

PO Box 655 Ballarat
Victoria Australia 3353
T: 03 5320 5500
F: 03 5333 4061
E: ballcity@ballarat.vic.gov.au
W: www.ballarat.vic.gov.au



Date: 23 September 2015
Our Ref:
Your Ref:
Enquiries: 03 5320 5697

Nick Grylewicz
Integra Land Pty Ltd
PO Box 21
WENDOUREE VIC 3355

Dear Nick

**Re: DEVELOPMENT PLAN OVERLAY – SCHEDULE 5 – VERSION 4
INSIGNIA BALLARAT, STURT STREET ALFREDTON**

Please find enclosed endorsed amended development plan for Insignia Ballarat.

Should you have any questions in relation to this matter, please contact me on email johnciavarella@ballarat.vic.gov.au or by phone on 5320 5697.

Yours faithfully,

A handwritten signature in black ink, appearing to be "JC", written in a cursive style.

John Ciavarella
Coordinator Statutory Planning

Statutory Planning Services
City of Ballarat
PO Box 655
BALLARAT VIC 3353

25 August 2015

Dear Sir/Madam,

SCANNED



Request to Amend Development Plan *Insignia Ballarat*

Integra who are the developers of *Insignia Ballarat* wish to formally apply for a minor amendment to the Development Plan approved under the Development Plan Overlay – Schedule 5 (DPO5). In accordance with Clause 43.04-3, of the Ballarat Planning Scheme a development plan may be amended to the satisfaction of the responsible authority.

Background

The redevelopment of the Ballarat Golf Club incorporates a new championship golf course, clubhouse and associated facilities and a residential development. It is a 44.4 hectare planned residential subdivision comprising of approximately 550 lots.

As Council is aware, the redevelopment of the Ballarat Golf Club is well advanced and has already delivered enormous benefits to Ballarat and the region and is home to a number of people.

The vision for *Insignia Ballarat* has always been to create a high quality contemporary residential precinct that integrates the landscape and architectural environments to create a sustainable community and we are proud of our achievements to date.

Proposed Amendment

We seek to amend the Development Plan in a small area in the south east corner of the site to enable the development of a medical centre and child care centre. The area sits adjacent to the exiting Integra office and is currently generally included in the Development Plan for high density housing.

Specifically we simply wish to amend this area from 'high/medium density housing...' to 'medical centre, child care centre and other ancillary uses'

The layout will fundamentally remain unchanged with access and designated area remaining unchanged. The built form will however be considerably less than a high density residential development.



AREAS TO BE AMENDED

- ◆ Residential Lots > Childcare Centre
- ★ High / Medium Density Housing > Medical Centre and Other Ancillary Uses

Proposed Medical Centre

The proposed medical centre is for the Ballarat Group Practice. The building will comprise a number of consulting rooms, staff amenities, pathology and pharmacy/chemist along with car parking and landscaping. We have attached concept plans and full detailed drawings and a planning permit application will be submitted following the approval of the revised Development Plan. The medical centre is located on land designated under the approved Development Plan for high density development.

Proposed Childcare Centre

It is proposed to develop a Childcare Centre adjacent to the Integra office on Sturt Street. The Childcare Centre will provide 120 places and be two-storey construction and be accessed from the service road adjacent to Sturt Street.

This facility will employ approximately 25 persons and will provide significant services for the local community. This area of the site was previously recommended for conventional residential development.

The Benefits

The amendment to facilitate the development of a medical centre and childcare facility will have numerous benefits to the site and community, including:

- The combined project will generate approximately 70 jobs and \$6,000,000.00 of construction activity.
- The site complies with the intent of the planning scheme requirements for non-residential uses in residential areas (see Clause 22.01).
- The site is flat, predominantly cleared of vegetation and ready to be developed.
- The site abuts Sturt Street being the main activity area of Ballarat.
- The road network will not be impacted and all access will be via an existing approved access location.
- The development of the broader golf course estate has not extended down this far therefore residents will be fully aware of the development prior to developing their land.
- The new buildings will be designed to a high-end specification both in terms of internal fit out and external building design.
- The future employees will have a high quality amenity and working environment.
- The development will involve the retention of existing mature trees, integration of development with road/pedestrian network, management of water and protection of the heritage values.
- The buildings are co-located with an existing two-storey office, being the Insignia office and have no immediate residential or sensitive interface.
- The buildings will be designed to have an exceptional interface with the adjoining open space and the nearby Avenue of Honour.

Summary

There are no negative planning consequences associated with the amendment. In fact, a lower density development will have less impact and will have a number of net community benefits. The visual amenity will also be improved particularly when viewed from the Avenue of Honour.

Importantly, the proposal is in accordance the objectives of the Development Plan and Integra's vision for the site, particularly through the protection of trees and supporting appropriate development as encouraged by the Development Plan and key provisions of the Ballarat Planning Scheme, including the SPPF, MSS and LPPF.

There are no formal notice requirements and that Council can approve the amendment to the Development Plan under delegation. Given the proposed amendment is minor and will have no adverse impacts, it is requested that the amendment be approved in order to facilitate the commencement of the planning permit application process.

If you wish to discuss this application further or require more information, please contact me on 03 5322 5999.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Nick Grylewicz', written over a light blue horizontal line.

Nick Grylewicz
Director

Attachments.

Development Plan 04

City of Ballarat

PO Box 655
Ballarat Vic 3353
AUSTRALIA

Telephone: 03 5320 5500
Facsimile: 03 5333 4061



CITY OF
BALLARAT

Date: 12 August 2011

Our Ref:

Your Ref:

Enquiries: 5320 5697

Writer's
Direct Fax: 5333 4061

Richard Howell
Operations Manager
Integra Land Pty Ltd
PO Box 21
WENDOUREE VIC 3355

Dear Richard

**DEVELOPMENT PLAN OVERLAY SCHEDULE 5 - VERSION 3
INSIGNIA BALLARAT, STURT STREET ALFREDTON**

Please find enclosed endorsed amended development plan for Insignia Ballarat.

Yours sincerely

Andrew Bishop
Team Leader – Statutory Planning

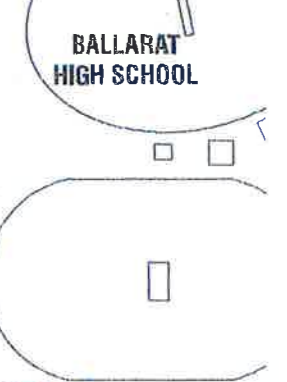
Enc.



CITY OF BALLARAT
RECEIVED
 28 AUG 2015
TEMP/PERM



PRINCE OF WALES PARK
Planning and Environment Act 1987
BALLARAT PLANNING SCHEME
DEVELOPMENT PLAN OVERLAY
 Development Plan Schedule No. 5
 Signed: _____
 Authorised Officer for and on behalf of the
CITY OF BALLARAT
 DATE: 23/9/15



1:2000 @ A1
 1:4000 @ A3
 0 20 100m
 (SCALE @ A1)

- Legend**
- DEVELOPMENT PLAN BOUNDARY
 - PROPOSED INDICATIVE STAGING (Subject to detailed design, planning approval and market conditions)
 - EXISTING TREES TO BE RETAINED (Subject to detailed design - 80% target across site. Refer note #1)
 - PROPOSED STREET TREES
 - RESIDENTIAL LOTS (less than or equal to 400m²)
 - RESIDENTIAL LOTS
 - HIGH / MEDIUM DENSITY HOUSING (average equivalent lot size of less than 400m². Density dependent on the effect of existing trees to be retained)
 - MEDICAL CENTRE, CHILDCARE SITE OR OTHER ANCILLARY USES
 - ★ SPECIAL CORNER HOUSING (such as duplexes - lots may be less than 400m²)

- Indicative road network**
- MAIN VEHICULAR ENTRIES
 - ROUNDABOUT
 - ACCESS STREETS - LEVEL 2
 - ACCESS PLACES
 - TRAFFIC CALMING DEVICE (L2M)
- public transport**
- EXISTING BUS ROUTE 16 (STURT STREET WEST)
 - ★ PROPOSED BUS STOPS / EXISTING BUS STOPS

- pedestrian/cyclist network**
- PROPOSED SHARED PATH
 - STURT STREET BICYCLE NETWORK
- public open space**
- PUBLIC OPEN SPACE
 - AMENITY/OPEN SPACE

Indicative development analysis

APPROXIMATE LOT YIELD	
Residential lots (refer note #2)	250 lots (approximately)
Higher density lots (refer note #2)	200 lots (approximately)
Total	550 lots (approximately)

PUBLIC OPEN SPACE (refer note #3)	
High/aboutland	4.1 hectares (approximately)
ROADS	
Connector Streets	3.8 hectares (approximately)
Access Streets / Access Places	9.5 hectares (approximately)
TOTAL DEVELOPMENT PLAN AREA	44.4 hectares

- notes**
- A minimum of 80% of trees assessed as worthy of retention ('retain') by the independent arborist are to be retained. The retention of these trees is subject to detailed design of infrastructure and to their ongoing good health. For details of existing trees refer to Arboricultural Report (dated 19 August 2006) prepared by Homewood Consulting Pty Ltd. For details of other existing vegetation refer to Flora and Fauna Assessment (dated February 2005) prepared by Bioko Research Pty Ltd.
 - Primarily residential but may include other developments and uses in accordance with the relevant zone. Preferred densities are shown but alternative densities are not prohibited. The particular locations and corresponding boundaries of the density areas may vary with detailed design of roads and open spaces, the market and other broader considerations.
 - May include detention basins and other drainage infrastructure provided it is designed for use during non-flood recreation (active or passive) purposes. Public open space as located is indicative and may vary with the preparation of subdivision stage plans. The quantum of public open space will be in accordance with the agreed provision of infrastructure requirements.
 - Stormwater management will be in accordance with the City of Ballarat Site Stormwater Management policies and with the Water Sensitive Urban Design Strategy (Ecological Engineering, 2005) and Storm Flow Management report (Ecological Engineering, 2005).
 - This development plan is indicative only. The detailed location, site and shape of the urban layout will be subject to detailed designs and planning permit approval.

Integra
 Ballarat Golf Course
 Residential Development
 precinct development plan 04
 19 JUNE 2015
 DRAWING NO. IN00-UD-DD04



DEVELOPMENT PLAN AMENDMENT

PROPOSED CHILDCARE/MEDICAL CENTRE LOCATION PLAN

Plan Superseded



Planning and Environment Act 1987
 BALLARAT PLANNING SCHEME
 This document is endorsed as forming part

Signed *[Signature]* D.P.05
 Authorised Officer for and on behalf of the
 BALLARAT CITY COUNCIL
 Date 12 August 2011
 BALLARAT
 HIGH SCHOOL



- Legend**
- DEVELOPMENT PLAN BOUNDARY
 - PROPOSED INDICATIVE STAGING (Subject to detailed design, planning approval and market conditions)
 - EXISTING TREES TO BE RETAINED (Subject to detailed design - 50% target across site. Refer note #1)
 - PROPOSED STREET TREES
 - RESIDENTIAL LOTS (less than or equal to 400m²)
 - RESIDENTIAL LOTS
 - HIGH / MEDIUM DENSITY HOUSING (average equivalent lot size of less than 400m². Density dependent on the effect of existing trees to be retained)
 - SPECIAL CORNER HOUSING (such as duplexes - lots may be less than 400m²)

- indicative road network**
- MAIN VEHICULAR ENTRIES
 - ROUNDABOUT
 - ACCESS STREETS - LEVEL 2
 - ACCESS PLACES
 - TRAFFIC CALMING DEVICE (LATA)
- public transport**
- EXISTING BUS ROUTE 15 (STURT STREET WEST)
 - PROPOSED BUS STOPS / EXISTING BUS STOPS

- pedestrian/cyclist network**
- PROPOSED SHARED PATH
 - STURT STREET BICYCLE NETWORK
- public open space**
- PUBLIC OPEN SPACE
 - AMENITY/OPEN SPACE

indicative development analysis

APPROXIMATE LOT YIELD	
Residential lots (refer note #2)	330 lots (approximately)
Higher density lots (refer note #2)	200 lots (approximately)
Total	530 lots (approximately)
PUBLIC OPEN SPACE (refer note #3)	
Neighbourhood	4.7 hectares (approximately)
ROADS	
Connector Streets	3.8 hectares (approximately)
Access Streets / Access Places	9.5 hectares (approximately)
TOTAL DEVELOPMENT PLAN AREA	44.4 hectares

- notes**
- A minimum of 80% of trees assessed as worthy of retention (retain) by the independent arborist are to be retained. The retention of these trees is subject to detailed design of infrastructure and to their ongoing good health. For details of existing trees refer to Historical Report (dated 19 August 2005) prepared by Homewood Consulting Pty Ltd. For details of other existing vegetation refer to Flora and Fauna Assessment (dated February 2005) prepared by Biosis Research Pty Ltd.
 - Predominantly residential but may include other developments and uses in accordance with the relevant zone. Preferred densities are shown but alternative densities are not prohibited. The particular locations and corresponding boundaries of the density areas may vary with detailed design of roads and open spaces, the inroad and other broader considerations.
 - May include detention basins and other drainage infrastructure provided it is designed for use during non-flood recreation (active or passive) purposes. Public open space as located is indicative and may vary with the preparation of subdivision stage plans. The quantum of public open space will be in accordance with the agreed provision of infrastructure requirements.
 - Stormwater management will be in accordance with the City of Ballarat Site Stormwater Management policies and with the Water Sensitive Urban Design Strategy (Ecological Engineering 2005) and Storm Flow Management report (Ecological Engineering, 2005).
 - This development plan is indicative only. The detailed location, size and shape of the urban layout will be subject to detailed design and planning permit approval.



Ballarat Golf Course Residential Development
 precinct development plan 03

PREPARED BY: INTEGRA CONSULTANTS

LAKE GARDENS
RESIDENTIAL ESTATE

Plan Superseded



PRINCE OF WALES PARK

Planning and Environment Act 1987
BALLARAT PLANNING SCHEME
This document is endorsed as forming part

D.P.05
Signed: [Signature]
Authorised Officer for and on behalf of the
BALLARAT CITY COUNCIL
Date: 12 August 2011
BALLARAT
HIGH SCHOOL

- Legend**
- DEVELOPMENT PLAN BOUNDARY
 - PROPOSED INDICATIVE STAGING (Subject to detailed design, planning approval and market conditions)
 - EXISTING TREES TO BE RETAINED (Subject to detailed design - 30% target across site. Retain rate = 1)
 - PROPOSED STREET TREES
 - RESIDENTIAL LOTS (less than or equal to 400m²)
 - RESIDENTIAL LOTS
 - HIGH / MEDIUM DENSITY HOUSING (average equivalent lot size of less than 400m². Density dependent on the siting of existing trees to be retained)
 - SPECIAL CORNER HOUSING (such as duplexes - lots may be less than 400m²)

- MAIL VEHICULAR ENTRIES
- ROUNDABOUT
- ACCESS STREETS - LEVEL 2
- ACCESS PLACES
- TRAFFIC CALMING DEVICE (LAIN)
- EXISTING BUS ROUTE 15 (STURT STREET WEST)
- PROPOSED BUS STOPS / EXISTING BUS STOPS

indicative development analysis

Category	Value
APPROXIMATE LOT YIELD	
Residential lots (rule note #2)	250 lots (locum only)
Higher density lots (rule note #2)	200 lots (locum only)
Total	450 lots (locum only)
PUBLIC OPEN SPACE (rule note #3)	
Neighbourhood	4.1 hectares (10.0% site area)
ROADS	
Connector Streets	3.8 hectares (8.5% site area)
Access Streets / Access Places	9.5 hectares (21.1% site area)
TOTAL DEVELOPMENT PLAN AREA	41.4 hectares

- NOTES**
- A minimum of 30% of trees assessed as worthy of retention (urban) by the independent arborist are to be retained. The retention of these trees is subject to detailed design of infrastructure and to their ongoing open health. For details of bushing trees refer to Arboricultural Report dated 19 August 2006 prepared by Homecraft Consulting Pty Ltd. For details of other existing vegetation refer to Flora and Fauna Assessment dated February 2005 prepared by Biosis Research Pty Ltd.
 - Previously residential site may include other developments and uses in accordance with the relevant zone. Preferred densities are shown but alternative densities are not prohibited. The particular locations and corresponding boundaries of the density areas may vary with on-filled design of roads and open spaces, the terrain and other broader considerations.
 - May include design on bus stops and other drainage infrastructure provided it is designed for use using non-flood recreation (active or passive) purposes. Public open space as located is indicative and may vary with the preparation of subdivision stage plans. The quantum of public open space will be in accordance with the agreed provision of infrastructure requirements.
 - Stormwater management will be in accordance with the City of Ballarat Site Stormwater Management policies and with the Water Sensitive Urban Design Strategy (Ecological Engineering 2005) and Storm Flow Management report (Ecological Engineering, 2005).
 - This development plan is indicative only. The detailed location, size and shape of the urban layout will be subject to detailed design and planning permit approval.



**Ballarat Golf Course
Residential Development**

precinct development plan 08

LAKE GARDENS
RESIDENTIAL ESTATE



PRINCE OF WALES PARK

Planning and Environment Act 1987
BALLARAT PLANNING SCHEME
This document is endorsed as forming part
DP02-2-2

Signed *[Signature]*
Authorised Officer for and on behalf of the
BALLARAT CITY COUNCIL
Date 26/10/09

BALLARAT
HIGH SCHOOL

Legend	indicative road network	pedestrian/cyclist network	indicative development analysis	notes
---	---	---	---	
●	○	○	○	
■	■	■	■	
✱	✱	✱	✱	



Ballarat Golf Course
Residential Development
development plan 02



Planning and Environment Act 1987
BALLARAT PLANNING SCHEME

Signed *AS*
Authorised Officer for and on behalf of the
BALLARAT CITY COUNCIL
Date *14 August 2008*

Legend

- DEVELOPMENT PLANNING BOUNDARY
- PROPOSED POSITIVE EMG DG SUBJECT TO STATE PLANNING APPROVAL AND MARKET ENDS/START
- PROPOSED OPEN SPACE (SEE PLAN FOR DETAILS)
- PROPOSED TREES TO BE RETAINED (SEE RETENTION SCHEDULE)
- PROPOSED STREET TREES
- PROPOSED HIGH RISE DEVELOPMENT
- RESIDENTIAL DEVELOPMENT (SEE PLAN FOR DETAILS)

indicative road network

- PROPOSED MAIN ROADS
- PROPOSED ACCESS STREETS (LEVEL 1)
- ACCESS PLACES
- TRAFFIC CALMING DEVICE (CITY)
- EXISTING BUS ROUTE TO STURT STREET (WEST)
- PROPOSED BUS STOPS

pedestrian/cyclist network

- PROPOSED SHARED PATH
- START SPACE BICYCLE ROUTE

public open space

- PUBLIC OPEN SPACE
- PRIVATE OPEN SPACE

indicative development analysis

APPROXIMATE TOTAL DEVELOPMENT AREA (M ²)	300,000 (approximate)
APPROXIMATE TOTAL DEVELOPMENT AREA (M ²)	100,000 (approximate)
SOIL	100,000 (approximate)
PUBLIC OPEN SPACE (SEE PLAN FOR DETAILS)	4.1 hectares (approximate)
ROADS	
CONNECTOR STREETS	1.8 hectares (approximate)
ACCESS STREETS / AVENUE PLACES	1.5 hectares (approximate)
TOTAL DEVELOPMENT PLANNING AREA	41.4 hectares

notes

1. This development plan is subject to the approval of the Ballarat City Council and the Victorian Planning Authority. The development plan is subject to the approval of the Victorian Planning Authority. The development plan is subject to the approval of the Victorian Planning Authority.
2. The development plan is subject to the approval of the Ballarat City Council and the Victorian Planning Authority. The development plan is subject to the approval of the Victorian Planning Authority.
3. The development plan is subject to the approval of the Ballarat City Council and the Victorian Planning Authority. The development plan is subject to the approval of the Victorian Planning Authority.
4. The development plan is subject to the approval of the Ballarat City Council and the Victorian Planning Authority. The development plan is subject to the approval of the Victorian Planning Authority.
5. The development plan is subject to the approval of the Ballarat City Council and the Victorian Planning Authority. The development plan is subject to the approval of the Victorian Planning Authority.

Roadcon Group

Ballarat Golf Course Residential Development development plan

13 JUNE 2008
DRAWING NO. 1000 2008 001 001