

STRATEGIC
PLANNING

SHIRE OF BUNINYONG
OUTLINE DEVELOPMENT PLAN
FOR THE
BUNINYONG TOWNSHIP

Prepared for:

Shire of Buninyong

by

John Bennett & Associates
Planning & Environment Consultants
8 Lydiard Street North
Ballarat 3350

(Adopted by Council at its meeting of 21st December 1993)

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PART 1 - BACKGROUND REPORT

1. INTRODUCTION

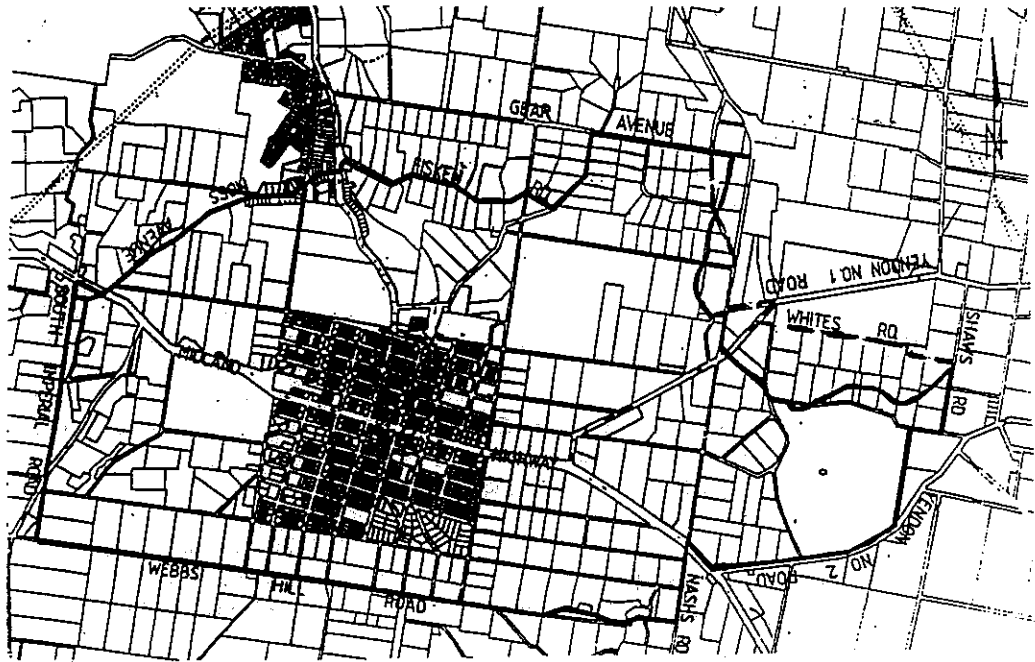
The Shire of Buninyong has decided it is necessary to develop a clear strategic framework for land use and development within the Buninyong township and immediate surrounds.

The study area broadly comprises the land bounded by Moss Avenue, South Imperial

Road, Webbs Hill Road, Nashs Road, Yendon No 2 Road, Shaws Road, the Chapters 1 & 2 boundary, Gear Avenue and Fiskens Road.

The Outline Development Plan (ODP) which has yet to be adopted by Council considers the future use and development of this important growth area in the context of the Greater Ballarat region. The ODP is contained in Part 2 of this report.

BUNINYONG TOWNSHIP OUTLINE DEVELOPMENT PLAN



Study Boundary ———
Chapter Boundary - - - -

2. WHY AN OUTLINE DEVELOPMENT PLAN?

Council considers an ODP is essential so as to provide it with a desired form of future development and to assist Council in dealing with a number of key issues including:

- * Recent development proposals received by Council, including various rezoning requests.
- * Heritage issues - designation and protection of individual items and areas which have been identified as being significant.
- * Use and development of community

facilities including the municipal precinct and other public spaces.

- * Tourism issues - how to cater for tourist related land uses and activities.
- * Home occupation/home industry uses on larger lots including ancillary activities such as parking of light commercial vehicles.

In addition, Council recognised that the Ballarat Region Strategy Plan 1990 identifies the township of Buninyong as being a residential growth area in the medium and long term (5-20 years) and recognised that the Strategy Plan recommended that a comprehensive ODP be prepared for the

Buninyong township, together with any necessary rezonings.

The Strategy Plan also recommended that a Structure Plan be prepared to implement the Commercial Strategy which identifies the Buninyong township as the preferred location for additional retail floor space.

3. STUDY AIMS

3.1 Overall study objective

To develop a clear strategic framework for future residential and commercial land use and development, and development of community facilities within the Buninyong township and immediate surrounds.

3.2 General objectives

- * To conserve and strengthen the social and economic base of Buninyong township as a major regional centre through the promotion and facilitation of sustainable residential and economic development for the benefit of the local and regional communities.
- * To provide for various residential, rural residential, commercial and tourism opportunities in various locations in the study area.
- * To maintain and enhance the character of the Buninyong centre in accordance with a strong urban design concept.
- * To protect and enhance areas of high landscape value, and places of cultural, environmental, historic and architectural significance or interest.
- * To maintain the compactness and character of the Buninyong centre and to enhance the level and quality of development within the centre and to clearly define the periphery of the commercial centre.

3.3 Residential development objectives

- * To identify preferred areas for future residential development and the costs of developing these areas for housing and ancillary uses.
- * To set priorities for the release of these residential development areas and to note mechanisms for the release, if necessary, of land out of

sequence.

- * To identify a possible range of housing types appropriate to the needs and lifestyles of residents.
- * To ensure efficient use of existing infrastructure and minimise further infrastructure costs.

3.4 Rural residential objectives

- * To re-assess areas for existing and future rural residential development and to determine whether or not subdivision and other requirements are appropriate.
- * To ensure efficient use of existing infrastructure and minimise further infrastructure costs.

3.5 Commercial development objectives

- * To evaluate the capacity of the existing commercial area to provide for any identified future requirements including car parking and if necessary, recommend the most desirable area for future expansion of the commercial area.
- * To define the current role of the Buninyong commercial area and identify its future role in the development of the Shire of Buninyong and surrounding rural, rural residential, and residential areas.
- * To establish a data base of existing retail, business and commercial premises including details of present floor space provisions and projected floor space requirements.
- * To provide appropriate facilities for vehicles, vehicle movements, pedestrians and service vehicles.

4. STUDY PROCESS

The study process was designed to actively encourage public input and discussion by involving participation in workshops by Council representatives, servicing agencies, members of the community and key business and community groups.

Task 1 – Existing Situation Report

An Existing Situation Report (ESR) prepared in February 1993 recorded the "physical

condition" of the study area together with a statement on the various policies which influence the study area.

The ESR analysed and assessed previous studies and current policies, existing planning provisions, existing land use, infrastructure services and constraints and opportunities for extension and upgrading of these, including floor space and parking information, community facilities including parks, public facilities, landscape and visual characteristics and identified opportunities and constraints on future development in terms of land use, infrastructure, physical layout and ownership.

The ESR did not attempt to evaluate or appraise any particular area in terms of development potential but merely presented the facts for discussion at workshops.

The ESR has been updated and modified and is now incorporated into this ODP.

Task 2 - Workshops

Two workshops were held: one with the Steering committee and one with key landowners, developers, interest groups and business people.

Task 3 - Draft Outline Development Plan

Based on the workshops, the consultants prepared and assessed detailed development options together with detailed zoning and policy concepts and a staged work program to implement the preferred Outline Development Plan.

Task 4 - Community comment on draft Outline Development Plan

The Draft Outline Development Plan which was placed on exhibition during June 1993 considered the future use and development of this important growth area in the context of the Greater Ballarat region. A total of 58 written submissions were received to the draft ODP.

Task 5 - Prepare final Outline Development Plan

This report in two parts represents the final ODP which has been provided to Council as a basis for future landuse planning decisions.

Task 6 - Prepare Amendments to Planning Scheme

Planning scheme amendments will be prepared to implement the adopted Outline

Development Plan.

5. PREVIOUS STUDIES AND CURRENT POLICIES

5.1 The Ballarat Region Strategy Plan 1990

Residential development

The Ballarat Region Strategy Plan 1990 identifies the township of Buninyong as being a residential growth area in the medium and long term (5-20 years).

The Strategy acknowledges that the township is very attractive, environmentally sensitive and has historic qualities. It notes it is desirable to recognise and protect the landscape significance of the area and to maintain the integrity of Buninyong township.

Commercial development

The Strategy Plan suggests that with the anticipated additional population capacity of in excess of 4,500 people in the Canadian Valley and Buninyong corridor over the next 10-20 years, retail activity could be increased by approximately 3,000 - 5,000 m². The Strategy recommends the preferred location for this additional retail floor space is the Buninyong township in order to consolidate the commercial role of the centre.

In the Commercial Centre Hierarchy, the Buninyong commercial area is rated as a District/Community Centre.

5.2 Ballarat Region Conservation Strategy

The Ballarat Region Conservation Strategy prepared in December 1991 is a charter for sustainable living. The Strategy contains many actions which should guide the preparation and implementation of the Buninyong ODP. In particular the following are key action statements which should be considered:

"3.3 Promote the efficient use of water

3.4 Enhance the environmental consideration and potential recreational opportunities for ... waterways.

4.1 No Crown lots with existing or possible extension of significant habitat values to be sold and assessed Crown lots of conservation significance to include peripheral

assessment of adjacent areas so as to examine habitat conflict with respect to existing and future subdivision development.

4.4 *Increase the awareness of the importance of road and rail reserves as areas of conservation significance, for both flora and fauna and potential for other community uses such as woodlots, recreation and future transport needs.*

6.1 *Record ... heritage by identifying and documenting the cultural, natural and built heritage of the area and ... to protect ... heritage resources.*

6.5 *Ensure the protection of those buildings, areas, sites and other places within municipalities, (with consultation with owners and managers), currently listed on the Register of the National Estate, the Register of the National Trust of Australia (Victoria), the Register of Historic Buildings and local Heritage Studies.*

6.7 *Promote appropriate planning guidelines for new rural residential subdivisions which are consistent with the recommendations in this Strategy.*

6.8 *Adopt and implement an ecological approach to human settlement planning."*

5.3 Buninyong Conservation Study

The Buninyong Conservation Study, November 1983, recommended a number of actions which should be taken to conserve the character of Buninyong township and surrounds.

The study also recommended the introduction of 5 Conservation Precincts into the study area:

- CP1. Churches Precinct
- CP2. Commercial Precinct
- CP3. Gardens Precinct
- CP4. Railway Precinct
- CP5. Coleman's Spring Precinct

In addition, the study recommends that some 57 buildings be designated in the planning scheme in order to control future development which may affect their character.

5.4 Buninyong Townscape Strategy

The Buninyong Townscape Strategy, prepared by the townscape unit of the former Department of Planning and Urban Growth, recommended a number of physical works which should be undertaken to enhance the streetscape and character of the central area of Buninyong township.

It must be noted that the plan accompanying the study contained a number of inaccuracies - such as location of commercial development and specific buildings.

5.5 Buninyong Township Strategy for Development

Purpose of study

This study conducted by Loder & Bayly in May 1977 followed the receipt of requests for rezoning land adjacent to but beyond the township boundary. The study reviewed the impact which residential development of the land in question was likely to have on the township at the time and to provide guidelines to control any future development.

The study also examined the future options for the development of Buninyong township and recommended a direction and policy for future development in the township and peripheral areas.

Conclusions and recommendations

The following is a summary of the main conclusions and recommendations:

- Preservation of the existing character of township is essential to a successful strategy for development.
- Controls over demolition and alteration of pre-1910 buildings should be introduced.
- Ridge lines of the spurs and hills should be protected from development.
- Development of existing lots on ridge lines of the spurs and hills should be at a low density.
- Areas outside the present township should be considered for rezoning in order to provide better opportunities for new and comprehensively designed subdivision.

- Tenement clause should be introduced to restrict development within critical areas of the township.
- New commercial development should be restricted to the north side of Learmonth Street and only as an extension of the existing commercial area.
- The service industrial area in Warrenheip Street should be protected from shops and extension of the area should be considered for possible employment areas.
- A linear multi-purpose open space system should be developed based on the old railway reserve.

The aims of the 1977 study essentially do not differ from the basic aim of this current outline development planning process. However circumstances have changed with the introduction of reticulated sewerage, continuing development within the township and peripheral areas, and the preparation of the Ballarat Region Strategy Plan 1990.

5.6 Land Conservation Council report and studies of the Union Jack Reserve

The Land Conservation Council report for the Ballarat Area includes recommendations for four parcels of land in the study area. These are the Buninyong Golf Course, Mt Buninyong reserve, Union Jack Reserve and the Quarry reserve on the west side of Cathcart Street between Nolan and Hedrick Streets.

In respect to the Mount Buninyong Reserve the report notes:

"This reserve is one of the few volcanic cones that contains examples of relatively undisturbed native vegetation, and management should seek to protect these values."

The reserve is appropriately included as public land in the planning scheme. In addition, an Area of Natural Beauty or Interest (ANBI) overlay applies to the reserve and private land on the western and northern slopes of Mt Buninyong.

In respect to the Union Jack Reserve the final recommendations include the reserve in an Education Area. The report of final recommendations notes:

In selecting land for education areas, the Council has sought to provide areas:

- * *giving examples of major land types*
- * *with maximum diversity of vegetation types, soils, etc., and with natural boundaries*
- * *located with consideration of ready access by users*
- * *located so as to minimize the danger that wildfires present to users*
- * *located in proximity to other land types and to a variety of other land uses*
- * *large enough to prevent over use and to allow for zoning to protect areas of special value*
- * *selected so as to minimize erosion and pollution hazard.*

The Union Jack Reserve is one of only two education areas located in the Ballarat Land Conservation Council Area and is the only one in close proximity to Ballarat (the other is located near Mt Cole between Ararat and Beaufort). The reserve was gazetted for "Conservation of an Area of Natural Interest" in November 1986. The reserve is extensively used by students from Ballarat University and Ballarat & Clarendon College and forms an important component of various educational programs. As a result, the reserve has been studied and various reports compiled on its fauna, flora and other features.

The other parcel of land is the Buninyong Golf Course which is to be retained for recreation.

5.7 Current planning scheme provisions

The study area is contained within Chapter 2 of the Buninyong Planning Scheme. The relevant provisions applicable to the study area:

Zones

Rural (Residential 1) - minimum lot size = 4 ha. Restrictions may apply to construct a detached house where a lot is less than 4 ha. Effluent disposal is a major consideration.

Rural (Residential 2) - average lot size = 2 ha (minimum = 0.8 ha) Restrictions may

apply to construct a detached house where a lot is less than 2 ha. Effluent disposal is a major consideration.

Residential – minimum lot size = 800 m²

Residential Development – minimum lot size = 8 ha unless provided with both reticulated sewerage and water, otherwise no minimum applies.

Low Density Residential – minimum lot size = 0.12 ha provided the average is not less than 0.15 ha. Restrictions may apply to construct a detached house where a lot is not provided with reticulated sewerage services.

Local Business – applies to the Buninyong commercial area.

Service Industrial – applies to the land on the west side of Warrenheip Street between Eyre and Barkly Streets. Provides for the mixed development of industrial and residential uses.

Reserves

Various Existing and Proposed Public Purposes and Public Open Space Reserves apply to the study area. These cater for existing and proposed public uses.

Other provisions

Clause 47 – heritage provisions apply to two sites: the Former Library at 408 Warrenheip Street and "Ballantrae" house and land on Geelong Road.

An overlay control, Areas of Natural Beauty or Interest, applies to the west slopes of Mount Buninyong and areas to the north-west and west of the township. A permit is required for all buildings and works in these areas.

Geelong Road and Midland Highway are designated as Existing Arterial Roads and as such are subject to the State Highway planning policy and generally all use and development requires a permit.

An overlay control in the vicinity of the Dredge site (just outside the western boundary of the study area) notes that any future residential development should be considered in the light of the possible future use of the Dredge area as a landfill site.

6. EXISTING CONDITIONS

6.1 Location and role of Buninyong

Buninyong township is located 10 kilometres south of Ballarat on the Midland Highway which links Ballarat and Geelong. Within the region it has been identified as being a residential growth area in the medium and long term (5–20 years).

The township is the oldest settlement in the Ballarat area and a considerable number of the historic buildings and facilities remain. Over the years the township has experienced considerable growth, then decline and more recently growth as a dormitory suburb to Ballarat. Its location on the Midland Highway in close proximity to the Ballarat University College has also assisted in the growth of the township.

6.2 Population

Estimated current population

In 1986 the crown township had a population of 1,307 persons with about 1,500 persons in the whole study area. The 1991 census information by Collectors District is not yet available and it has been necessary to estimate the population based on the number of houses within the study area. Using this criteria (790 houses) and a household size of 3.4 then it is estimated that the population is in the order of 2,700 persons (comprised of 2,050 within the crown township and 650 in the outer areas).

Age distribution

The age distribution for the study area very closely parallels that for the whole shire except that there is a greater proportion of people over 55 years and a smaller proportion of people in the 12 to 18 age group.

6.3 Existing land use and development

Housing

Housing is mainly concentrated within the crown township with approximately 600 houses located in this area. The general pattern of roads and lots was created by the original crown township subdivision with most of the lots being either 1,012 m² or 2,024 m² (quarter or half acre). The outer, more rural areas contain approximately 190 houses on much larger lots – many in the vicinity of 4 ha.

Most of the older housing is located in the crown township with new houses located in all areas. The housing is generally of a very high design and construction standard and this also applies to flats and multi-unit developments.

Commercial

The Buninyong township commercial area is located along both Learmonth and Warrenheip Streets with the main concentration occurring in the vicinity of the intersection of these streets. The commercial activities can be summarised as follows:

<i>Use</i>	<i>Estimated floor area</i>	<i>Number of premises (m2)</i>
Shops	2284	22
Hotel/bottle shop	450	1
Motor-related	473	2
Total	3207	25

Carparking

Approximately 153 public car spaces are located within the main commercial area including unmarked parallel spaces in Warrenheip Street north of De Soza Park. Only 26 are provided off-street and these are located in the carpark being constructed east of the Chemist in Learmonth Street.

Tourism

Buninyong township is a tourist destination itself with visitors utilising various public areas such as Mt Buninyong Reserve and the Botanic Gardens as well as enjoying the general ambience of the streets, shops, physical setting, character and public buildings. There are individual tourist oriented facilities such as the Antique and Craft Shop and the Flora & Fauna Bird Park in Eddy Avenue.

Industry

No manufacturing industry exists within the study area although small home based industries and occupations such as contractors depots are scattered throughout the township and study area.

Farming

Farming within the study area is almost non-existent other than when combined with rural

residential or hobby farm activities. Farming activities which do occur are mainly grazing of sheep or horses. A small vineyard is located in Cathcart Street and a nut tree plantation on the western side of the Mount Buninyong scenic reserve.

6.4 Land ownership/subdivision patterns

Size of lots

Within the crown township the vast majority of lots are either 1,012 m² or 2,024 m². An analysis of lots is included in section 6.8.

In the outer areas lot sizes vary widely but are mainly in the 4 ha range in the Rural (Residential 1) Zone and 2 ha in the Rural (Residential 2) Zone.

Potential for subdivision

There are very few areas within the crown township which have potential for subdivision given the relatively small size of the original crown lots. Many lots have frontage to 2 streets and these larger lots (which exist throughout the township but more so in the north east area of the township east of Cornish Street and also in the south west between Winter and Davies Streets), could be subdivided across the centre. There are also larger lots south of Herriott Street and east of Inglis Street but these are difficult to sewer and further subdivision would not be possible without the provision of sewerage.

In the outer areas beyond the Crown township the opportunities for further subdivision are dependent on whether or not a change is made to the zoning - at present the area is within either a Rural (Residential 1) or Rural (Residential 2) Zone.

In the Rural (Residential 1) Zone, which covers most of the study area outside the township, the minimum lot size is 4 ha. Fewer than 4 lots exist which are of a sufficient size to be further subdivided into 4 ha size lots (although consolidation and re-subdivision would provide additional opportunities for extra lots).

Within the strip of Rural (Residential 2) Zone which adjoins the eastern boundary of the crown township, lots can be created down to 0.8 ha in size provided the average size for the subdivision is 2 ha. All but 8 of the lots are already of 2 ha or less in size, however the potential exists to create 13 additional 2 ha lots.

6.5 Landscape/physical characteristics

Vegetation

The areas of native vegetation have been assessed using aerial photos and have been recorded on a map of the study area. Main concentrations of vegetation are outside the crown township with the largest areas in the west, north, north-east and also around Mt Buninyong.

The Conservation Significance of Roadsides in the Shire of Buninyong noted 3 roads in the study area which contain significant vegetation:

Granny Whites Lane (north-south road between Midland Highway and Yankee Flat Road) is noted as a road of High Conservation Significance. The report notes the road exhibits a Manna Gum community found only on the basaltic cone of Mount Buninyong and indicates it is of high scenic value and provides a strip of native vegetation separating areas of intensive agricultural use (these are now generally rural residential in use). The stone walls lining the road are also noted as having historic interest.

Nash's Road, Bedwell Lane are noted as being roads of Medium Conservation Significance. The report notes these roads exhibit Messmate/Peppermint open forest with an understorey of wattles and Bush-peas.

The old developed Crown Township (and particularly the central core) is planted with exotic vegetation which creates a particular character which adds to the charm and attractiveness of the township.

Slope

Slopes across most of the study area present no significant constraint to development. Within the crown township only 2 areas contain slopes which are likely to be a constraint to development: an area between Winter and Cathcart Streets and south of Scott Street; and another area south of Herriott Street.

Outside the crown township slopes are again unlikely to be a significant constraint to development except areas close to watercourses or if subdivision sizes are significantly reduced.

Drainage lines

The main drainage system flows east to west with almost the whole township within the catchment of the Buninyong Creek. For the most part these drainage lines are formed as open creeks passing through freehold land. These drainage lines form an important network for the provision of drainage and sewerage systems and obviate the need for extensive pumping arrangements within the study area.

The drainage network also provides the opportunity for an extensive linked network of open space. Part of this system already exists (such as between Warrenheip and Winter Streets and along Forest Street west of Warrenheip Street).

Fire hazard

The Rural Land Mapping Project Report 1982 includes the study area within Areas 6 (Buninyong-Green Hill) & 7 (Mt. Helen-Mt. Clear) and notes these areas have a moderate fire hazard.

The report notes that although access and fire fighting services are currently at a good level, any increase in development would need to be matched with increases in their services and fire protection planning.

The report further notes that a comprehensive fire protection plan be developed with particular attention to a possible fire break between Area 6 and Buninyong township. In respect to Area 7 it recommends that where lot sizes are such that a fire buffer zone can not be provided between development and any forest that consideration be given to consolidation of lots to enable such buffers.

Significant physical features

The main physical features which require special attention include:

- * Mount Buninyong Scenic Reserve
- * Botanic Gardens and the Gong
- * Buninyong Golf Course
- * Buninyong Creek and environs
- * Union Jack Reserve and other areas of native vegetation
- * Various church and civic precincts scattered in the area south of

Learmonth Street

- * The old railway station site and embankment north of Elizabeth Street

6.6 Community facilities

Recreation facilities

A number of recreation facilities are located throughout the study area and include:

- * Tennis courts on the corner of Fisken Road and Geelong Road;
- * Tennis courts near the old railway station in Forest Street between Inglis & Cornish Streets;
- * Swimming pool south of old railway station in Forest Street between Inglis & Cornish Streets;
- * Bowling greens adjacent to the Botanic Gardens in Inglis Street between Scott & Yuille Street;
- * Playing fields on land bounded by Warrenheip, Hedrick, Inglis and Nolan Streets;
- * Botanic Gardens reserve which incorporates play equipment and picnic facilities including barbecue facilities;
- * De Soza Park in Warrenheip Street;
- * Mt Buninyong Scenic Reserve; and
- * Buninyong Golf Course on the Midland Highway at the western end of the crown township.

Planning for a new leisure centre and sports oval complex in the Forest/Fisken Street area is at an advanced stage. Council already owns most of the land required for these facilities.

Schools/children's facilities

The Buninyong Primary School is located on land bounded by Inglis, Yuille, Cornish and Simpson Streets. In the past 8 years the school has undergone a major refurbishment program including major extensions and renovation to the original school building. Current enrolment is 323 and it has 16 teachers on staff (Source: Buninyong Primary School).

An Infant Welfare Centre and Pre-School

Centre is located in Learmonth Street between Inglis and Cornish Streets and together with the swimming pool, form a major municipal precinct. These facilities also cater for families and children outside the study area. In the case of the pre-school centre it is currently full at its capacity of 50 children. The Infant Welfare Centre operates four days per week.

Play equipment for children is located in the Botanic Gardens, at the school and in DeSoza Park.

Municipal centre

This complex forms its own major precinct on the south side of Learmonth Street and east of Warrenheip Street. Together with the nearby shops and hotel it forms the core of the township and is the major focus for the community living within the study area.

Fire brigade

The fire brigade is located adjacent to the municipal offices and as such it forms part of the municipal complex although the building is out of character with the more substantial municipal buildings.

6.7 Infrastructure and public services

Sewerage

The Buninyong Sewerage scheme was completed in March 1989. It was constructed under a government subsidised scheme and provided a reticulated system to the closely developed central area of Buninyong and some fringe areas. Although the extent of the system was limited due to sparse development in fringe areas and limited funding at the time, the system has been designed to accommodate future extensions to outlying areas.

The size and nature of existing vacant lots within the township area preclude the installation of septic tanks, hence the future development of most areas is dependent on the provision of reticulated sewerage.

Council has agreed to partially fund the installation of a trunk sewer to serve the north-east sector of the township which involves installation of approximately 710 metres of a 225mm diameter sewer.

The Ballarat Water Board has also made a preliminary assessment of an area west of Lumeah Road and has indicated that approximately 10 ha can be served by gravity

fed sewer. To be serviced the balance of land in that area would require provision of pump stations and rising mains or relocation of the existing Buninyong Pump Station.

Vacant unsewered areas east of Fiskin Street and east of Allan Street could generally be serviced by extensions to the existing system. Relocation of the East Somerville Street Pump Station may be necessary to serve part of the south-east area; the sewer at present is designed to serve the area up to the corner of Lal Lal and Somerville Streets.

Vacant unsewered areas west of Winter Street would be more difficult to service but could be served by relocation of the West Somerville Street Pump Station.

Water

Reticulated water is available to the Buninyong township area; Recreation Road/Moss Avenue area; Henderson Lane/Fiskin Road and Greenhill areas; and a small pocket to the south of the township.

The Ballarat Water Board has investigated the provision of an improved reticulated service to the Eastern and Greenhill High Level Areas. This would be achieved by a new service main along Wirreanda Drive.

The Board also has investigated extensions to the system with a new high level tank near the corner of Mount Buninyong Road and Yankee Flat Road and provision of a high level pump scheme along Wirreanda Drive. This could also serve some areas to the south on the western slopes of Mount Buninyong.

Drainage

Very little underground drainage exists anywhere within the study area. It should be a major consideration when assessing future development proposals.

Roads

The road pattern within the Buninyong township is based on the original grid pattern. Most roads within the developed section of the township are bitumen with most of these containing kerb and channel. The undeveloped areas on the town fringe and in the remainder of the study area are formed gravel with grass verges and swale drains.

The study area contains many unused roads which on the one hand presents opportunities

for retention of native vegetation and appropriate future construction, but on the other hand also provide a constraint to orderly development within the crown township.

The Midland Highway has a wide 60 m reservation which provides opportunity for service access roads. This will enhance opportunities for future development and will ensure that new development meets State planning policy for development on this State highway.

Electricity

Distribution anywhere within the study area is not a constraint to future development. Future supply extension should be encouraged to be underground, especially in areas which contain native vegetation.

Telephone

Provision of telephone is not a constraint to future development.

6.8 Assessment of Investigation areas

Summary of Crown Township

Total area: 260 ha.

Total vacant sewered lots: 197 (of these 197, an estimated 19 form part of larger ownerships)

Total vacant unsewered lots: 153 (110 of these are contained in just 9 separate ownerships)

Investigation Area 1 - Crown township north west

Location: Bounded by Learmonth Street on the south, Warrenheip Street on the east, Hitchcock Road on the north and Lumeah Road on the west.

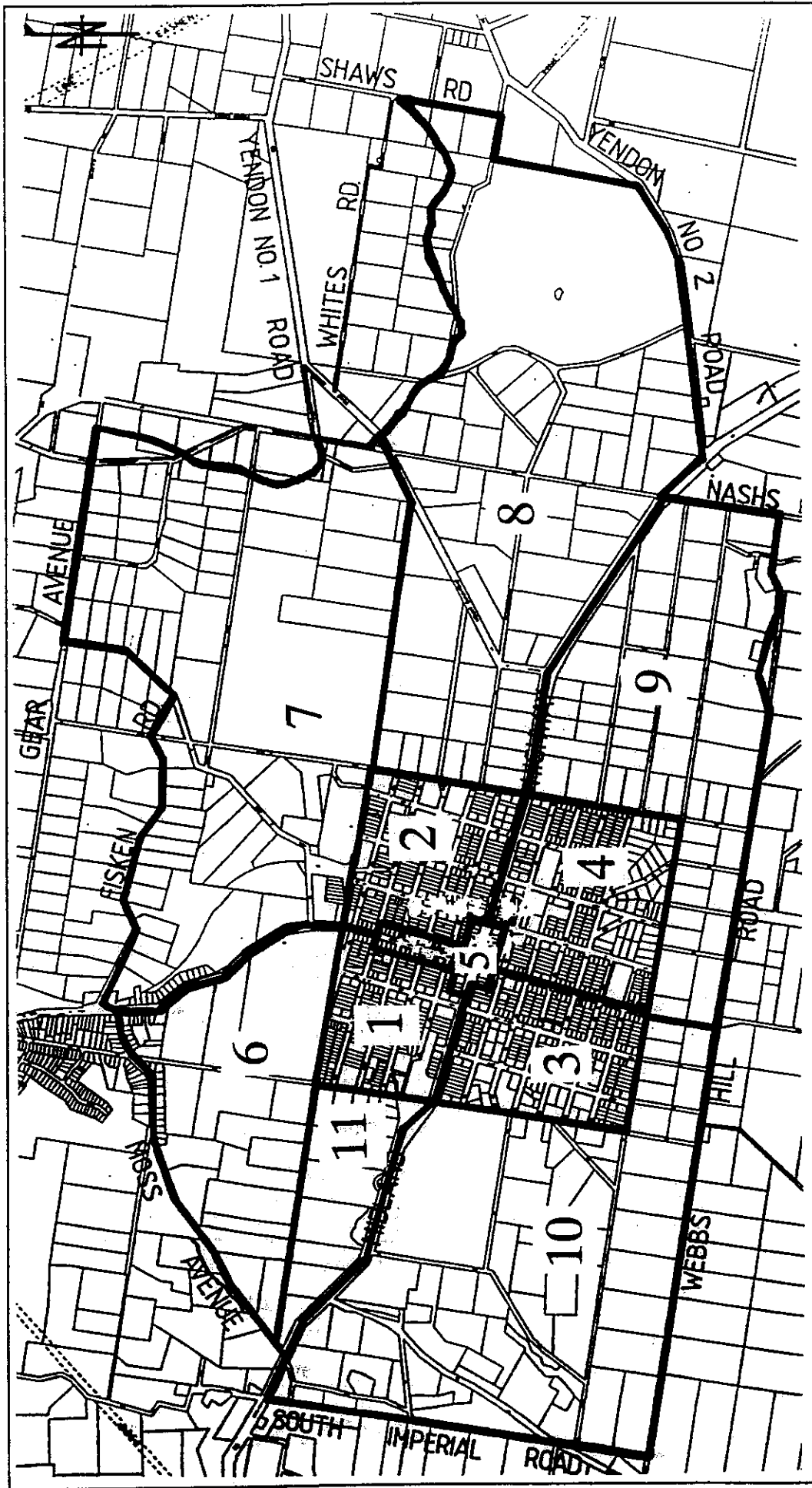
Approximate area: 47 ha.

Current development:

213 lots total - 146 (69%) are committed to housing or other uses, 67 vacant.

Of the 67 vacant lots, 44 are sewered and 23 are unsewered.

Residential development is concentrated in the eastern area near Warrenheip Street, in the north-west near Hitchcock Road, and towards the south and south-east.



**Buminyong Township Outline
Development Plan 1993**

Location of Investigation Areas

Constraints/opportunities:

Many lots have frontage to 2 streets and therefore have some potential for infill development.

Except for infill development, there are limited opportunities for new subdivision.

Unconstructed roads in the west and north areas restrict access opportunities to vacant land.

Drainage lines could be a constraint to development but also present opportunities for creation of further open space and linking with other linear open space corridors in the township.

Sewer lines need to be extended to serve several large areas containing vacant lots.

Land ownership patterns may prevent co-ordinated development with many existing crown allotments being held in just 3-4 ownerships. Potential for development depends on willingness of owners to sell lots.

Significant areas of remnant native vegetation are located south of Barkly Street, east of Lumeah Road. These should be protected by lower density development.

Investigation Area 2 - Crown township north east

Location: Bounded by Learmonth Street on the south, Warrenheip Street on the west, Lal Lal Street on the east, and Elizabeth Street on the north.

Approximate area: 62 ha.

Current development:

Contains 197 lots of which 125 (63%) are committed to housing or other uses, 72 vacant.

Of the 72 vacant lots, 25 are sewered and 47 are unsewered. The majority of vacant lots are located in the north and east, generally to the east of Cornish Street.

Large areas within this sector are held in public ownership by Council or the Crown. These areas include the former railway reserve and station complex, pre-school centre and swimming pool, and the proposed leisure centre and oval complex.

The Crown holds a large undeveloped area in

the north-east, in the vicinity of Elizabeth, Russell and Barkly Streets. The Department of Conservation and Natural Resources currently has plans to re-subdivide and dispose of this land for development.

Constraints/opportunities:

Many lots have frontage to 2 streets and therefore have some potential for infill development.

Unconstructed roads in the north-east and east areas restrict access opportunities to vacant land.

Drainage lines could be a constraint to development but also present opportunities for creation of further open space and linking with other linear open space corridors in the township.

Development of the east and north-east areas is dependent on the North East Trunk Sewer being installed.

Water supply would also require augmentation and extension.

The large areas of public land present opportunities for integrated active and passive recreation.

Significant areas of native vegetation are located in the north-east area, generally on the crown land earmarked by the Department of Conservation and Natural Resources for development. These should be protected by lower density development.

Investigation Area 3 - Crown township south west

Location: Bounded by Learmonth Street on the north, Warrenheip Street on the east, Davies Street on the west, and Somerville Street on the south.

Approximate area: 62 ha.

Current development:

Contains 273 lots of which 193 (71%) are committed to housing or other uses, 80 vacant lots.

Of the 80 vacant lots, 53 are sewered and 27 are unsewered.

This sector can be conveniently split into two sub-areas - the lower, older and well established section generally east of Winter Street and the other the hilly, vegetated bush

areas to the west of Winter Street.

This sector contains the highest density of residential development in the township, but also contains significant vacant unsewered areas in the west and south-west.

The Buninyong Golf Club House is also located in this sector.

Constraints/opportunities:

Many lots have frontage to 2 streets and therefore have some potential for infill development.

Access is not a constraint as most roads are formed or constructed.

Some constraints and limitations are caused by sewerage and water supply.

Slopes in the western area are more pronounced so greater care will need to be taken with the siting and scale of any new development.

Significant areas of remnant native vegetation are located in the western half. This vegetation is generally found on larger vacant lots which presents opportunities to prevent inappropriate clearance by restricting development opportunities on these parcels.

Investigation Area 4 - Crown township south east

Location: Bounded by Learmonth Street on the north, Warrenheip Street on the west, Lal Lal Street on the east, and Somerville Street on the south.

Approximate area: 80 ha.

Current development:

Contains 294 lots of which 163 (55%) are committed to housing or other uses, 131 vacant lots.

Of the 131 vacant lots, 75 are sewered and 56 are unsewered. Some potential for development.

This sector contains a wide diversity of development, with relatively high density residential development in the vicinity of Warrenheip Street and the Primary School; public gardens; oval; large numbers of sewered vacant lots scattered throughout the sector; but also large areas of vacant unsewered land in the east and south-east.

Constraints/opportunities:

Many lots have frontage to 2 streets and therefore have some potential for infill development.

Unconstructed roads in the east areas restrict access opportunities to vacant land.

Some constraints and limitations are caused by sewerage and water supply.

Only scattered remnant native vegetation is located in this sector and therefore should not be considered a constraint to development.

Drainage lines could be a constraint to development but also present opportunities for creation of further open space and linking with other linear open space corridors in the township.

Investigation Area 5 - Central Core

Location: Land on either side of the Learmonth and Warrenheip Streets and adjoining land which has been or has the potential to be developed for commercial purposes.

Approximate area: 8 ha.

Current development:

This area comprises the central core of the township and comprises a wide range of commercial/service uses including municipal offices, CFA station, shops, supermarket, service station, hotel, post office and library.

Commercial-type development is restricted to a small section of Warrenheip Street and the Post Office and hotel in Learmonth Street. An area for further commercial expansion towards Inglis Street has been designated on the planning scheme.

Constraints/opportunities:

The area zoned for commercial development is underutilised and contains vacant land intermixed with housing, shops and other commercial activities. The sector has high visibility and provides many opportunities for expansion with few constraints. If a larger scale retail development is proposed then land north east of the Warrenheip/Learmonth Streets intersection and behind the existing shops should be utilised so as to consolidate the centre.

However opportunities should remain for infill

along Warrenheip Street since such development represents the historic form of commercial development within the township.

Investigation Area 6 - Outer North and north west

Location: Bounded by Geelong Road on the east, Moss Avenue on the north/west and Hitchcock Road on the south.

Approximate area: 154 ha.

Current development:

This sector is essentially rural residential in nature except for standard density residential development in the north on Geelong Road and Moss Avenue - those residential areas are part of Mount Helen.

The rural residential development is located in the southern part of the sector to the north of Hitchcock Road.

This area has always been considered as a "green belt" between the suburban style development of Mount Helen and the rural township of Buninyong township. The Ballarat Region Strategy Plan also acknowledges this status and precludes it from intensive subdivision and development by including it within a rural residential area.

The new flora and fauna bird park is located in this sector in Eddy Avenue.

Constraints/opportunities:

This sector contains a large area adjacent to Geelong Road which is suitable for development, subject to servicing. However, a majority of this land is visually exposed from Geelong Road and should be protected from inappropriate development.

This sector also contains significant areas of native vegetation which should be protected by lower density development.

Access is not considered a major constraint with the exception of parts of Eddy Avenue and Hitchcock Road which may require upgrading. Optimum use should be made of the existing formal road network which includes the sealed Moss Avenue.

Investigation Area 7 - North east

Location: Bounded by Geelong Road on the west, Fiskin Road and Gear Avenue on the north, the study area boundary on the east and Elizabeth Street and Gittings Lane

on the south.

Approximate area: 238 ha (171 ha excluding Union Jack Reserve and adjacent public land).

Current development:

This sector contains a mix of development styles with a small pocket of standard density residential development in the north on Geelong Road, low density residential development in Fiskin Road, and rural residential development off Hendersons Lane, Mount Helen Drive and Yankee Flat Road.

The sector also contains large parcels of public land including the Union Jack Reserve and adjacent water supply reserves.

Like the area west of Geelong Road, the area between Mount Helen and the Buninyong township has always been considered as a "green belt". The Ballarat Region Strategy Plan also includes this sector within a rural residential area.

Constraints/opportunities:

This sector contains a large area adjacent to Geelong Road which is suitable for development, subject to servicing. However, this land is visually exposed from Geelong Road and should be protected from inappropriate development.

Several areas adjacent to Hendersons Lane have been identified in the past as being suitable for residential development as they can be serviced and are located behind important ridge lines and hence are "hidden" from the existing township.

This sector also contains significant areas of native vegetation which should be protected by lower density development.

Severe constraints to development exist including slopes, fragile soils, vegetation cover. Several areas may be difficult to service.

The Ballarat Water Board has plans to improve water supply in the area and is proposing to install new high level basins and service mains in the Wirreanda Drive area which will enhance the development potential of vacant land in that area.

Investigation Area 8 - Mt Buninyong slopes

Location: The slopes leading to the Mt Buninyong Scenic Reserve generally bounded by Gittings Lane on the north, Lal Lal Street on the west, Midland Highway on the south and the study area boundary on the east and south-east.

Approximate area: 430 ha (320 ha excluding Mt Buninyong Scenic Reserve).

Current development:

This sector is essentially rural residential in nature with considerable development taking place in recent years on 4 ha size lots on the slopes of Mount Buninyong.

This sector also contains the Mount Buninyong Guest House on the Midland Highway.

Constraints/opportunities:

This sector has areas with very high landscape character which are recognised by inclusion in an Area of Natural Beauty and Interest.

Opportunities for new housing is only possible on existing lots unless the minimum subdivision lot size is reduced from 4 ha. Such a change would have the potential to affect the visual character of the area.

Except for the Mount Buninyong Reserve the area only contains pockets of remnant native vegetation. Significant stands of remnant vegetation are located on Granny Whites Lane and these have been noted in the roadside study. They should be recognised and protected where possible.

Reticulated water cannot be provided to the higher parts of the area because of the location of storage tanks.

Investigation Area 9 - South East

Location: The area south of the Midland Highway and east of the crown township generally bounded by Midland Highway on the north, Lal Lal Street on the west and Webbs Hill Road on the south.

Approximate area: 160 ha.

Current development:

This sector contains only 13 houses with 46 large vacant lots. All existing lots are low

density or rural residential size.

Constraints/opportunities:

Unconstructed roads in the sector severely restrict access to existing vacant lots, particularly in the east.

Some constraints and limitations are caused by sewerage and water supply.

There is a significant belt of native vegetation along Webbs Hill Road which forms part of a larger area of vegetation outside the study area. These stands have been noted in the roadside study and should be recognised and protected where possible.

Land ownership is relatively fragmented except for the east and south-east where several owners hold larger numbers of lots.

Increased housing can only occur with better access and/or further subdivision of existing lots which have proper access.

Any new access to Midland Highway would need to take account of the State Planning Policy for Highway Areas.

Investigation Area 10 - South west

Location: The area south of the Midland Highway and west of the crown township, generally bounded by Midland Highway on the north, South Imperial Road on the west and Webbs Hill Road on the south.

Approximate area: 270 ha.

Current development:

This sector contains only 20 houses with 35 large vacant lots. The majority of existing vacant lots are rural residential size. The Buninyong Golf Course is also located in this sector.

Constraints/opportunities:

Unconstructed roads in the sector severely restrict access to existing vacant lots, particularly in the west and south-west.

Some constraints and limitations are caused by sewerage and water supply.

There are significant stands of native vegetation in the north-west and south-east areas and are generally located on the vacant land.

Land ownership is not greatly fragmented

with the majority of vacant land being held in just 3-4 ownerships.

Development potential in the south-west will only occur if access is improved. An area south of the golf course has been identified in the past as being suitable for low density development. Access to this area is currently from the west via Macs Road only and better access to Buninyong from the east may be necessary to enhance development potential in this area. Despite this, provision of water and sewerage is still considered a constraint to more intensive development.

The overlay control in the vicinity of the Dredge site (just outside the western boundary of the study area) requires that any future residential development should be considered in the light of the possible future use of the Dredge area as a landfill site and is considered to be a major constraint to more intensive development.

Investigation Area 11 - West

Location: Land bounded by Midland Highway on the south, Hitchcock Road on the north, and Lumeah Road on the east.

Approximate area: 100 ha.

Current development:

This is a small sector which is generally comprised of larger rural residential lots now being developed for housing.

The sector also contains land which was the subject of a rezoning proposal in Amendments L12 and L40.

Constraints/opportunities:

The Ballarat Water Board has identified an area adjacent to Lumeah Road which can be served by the existing gravity fed sewerage system.

This sector has high landscape character and is visually exposed to Midland Highway. It contains several areas of native vegetation including a large area proposed for development in Amendment L40.

Access is not a constraint, however any new access to Midland Highway would need to take account of the State Planning Policy for Highway Areas.

7. BIBLIOGRAPHY

Source material and other references which have been used in developing options for the ODP:

- * Ballarat Region Strategy Plan 1990
- * Ballarat Region Conservation Strategy, December 1991
- * Buninyong Planning Scheme, Chapter Two and any proposed amendments
- * Review of Buninyong Planning Scheme, Chapter One - any recommendations made to date
- * Buninyong Township Strategy for Development, Loder & Bayly, 1977
- * Buninyong Township Plan, 1979
- * Buninyong Townscape Strategy, Department of Planning and Urban Growth
- * Buninyong Conservation Study, Coleman Sutherland Conservation Consultants, November 1983
- * Canadian Valley Structure Plan, April 1976
- * Policies and Guidelines for Residential Development Zones, October 1977
- * Victorian Code for Residential Development (Subdivision and single dwellings), April 1992
- * Victorian Code for Residential Development (Multi-dwellings), May 1992
- * Australian Model Code for Residential Development (AMCORD), November 1990
- * Various State Government policies (including Social Justice Strategy, State Conservation Strategy etc)
- * Policies and guidelines adopted by the Shire of Buninyong
- * Recreation Planning and Development Study, June 1991
- * Mt Clear Outline Development Plan, 1992
- * Land Conservation Council, Ballarat Area Report

PART 2 - OUTLINE DEVELOPMENT PLAN

1. OVERVIEW

The principles and the areas suggested for future development closely reflect the results of the two workshops held with the Steering Committee and community. Despite the wide range of participants there was a surprising level of agreement on the basic ideas for future planning of the study area. This level of agreement has certainly made the consultants task an easier one and the principles and recommendations outlined in the following sections reflect these views. These proposals also reflect the community input from submissions received during exhibition of the draft proposals.

2. ISSUES RAISED DURING PUBLIC CONSULTATION

A total of 58 written submissions were received to the draft ODP.

The submissions essentially dealt with nine general topics and matters discussed in the plan:

- (1) Development around the Union Jack Reserve and the impact on the wildlife and vegetation.
- (2) Loss of the "green belt" on the western side of Geelong Road.
- (3) Commercial development and its location.
- (4) Industrial development and provision for these developments within the township.
- (5) Retention of low density township character.
- (6) Over-supply of existing vacant lots - hence no need to provide more land for subdivision at this time.
- (7) Approach to historic conservation.
- (8) More attention to be paid to tourism and the fact that the whole township is a tourist resource.
- (9) Inappropriateness of developing land in the north eastern area of the township near to the Union Jack Reserve or easterly towards the slopes of Mt Buninyong.

3. RESPONSE TO MAJOR ISSUES

The Steering Committee have discussed the submissions resulting from community input and is recommending the following responses based on those submissions:

- (1) The ODP should continue to recognise Buninyong's low density character (this philosophy gained much support).
- (2) The "green belt" in the north generally along Geelong Road must be protected from further subdivision. The minimum subdivision size should remain as 4ha. Land west and south of the ridge should be designated for low density residential development.
- (3) The minimum lot size for land in the north east should be 4 hectares with the exception of the south west corner which should be designated for low density residential development. A requirement is to be included that "development free buffer areas" be introduced adjacent to the Union Jack Reserve - it is suggested this be 50 metres and should apply to all existing lots.
- (4) Residential growth in the short term (0-5 years) should be primarily in-fill of vacant lots within the township.
- (5) Land to the west of the township beyond Lumeah Road and north of Elizabeth Street can be developed in the shorter term (0-5 years).
- (6) In the medium term (6-10 years) residential growth should be to the west, south and north-west beyond Hitchcock Road.
- (7) In the longer term (10-20 years) new urban growth should be to the south and east of the crown township.
- (8) Any rezoning of land (amendments to the Planning Scheme) would need to be made over time to reflect the short, medium and long term proposals.
- (9) Land currently in the Rural (Residential 1) Zone on the north side of Elizabeth Street and immediately east of Geelong Road is to be included in the Residential Zone. (The draft ODP recommends that most of this land be included in the Residential Zone but a small section

- was not included – refer Submission No. 5).
- (10) Areas of vegetation have been mapped. Significant habitat, vegetation and landscape areas should be recognised by extending the existing Area of Natural Beauty or Interest (ANBI) designation to include all land outside the township and areas shown as Low Density Residential inside the Crown township.
- (11) In respect to the Union Jack Reserve, specific reference needs to be made in the report to previous studies undertaken of the environmental attributes of the reserve and its surrounds.
- (12) Any development or re-subdivision of the Crown Land south of the Union Jack Reserve should aim to minimise access to Elizabeth Street and should recognise the need for a buffer to the Reserve.
- (13) Open space and ANBI provisions in the Planning Scheme Chapter 2 need to be upgraded to include more environmental requirements such as the need for a land management plan concerning erosion and landslip, development on ridgelines, clearer tree clearance provisions, and a requirement for building envelopes to be designated in certain cases.
- (14) The commercial zone should extend along both sides of Warrenheip Street and along Learmonth Street as shown on the draft ODP. (There is considerable difference of opinion about this in the public submissions with most locals supporting traditional linear development and representatives of the public agencies advocating clustered development near the Learmonth/Warrenheip Streets intersection).
- (15) The commercial area should be dealt with as a separate investigation area not just as part of surrounding (residential) investigation areas.
- (16) Matters such as parking and loading in the commercial area, footpaths along major roads need more specific consideration.
- (17) The whole of Buninyong is a tourist attraction and the ODP should recognise this and also the need to concentrate facilities in the township, not on the fringe areas.
- (18) Introduction of an historic precinct is supported. It should be based on the 1983 Buninyong Conservation Study but extended to include the old library area and the area between the Gardens Conservation Precinct and the Churches Conservation Precinct. Provisions should require permits for all development. Such provisions must provide flexibility and the use of guidelines such as those contained in the Ballarat Conservation Guidelines 1981 would be useful.
- (19) The design and siting of buildings along the main town approach roads needs to be regulated.
- (20) An open space network should provide a link for wildlife and become corridors for the movement of flora and fauna. The proposed open space network is supported and it should be shown in the ODP. As land is obtained then it could be included as a public open space reserve on the planning scheme maps.
- (21) Recreation needs more attention – specify what is to happen with Royal Park (retain as it will be necessary to cater for additional population). Note what the leisure centre will comprise and also identify land suitable for the long term expansion of health centre/aged care facilities.
- (22) An industrial zone (special commercial zone) to be provided outside the study area to the west of South Imperial Road. This matter of a low intensity industrial estate is being separately examined by Council and is not part of this study.
- (23) Should be some relaxation to home industry to allow for more small scale, home based business to take place in the township.
- (24) The dredge reserve should be noted for extractive industry not refuse disposal.
- (25) The ODP report itself needs to reflect these changes and there have been suggestions that it be expanded in terms of its analysis of investigation

areas and issues such as environmental matters. (While the ODP report must be altered to reflect changes agreed to by the steering committee, it must be remembered that the brief was specific that the ODP was to review previous reports and not be based on completely new investigation of issues).

4. PRINCIPLES OF DEVELOPMENT

Refer to the attached Outline Development Plan to locate areas.

General principles

- (1) The existing character of Buninyong (which is of a small township nestling in a basin formed by vegetated or relatively undeveloped hills) is to be retained by preventing new higher density development from encroaching into these elevated areas.
- (2) The existing "green belt" between Buninyong township and Mt Helen is to be maintained by retention of the larger farmlet zoning on either side of the Geelong Road north of the crown township (Areas 6 & 7.)
- (3) Future expansion of the township (i.e. development outside the crown township) should be towards the west and north-east in the short - medium term (0 - 10 years) (Areas 2, 7 & 11), to the west, south and north-west in the medium term (6 - 10 years) (Areas 6, 9, 10 & 11) and to the south in the longer term (10 years and beyond) (Areas 9 & 10.)
- (4) In-fill development within the crown township is to be encouraged by development of existing lots which can economically be provided with services and proper access.
- (5) Areas which are not identified as "green belt", public land, dredge site buffer area or residential are to remain for 4 hectare hobby farm style development of varying density.

Residential development principles

- (1) Within the crown township and within new development areas a basic range of lot sizes is to be encouraged which reflect the current low density character of the Buninyong township:

Standard residential lots - generally 800 m² and above.

Low density residential lots - 1200 m² minimum, 1500 m² average.

- (2) New standard residential lots should be located within areas which already contain this standard of development.
- (3) Low density residential development should be located in five areas - in the short, medium and long terms near Allan Street in the south-east (Area 4), Cathcart Street in the west (Area 3), north of Hitchcock Road and the north-east (Areas 2 & 6), and in the long term east of Lal Lal Street (Area 7).
- (4) In the new development areas lot sizes are to reflect the land characteristics but it is expected that standard residential lots will be provided in the area west of Lumeah Road (Area 11); and low density residential lots will be provided in the small area north of Elizabeth Street (Area 7), north of Hitchcock Road (Area 6) and east of Lal Lal Street (Area 8). The area south of Somerville Street (part of Areas 9 & 10) would be subject to further investigation to determine appropriate densities.
- (5) In-fill development is to be encouraged by providing improved access to existing vacant lots or existing lots which can be further subdivided.
- (6) New subdivision within the crown township (Areas 1-4) should follow similar form to existing development - i.e. "straight/grid pattern"; rectangular lots; generally no culs-de-sac.
- (7) Subdivision and road layout in areas outside the township which are recommended for development (Areas 6 to 11) should reflect the existing development pattern - i.e. new roads should be parallel to existing, although in certain areas new roads should follow contours to minimise the amount of soil removal required during construction.
- (8) In all cases lots are to be designed having regard to natural features such as ridgelines, gullies, indigenous vegetation and the location of

services.

Rural residential development principles

- (1) Rural residential development is to reflect the recommendations of the Ballarat Region Strategy Plan.
- (2) Further in-fill rural residential development and further rural residential subdivision is to be encouraged in areas which are well serviced and which have good access (Areas 6 & 11).
- (3) Further rural residential development east of the township and on the slopes of Mount Buninyong must have regard to the existing landscape characteristics. Further subdivision of these areas is to be discouraged.
- (4) Further rural residential development in areas to the west, east and south-east (Areas 9 & 10) can only occur when access and services are improved.
- (5) Development in the vicinity of the Dredge reserve should be prevented due to possible future extractive industry.

Commercial development principles

- (1) Further commercial development should be encouraged in Warrenheip Street north of the existing commercial uses and in Learmonth Street east of the council car park towards Inglis Street. This direction of development will reflect both the existing commercial areas and the traditional linear form of commercial development in the township.
- (2) When further commercial land is required then land can be rezoned for this purpose in Forest and Eyre Streets immediately adjacent to the existing shops.
- (3) No opportunities are to be provided to establish new industries within the study area. Opportunities will be provided for small home based industries but as there is a proposal to create a small industrial estate to the west of the study area in South Imperial Road, any provision for this use should be delayed.
- (4) Commercial uses which require large

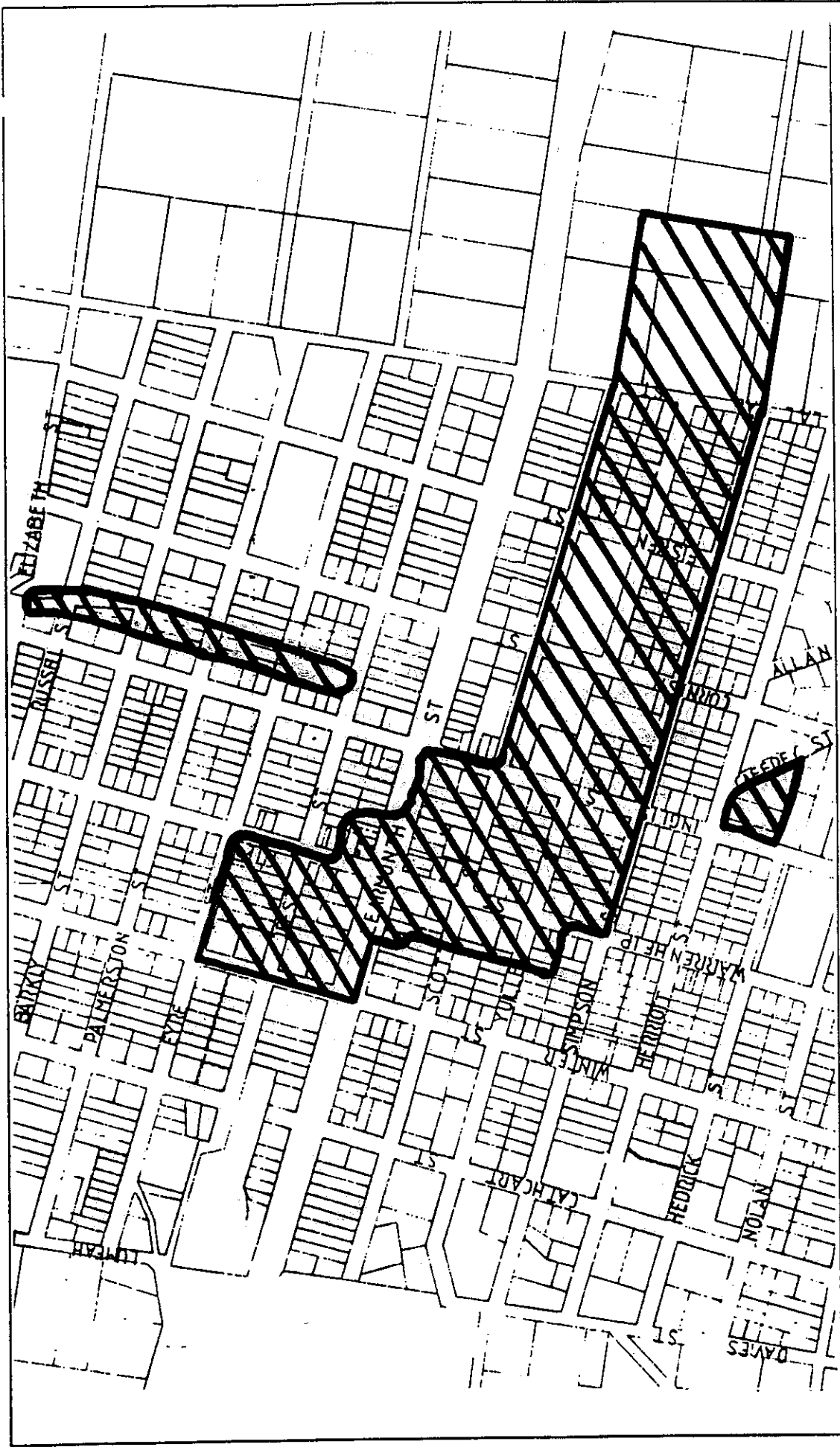
outdoor display and storage areas are to be discouraged from locating within the commercial zoned areas unless storage areas are well screened and located away from the street.

Heritage principles

- (1) Designation of individual buildings on the planning scheme maps as being of "historic" significance as recommended by the Buninyong Conservation Study should not occur until that study has been reviewed.
- (2) The conservation precincts included in the 1983 Buninyong Conservation Study should be combined where practicable and should be incorporated as overlay provisions in the planning scheme. They should be extended to include the old library area and the area between the Gardens Conservation Precinct and the Churches Conservation Precinct (see plan).
- (3) Within the conservation precincts permits should be required for all buildings and works. Such provisions must provide flexibility and the use of guidelines such as those contained in the Ballarat Conservation Guidelines 1981 would be useful.
- (4) The design and siting of buildings along the main town approach roads needs to be regulated.
- (5) Council is to be encouraged to establish a rolling fund (perhaps with funds contributed by interested suppliers) to assist with the retention and improvement of listed buildings in the precincts and other significant buildings outside these areas.
- (6) Council and other agencies are to be subject to the same requirements as individuals when carrying out works in these precincts.

Open space principles

- (1) Additional development of open space is to acknowledge and enhance existing open space areas which contain traditional forms of recreation (e.g. recreation reserve in Warrenheip Street) and proposed facilities such as the new centre proposed in Cornish Street.



**Buninyong Township Outline
Development Plan 1993**

Proposed Conservation Precincts

- (2) An open space network should provide a link for wildlife and become corridors for the movement of flora and fauna. The proposed open space network is supported and it should be shown in the ODP. As land is obtained then it could be included as public open space reserve on the planning scheme maps.
- (3) Council should encourage and facilitate the further development of a linear open space/park system in a similar manner which it has developed in the vicinity of Forest Street.
- (4) Existing open spaces and public land along watercourses and along the former railway reserve should be recognised on the planning scheme. New development adjacent to these areas should respect the need to preserve any existing native and exotic vegetation and amenity.
- (5) Other areas of crown land such as the Union Jack Reserve should be recognised and protected from inappropriate development. Any development which is located adjacent to these areas should be at a low density and should aim to protect any existing vegetation.
- (6) Where open space is required as part of any subdivision proposal every endeavour should be made to utilise such open space in conjunction with the existing park system. If a new subdivision can provide an extension to the existing linear park system then this should be a requirement of any approvals given by Council.
- (7) Unused roads should be utilised as part of the open space system and should be encouraged to be used as linkages for pedestrians and cyclists.

Traffic management principles

- (1) When access is required to new development areas or for in-fill development, existing formed or sealed roads are to be used in preference to upgrading of unused or unformed roads. This will assist to minimise construction costs and ongoing maintenance costs to the community and will assist to maintain the existing township character.
- (2) When access is required to new development areas or for in-fill

development, existing unused or unformed roads are to be developed in preference to creation of new roads. This will assist to maintain the existing character of the road network.

- (3) Upgrading of existing roads or construction of unused or unformed roads should reflect the landscape character of the area and the character and style of adjoining development.

5. IMPLEMENTATION OF THE OUTLINE DEVELOPMENT PLAN

5.1 Recommendations in respect to recent rezoning requests and development proposals

Several rezoning and development proposals have been presented to Council in the past few years. These have either specified a particular zone or would require rezoning prior to development occurring:

Amendments L12 + L40 - Buninyong-Sebastopol Road (Lumeah Road/Midland Highway) & other areas

Amendment L12 was exhibited in December 1988. That amendment proposed to rezone 3 areas on the periphery of Buninyong township from Rural (Residential 1) to Low Density Residential:

Area 1 - Buninyong-Sebastopol Road (CA 121B, 122A, 122D, 122E, 122F, 122G, 122H, and Lots 1 and 2 L P 62732).

Area 2 - Hendersons Lane (CA 38A & 38B, and part CA 39C).

Area 3 - Hitchcock Road (those portions of CA 47B & 48 west of the N-S ridge running through the land)

A number of submissions opposing that amendment were received, with particular opposition towards Areas 2 & 3. Accordingly, on 16th February 1989 Council removed Areas 2 & 3 from the amendment, and deferred further consideration of Area 1 until a later date. Amendment L12 has since lapsed, but Area 1 was included in a later amendment - Amendment L40.

This land is located in Investigation Area 11.

The original Amendment L40 proposed to rezone all the land to Residential Development, however upon detailed

assessment Council considered that from a strategic planning aspect it would be premature to rezone the entire area covered by the original Amendment L40 prior to this ODP process.

Accordingly, Council determined that for practical reasons there was merit in proceeding with only a small section of the amendment as it relates to the land in the south-east corner (with frontage to Lumeah, Cemetery, and Buninyong-Sebastopol Roads). This part of Amendment L40 has been approved.

Submissions to Amendment L40 which relate to the northern part of Lumeah Road have been considered by Council and negotiations are currently underway to resolve submitter's concerns.

Recommendation:

Land which can be provided with gravity fed sewers should be included in a Residential Development Zone (R3) so as to encourage a range of urban lot sizes. Council would retain full control over servicing and location of houses by requiring preparation of a detailed outline development plan for the land.

Land on NE corner of Hitchcock Road and Lumeah Roads

A submission was received to Amendment L40 from the owner of this land (Riley) who requested that the land be rezoned to Residential Development. The request has been deferred to be considered as part of the ODP study.

This land is located in Investigation Area 6.

Recommendation:

That part of this land to the west of the ridge which obscures views from the Geelong Road and which can be economically serviced be included in a Low Density Residential Zone (R2). Having regard to the Principles of Development outlined in Section 4, the separation between Mt Helen and Buninyong should be maintained by not allowing urban development over all this land.

Several options exist to implement the recommended "green belt" which should apply to this land. These include:

- rezoning to a Rural Zone - this should prevent development but may lead to inappropriate rural type uses

establishing on the land and which may preclude other community based uses such as open space.

- retain in the Rural (Residential 1) Zone together with a site-specific provision which prevents subdivision outside the designated Residential Development area - this may need to be supported by an Agreement with the owner which states that the land will not be subdivided.
- retain in the Rural (Residential 1) Zone and apply a Special Rate to the property.
- designate as proposed public open space for use by future generations - this has compensation implications.

Note: The Steering Committee has recommended to retain the Rural (Residential 1) Zone over most of the land but to include land near Hitchcock Road in a Low Density Residential Zone. The recommended boundary between the zones is as shown on the ODP plan.

Crown land in vicinity of Elizabeth, Lal Lal, Barkly and Cornish Streets

The Department of Conservation and Natural Resources has held discussions with Council, Ballarat Water Board and other servicing agencies about a proposal to re-subdivide and sell its land in the north-east sector.

This land is located in Investigation Area 2.

The proposal is dependent on the provision of reticulated sewerage and involves "creation" of between 23-25 lots and the closure of part of Fiskin Street (the area already contains 20 lots which would be reshaped). Council has indicated to the Department that it does not support the closure of Fiskin Street.

Rezoning from Low Density Residential would be required.

Recommendation:

This land has been identified as being suitable for larger lots (average 1500 square metre). While the land can be serviced, this land is adjacent or close to the Union Jack Reserve and rural residential development at a density of 4 ha. The area is also heavily vegetated. Small sized urban lots would be out of keeping with the character of this locality on the edge of the township lots.

Therefore it is recommended that the land be retained in a Low Density Residential Zone (R2) so as to maintain the low density character.

Note: In addition, the Steering Committee have agreed to emphasise to the Department or any other person that any restructuring of lots in this area should take account of the Union Jack Reserve and seek to minimise direct access to Elizabeth Street opposite the Reserve.

Palmerston, Fisker, Lal Lal and Eyre Streets

This proposal by Swansea Estates seeks to subdivide an existing 1.6 ha lot into 11 lots ranging between 0.12 and 0.23 ha. The proposal is dependent on the provision of reticulated sewerage.

This land is located in Investigation Area 2.

Rezoning from Low Density Residential would be required.

Recommendation:

As with land in the previous request, this land has been identified as being suitable for larger lots (average 1500 square metre). While the land can be serviced, this land is adjacent to rural residential development at a density of 4 ha. Small sized urban lots would be out of keeping with the character of this locality on the edge of the township lots. Therefore it is recommended that the land be retained in a Low Density Residential Zone (R2) so as to maintain the low density character.

Note: The Steering Committee has agreed with the recommendation in respect to this land.

Henderson Lane/Elizabeth Street

This proposal by the landowner (Pitman) seeks to rezone 7.841 ha of land from Rural (Residential 1) to Residential Development to allow a 58 lot subdivision.

This land is located in Investigation Area 7.

Council has deferred consideration of the request pending the outcome of the ODP study.

Recommendation:

While the land can be serviced, this land is adjacent to the Union Jack Reserve and rural

residential development at a density of 4 ha. Small sized urban lots would be out of keeping with the character of this locality on the edge of the township lots. Low density residential lots would also be inappropriate adjacent to the Union Jack Reserve.

Note: The Steering Committee has recommended that only that part of the land adjoining Elizabeth Street between Henderson Lane and Cornish Street be included in a Low Density Residential Zone (R2) and that the remainder of the land remain the Rural Residential (RR1) 4ha Zone. The width of lots on Elizabeth Street is to be at least 25 metres with a minimum depth of at least 60 metres in order to maintain a low density character. Building envelopes should also be shown on any subdivision plans.

This change would require a redesign of the original subdivision plan.

5.2 Recommended changes to the Buninyong Planning Scheme, Chapter 2

No changes should be made to the existing Chapter 2 ordinance provisions as they are broadly consistent across the whole of greater Ballarat. Amendments to specific provisions which relate only to Buninyong would only further complicate the existing common planning provisions. Any changes also have the potential to impact on other municipalities and other municipalities are required to be involved in any such changes.

Any changes to the planning scheme should simply involve (unless unavoidable) the rezoning of land rather than the creation of new zones or alteration to zone provisions.

Based on the overview, issues raised during consultation, response to major issues and principles outlined in Sections 1, 2, 3 and 4 of Part 2 the following recommendations are made to implement the Outline Development Plan:

In Investigation Area 1:

- (1) Land currently zoned Low Density Residential (R2) to be included in the Residential Zone (R1).
- (2) Correct minor anomalies along drainage reserves and to reflect Council owned land near Desoza Park.

In Investigation Area 2:

- (1) Private land included in the Residential Zone (R1) is to retain the current zoning.
- (2) Retain the current Low Density Residential Zone (R2) other than for land west of Fisken, south of Barkly Street.
- (3) Correct minor anomalies along former railway reserves to reflect Council owned land and to reflect proposed leisure centre.

In Investigation Area 3:

- (1) Private land to be included in the Residential Zone (R1) other than for land west of Cathcart Street and south of Scott Street which is to be retained in the Low Density Residential Zone (R2).

In Investigation Area 4:

- (1) Private land to be included in the Residential Zone (R1) other than for land east of Inglis Street and south of Herriott Street which is to be retained in the Low Density Residential Zone (R2).
- (2) Correct minor anomalies around primary school and gardens.

In Investigation Area 5:

- (1) Land currently zoned Service Industrial (IN2) to be included in the Local Business Zone (B3).
- (2) Retain existing commercial zonings along Warrenheip and Learmonth Streets.
- (3) Any future extensions to the commercial centre are to be in the area indicated by arrows on the Outline Development Plan.

In Investigation Area 6:

- (1) Private land to be retained in the Rural (Residential 1) Zone (RR1) except land on the north east corner of Hitchcock Road and Eddy Avenue which can be economically sewered is to be included in the Low Density Residential (R2). (See ODP map for extent of LDR Zone).

In Investigation Area 7:

- (1) Retain existing zonings for land west of the Union Jack Reserve other than for a small area of land along the north side of Elizabeth Street (extending between Henderson Lane and the eastern alignment of Cornish Street) which is to be included in the Low Density Residential Zone (R2). (See ODP map for extent of LDR Zone).
- (2) Land north of Wirreanda Drive and east of Hendersons Lane is to be retained in the Rural (Residential 1) Zone (RR1).
- (3) A group of smaller lots and adjacent land on the north side of Elizabeth Street and between the Geelong Road and the old railway reserve is to be included in the Residential Zone (R1).

In Investigation Area 8:

- (1) Retain existing zonings except that the RR2 area is to be included in the RR1 Zone.

In Investigation Area 9:

- (1) Retain existing zonings except that the RR2 area is to be included in the RR1 Zone.
- (2) In the longer term land between Somerville Street and Webbs Hill Road east of Davies Street extension is to be included in the Residential Development Zone (R3).

In Investigation Area 10:

- (1) Retain existing zonings.
- (2) In the longer term land between Somerville Street and Webbs Hill Road east of Davies Street extension is to be included in the Residential Development Zone (R3).

In Investigation Area 11:

- (1) Retain existing zonings other than for land which can be provided with gravity-fed sewers which is to be included in the Residential Development Zone (R3).

In Investigation Area 2,3,4 and 6 to 11:

- (1) The Area of Natural Beauty or Interest (ANBI) is to be extended to include all land outside the township and in areas shown as Low Density Residential inside the Crown township. Most of these areas contain significant stands of native vegetation or is of high scenic quality.

5.3 Detailed action plan

The recommendations for the Outline Development Plan must be implemented in a co-ordinated manner and the following detailed action plan has been developed to assist this process. This gives clear time lines to guide Council in its budgeting and works programs.

Task	Timing
Outline Development Plan component: <u>Administrative</u>	
Adopt preferred Outline Development Plan after public consultation to ensure it is taken into account when considering proposals. This adoption to be pursuant to Section 60(2)(b) of the Planning and Environment Act 1987.	Immediate
Develop policy for open space provision within study area	Early 1994
Allocate all 5% recreational lands monies received from the study area to acquire and develop open space within the study area	Early 1994 Ongoing
Develop design policies for public and private works – signs, street planting, lighting, guttering, paving, road surfaces	Mid 1994 and ongoing
Allocate sufficient monies for necessary works on Buninyong Creek and other watercourses within the study area	Ongoing
Outline Development Plan component: <u>Statutory</u>	
Prepare amendments to Chapter 2 to progressively rezone land as outlined in 5.2	Early 1994 and ongoing
Outline Development Plan component: <u>Engineering and Technical Services</u>	
Develop playgrounds and open space along creek	After sufficient funds have accumulated in open space fund Ongoing

Buninyung Township Outline
Development Plan 1993

OUTLINE
DEVELOPMENT
PLAN
(LAND USE &
CONTROLS)

- RES Residential (R1)
- RES Infill residential
- LDR Low Density Residential (R2)
- C Commercial (B3)
- 4ha Rural (Residential 1) (RR1)
- PL Public land/Council land
- Area of Natural Beauty or Interest
- EAR Existing Arterial Road

December 1993

