED]'s report provides an assessment of the PSP requirement for, proposed locations of, and delivery of, passive and active open space. Please take time to report this report in full.

In summary the Xyst report finds:

### Conflict Over Proposed Sports Reserve Location

The current Ballarat North Precinct Structure Plan (PSP) proposes a large sports reserve and drainage area on land owned by Ballarat Grammar Foundation (BGF), which is opposed by BGF. The plan conflicts with earlier co-design outcomes and the draft PSP from October 2024.

### Key Planning Themes

- Seek co-location and integration of sports reserves with schools and community facilities.
- Emphasis on shared, multi-purpose recreation land and flexible, unprogrammed active recreation.
- Importance of walkable access (20-minute and 10-minute city concepts), biodiversity, and high-quality public realm.
- Community feedback prioritises walking/cycling trails, cricket ovals, and maintaining rural character.

### Open Space Provision

- The PSP meets or exceeds targets for sports reserve provision (hectares and percentage of Net Developable Area), but local park provision is currently underprovided.
- Opportunity for the active open space in the eastern PSP area to be smaller whilst still meeting % NDHA target and allow greater provision of passive open space.
- All recommended alternative locations for sports reserves meet provision targets for area, walkable distance, and co-location with community infrastructure.

### Alternative Locations

- Four alternative sites to the BGF land are recommended, including north of Olliers Road (west of Noble Court extension), south of the proposed primary school, co-location with Ballarat Creek, and land diagonal to the school/community facility (refer XYST report in Appendix A).
- Locating sports reserves adjacent to the revised primary school location improves co-location with other community facilities and education facilities whilst increasing the number of dwellings within the 800m active transport catchment and improving access/egress to reduce traffic impacts on residential areas.

### Community and Strategic Benefits:

- Improved co-location outcomes, increased opportunities for walking/cycling connections, and alignment with community feedback.
- Maintains unique placemaking opportunities and rural character in Ballarat North.
- Supports a shift from formal sport to informal active recreation, responding to local and national trends.

### Outcome

Of the four alternative locations identified by XYST the co-location of the active open space (SR-02) with the revised primary school location as shown in Figure 7 is preferred.

## 5.3. Key Outcome & Improvements

The Beveridge Williams and XYST proposed location of the primary school and community facility on the north-west side of the Olliers Road and Nobel Court road extension (see Section 4.2) provides a new opportunity for the SR-02 active open space to be collocated with the primary school, refer to Figure 8.

Figure 8: BW Proposed location of Active Open Space, Government Primary School & Community Infrastructure



The improvements provided from the Beveridge Williams proposed active open space location are:

## Co-location with primary school

The government primary school students now benefit from use of the Council owned public sports facilities. This adds an approximate area of 9.26 ha of space for school sports and activities directly adjacent to the public school to improve the educational experience. This reduces the requirement for the State Government to pay to duplicate sports facilities on the school site and allows either a smaller school area or additional classrooms and education facilities within the site.

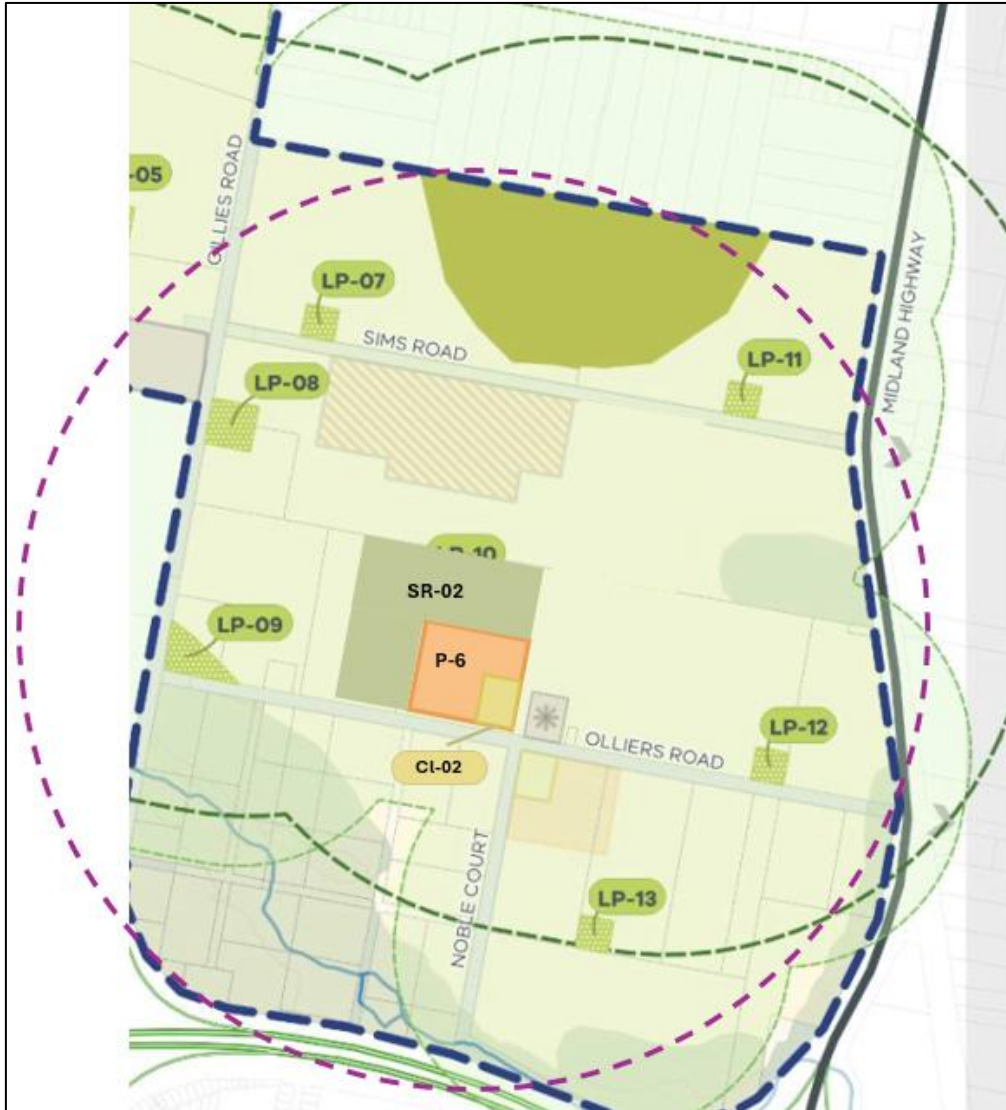
The non-government school does not require or benefit from the co-location of the active open space as their own private sports facilities will always be constructed to meet the expectations of fee paying parents and their own quality expectations. This results in duplication of sports facilities across the PSP which reduces the developable areas for housing.

The Beveridge Williams location of SR-02 wrapped around the primary school allows for ease of access from two directions, provides a noise buffer to dwellings and provides opportunity for safe, off-road, active transport linkages for student travel. An additional benefit is that parents dropping children at school can use the sports reserve internal roads and car parking which will reduce congestion and parking width on adjacent roads. Reduced parking on roads also has the benefit of lowering urban heat.

## Sports reserve catchment

In Figure 9 the dark green dashed line shows the catchment for the Public Exhibition PSP location of SR-02. The dashed purple line shows the catchment for the Beveridge Williams proposed location of SR-02. It is evident that Beveridge Williams location results in more of the PSP area being within the catchment which is an improved outcome for future residents.

Figure 9: Comparison of Active Open Space Catchments



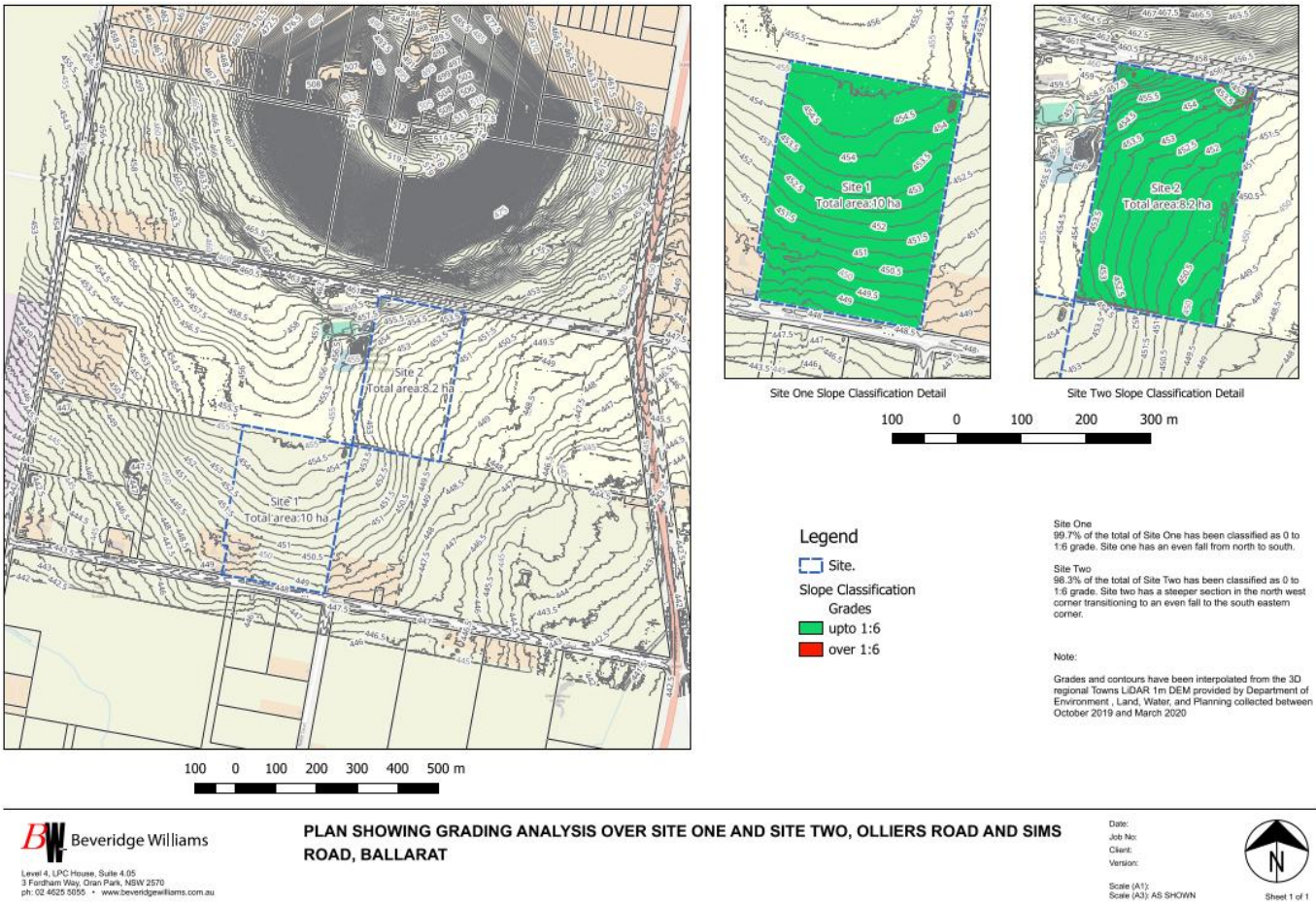
## Land Suitability

Requirement R29 of the PSP identifies that land for a sports reserve (i.e. SR-02) must have a maximum gradient of 1:6. Figure 10 shows that both the PSP (Site Two) and Beveridge Williams (Site One) proposed locations for SR-02 have a slope of less than 1:6. However, it is noted that contours show that the Beveridge Williams location has a land fall of approximately 6m whereas the PSP location has an approximate fall of 8m.

The use of the Beveridge Williams location for SR-02 is considered to reduce DCP costs as engineering works to prepare the land for the sports reserve will be reduced.



Figure 10: Comparison of Topography & Slope for Active Open Space Locations



## 6. 134 GILLIES ROAD HERITAGE CURTILAGE

This section considers the proposed heritage curtilage associated with 134 Gillies Road.

### 6.1. Considerations

Ballarat Grammar Foundation, the owners of 134 Gillies Road, do not object to the proposed heritage listing. However, the extent of the property curtilage to which the future Heritage Overlay will apply is considered to be extensively large and unjustified. This submission provides expert justification for a reduce heritage curtilage.

Appendix B contains a memorandum of heritage advice regarding the heritage curtilage prepared by [REDACTED] who is a qualified heritage consultant, architectural and urban historian, writer and curator [REDACTED] with 28 years of professional experience.

Please take the time to read Peter's memorandum. [REDACTED]'s work is supported by an arborist assessment by CIVICA (refer Appendix C) of relevant trees at 134 Gillies Road because the heritage citation prepared for the VPA is considered to incorrectly identify a pear tree as having heritage significance and being a relevant consideration in the justification for the larger curtilage.

To summarise, [REDACTED]'s provides the following findings:

#### Review of Citations

- There is consensus on retaining and conserving the homestead, elm, and creamery, but questions remain about the creamery's origins and the significance of the pear tree.

#### Creamery

- The creamery may not have been purpose-built; its large fireplace suggests it was adapted from another use.
- Further investigation by Council is recommended to clarify its origins and update the heritage citation accordingly.

#### Pear Tree

- The pear tree's heritage value is questioned; it wasn't noted in the 2024 Citation and does not contribute a strong picturesque quality.
- An arborist report (Civica Arborsite, September 2025) indicates the tree has a limited useful life expectancy (10–15 years).
- Heritage controls should not be based on elements with limited longevity; if valued, a cutting could be used to reinstate the garden and preserve its memory.

#### Hawthorn Hedge

- The hedge has early origins and is linked to the farm's name and could be retained and pruned to formalise the boundary and provide interpretative value.

#### Proposed Heritage Overlay Boundary

- The currently proposed boundary is considered too large, potentially constraining areas with no heritage value.
- A smaller overlay is recommended, encompassing all significant elements (homestead, creamery, elm, pear tree, northern Hawthorn hedge), the drive from Gillies Road, scope for reinstating the garden, and a portion of the milking shed for interpretative value.
- This approach would retain important sight lines and avoid unnecessary constraints.

#### Conclusion and Recommendations

- VPA & Council should undertake further work to:
  - Investigate the creamery's origins.
  - Address conservation of the pear tree given its limited lifespan.
  - Consider a smaller, more responsive heritage overlay boundary.
- A reduced overlay would balance conservation of significant and contributory elements without overburdening the site with constraints (refer Figure ??).

Figure 11 shows the heritage curtilage proposed by the Public Exhibition (yellow line) version of the PSP and by [REDACTED] (blue dashed line) along with notes taken from [REDACTED]'s memorandum.

Figure 11: [REDACTED] Heritage Curtilage Extent & Considerations





## 7. DWELLING DENSITY & TYPOLOGY

This section considers the proposed housing density and diversity expectations of the BNPSP and the suitability of the associated Requirements.

### 7.1. Overview & Implication

Requirement R1 in Table 2, Section 3.1.2 of the Public Exhibition version of the BNPSP requires future development proposals to generally accord with Plan 3 – Housing and Table 3 – Housing Density and Diversity. Council is afforded clear flexibility in the density requirement by R1 based on demonstration that there is limited market demand for the target density.

Table 3 seeks developments in areas of increased density to deliver “at least three (3) different housing typologies” (p16, BNPSP for Public Exhibition, 2025). There is no clear flexibility for this requirement based on market demand such as is provided for the target density.

There is a risk that implementation of R1 by Council for future subdivision and accommodation developments may seek stringent implication of the density and typology because there is no standard, set or typical method to demonstrate market demand (or maturity). This developer uncertainty will constrain and delay delivery of new lots and is likely to incur additional cost which will be passed on to the purchaser and future residents, further eroding opportunities for affordable housing.

If Council is to accept justification of no suitable market demand/maturity for the target density the Requirement is still written to require the three typologies which may be unsuitable on the lot sizes to be delivered resulting in inconsistency between the density/size of lots and the type of dwelling to be accommodated.

The “decision guidance” for “Target Typologies” in Table 3 have limited potential to be developed or desired in Ballarat North based on current market demands and developer activity. There is significant risk this decision guidance may sterilise the areas to which the accommodation type is allocated further reducing the potential for new housing opportunities.

### 7.2. Recommendations

The objective to provide the highest suitable number of new accommodation opportunities across various typologies is supported. At the same time, the market demand for lot sizes and housing types in Ballarat needs to be appropriately considered as there is no value in town planning providing for a product that will not be delivered and is not desired for purchase.

We recommend the intention of the increased density and accommodation typology diversity is retained but the controls are reduced to allow Council greater scope to consider applications across the spectrum. The provision of three typologies should be guidance rather than a requirement and the ability to demonstrate exception from this based on market demand/maturity should be included to align with the density consideration.

The BNPSP should provide guidance about the justification required to demonstrate the lack of market demand/maturity to avoid confusion, misunderstanding and disagreements.

The objective is to provide greater certainty for both Council (as the approval authority) and developers around the significant consideration of lot numbers and future accommodation type.

## 8. PROVISION FOR NON-SCHOOL USE OF LAND

This section specifically considers the controls and functionality in the BNPSP associated with the future use of the land allocated for a non-government school.

### 8.1. Proposed Controls & Concerns

Guideline G34 of the Public Exhibition version of the BNPSP is as shown in Figure 12.

Figure 12: BNPSP Guideline G34

**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'.

BGF are supportive of the proposed flexibility for the alternative use of their land to an education centre. However, do not support the new inclusion of the requirement for "The development/subdivision of the PSP must be 80% complete".

The availability of the flexibility for alternative use of non-government schools being based on the development of the PSP has not been shared by the VPA with BGF or their team during meetings to discuss this specific matter or at any other time prior to the release of the Public Exhibition version of the BNPSP. This is very poor stakeholder engagement and has reduced the opportunity for BGF to discuss this matter with the VPA.

### 8.2. Request

**BGF and Beveridge Williams request the requirement for the PSP to be complete to any extent is removed from Guideline G34.**

This request is made for the following reasons:

#### **Justification**

No reasoning for the development of the PSP to be a controlling factor in the consideration of the requirement for the non-government school is provided and there does not appear to be an obvious correlation between the number development and need for a non-government school.

#### **Ambiguity**

The control is ambiguous and thus difficult to enforce; there is a difference between development and subdivision as land may be subdivided week, months or years before it is developed, yet this control treats them as the same. Does the PSP need to be 80% developed with houses, community facilities and infrastructure or just have 80% of the lots titled? There is a significance.

#### **Misaligned & Contradictory**

G34 states that any decision to allow non-government school land to be used for a different purpose must be considered in accordance with the BNPSP Background Report and Community Infrastructure Assessment. Both these documents advise that the need for non-government schools is "to be calculated per long term enrolments rather

than by projected population or dwellings" (p39, BNPS Community Infrastructure Assessment 2024 & p49, BNPS Background Report 2025).

If the decision of suitability of use for the inclusion of land in a PSP is not based on forecast population or dwellings why should the ongoing need for the non-government school be based on development or subdivision of the PSP? The position is contradicting itself.

The original **and** ongoing need for the non-government school should be based on measures and data specific to the school, and, from the school. This may include enrolments and other considerations that indicate the desire for students from a suitable catchment to attend this campus.

## Ongoing Agricultural Campus Use

As noted in Section 2.2, the BNPS planning scheme amendment will remove the Special Controls Overlay Schedule 2 (SCO2) which permits the BGS Mt Rowan Campus to use and develop the land in accordance with the Planning Scheme.

Should BGS find the future development of a larger campus is not warranted due to long term enrolments and the ongoing agricultural campus is not feasible due to land use and development constraints from the removal of SCO2 the School is forced into an unreasonable and unjustified position of not being able to adequately use the land for educational purposes and not being able to sell the land for another use which accords with the PSP. This control specifically, negatively and unnecessarily, impacts the current and future use of the land for a non-government school.

## No Justification

Beveridge Williams is aware that the VPA has applied G34 (with the same wording) in the Casey Fields & Devon Meadows, Melton East and East of Aberline PSPs. This raises concerns that the approach is a standard which is simply imposed in all PSPs. The basis of strong town planning decision making is the basis of assessments and decision on the specific merits of the matter. The application of standard guidelines and/or requirements across PSPs does not align with a merit-based consideration or outcome.

We invite the VPA to provide justification for requiring 80% of the PSP to be developed/subdivided prior to allowing BGF/BGS to be able to choose to make the land available for a different purpose.

## Adverse to Policy

The [VPA website](#) provides access to the Growth Areas Authority 2013 Development of Non Government School Sites for an Alternative Purpose document. [Development of Non Government School Sites for an Alternative Purpose document](#). As the VPA directs stakeholder to this document we understand it is relevant policy guidance for the titled purpose.

This document details the process to justify that a non-government school site in a PSP is suitable for an alternative use. At no point does this document require any consideration of the PSP development or subdivision.

This results in the VPA imposing the G34 guideline in the BNPS even though it does not accord with documented policy or policy guidance. The application of controls without due policy consideration is dangerous as it gives rise to unsuitable outcomes and unintended consequences.



**APPENDIX A: XYST ACTIVE OPEN SPACE REPORT**



# Supporting Report for Active Open Space Provision and Alternative Locations

**Ballarat North PSP: Draft Amendment C256ball**

**Prepared for Ballarat Grammar Foundation**

17 October 2025

*Everything parks, recreation, and community*

This report has been prepared for the Ballarat Grammar Foundation by Jenn Benden from Xyst (Xyst Australia PTY Ltd).

We proudly acknowledge the Traditional Owners, the Wadawurrung people, Aboriginal communities and their rich culture and pay respect to their Elders past, present and future. We acknowledge Aboriginal people as Australia's First Peoples and as the Traditional Owners and Custodians of the land on which we work and live.

**Xyst** advises clients primarily in the local government sector in the areas of parks, recreation and tourism and provides benchmarking services through **Yardstick**. We aim to provide practical advice that can improve the lives of people through the provision of parks, recreation and sustainable tourism.

#### Revision History

| Rev. | Date       | Author | Notes       |
|------|------------|--------|-------------|
| 1.0  | 07/10/2025 | JB     | Draft       |
| 1.1  | 16/10/2025 | JB     | Draft Final |
| 1.2  | 17/10/2025 | JB     | Final       |
|      |            |        |             |

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## EXECUTIVE SUMMARY

Ballarat Grammar Foundation (BGF) own the land that is proposed for the new active open space. This is 64 Sims Road, Mount Rowan. Ballarat Grammar School (BGS) operate the school on the site which is an educational space for agricultural and land practices.

The current Ballarat North Precinct Structure Plan (Ballarat North PSP) is in conflict with the previously held co-design meeting and draft Ballarat North PSP (released October 2024). The new proposed sports reserve 'takes over' a large portion of the land owned by BGF which BGF is opposed to. There are two main areas of concern – a proposed large drainage area and a large active open space.

The purpose of this report is to review the Community Infrastructure and Open Space Needs Assessment (*VPA Assessment*), conduct an independent open space provision assessment, and provide alternative site investigations to achieve the provision required.

### Key themes found from analysis

The following key themes were found from the collated goals, objectives, targets, and guidelines produced by the Victorian Planning Authority and City of Ballarat, in relation to open space and sports reserves. These are:

- Co-location and integration with other community facilities, education and ancillary facilities,
- Shared facilities partnerships and multi-purpose recreation land,
- Targets include both walking distance and percentage of open space land versus Net Developable Area (NDA),
- Melbourne 20-minute city important, as well as 10-minute city identified by City of Ballarat,
- Increased focus on unprogrammed, flexible active recreation rather than formal sports,
- Biodiversity design principals, native planning, 'living corridors' and high-quality public realm should be prioritised,
- Walking/cycling trails and cricket ovals noted as a priority in consultation,
- Retain reference to and use of farming, horse training, and bridle trails.

### Recommendations

It is recommended that the sports reserve on the east side of the Ballarat North PSP should not be located on the BGF land. Four alternative sites were found through the investigation based on VPA provision targets and objectives for open space sports reserves such as co-location.

The list below provides an order of priority that the active sports reserve could be located based on the information provided by the Victorian Planning Authority on the Ballarat North PSP and other related planning documents.

1. Locating the active open space, school and community facility to the north side of Olliers Road, west of the Noble Court extension.
2. South of Primary School (P-6) and Community Facility (CI-02).
3. Co-location with Ballarat Creek as per draft Place Based Plan (October 2024).
4. Land diagonal to Primary School (P-6) and Community Facility (CI-02)

It is also recommended to focus on providing larger neighbourhood parks with a focus on active recreation such as walking, running, cycling, BMX tracks, outdoor basketball, etc. If sports reserves are currently planned for high provision targets, larger local parks may require further consideration. Active recreation activities may be currently under provided for based on the local strategies and feedback from the local community.



Figure 1: Recommended Alternative Locations by priority for sports reserves in North Ballarat PSP area

## Meeting proposed provision targets

The addition of a sports reserve on the east side of the PSP core area will give high provision against the target sports reserve hectares both in number and in percentage of NDA.

Proposed local park provision across the PSP area is currently under provided in the precinct. It is proposed that local parks make up 8.78 hectares of open space. This recommendation does not meet the proposed provision of 10.3 – 16.72ha of local park land. It does narrowly meet the minimum percent per ha of NDA at 3%.

All alternative locations meet or exceed the sports reserve provisions and targets proposed by the Community Infrastructure and Open Space Needs Assessment (2024). This includes the number of sports reserves, walking distance, number of hectares, and percent of NDA.

## **Benefits of alternative locations**

The benefits of the alternative locations include:

- Enhanced co-location of activities, community and education facilities as recommended by the VPA Assessment and other relevant strategies and documents,
- Increased opportunity for walking, cycling trails, and connections,
- Increased opportunity to consider increased active recreation provision as recommended by the City of Ballarat, community feedback on City of Ballarat Open Space Strategy, Ballarat Open Space and Recreation Gap Analysis (2019) and Active Ballarat report.
- Burrumbeet location provides opportunity for reduced cost of acquiring land, maximise land use efficiency, and simplify council park maintenance.
- The Burrumbeet Creek location provides co-location with other related active recreation opportunities alongside an existing council-owned park.
- Aligned with community feedback, maintains unique placemaking opportunity in City of Ballarat.

## PROJECT SCOPE

This supporting report and alternative site investigation is focused on sports reserve, active open space, local parks, and regional parks. Community infrastructure and education facilities are considered for their relation to open space only.

This report does not include reviewing the provision of other community and social infrastructure which are analysed in the Community Infrastructure and Open Space Needs Assessment (VPA, October 2024).

The purpose of this report is to review the Community Infrastructure and Open Space Needs Assessment (*VPA Assessment*), conduct an independent open space provision assessment, and provide alternative site investigations to achieve the provision required.

This report assumes that the population, projected dwellings, and open space provisions are correct. While it is possible to use other open space benchmarks which indicate different provisions, determining the outcome of the sports reserves locations does not depend on an extensive review of the VPA proposed provisions.

The VPA open space definitions and projected dwellings and populations are accepted and described below.

### VPA open space definitions

The VPA Assessment outlines the definitions used for the development of the assessment. These are based on the ASR Guide to Social Infrastructure Planning.

The relevant definitions are:

**Active open space:** 'Land set aside for the specific purpose of formal outdoor sports by the community'

**Passive open space:** '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.'



## VPA projected dwellings and population

Table 1: Projected dwellings and population, VPA Assessment

|                                                                                           | Expanded area              | Combined (Core and expanded areas) |
|-------------------------------------------------------------------------------------------|----------------------------|------------------------------------|
| <b>Projected dwellings</b><br><i>20 dwellings/NDHa</i><br><i>2.8 persons per dwelling</i> | 3,496 additional dwellings | 10,184 dwellings                   |
| <b>Projected population</b>                                                               | 9,790 additional residents | 28,516 residents                   |

## BACKGROUND

### Ballarat Grammar School

Ballarat Grammar Foundation (BGF) owns the land that is proposed for a new active open space (map reference SR-02). The property owned by BGF is 64 Sims Road, Mount Rowan. Ballarat Grammar School (BGS) operate the school on the site which is an educational space for agricultural and land practices.

The school currently accommodates 104 year four students. The school wishes to continue to use the land for education as the population grows in the area.

VPA determined in the Assessment that due to the additional student capacity of the school being unknown, VPA have assumed it as zero for the open space provision assessment.

### Proposed Place Based Plan

#### Draft Place Based Plan (October 2024)

BGF participated in consultation on the Ballarat North PSP, including attending a co-design workshop. The outcome of the co-design workshop resulted in a draft Place Based Plan (October 2024) which located the active open space near Burrumbeet Creek.

The Place Based Plan also located a boulevard connector street through the BGF land and a local open space in part of the land owned by the school. This Draft Plan was acceptable to BGF.

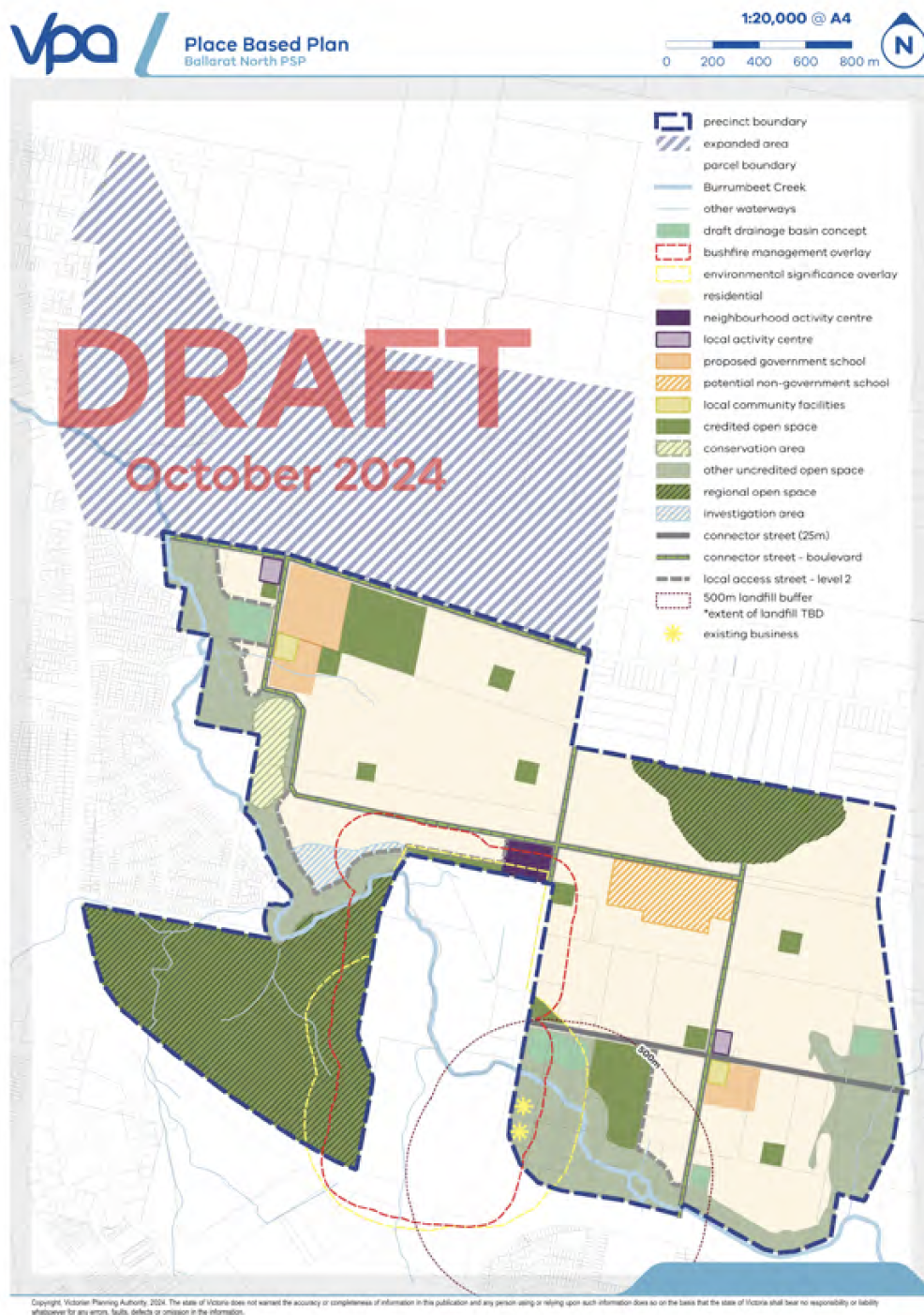


Figure 2: Draft North Ballarat PSP Place Based Plan following co-design workshop (October 2024)

### Precinct Infrastructure Place Based Plan (September 2025)

The Plan proposed in the Ballarat North PSP has changed the location of the sports reserve to be located on a significant portion of the BGF land (9.26ha), labelled in Figure 3 as SR-02. It now also includes a large water drainage pond, further reducing the size of the school land (WL-04).

This new plan is not acceptable to BGF, and alternative locations appear to be available without taking this large amount of BGF land to develop into sports reserve.

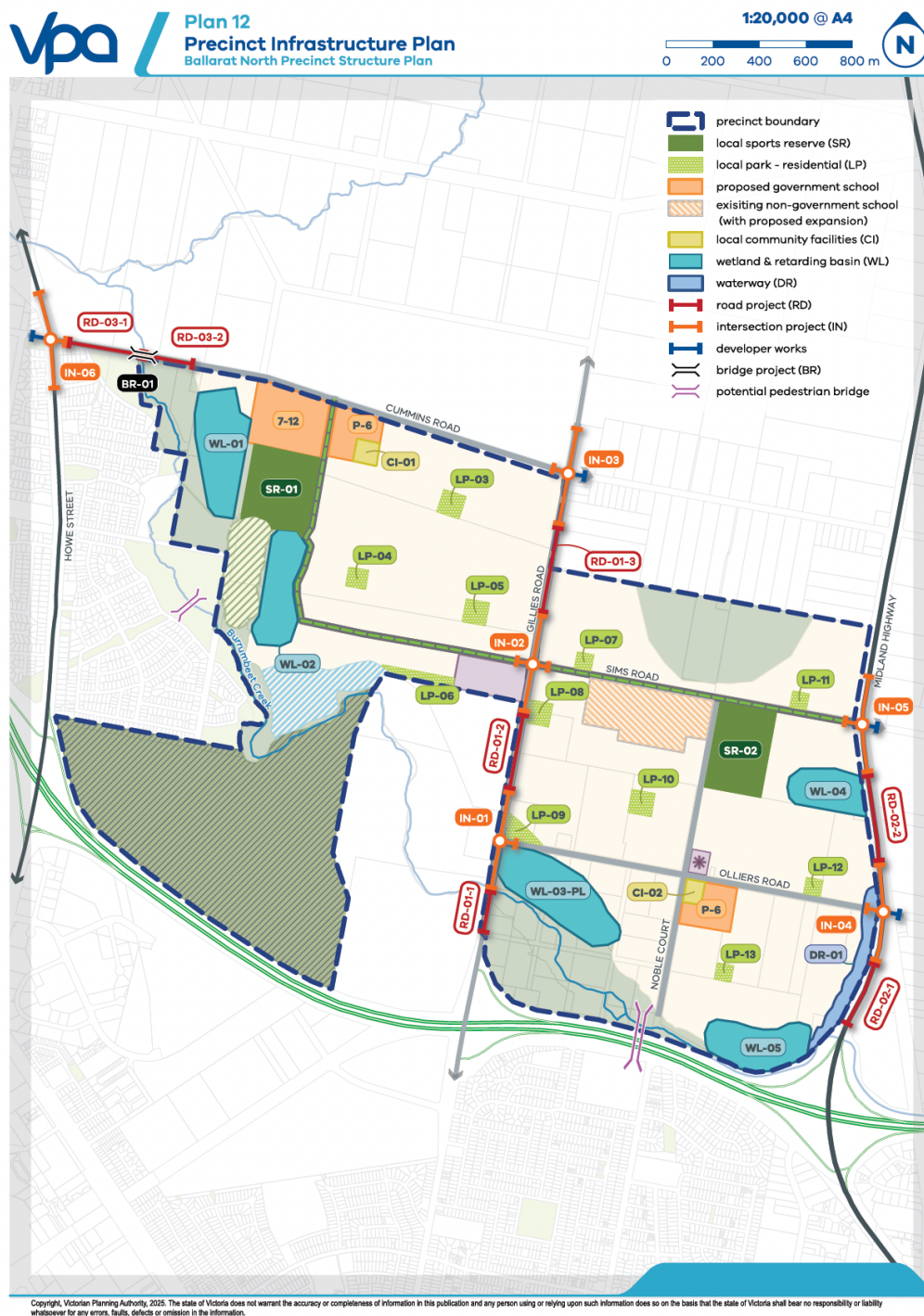


Figure 3: Current Ballarat North PSP Place Based Plan

In response to these changes, BGF has conducted its own investigations for the Ballarat North PSP exhibition process.

## VPA DOCUMENT REVIEW AND SUMMARY

An extensive review of the relevant and available information was undertaken. The review focused particularly on information pertaining to open space within the Ballarat North PSP. This includes strategies created for the wider area of the City of Ballarat.

### Documents reviewed:

- Community Infrastructure and Open Space Needs Assessment,
- Ballarat Open Space Strategy 2008,
- City of Ballarat Recreation Infrastructure Plan 2024-2039,
- Active Ballarat Strategy 2019,
- City of Ballarat Community Infrastructure Needs and Gap Analysis Report 2021,
- Ballarat Community Vision 2021-2031,
- PSP Guidelines: New Communities Victoria 2021,
- Plan Melbourne (incl. 20-minute city),
- Infrastructure Planning Guidelines Refresh 2023 (ASR),
- Ballarat North Precinct Structure Plan Co-Design Summary (October 2024),
- Ballarat North Precinct Structure Plan Pitch Sessions Summary Report (July 2023),
- Ballarat North Precinct Structure Plan Draft for Public Consultation,
- Ballarat North Precinct Structure Plan (September 2025),
- Ballarat North Background Report (For Public Consultation (September 2025)),
- Ballarat North Vision and Purpose Summary Report (December 2023), and,
- Ballarat North PSP IWM & Drainage Assessment (ARUP, July 2024),
- Engage Victoria Website (accessed October, 2025),
- Victoria Planning Authority Project Page (accessed October, 2025: <https://vpa.vic.gov.au/project/ballarat-north/>)
- City of Ballarat Open Space Strategy Engagement Report (2024)

### VPA provision benchmarks and assumptions

The provision benchmarks and location guidelines used for the Community Infrastructure and Open Space Assessment are entirely taken from the Planning Guidelines Refresh: Summary of Provision Guidelines 2023. Other potential benchmark information has not been used.



As noted in the VPA assessment, City of Ballarat have their own Desired Provision Standards (DPSs) which form the basis of the City of Ballarat Community Infrastructure Needs and Gap Analysis Report 2021.

Relevant to Ballarat Grammar School, the assessment assumes that the additional student capacity of BGS is zero.

It is noted in the Community Infrastructure and Open Space Assessment that 136 Howe Street was not confirmed for use as an active open space, and therefore has not been included in this assessment.

The analysis, commentary, and relevant collated information that produced the outcome of the desktop review, subsequent analysis of provision and site location can be found at **Appendix 1**.

## OUTCOME OF DESKTOP REVIEW: KEY THEMES

The following key themes were found from the collated goals, objectives, targets, and guidelines produced by the Victorian Planning Authority and City of Ballarat, in relation to open space and sports reserves.

These are:

- Co-location and integration with other community facilities, education and ancillary facilities,
- Shared facilities partnerships and multi-purpose recreation land,
- Targets include both walking distance and percentage of open space land versus NDA,
- Melbourne 20-minute city important, as well as 10-minute city identified by City of Ballarat,
- Increased focus on unprogrammed, flexible active recreation rather than formal sports,
- Biodiversity design principals, native planning, 'living corridors' and high-quality public realm should be prioritised,
- Walking/cycling trails and cricket ovals noted as a priority in consultation,
- Retain reference and use of farming, horse training, and bridle trails.

### Additional Considerations

The following areas explore the findings from reviewing and investigating the relevant data, documents, maps and information available. These findings have been developed as additional considerations which are deemed to be missing from the analysis in the VPA Ballarat North reports.

## Over provision and under provision of open space type

The open space provision targets provided are a high level set of guides to ensure new communities are receiving an adequate level of access to open spaces, parks, and recreation. However, at a local level, the open space locations and targets can enable over provision of some open space or community infrastructure types at the expense of other types which may be better suited to the area.

In some cases, over provision of a type of facility can be found at the early development planning stage due to the high-level nature of strategic land strategy.

Over provision has a number of consequences, including:

- Insufficient funding for adequate numbers of maintenance staff or equipment, resulting in poor condition outcomes for the community,
- Unused or low use spaces or facilities resulting in poor Whole-of-Life use,
- Limited ability to re-purpose due to single-use or inflexible design,
- Lost ability to include facilities, biodiversity, nature cycling/walking trails including transportation connection, or recreation outcomes as acquiring land at a late stage becomes too expensive to justify.

While high-level planning at the Precinct level is required, delivering the best type of open space in the right location requires further consideration of future use and active recreation trends.

## Open space, sport and active recreation trends

There is a key shift occurring in open space and sports reserves use in the past 10 years. This shift is from formal sport activity to informal active recreation participation. The shift has been acknowledged at the national, state, region and local level across Australia, and planning for activities has been adjusted for this purpose.

Locally, this is evidenced through two documents. The City of Ballarat is also currently developing a new Open Space Strategy as an update to the out of date 2008 version<sup>1</sup>. While the final Strategy has not been released, and an engagement report is available which outlines a number of directions for the strategy to consider. The Active Ballarat report is also available to review open space, sport and active recreation trends.

While Active Ballarat was reviewed in the VPA Assessment, commentary on the trends and feedback from the community was not included in the summary of the document. The outcome of the Active Ballarat report was clear that active recreation is a key focus for future development. If informal active recreation is a key focus, I consider that it is reasonable to include local parks in the assessment.

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<sup>1</sup> Parks industry best practice is for strategies to be refreshed every 10 years.

## VPA Provision Targets

### Sports Reserve Targets

The assessment notes that the provision of two open spaces (8 hectares and 10 hectares) are sufficient to service the precinct. The recommended sports reserve land meets the total ha provision target and provides high provision of the % of NDA.

Given the high provision of Sports Reserve within the precinct, it is possible that the sports reserve on the east side of the precinct could be a smaller size than is proposed. For example, if SR-02 was 7.5 hectares, there is still high provision of sports reserves in the North Ballarat precinct.

Table 2: Current sports reserve ha proposed in North Ballarat PSP

| Park ID          | Area (HA)                             | VPA Provision Target |
|------------------|---------------------------------------|----------------------|
| SR-01            | 9.59                                  |                      |
| SR-02 (BGF land) | 9.26                                  |                      |
| <b>Total</b>     | <b>18.73 (meets)</b>                  | 16.72 – 23.41ha      |
| <b>% of NDA</b>  | <b>6.89% (meets - high provision)</b> | 5% - 7%              |

### Local Park Targets

Local park provision is currently under provided in the precinct. The recommendation does not meet the proposed provision of 10.3 – 16.72ha of local park land or the percent of NDA of 3% - 5%.

Table 3: Current local park ha proposed in North Ballarat PSP

| Park ID                 | Area (HA)                           | Provision Target |
|-------------------------|-------------------------------------|------------------|
| LP-03                   | 1.00                                |                  |
| LP-04                   | 0.70                                |                  |
| LP-05                   | 1.00                                |                  |
| LP-06                   | 1.11                                |                  |
| LP-07                   | 0.50                                |                  |
| LP-08                   | 1.00                                |                  |
| LP-09                   | 0.97                                |                  |
| LP-10                   | 1.00                                |                  |
| LP-11                   | 0.50                                |                  |
| LP-12                   | 0.50                                |                  |
| LP-13                   | 0.50                                |                  |
| <b>Total Local Park</b> | <b>8.78 (does not meet)</b>         | 10.3 – 16.72ha   |
| <b>% of NDA</b>         | <b>3.21% (meets- low provision)</b> | 3% - 5%          |

## RECOMMENDATIONS

### Move proposed North East sports reserve (SR-02)

The draft Place-based Plan (2024) identified the sports reserve to be located with the Burrumbeet Park location. The Draft PSP noted the following benefits of this location:

- Reduced cost due to sports reserve being located on Council-owned land,
- Maximised land use efficiency
- Simplified maintenance requirements for Council.
- Integration of varied recreation activities in one location such as trails.
- Boarding Burrumbeet Creek allows for a unified open space.

The current Place-based Plan (September 2025) does not provide benefits or reasoning for the new location of the sports reserve on Ballarat Grammar Foundation land. It is unknown why this location was chosen over other potential locations as it does not align with the objectives and provision of VPA as closely as the alternative locations.

### Alternative Locations

4 Alternative Locations have been identified that improve the outcomes of a sports reserve in the east area of the Ballarat North precinct. Indicative sizes and locations are shown in Figure 4.



Figure 4: Indicative Alternative Locations numbered by priority



## Alternative Location 1 - Northern side of Olliers Road, west of Noble Court extension (relocate school, community facility and active open space)

Alternative Location 1 includes a relocation of the proposed school, community facility, and active open space (Figure 5).

The benefits of locating the government school, active open space, and community facility in the same location are the ability to reduce multiple trips for parents, co-located services such as car parking or lighting, connection to the other proposed activity centre, and streamlined maintenance locations for council operations teams.

Sports Reserves are required to be vested reasonably graded and/or topsoiled to create a safe and regular surface with maximum 1:6 gradient (VPA Assessment, R29). Both Alternative Location 1 and the BGF land proposed to be created as sports reserve fall within the 1:6 gradient, with the approximate fall of 6 metres on Alternative Location 1 and approximate fall of 8 metres on the BGF land (**Appendix 2**).

This is not a significant difference between the two sites, however, it confirms that Alternative Location also meets the required gradient for a sports reserve.



Figure 5: Alternative Location 1 Map showing relocation of school, community facility and sports reserve

### **North of Olliers Road, west of Noble Court extension (active open space only, diagonal to government school)**

The land available in this area would meet the required provisions for sports reserve for the future development of Ballarat North.

This location could provide a sports reserve of 8ha, meeting both the size requirement for a second sports reserve in the east side of Ballarat North PSP area. Combining this location with both the school and the proposed active recreation facilities has a beneficial shared use.

### **Noble Court (south of government school)**

The area south of the government school on the corner of Noble Crescent and Olliers Road appears to provide a smaller sports reserve than is proposed on the Ballarat Grammar School land (SR-02).

However, the provision targets would remain met at this location. A sports reserve of 7 hectares or larger co-located with a school and community centre would service the community well and reduce multiple trips for parents.

### **Burrumbeet Creek location**

The draft Place-based Plan (2024) identified the sports reserve to be located with the Burrumbeet Park location. The Draft PSP noted the following benefits of this location, and these benefits remain.

- Reduced cost due to sports reserve being located on Council-owned land,
- Maximised land use efficiency
- Simplified maintenance requirements for Council.
- Integration of varied recreation activities in one location such as trails.
- Boarding Burrumbeet Creek allows for a unified open space.

Sports reserve at this location could encourage both formal and informal active sport and recreation. Even with a reduced footprint if the drainage (WL-03-PL) remains larger than the Draft PSP, this location would still exceed provision targets for number of sports reserves and hectares of sports reserve land.

## **Alternative Locations Assessment against Provision Targets**

### **Provision and location requirements**

The recommended provision for Active Open Space in the assessment is between 16.72 to 23.41. It is noted in the assessment that if 136 Howe Street was not used as active open space, the 18 hectares proposed would still be sufficient for the precinct. As 136 Howe Street has not been confirmed as being used for active open space, it is assumed 18 hectares is sufficient.

Two areas are noted as being required:

- 1x 10ha reserve
- 1x 8ha reserve

The land required to provide 18 hectares of active open space (assuming SR-01 is confirmed) is 8.41ha (Table 4). There are more locations available that meet or could exceed this requirement in the precinct. As discussed within the VPA Provision Requirements section of this document, the proposed provision of sports hectares for the precinct is high.

Table 4: Provided sports reserves ha from SR-01

| Park ID                                         | Area (HA) | Type           | Responsibility   |
|-------------------------------------------------|-----------|----------------|------------------|
| SR-01                                           | 9.59      | Sports Reserve | City of Ballarat |
| Number of hectares required                     | 18.00     |                |                  |
| Hectares required to meet 18ha provision target | 8.41      |                |                  |

The hectares required for active open space or sports reserve in the east of the precinct could be smaller than the current proposed active open space at SR-02.

Provision of an 8ha sports reserve results in 17.59ha of active open space. This meets the 16.72ha to 23.41ha requirement, meets % of NDA at 6.4% (5% - 7% requirement), and meets the 1x 8ha sports reserve provision.

## Meeting Provision Standards in Alternative Locations

### Number of Hectares

The following table outlines the provision result of choosing an alternative location (does not meet, meets, or exceeds provision proposed).

| Type                  | Area (ha)                                                                                                                                                                                | Alternative Locations Result                                                                                                                                                                                                                                                                                                                                                                         |
|-----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Sports reserve</b> | Provision proposed: 16.72 – 23.41ha<br>Precinct requirement determined: 18ha<br>Number of sports reserves: <ul style="list-style-type: none"> <li>• 1x 8ha</li> <li>• 1x 10ha</li> </ul> | All indicative sizes of alternative locations are the same size as proposed on the BGF land, with Option 3 being the same as proposed in the Co-Design Workshop Based Place Based Plan.<br>Provision proposed: all locations meet provision of 16.72 – 23.41<br>Precinct requirement: all alternative locations can result in precinct meeting 18ha of sports reserve.<br>Number of sports reserves: |

|  |                                  |                                                                                                                                                                                                                                  |
|--|----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  |                                  | <ul style="list-style-type: none"> <li>SR-01 largely meets 10ha requirement (9.59ha)<sup>2</sup>.</li> <li>Additional sports reserve in east of precinct can meet or exceed the requirement of an 8ha sports reserve.</li> </ul> |
|  | Provision proposed: 10.3 – 16.72 | Provision proposed: Alternative locations do not increase local park supply. Local park supply does not currently meet the provision requirement (8.78ha). Consider increasing local park supply.                                |

### Walkable Distance Provision

The following table outlines the location result of choosing an alternative location (does not meet, meets, or exceeds walkable distance requirements).

| Type                  | Area (ha)                                                                                                                                                                                   | Alternative Locations Result                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Sports reserve</b> | <ul style="list-style-type: none"> <li>Sports reserve walkable distance: 800m from dwelling</li> <li>Objectives and targets: Co-location with education and community facilities</li> </ul> | <p>Sports reserve walkable distance: meets requirement, with marginal distance over 800m if dwellings abut directly to Gilles Road.</p> <p>Key theme: all alternative locations include co-location with other community facilities and/or education facilities as well as activity centres, and shared ancillary facilities (e.g. car parking).</p>                                                                                                                 |
| <b>Local Park</b>     | <ul style="list-style-type: none"> <li>Local park walkable distance: 400m from dwelling</li> </ul>                                                                                          | <p>Local park walkable distance: exceeds requirement. Ballarat Grammar School land is not to be used for dwelling development. Therefore, all dwellings will have 400m access to local parks.</p> <p>Further, Mt. Rowan appears to not be included in the assessment, and is further park land.</p> <p>Trails and green walking and cycling connections may be possible if considered partnership or shared beneficial outcomes can be found beyond PSP process.</p> |

<sup>2</sup> Note neither the proposed SR-01 or SR-02 meet or exceed 10ha, and there SR-01 is considered to meet the 10ha requirement as it is the larger of the two.

## Overall Alternative Locations Benefits

Accepting the active open space provisions as proposed by the Community Infrastructure and Open Space Needs Assessment, there are alternative locations that provide improved outcomes for the community.

### Improved co-location outcomes

The Ballarat North PSP mentions the importance of co-location several times, and it also features in other relevant planning documents for the area. The Ballarat North PSP defines 'Co-location' as:

*"Adjoining land uses to enable complementary programmes, activities, and services as well as shared use of resources and facilities, for example, siting schools and sporting fields together."<sup>3</sup>*

The benefits of the locations at the intersection of Olliers Road and Noble Court provide the key theme of co-location with other community facilities and education facilities.

The Burrumbeet Creek location provides co-location with other related active recreation opportunities alongside an existing council-owned park.

The other sports reserve proposed (SR-01) in the Ballarat North PSP is co-located with the secondary and primary schools, as well as the community facility (CI-01) seen in Figure 6. It stands to reason that this is due to alignment with the guidelines around co-location with these facilities. It is unknown why this appropriate approach has not been considered for the proposed SR-02 in the Ballarat North PSP.



Figure 6: SR-01 Sports Reserve location co-located with government school

<sup>3</sup> Ballarat North Precinct Structure Plan, pg. 70



All the alternative locations fulfill the key theme of co-location that is present throughout the VPA and City of Ballarat objectives and guidelines.

### **Increased opportunity for walking and cycling trails and connections**

A key focus noted both from the VPA and the community was biodiversity, native planting, walking and cycling trails. The connections between Ballarat Grammar School and Mt Rowan provide a seamless transition to regional park land as well as opportunities for immersive nature walking and cycling trails.

An increase of the provision or adjustment of location for local reserves would still achieve walking distance requirements. Further, the regional connection to Mt Rowan already provides a large open space which appears to not be taken into consideration for open space.

### **Reduced DCP for Burrumbeet Location**

Draft place-based plan noted that placing the south-east active open space entirely on council-owned land would maximise land use efficiency, and reduce the cost of acquiring land for active open space through the development contributions plan (DCP).

The draft also noted that the active open space borders the Burrumbeet Creek to allow for the development of a unified open space. The integrated approach benefits the community by providing varied recreation activities such as trails, and simplifies maintenance for the council.

### **Maintains Unique Placemaking Opportunities Ballarat North**

The unique features surrounding Ballarat Grammar School Mt Rowan Campus include Mt Rowan, the Ballarat Showgrounds and Events Centre and the Mt Rowan location for Federation TAFE providing rural science courses.

There was feedback within the Active Ballarat Consultation that sought to maintain equine and rural character of the area.

BGS can provide a conscious link between Mount Rowan and the Ballarat Showgrounds, creating a unique rural experience, the provides a 'hub' of similar activities.

Understanding the potential partnerships to see how to maintain this over time would be advantageous, seeking instead to co-locate active open space activities closer to schools and activity centres.

## **Prioritised Locations**

The list below provides an order of priority that the active sports reserve could be located based on the information provided by the Victoria Planning Authority on the Ballarat North PSP and other related planning documents.

1. North side of Olliers Rd, west of Noble Court extension – relocating school and active open space
2. South of Primary School (P-6) and Community Facility (CI-02).
3. Co-location with Ballarat Creek, on Council-owned land.
4. Land diagonal to Primary School (P-6).

The benefits of the locations at the intersection of Olliers Road and Noble Court provide the key theme of co-location with other community facilities and education facilities whilst increasing the number of dwellings within the 800m active transport catchment and improving access/egress to reduce traffic impacts on residential areas.

The Burrumbeet Creek location provides co-location with other related active recreation opportunities alongside an existing council-owned park.

All these options fulfill the key theme of co-location that is present throughout the VPA and City of Ballarat objectives and guidelines.

## APPENDIX 1 - DESKTOP STUDY

### Collated list of guidelines, objectives and targets

There are many reports used within the Community Infrastructure and Open Space Assessment which contain numerous commentary on the direction for open space in Victoria and within the City of Ballarat.

There are also other documents included within the project information for the Ballarat North PSP which have not been included in the assessment itself.

While not exhaustive, The below tables collate commentary, guidelines, objectives and targets identified in the reports reviewed for this project to generate strategic themes for open space provision and location.

#### Guidelines

| Open Space Type                                            | Guideline type  | Guideline                                                                     | Reference           |
|------------------------------------------------------------|-----------------|-------------------------------------------------------------------------------|---------------------|
| <b>Sports Reserve</b>                                      | Co-location     | Co-located with education and community facilities                            | VPA Assessment, G30 |
| <b>Sports Reserve, Community Infrastructure, Education</b> | Social outcomes | Accommodate a range of users, promote social interaction and a sense of place | VPA Assessment, G30 |

|                                                            |                          |                                                                                                                                          |                     |
|------------------------------------------------------------|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| <b>Sports reserves</b>                                     | Co-location, Integration | Integrated with other community facilities, activity centres and/or open space                                                           | VPA Assessment, G30 |
| <b>Sports Reserve, Community Infrastructure, Education</b> | Co-location, Use, Design | Co-located with shared car parking, complementary infrastructure, street activation and permeability safe pedestrian and cycling access. | VPA Assessment, G31 |
| <b>Education</b>                                           | Location, use            | If alterations impact a proposed government school site, the alterations must satisfy DoE.                                               | VPA Assessment, G35 |
| <b>Open space and linear links</b>                         | Location, Integration    | Integrate open spaces into the design of subdivisions.                                                                                   | VPA Assessment, G8  |
| <b>Open space and linear links</b>                         | Location, design         | Have strong built form along park edges – background and interface to open spaces.                                                       | VPA Assessment, G8  |
| <b>Open space and linear links</b>                         | Design                   | Clear transition between public and private spaces                                                                                       | VPA Assessment, G8  |
| <b>Open space and linear links</b>                         | Location, design         | Provide opportunities for passive surveillance and pedestrian activities along laneways.                                                 | VPA Assessment, G8  |
| <b>Open space and linear links</b>                         | Design                   | Larger reserves should have circuit paths that feed into a network of trails and walking paths.                                          | VPA Assessment, G14 |
| <b>Sports Reserve</b>                                      | Design (DCP)             | Land vested free from all existed disused structures etc.                                                                                | VPA Assessment, R29 |
| <b>Sports Reserve</b>                                      | Design (DCP)             | Land vested reasonably graded and/or topsoiled to create a safe and regular surface with maximum 1:6 gradient                            | VPA Assessment, R29 |
| <b>Sports Reserve</b>                                      | Design (DCP)             | Land vested seeded and top-dressed with                                                                                                  | VPA Assessment, R29 |

|                                               |                            |                                                                                                                                                                                                                                                                                                                     |                                                               |
|-----------------------------------------------|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|
|                                               |                            | drought resistant grass in bare, patchy and newly graded areas.                                                                                                                                                                                                                                                     |                                                               |
| <b>Open space, sports reserve, recreation</b> | Location                   | Accessible and connected network of local parks, open space and recreation opportunities that meet the needs of the community.                                                                                                                                                                                      | VPA Assessment, R11 & R14                                     |
| <b>Open space</b>                             | Location                   | Where primary waterway, conservation or recreation functions are not adversely affected, land required for integrated water management initiatives should be incorporated within the precinct open space system as depicted on Plan 6 – Water.                                                                      | VPA Assessment, G44                                           |
| <b>Community infrastructure</b>               | Partnership, multi-purpose | Encouragement to utilise partnerships or shared facilities between schools, local governments and private providers to deliver efficient infrastructure outcomes.                                                                                                                                                   | VPA Assessment, Principles of infrastructure planning, pg. 19 |
|                                               | Integration, co-location   | Community hubs which are designed to integrate several uses and services are beneficial to reduce costs and promote social cohesion.<br><br>Co-location refers to situation several facilities in the same area. This may include community centres, schools, kindergartens, open space, and recreation facilities. | VPA Assessment, Principles of infrastructure planning, pg. 18 |

## Targets

| Open Space Type              | Theme                     | Target                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Reference                                                              |
|------------------------------|---------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|
| <b>Residential park</b>      | Location                  | For residential areas, set aside: <ul style="list-style-type: none"> <li>• 10% of NDA for local parks and sports field reserves</li> <li>• 5-7% of NDA for sports field reserves</li> <li>• 3-5% of NDA for local parks.</li> </ul>                                                                                                                                                                                                                                                                                                      | Target #11, Plan Melbourne                                             |
| <b>Local park</b>            | Location                  | Open space and sports reserves should be located to meet the following distribution targets: <ul style="list-style-type: none"> <li>• Local park within 400 metres safe walkable distance</li> <li>• Sports reserve or open space larger than 1 hectare within an 800m safe walking distance of each dwelling.</li> </ul> <i>Includes sports reserves and public land that is encumbered by other uses but is capable of being utilised for open space purposes.</i>                                                                     | Target # 12, Plan Melbourne                                            |
| <b>Sports reserves</b>       | Provision                 | There is a surplus of football and cricket ovals, soccer pitches, aquatic facilities, bowling greens, tennis and croquet courts at the municipal level until 2031.<br><br>North East is noted as requiring 2 football ovals, 1 cricket oval, 2 soccer pitches, and 2 netball courts.<br><br>The actual demand for these surface and clubs is not current due to the more rural population. On-going monitoring of participation should be undertaken and responsive planning occur should demands increase over time should this change. | City of Ballarat Community Infrastructure Need and Gap Analysis (2021) |
| <b>Recreation facilities</b> | Co-location               | Locate public amenities and recreational facilities in accessible and active areas.                                                                                                                                                                                                                                                                                                                                                                                                                                                      | VPA Assessment, Principal 03                                           |
| <b>Recreation facilities</b> | Co-location, diverse uses | Provide for public spaces that attracts diverse users and can be used for various leisure and community activities                                                                                                                                                                                                                                                                                                                                                                                                                       | VPA Assessment, Principal 03                                           |



|                    |                         |                                                                                |                               |
|--------------------|-------------------------|--------------------------------------------------------------------------------|-------------------------------|
| <b>Local parks</b> | Provision, diverse uses | Deliver local parks and green neighbourhoods in collaboration with communities | Plan Melbourne, Direction 5.4 |
|--------------------|-------------------------|--------------------------------------------------------------------------------|-------------------------------|

## Objectives

| Open Space Type                                       | Theme                           | Objective                                                                                                                                     | Objective Number    |
|-------------------------------------------------------|---------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| <b>Community facilities, open space</b>               | Location, Design                | To establish strong, safe, well-designed and accessible connections to key destinations.                                                      | VPA Assessment, O6  |
| <b>Local parks, open space, recreation facilities</b> | Location, design, diverse uses. | To provide an accessible and connected network of local parks, open space and recreation opportunities that meet the needs of the community . | VPA Assessment, O10 |

## Relevant reports and community feedback summary

There are several summary documents provided which outline consultation with the community and the results of these activities. These documents are:

- Co-design Workshop Summary (VPA, October 2024)
- Pitching Summary Report (VPA, July 2023)
- PSP Draft for Public Consultation (VPA, September 2025)
- Vision and Purpose Summary Report (VPA, December 2024)
- Active Ballarat – Community Feedback
- City of Ballarat Open Space Strategy Engagement Report (2023)

### Active Open Space Location Feedback – Co-design Workshop Summary

The summary of the co-design workshop included discussing and creating maps of potential active open space locations within the precinct. 7 tables of attendees were given the same activity, to locate community services on a map for: activity centres and community facilities, education, active open space, and passive open space and transport connections.

The summary document includes photos of the results at each table for each activity.

Every table provided their preferred or potential open space locations in the precinct. Every table co-located the active open space with another activity such as an existing open space (Burrumbeet Creek) or an activity centre, school or community facility.

6 out of 7 tables located the active open space at one of the alternative locations recommended by this report.

## **Active Ballarat – Community Feedback**

The outcome of the Active Ballarat engagement and development was the following strategic framework:

### **The Overarching Pillar**

Innovation and technology

### **The Top Five Strategic Pillars**

Meeting demand

Broader and more inclusive participation

Additional focus on active recreation

Build system resilience and capacity

Connect investment in events, high performance and tourism.

### **Underpinning It All**

Working together for shared outcomes

## **Open Space Strategy Engagement Report (City of Ballarat, 2023)**

This report is an extensive document of the consultation undertaken as well as findings that will be carried into the development of the final Ballarat Open Space Strategy. The comments within this document are relevant to Ballarat North and the development of new open spaces.

The engagement had a response rate of 703 surveys, 189 pins on interactive map, 15 ideas submitted, 3 questions, and 50 participants in-person workshop.

Within the engagement, question one asked for the main reasons for visiting parks or open spaces. 'Casual – not part of a team' (8%) was more popular than organisation activities or active sport (<1% - 1%).

The engagement reported noted:

*"The responses clearly show a preference for unprogrammed and contemplative activities with heavy focus on walking, spending time in nature and mental health/stress alternative site investigation."*

*"Because the discussion of use focused on missing passive recreation provision or infrastructure, it stands to reason that Ballarat's open spaces better provide for active sport while under provide for passive recreation."*

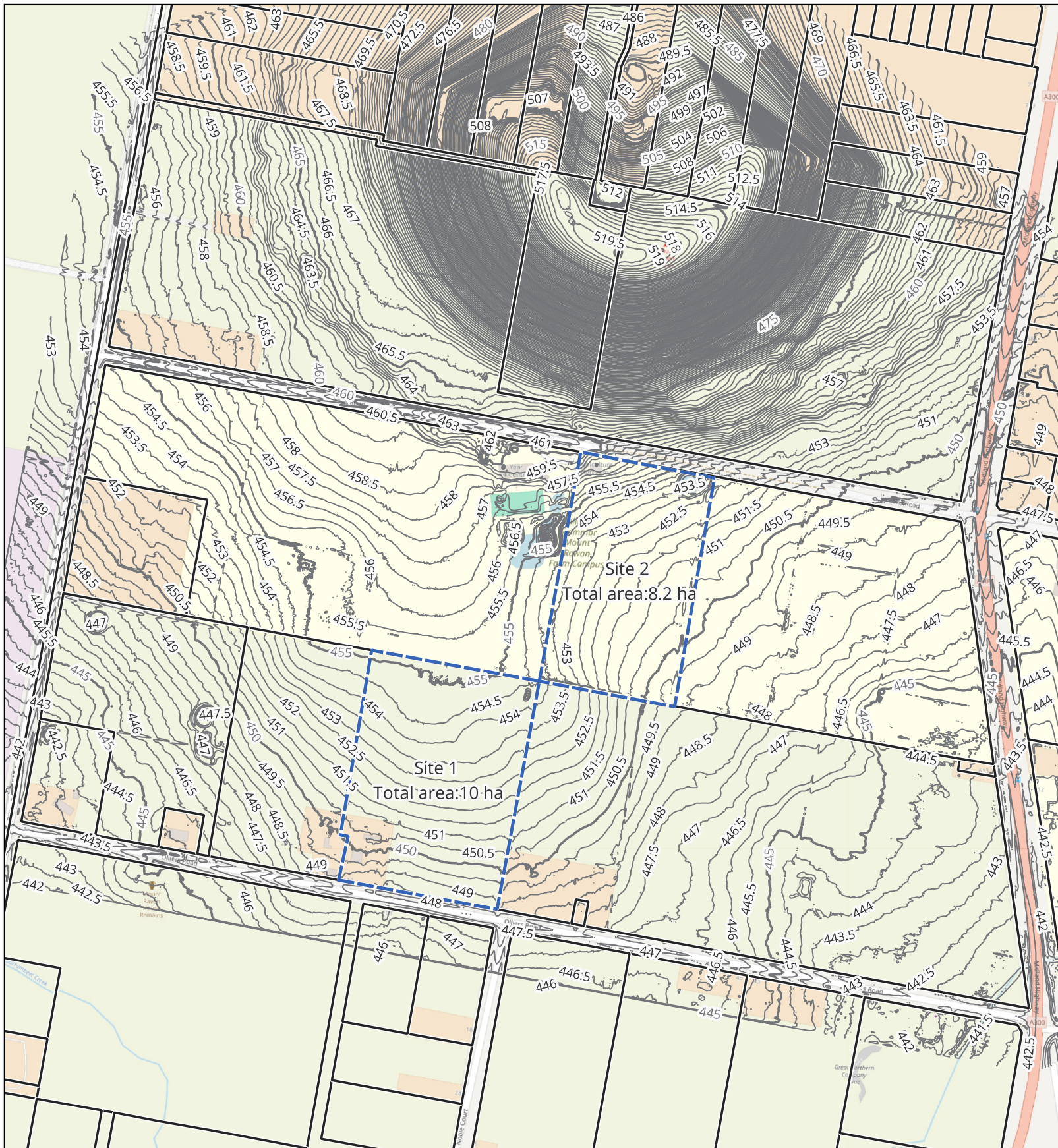
*“Currently many open spaces are dominated by active sporting infrastructure catering to organised and casual sport with formal parks with limited trees and mown grass. Based on the low rating of use categories relating to active sport, it seems logical to extrapolate that while there are people who participate in active sport in Ballarat’s open spaces, there are also a large proportion of people who choose to participate in passive recreation or a combination of the two.”*

The report noted that the following 5 areas were clear outcomes that the community is seeking:

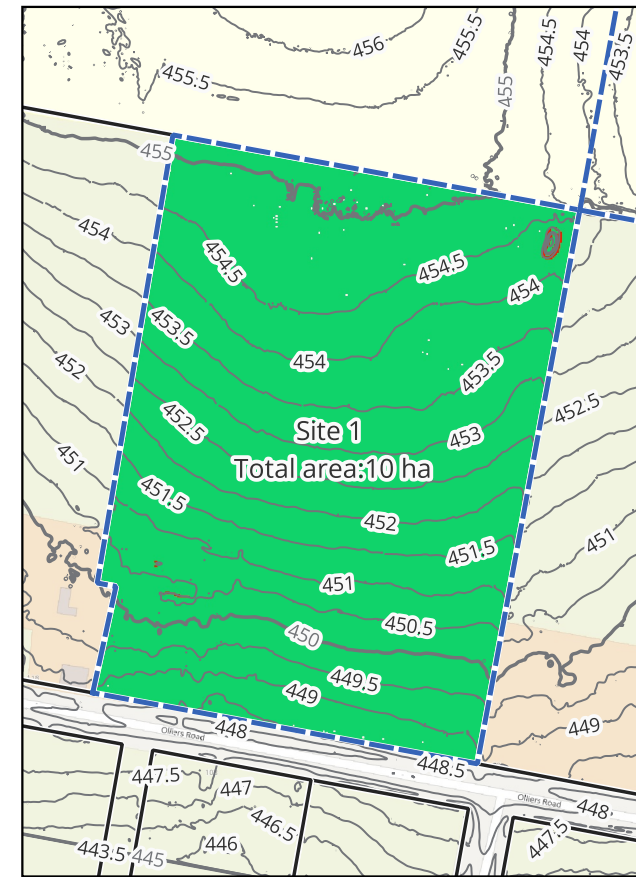
- a diverse set of well-designed spaces,
- responding to the unique needs of the place,
- access to wild nature,
- a connected network of paths and trails, and,
- greater investment in unprogrammed, diverse, flexible and passive recreation offerings.

## APPENDIX 2 – LAND GRADIENT

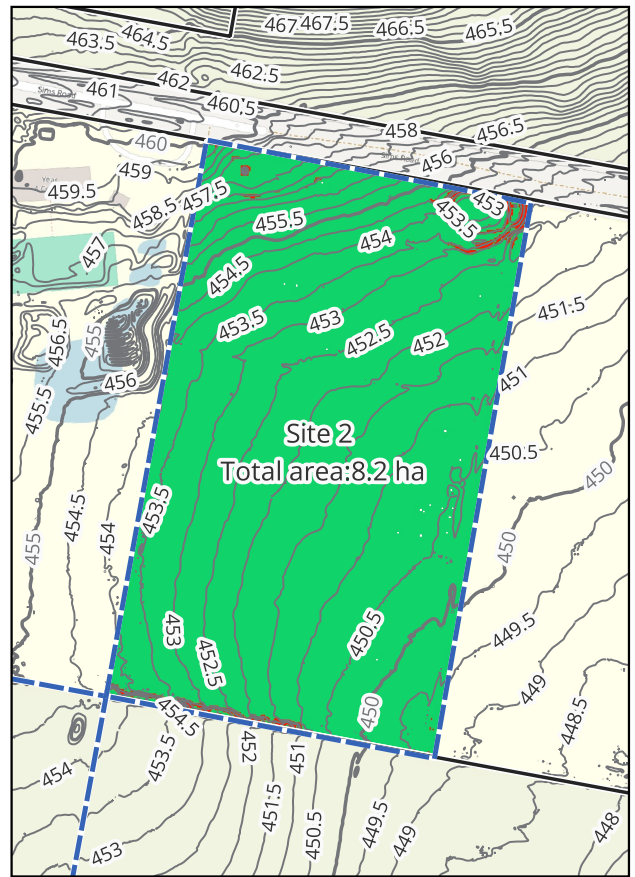




100 0 100 200 300 400 500 m



Site One Slope Classification Detail



Site Two Slope Classification Detail

100 0 100 200 300 m

### Legend

Site.

Slope Classification

Grades

- upto 1:6
- over 1:6

**Site One**  
99.7% of the total of Site One has been classified as 0 to 1:6 grade. Site one has an even fall from north to south.

**Site Two**  
98.3% of the total of Site Two has been classified as 0 to 1:6 grade. Site two has a steeper section in the north west corner transitioning to an even fall to the south eastern corner.

#### Note:

Grades and contours have been interpolated from the 3D regional Towns LiDAR 1m DEM provided by Department of Environment , Land, Water, and Planning collected between October 2019 and March 2020



**APPENDIX B: [REDACTED] HERITAGE MEMORANDUM**





Heritage Consultant  
Architectural and Urban Historian  
Writer



## MEMORANDUM OF HERITAGE ADVICE

8 October 2025

Attention:



Beveridge Williams

**Re:**  
**Hawthorn Farm, 134 Gillies Road, Mount Rowan**

Thank you for asking me to provide further comment on the proposal to apply a site-specific heritage overlay to Hawthorn Farm.

### *General Comments*

Heritage places assist the community in understanding their origins and help to reinforce their cultural identity. Measures that put in place controls to protect and to manage places of recognised and clear heritage value(s) are to be encouraged.

In applying heritage controls, there needs to be a sound basis for them, gleaned from a thorough understanding of a place's evolution and its elements, existing condition, and ability to be retained and conserved in the long term. In the absence of these underlying principles, there is the risk that a place, or its elements, are incorrectly interpreted. Thought also needs to be given to the ongoing management in the long term of heritage places and their elements. Boundaries of a proposed heritage overlay should have a clear basis for them, and not be arbitrary and/or put unnecessary constraints upon a site.

An earlier citation that I reviewed for Hawthorn Farm from the 'Ballarat North Precinct Structure Plan' (hereon referred to as the 2024 Citation), has since been amended (hereon referred to as the 2025 Citation). There is a general consensus that the bluestone homestead, the elm and what is described as a 'creamery' need to be retained and conserved at Hawthorn Farm.

However, a review of the 2025 Citation found questions still remain about the origins of the creamery. I note that a pear tree, not identified in the 2024 Citation, is now identified as a 'significant planting'. In my view, further work is still needed to properly identify and understand this site and its elements, before measures and policies are put in place for its future conservation. I recommend that further consideration is made about the proposed boundaries of the heritage overlay.

### *Creamery*

In my review of the 2024 Citation, I questioned whether the 'creamery' had been purpose-built and raised whether it been adapted for this use at a later date. For, it would seem counterproductive for a small building designed to keep milk products cool to incorporate a large fire place. It is my view that the building may have been built for another purpose and adapted for this use as a creamery/dairy at a later stage.

I recommend that further investigation is needed by Council to establish the building's origins and further narrative about this added to the citation.

### *Pear tree*

The pear tree is noted in the 2025 Citation to impart (with the bluestone house, creamery and elm) a 'strong and evolved picturesque quality'. This value of the pear tree would appear overstated, as a tree that evokes such a quality would have been noted in the initial 2024 Citation. In my inspection of the site, the pear tree did not convey or contribute any strong picturesque quality, rather, it was observed as being in the vicinity of the remnants of a garden to the south of the house.

In identifying the pear tree in the 2025 Citation, there appears to have been no assessment made by an arborist. An arborist report, (Civica Arborsite, September 2025), commissioned by the site's owner, describes this pear tree as having a ULE of 10-15 years. In my view, it would be short-sighted to base heritage controls around an element on this site with no longevity. If the pear tree is considered to have heritage value to this site, in view of its limited lifespan, a cutting from the tree, or similar, could form part of reinstating the former garden to the south and provide some ongoing memory of this tree.



### *Hawthorn Hedge*

The Hawthorn Hedge is noted by the arborist to have early origins, and that this landscape element alludes to the farm's name, *Hawthorn Farm*. As noted by the arborist, it could be retained and pruned to provide a more formalised hedge row and one that delineates a heritage overlay boundary, and provide some limited interpretative value in its use and association to the nomenclature of the farm.

### *Proposed Heritage Overlay Boundary*

The heritage overlay boundary proposed in the 2025 Citation is large. If it proceeds it would place unnecessary constraints upon a large portion of the site containing no elements of any appreciable heritage value. A smaller footprint for this proposed heritage overlay would incorporate all elements identified to be significant (bluestone house, 'creamery', elm and pear trees and the northern end of Hawthorn hedge).

A smaller heritage overlay boundary would also cover additional elements that contribute to an understanding of this former dairy farm complex including the drive that leads from Gillies Road (a contributory element of the site), scope for reinstatement of a small garden south of the house, and retention of a portion of the milking shed to provide some interpretative value of the site being a former dairy farm. This smaller heritage overlay boundary would also retain existing sight lines to the farm complex when the site is viewed from Gillies Road.

A plan of a recommended, smaller, heritage overlay is at the end of this memorandum of heritage advice.

### *Conclusion*

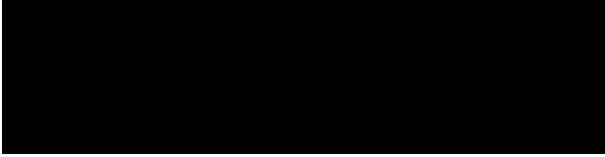
I recommend that Council undertake further work, which includes exploring further the origins of the 'creamery', conservation outcomes concerning the existing pear tree given it has a limited lifespan, and consideration of a smaller heritage overlay for the site that is more responsive to the site and its heritage elements.

A heritage overlay, smaller than what is currently proposed, can achieve a fine balance of conserving all significant elements, with some additional contributory elements, and without applying unnecessary constraints on portions of the site that contain elements of no apparent heritage value.



Please let me know if I can be of any further assistance with this matter.

Yours sincerely



Master of Architectural  
History & Conservation (Melb.)



## Recommended smaller heritage overlay





**APPENDIX C: 134 GILLIES ROAD ARBORIST ASSESSMENT**

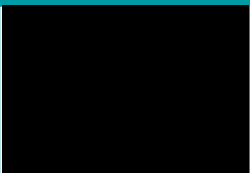


# Tree Report – Tree 1, 2 and 3

Ballarat & Queens Anglican Grammar School  
134 Gillies Road  
Mount Rowan VIC

24 September 2025

Assessment and report by:



BA. App. Sci. (Hort.), Dip. App. Sci. (Hort.), Adv. Cert. (Hort.) AQF Level 7

24 September 2025

[REDACTED]  
Ballarat Grammar  
[REDACTED]

**Assessment of significant trees at 134 Gillies Road, Mount Rowan**

Dear [REDACTED],

We are pleased to provide you the following Arboricultural Assessment and Report regarding trees of significance at 134 Gillies Road, Mount Rowan. This assessment has detailed three trees of significance and which are more than likely to predate 1934 as requested by Beveridge Williams as part of the assignment brief. These are the *Ulmus x hollandica* (Dutch Elm) to the east of the dwelling (this tree is recognised by the National Trust of Australia (Vic.) to have State Significance because of its age and physical dimensions), the *Pyrus communis* (European Pear) to the south of the dwelling and the row of *Crataegus monogyna* (English Hawthorn) to the south of the dwelling.

A range of other existing exotic trees were observed growing within the front setback of the property and surrounding the dwelling and included *Robinia pseudoacacia* (Black Locust), *Photinia serratifolia* (Chinese Hawthorn), *Ilex aquifolium* (Common Holly), *Populus nigra* 'Italica' (Lombardy Poplar), *Malus* sp. (Apple), *Prunus* sp. (Plum/Peach) and *Thuja plicata* (Western Red Cedar). None of these trees were observed to have been of an estimated age and/or physical dimensions that would indicate they would predate 1934.

Likewise, the Australian native species observed, notably specimens of *Eucalyptus camaldulensis* (River Red Gum), *Eucalyptus viminalis* subsp. *viminalis* (Manna Gum), *Eucalyptus nicholii* (Narrow-leaved Black Peppermint) and *Eucalyptus robusta* (Swamp Mahogany) were also not of an estimated age and/or physical dimensions that indicate they would predate 1934. These trees were more likely to have been planted perhaps in the 1970's or 1980's.

Complete use of this report is authorised under the conditions limiting its use as stated in Appendix A Item 7 of "Arboricultural Reporting Assumptions and Limiting Conditions".

Should you have any queries relating to this report, don't hesitate to contact me on [REDACTED].

Regards,

[REDACTED]  
Consulting Arborist  
BA. App. Sci. (Hort.), Dip. App. Sci. (Hort.), Adv. Cert. (Hort.) AQF Level 7

## Site map







## Site assessment data



**Tree Number:** 1  
**No. Trees in Group:** 1  
**Species:** *Ulmus x hollandica* (Dutch Elm)  
**Origin:** Hybrid of U. minor & U. glabra  
**Easting:** 750137.14  
**Northing:** 5845219.85

| Attributes                         |                     |                          |                |
|------------------------------------|---------------------|--------------------------|----------------|
| <b>Age:</b>                        | Mature              | <b>Height (m):</b>       | 24.3           |
| <b>ULE (yrs):</b>                  | 25-50               | <b>DSH (mm):</b>         | 1675           |
| <b>Structure:</b>                  | Fair                | <b>Crown spread (m):</b> | 26.35          |
| <b>Health:</b>                     | Good                | <b>NRZ Radius (m):</b>   | 15             |
| <b>Species Origin Information:</b> | Exotic<br>Deciduous | <b>SRZ Radius (m):</b>   | 4.4            |
|                                    |                     | <b>Retention Value:</b>  | A 1,2,3 – High |

| Defects, Significances and Actions |                                                                                                                                                                                                                                                                               |                                                                                                                                                   |
|------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Cost:                              | \$1,250.00                                                                                                                                                                                                                                                                    | Excludes additional costs for EWP, traffic control, additional crew etc. Please see our Guide document 'Notes on estimated costs within reports'. |
| Tree Defects:                      | <ul style="list-style-type: none"><li>- Co-dominant stems</li><li>- Deadwood/stubs &gt; 30mm</li><li>- Decay</li><li>- Excessive end weight</li><li>- Mechanical damage to root(s)</li><li>- Previous failure(s)</li><li>- Soil compaction</li><li>- Wound(s)</li></ul>       |                                                                                                                                                   |
| Tree Significance:                 | <ul style="list-style-type: none"><li>- Amenity value/shade</li><li>- Attractive landscape feature</li><li>- Heritage listed - significant tree</li><li>- Significant due to age/size</li><li>- Outstanding example of species</li><li>- Dominant landscape feature</li></ul> |                                                                                                                                                   |
| Arborist Actions / Works:          | <ul style="list-style-type: none"><li>- Branch support hardware - check</li><li>- End weight reduction</li></ul>                                                                                                                                                              |                                                                                                                                                   |
|                                    |                                                                                                                                                                                                                                                                               |                                                                                                                                                   |

| Risk Rating                  |                                                  |
|------------------------------|--------------------------------------------------|
| <b>Current Risk Rating:</b>  | Failure Possible (C) x Serious (3) = Medium (C3) |
| <b>Residual Risk Rating:</b> | Failure Unlikely (B) x Serious (3) = Medium (B3) |

| Arborist Comments |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |            |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| Arborist          | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Created on |
| ██████████        | ASAFE Tree assessed. Tree health and structural condition is unchanged on previous assessments.                                                                                                                                                                                                                                                                                                                                                                                                                               | 23-09-2025 |
| ██████████        | ASAFE Tree assessed. Aerial inspection of cabling was conducted by ArborSafe and Skyrider with it being in good condition with no signs of wear and tear or movement observed. The hardware was tight and in good condition. The cabling's points of attachment were visually undecayed and were surrounded by strong wound wood development. It was discussed that the cable was marginally tight, however at a recommended follow-up inspection in July 2026 would determine if the cabling should be removed and replaced. | 15-07-2025 |

Cont...



**Tree Number:** 1  
**No. Trees in Group:** 1  
**Species:** *Ulmus x hollandica* (Dutch Elm)  
**Origin:** Hybrid of U. minor & U. glabra  
**Easting:** 750137.14  
**Northing:** 5845219.85

| Attributes                         |                     |                          |                |
|------------------------------------|---------------------|--------------------------|----------------|
| <b>Age:</b>                        | Mature              | <b>Height (m):</b>       | 24.3           |
| <b>ULE (yrs):</b>                  | 25-50               | <b>DSH (mm):</b>         | 1675           |
| <b>Structure:</b>                  | Fair                | <b>Crown spread (m):</b> | 26.35          |
| <b>Health:</b>                     | Good                | <b>NRZ Radius (m):</b>   | 15             |
| <b>Species Origin Information:</b> | Exotic<br>Deciduous | <b>SRZ Radius (m):</b>   | 4.4            |
|                                    |                     | <b>Retention Value:</b>  | A 1,2,3 – High |

#### Arborist Comments (continued)

| Arborist | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Created on |
|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
|          | <p>ASAFE Tree assessed. The subject tree presented as a significant and stately landscape feature at the rear of the existing dwelling and based on discussions with the tenant was estimated to be in the realm of 140-150 years of age. Such was its significance that in 2003 it was included on the National Trust's Register of Significant Trees, and is recognised to have State significance. At the time of its inclusion was measured to have the largest crown spread and trunk circumference of any tree of this species on the register. Current tree health appears good with all branch extremities being live and seasonal extension growth observed to be consistently 100mm-200mm in length. Historic branch failures up to ~250mm in diameter would appear to be storm/wind related, particularly given their location and the exposed position of the tree. The most recent branch failure was that of a 1st order scaffold branch attached at ~3m on the eastern aspect and occurred in early May 2025 under strong south easterly wind conditions. This has resulted in an increased exposure of the crown on the eastern side of the tree. To aid in future, proactive tree management it is recommended to inspect and evaluate the quality and effectiveness of the previously installed steel wire rope cable/bracing system. This inspection is to be accompanied by documentation which is to be supplied to the site manager on the cabling/bracing being rated for the loads placed upon it, in good condition, free from wear and tear and is currently fit for purpose. Any cabling works conducted are recommended to be completed in accordance with Arboriculture Australia's MIS310 - Tree Support Systems. In addition, terminally reduction prune three (3) overextended scaffold branches within the lower and middle portions of the southern crown by ~20% each, ensuring correct pruning targets are used and branches are reduced to laterals that are a minimum 1/3 the diameter of the parent branch to reduce the probability of failure and/or extend the ULE of the tree (refer to accompanying photo for approximate pruning locations). Given the age, size and significance of the tree it is recommended to be reassessed on an annual basis, particularly following the most recent branch failure.</p> | 19-06-2025 |



**Tree Number:** 2  
**No. Trees in Group:** 1  
**Species:** *Pyrus communis* (European Pear)  
**Origin:** Central & Eastern Europe  
**Easting:** 750114.82  
**Northing:** 5845220.71

| Attributes                         |                     |                          |                  |
|------------------------------------|---------------------|--------------------------|------------------|
| <b>Age:</b>                        | Mature              | <b>Height (m):</b>       | 10.6             |
| <b>ULE (yrs):</b>                  | 10-15               | <b>DSH (mm):</b>         | 775              |
| <b>Structure:</b>                  | Poor                | <b>Crown spread (m):</b> | 9.65             |
| <b>Health:</b>                     | Good                | <b>NRZ Radius (m):</b>   | 9.3              |
| <b>Species Origin Information:</b> | Exotic<br>Deciduous | <b>SRZ Radius (m):</b>   | 3                |
|                                    |                     | <b>Retention Value:</b>  | B 1,3 – Moderate |

| Defects, Significances and Actions |                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                   |
|------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Cost:</b>                       | \$375.00                                                                                                                                                                                                                                                                                                          | Excludes additional costs for EWP, traffic control, additional crew etc. Please see our Guide document 'Notes on estimated costs within reports'. |
| <b>Tree Defects:</b>               | <ul style="list-style-type: none"> <li>- Cavity(s)</li> <li>- Co-dominant stems</li> <li>- Crack(s)/split(s)</li> <li>- Deadwood/stubs &gt; 60mm</li> <li>- Decay</li> <li>- Epicormic growth</li> <li>- Mechanical damage</li> <li>- Pests/insects</li> <li>- Previous failure(s)</li> <li>- Wound(s)</li> </ul> |                                                                                                                                                   |
| <b>Tree Significance:</b>          | <ul style="list-style-type: none"> <li>- Amenity value/shade</li> <li>- Attractive landscape feature</li> <li>- Hort. value - propagation</li> <li>- Particularly old/venerable</li> <li>- Significant due to age/size</li> </ul>                                                                                 |                                                                                                                                                   |
| <b>Arborist Actions / Works:</b>   | <ul style="list-style-type: none"> <li>- Exclude persons from fall zone</li> <li>- Pest &amp; disease control</li> </ul>                                                                                                                                                                                          |                                                                                                                                                   |

| Risk Rating                  |                                              |
|------------------------------|----------------------------------------------|
| <b>Current Risk Rating:</b>  | Failure Likely (D) x Minor (1) = Medium (D1) |
| <b>Residual Risk Rating:</b> | Failure Likely (D) x Minor (1) = Medium (D1) |

| Arborist Comments |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| Arborist          | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Created on |
|                   | <p>ASAFE Tree added and assessed. A very large, mature, and likely old specimen that could comfortably date back to late Victorian Period. Although bereft of foliage as part of cool season dormancy, the tree's health appears good with branch extremities being live and crown deadwood levels being low. Extensive decay exists within the lower ~1.3m of the trunk as well as in other portions of the remaining scaffold branches. Unfortunately the east-facing scaffold branch was lost to failure earlier in the year. Further scaffold branch failure is therefore likely to occur in the future, however target value and visitation under the branch fall zone is low. The location of the tree in proximity to surrounding infrastructure and vegetation allows it to be somewhat protected from strong winds, however the recent scaffold branch failure has increased the level of exposure to the remaining crown. Given the current site usage, the tree therefore does not pose an unacceptably high level of risk. The potential failure of the southern scaffold branch has been further heightened via the presence of an ~600-700mm long, horizontal fracture ~4m from ground level. As a result of these observations it is recommended to ensure target occupancy around the tree remains mobile and infrequent. Observations of fallen foliage suggest that predation by Pear and Cherry Slug may be occurring. If this is proven to be the case, treatment via stem/trunk injection of a suitable, systemic insecticide is recommended to occur as long-term predation by this pest can reduce tree health and vitality. Due to the tree's age and the presence of extensive decay, treatment would need to be carried by an experienced professional to provide the best chance of administering an effective treatment.</p> | 23-09-2025 |





**Tree Number:** 3  
**No. Trees in Group:** 34  
**Species:** *Crataegus monogyna* (English Hawthorn)  
**Origin:** Europe, north-west Africa, western Asia.  
**Easting:** 750115.19  
**Northing:** 5845212.62

| Attributes                         |                     |                          |                  |
|------------------------------------|---------------------|--------------------------|------------------|
| <b>Age:</b>                        | Mature              | <b>Height (m):</b>       | 7.6              |
| <b>ULE (yrs):</b>                  | 15-25               | <b>DSH (mm):</b>         | 275              |
| <b>Structure:</b>                  | Fair                | <b>Crown spread (m):</b> | 6.2              |
| <b>Health:</b>                     | Good                | <b>NRZ Radius (m):</b>   | 3.3              |
| <b>Species Origin Information:</b> | Exotic<br>Deciduous | <b>SRZ Radius (m):</b>   | 2                |
|                                    |                     | <b>Retention Value:</b>  | B 1,3 – Moderate |

| Defects, Significances and Actions |                                                                                                                                                                                                                                    |                                                                                                                                                   |
|------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Cost:                              | \$250.00                                                                                                                                                                                                                           | Excludes additional costs for EWP, traffic control, additional crew etc. Please see our Guide document 'Notes on estimated costs within reports'. |
| Tree Defects:                      | <ul style="list-style-type: none"><li>- Co-dominant stems</li><li>- Crossing/rubbing branches</li><li>- Deadwood/stubs &lt; 30mm</li><li>- Epicormic growth</li><li>- Suckers</li><li>- Weak union(s)</li><li>- Wound(s)</li></ul> |                                                                                                                                                   |
| Tree Significance:                 | <ul style="list-style-type: none"><li>- Amenity value/shade</li><li>- Attractive landscape feature</li><li>- Significant due to age/size</li></ul>                                                                                 |                                                                                                                                                   |
| Arborist Actions / Works:          | <ul style="list-style-type: none"><li>- Prune suckers</li></ul>                                                                                                                                                                    |                                                                                                                                                   |
|                                    |                                                                                                                                                                                                                                    |                                                                                                                                                   |

| Risk Rating                  |                                             |
|------------------------------|---------------------------------------------|
| <b>Current Risk Rating:</b>  | Failure Possible (C) x Minor (1) = Low (C1) |
| <b>Residual Risk Rating:</b> | Failure Possible (C) x Minor (1) = Low (C1) |

| Arborist Comments |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| Arborist          | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Created on |
|                   | <p>ASAFE Tree added and assessed. A north/south orientated, yet incomplete row of ~34 trees. Whilst not pruned in recent times, the trees are predicted to be of considerable age as a result of this species being used extensively historically to define fence lines and provide protection for stock, especially prior to the advent of quality fencing wire. This is supported via the property's name (Hawthorn Farm) and the existence of a number of old remaining fence posts along the western side of the row. In addition, the row of trees is clearly visible in the supplied 1934 aerial image of the site. One large, and several small Elm suckers exist within the northern portion of the row, with the smaller ones recommended to be removed to ground level to minimise future suppression of the Hawthorn hedge, but not poisoned. No pruning is currently recommended for the row unless there was a desire to return it to a formalised hedgerow, in which case extensive (and ongoing pruning) would be required.</p> | 23-09-2025 |

## Images



Figure 1. Tree 1, 134 Gillies Road, Mount Rowan. L. Andrews, 19 June 2025.





Figure 2. Tree 2, 134 Gillies Road, Mount Rowan. L. Andrews, 23 September 2025.





Figure 3. Tree 3, 134 Gillies Road, Mount Rowan. L. Andrews, 23 September 2025.

## Appendices

## Appendix A. Conditions for the supply of the ArborSafe Service

The Services supplied are based on and subject to the following conditions, in addition to others detailed in the relevant proposal and services agreement:

- Where more trees exist on site than the quoted tree inventory, the subset of specific trees for inclusion within the Service are to be nominated by the Purchaser to the Supplier in advance of the Visual Tree Assessment (VTA) and reviews. In the absence of the Purchaser nominating specific trees for inclusion, the Supplier will select trees for inclusion and the Supplier will not accept any liability for such selections or trees excluded from the inventory. Should the Purchaser wish to include additional trees beyond the quoted tree quantity that have been excluded from the inventory, the Purchaser is to nominate additional trees for inclusion and additional fees will apply.
- Under International Society of Arboriculture (ISA) guidelines for tree risk assessment, all trees' risk calculations, remedial actions and arboricultural comments are made based on normal weather conditions and do not account for extreme storm events where any tree or part thereof can fail depending on the forces placed upon it. For further information please seek a copy of the Tree assessment and natural events document.
- It is recommended that the fall zones of all trees be evacuated prior to and during high winds or storm events.
- The assessment of the probability of any failure occurring is estimated within any single year from the time of assessment.
- The Purchaser acknowledges and agrees to provide to the Supplier full and accurate instructions regarding the usage and occupation under trees and acknowledges that the risk rating applied to trees as part of the Services will depend upon these instructions.
- The Purchaser acknowledges and agrees that all inspections of trees will be conducted from ground level and cannot identify certain defects ("Hidden Defects") either within roots or internally within trunk or branches or defects at height.
- The Purchaser acknowledges and agrees that the Supplier is not liable for any loss or claim (whether direct or indirect) that results from any Hidden Defects.
- The Purchaser may only rely on advice in written reports provided by the Supplier as part of the Services.
- The assessment of the consequences of any tree failure are estimated based on the size of the part assessed as presenting the highest risk and evidence at the time of assessment of target visitation or assets beneath the fall zone at the time of assessment. If visitation rates beneath trees are not clear at the time of any assessment or communicated (i.e. a specific area is unoccupied at the time of assessment but at another time the same area would have many targets), it is a requirement of the managers of the facility or site are to advise the Supplier's arborist(s) of fluctuating or proposed amended land usage beneath trees in nominated areas prior to any of the tree assessments taking place.
- Where excavation that may have caused root severance has taken place on the Purchaser's site (paths, footings, drains, pipes, etc.) within the last five years and where evidence of such excavation in proximity to tree roots is no longer evident, please advise the Supplier's arborists of locations, depths and methods of excavation that have taken place on the Purchaser's site so that they can factor in damage to structural roots as part of their assessments, otherwise structural roots will be deemed to be intact as part of the assessments.
- Where large tree removal has taken place (or large structure demolition or new buildings has occurred) on the Purchaser's site within the last five years and where evidence of such actions in proximity to remaining trees is no longer evident, please advise the Supplier's arborists of locations, size and species of tree removals (or building details) that have taken place on the Purchaser's site so that they can factor in changes in wind loading to remaining trees as part of their assessments, otherwise wind loadings will be deemed to be within naturally evolved tolerances for the subject tree/s.
- Remedial action estimated costs shown within the ArborSafe reports do not include stump grinding for trees specified for removal. If the Purchaser would like stump grinding prices to be included, please notify the Supplier upon signing of the Service Agreement or any time prior to the Purchaser's first assessment and they can be included. The Supplier's cost estimates also do not include complex services such as crane/EWP use, traffic management or electrical line isolation, de-energise and or shutdown should supplier's or utility's safe operating procedures for the Supplier's specified remedial action task/s mandate or require them. Generally, the Supplier's arborists will nominate that these items may be required for remedial actions specified, but cost estimates do not account for them.

## Appendix B. Explanation of tree assessment terms

**Tree number:** Refers to the individual identification number assigned within the ArborSafe software to each assessed tree on the site and the number which appears on the tree's tag.

**Tree location:** Refers to the easting and northing coordinates assigned to the location of the tree as obtained from the geo-referenced aerial image within the ArborSafe software.

**Tree species:** Provides the botanic name (genus, species, sub-species, variety and cultivar where applicable) in accordance with the International Code of Botanical Nomenclature (ICBN), and the accepted common name.

**Trees in group:** The number of trees encompassing a collective assessment of more than one tree. Typically grouped trees have similar attributes that can be encompassed within one data record.

**Height:** The estimated range in metres attributed to the tree from its base to the highest point of the canopy. Where required height will be estimated to the nearest metre.

**Diameter at Breast Height (DBH):** Refers to the tree's estimated trunk diameter measured 1.4m from ground level for a single trunked tree. These estimates increase in 50mm increments. Where required DBH will be measured to give an accurate measurement for single trunked trees, trees with multiple trunks, significant root buttressing, bifurcating close to ground level or trunk defects and will be measured as per the Australian Standard AS 4970–2009: *Protection of Trees on Development Sites*.

**Tree Protection Zone (TPZ):** A specified area above and below ground and at a given distance measured radially away from the centre of the tree's trunk and which is set aside for the protection of its roots and crown. It is the area required to provide for the viability and stability of a tree to be retained where it is potentially subject to damage by development. The radius of the TPZ is calculated by multiplying its DBH by 12. TPZ radius = DBH × 12. (Note "Breast Height" is nominally measured as 1.4m from ground level). TPZ is a theoretical calculation and can be influenced by existing physical constraints such as buildings, drainage channels, retaining walls, etc. (Standards Australia, 2009).

**Structural Root Zone (SRZ):** The area close to the base of a tree required for the tree's anchorage and stability in the ground. The woody root growth and soil cohesion in this area are necessary to hold the tree upright. The SRZ is nominally circular with the trunk at its centre and is expressed by its radius in metres. SRZ radius =  $(D \times 50)0.42 \times 0.64$  (Standards Australia, 2009).

**Canopy spread:** The estimated range in metres attributed to the spread of the tree's canopy on its widest axis. Where required crown spread will be estimated to the nearest metre.

**Origin:** Refers to the origin of the species and its type.

| Category          | Description                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Indigenous        | Occurs naturally in the local area and is native to a given region or ecosystem.                                |
| State Native      | Occurs naturally within State but is not indigenous.                                                            |
| Australian Native | Occurs naturally within Australia and its territories but is not a State native or indigenous.                  |
| Exotic Evergreen  | Occurs naturally outside of Australia and its territories and typically retains its leaves throughout the year. |
| Exotic Deciduous  | Occurs naturally outside of Australia and its territories and typically loses its leaves at least once a year.  |



**Health:** Refers to the health and vigour of the tree.

| Category         | Description                                                                                                                                                                                                                                                                    |
|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Excellent</b> | Canopy full with even foliage density throughout, leaves are entire and are of an excellent size and colour for the species with no visible pathogen damage. Excellent growth indicators, e.g. seasonal extension growth. Exceptional specimen.                                |
| <b>Good</b>      | Canopy full with minor variations in foliage density throughout, leaves are entire and are of good size and colour for the species with minimal or no visible pathogen damage. Good growth indicators, none or minimal deadwood.                                               |
| <b>Fair</b>      | Canopy with moderate variations in foliage density throughout, leaves not entire with reduced size and/or atypical in colour, moderate pathogen damage. Reduced growth indicators, visible amounts of deadwood, may contain epicormic growth.                                  |
| <b>Poor</b>      | Canopy density significantly reduced throughout, leaves are not entire, are significantly reduced in size and/or are discoloured, significant pathogen damage. Significant amounts of deadwood and/or epicormic growth, noticeable dieback of branch tips, possibly extensive. |
| <b>Dead</b>      | No live plant material observed throughout the canopy, bark may be visibly delaminating from the trunk and/or branches.                                                                                                                                                        |

**Age:** Refers to the life cycle of the tree.

| Category           | Description                                                                                                                                             |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Young</b>       | Newly planted small tree not fully established may be capable of being transplanted or easily replaced.                                                 |
| <b>Juvenile</b>    | Tree is small in terms of its potential physical size and has not reached its full reproductive ability.                                                |
| <b>Semi-mature</b> | Tree in active growth phase of life cycle and has not yet attained an expected maximum physical size for its species and/or its location.               |
| <b>Mature</b>      | Tree has reached an expected maximum physical size for the species and/or location and is showing a reduction in the rate of seasonal extension growth. |
| <b>Senescent</b>   | Tree is approaching the end of its life cycle and is exhibiting a reduction in vigour often evidenced by natural deterioration in health and structure. |

**Structure:** Refers to the structure of the tree from roots to crown.

| Category         | Description                                                                                                                                                                                                                       |
|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Good</b>      | Sound branch attachments with no visible structural defects, e.g. included bark or acute angled unions. No visible wounds to the trunk and/or root plate. No fungal pathogens present.                                            |
| <b>Fair</b>      | Minor structural defects present, e.g. apical leaders sharing common union(s). Minor damage to structural roots. Small wounds present where decay could begin. No fungal pathogens present.                                       |
| <b>Poor</b>      | Moderate structural defects present, including bifurcations with included bark with union failure likely within 0–5 years. Wounding evident with cavities and/or decay present. Damage to structural roots.                       |
| <b>Hazardous</b> | Significant structural defects with failure imminent (3–6 months). Defects may include active splits and/or partial branch or root plate failures. Tree requires immediate arboricultural works to alleviate the associated risk. |

**Useful Life Expectancy (ULE):** Useful life expectancy refers to an expected period of time the tree can be retained within the landscape before its amenity value declines to a point where it may detract from the appearance of the landscape and/or presents a greater risk and/or more hazards to people and/or property. ULE values consider tree species, current age, health, structure and location. ULE values are based on the tree at the time of assessment and do not consider future changes within the tree's location and environment which may influence the ULE value.

| Category    |
|-------------|
| 0 Years     |
| <5 Years    |
| 5–10 Years  |
| 10–15 Years |
| 15–25 Years |
| 25–50 Years |
| >50 Years   |

**Defects:** Visual observations made of the presenting defects of the tree and its growing environment that are, or have the capacity to impact upon, the health, structural condition and/or the useful life expectancy of the tree. Defects may include adverse physical traits or conditions, signs of structural weaknesses, plant disease and/or pest damage, tree impacts to assets or soil related issues.

**Tree significance:** Includes environmental, social or historical reasons why the tree is significant to the site. The tree may also be rare under cultivation or have a rare or localised natural distribution.

**Arborist actions:** A list of arboricultural and/or plant health care works that are aimed at maintaining or improving the tree's health, structural condition or form. Actions may also directly or indirectly reduce the risk potential of the tree such as via the removal of a particular branch or the moving of infrastructure from under its canopy.

Tree Risk Assessment Matrix

|             |             | PROBABILITY                         |                                   |                                 |                                 |                                   |
|-------------|-------------|-------------------------------------|-----------------------------------|---------------------------------|---------------------------------|-----------------------------------|
|             |             | A. No Detectable Threat             | B. Failure Unlikely               | C. Failure Possible             | D. Failure Likely               | E. Failure Certain                |
| CONSEQUENCE | 1. Minor    | <div>A1</div> <div>NEGLIGIBLE</div> | <div>B1</div> <div>VERY LOW</div> | <div>C1</div> <div>LOW</div>    | <div>D1</div> <div>MEDIUM</div> | <div>E1</div> <div>MEDIUM</div>   |
|             | 2. Moderate | <div>A2</div> <div>VERY LOW</div>   | <div>B2</div> <div>LOW</div>      | <div>C2</div> <div>MEDIUM</div> | <div>D2</div> <div>MEDIUM</div> | <div>E2</div> <div>HIGH</div>     |
|             | 3. Serious  | <div>A3</div> <div>LOW</div>        | <div>B3</div> <div>MEDIUM</div>   | <div>C3</div> <div>MEDIUM</div> | <div>D3</div> <div>HIGH</div>   | <div>E3</div> <div>URGENT</div>   |
|             | 4. Extreme  | <div>A4</div> <div>MEDIUM</div>     | <div>B4</div> <div>MEDIUM</div>   | <div>C4</div> <div>HIGH</div>   | <div>D4</div> <div>URGENT</div> | <div>E4</div> <div>CRITICAL</div> |

The tree risk assessment is based on a ground based Visual Tree Assessment (VTA) as detailed in Tree assessment and natural events document.

Weather

An understanding of the destructive capability of wind and adverse weather is necessary and will assist site owners and managers to comprehend the limitations of arboricultural inspections. For further details refer to Weather section of the Tree assessment and natural events document. Due to the known destructive capability of strong winds on defect-free trees, the Civica ArborSafe assessment (including the risk assessment) is based on normal weather, wind speeds and directions for the site and the trees, up to a maximum average wind speed of 33 knots and/or a maximum gust of 43 knots, unless otherwise specifically advised in writing.

Probability

For both Current Risk and the Residual Risk After Remedial Works, the inspecting arborist considers the following points when determining the probability of a future tree failure:

1. The probability of tree failure is considered to be within a 12 month reinspection interval, unless otherwise requested by the site manager.

2. The tree risk assessment is based on normal weather, wind speeds and directions for the site and the trees, up to a maximum average wind speed of 33 knots and/or a maximum gust of 43 knots, unless otherwise specifically advised in writing.

3. Where a tree has multiple defects, the probability of failure for the Current and Residual Risk is based on the part(s) of concern that present the highest risk.

4. Where possible, cavities or hollows within 1.5m of ground are sounded and/or probed to investigate their extent and potential effect on structural integrity.

5. Evidence of previous failures, types of defects and species traits are considered when assessing the probability of failure.
6. Multiple compounding and/or progressive defects may increase the probability of failure.

7. If the structural integrity of the tree or part(s) of concern cannot be adequately determined from ground based VTA, if reasonable, the inspecting arborist will nominate further detailed inspection or testing of the defect/s and will nominate the location, type of test or report and detail required to make a future informed decision on the structural integrity of the tree or part(s) thereof.

8. The inspecting arborist may consider the potential impact of works within the root zone on the probability of failure, only where information on works within root zones has been accurately provided or is clearly visible at the time of the assessment.

9. The inspecting arborist may consider the effects of changes in wind loading on assessed trees when the site manager has informed the inspecting arborist of all activities that have taken place in proximity to assessed trees.

| Probability                                     | Description                                                                                                                                                   | Example                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| No Detectable Threat<br>(Failure Unforeseeable) | The tree has no sighted risk related defects and/or structure where failure of the tree or part is considered not foreseeable during the reinspection period. | The tree may present with good structure which is well suited to the location with no risk related defects sighted.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Failure Unlikely                                | The tree has a visible defect(s) and/or structure where failure of the tree or part is considered unlikely during the reinspection period.                    | The tree may present with fair to good structure, which is well suited to the location. The tree may exhibit good response growth, with defects that are well tolerated by the species and are unlikely to fail during the reinspection period.                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Failure Possible                                | The tree has a visible defect(s) and/or structure where failure of the tree or part is considered possible during the reinspection period.                    | Previous branch failures may be evident in the subject tree. Excessive branch end weight. Included bark not well tolerated by the species. Epicormic branch growth. Bird browsing damage on branch unions. Cavities and/or decay of unknown extent. Small quantity of dead wood. Increased canopy exposure to wind.                                                                                                                                                                                                                                                                                                                                                              |
| Failure Likely                                  | The tree has a visible defect(s) and/or structure where failure of the tree or part is considered likely during the reinspection period.                      | The tree may present a trend of branch failures. The tree may present with poor structure and known not to be well tolerated by the species. Advanced decay with poor response growth. Significant cavities likely to impact tree structure. Significant earth works within the Tree's Structural Root Zone (SRZ). Tree displays evidence of included bark and/or with significant swelling, cracks, splits, bleeding sap flow or aerial roots within a branch union. Tree exhibits large branch growth at previous lopping points. Significant quantity of deadwood. The tree has multiple defects each deemed a lower probability but combined present as compounding defects. |
| Failure Certain                                 | The tree has a visible defect(s) and/or structure and failure of the tree or part is considered certain during the reinspection period.                       | The tree may have severe defects that have a potential of failure at any time and/or compromised tree or branch structure is evident. Unstable hanging limbs. Active root plate movement is evident via soil lifting/cracking. Active trunk or branch union splits/cracks.                                                                                                                                                                                                                                                                                                                                                                                                       |

Consequence

For both Current Risk and the Residual Risk After Remedial Works, the inspecting arborist considers the following points when determining the Consequence of a potential future tree failure:

1. The size of the tree part(s) of concern.

2. Fall distance of the tree part(s) of concern.

3. Asset value or importance within the fall zone.

4. If multiple targets within fall zone increase the consequence.
5. The potential severity of injury or asset damage from the size of part(s) of concern.

6. Information provided from the site managers/owners regarding occupancy and usage within the fall zone.
7. The potential for impacting a target considering the intensity of use within the fall zone.

8. Observations at the time of assessment of human activity, visitation, assets and usage within the fall zone.
9. Other trees, branches, hardware or structures that would reduce the severity of impact and provide target protection.

10. Where a tree has multiple defects, the consequence of failure for the Current Risk and Residual Risk After Works is based on the part(s) of concern that present the highest risk.

| Consequence | Description                                                                                                                                                                                                                                     |
|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Minor       | A low chance of significant human injury or death due to the size of the tree part(s) of concern and/or occupancy within the fall zone and/or asset damage limited to lower value assets.                                                       |
| Moderate    | A medium chance of significant human injury or death due to the size of the tree part(s) of concern and/or intermittent occupancy within the fall zone and/or asset damage limited to moderate value assets.                                    |
| Serious     | A high chance of significant human injury or death due to the size of the tree part(s) of concern and/or frequent occupancy within the fall zone and/or asset damage to significant value assets and/or disruption to important services.       |
| Extreme     | A very high chance of significant human injury or death due to the size of the tree part(s) of concern and/or intense to constant occupancy within the fall zone and/or asset damage to major assets and/or disruption to significant services. |

Time frame for remedial actions

All risk based remedial actions should be prioritised by levels of risk, from Critical to Negligible in a descending manner. Critical risk works should be performed as soon as possible and fall zones of the tree or part(s) of concern should have effective exclusion zones established and maintained until remedial actions are performed. Urgent to High risk remedial work actions should be performed as soon as is practicable, with lower level risk level remedial works to be prioritised at the client's discretion based on resources available.



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