

Canadian Valley Outline Development Plan

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Prepared for the City of Ballarat

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with

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1. Introduction and Executive Summary

The City of Ballarat has commissioned Research Planning Design Group with Land Design Partnership and Andrew O'Brien and Associates to prepare a new Outline Development Plan (ODP) for the area described as Canadian Valley

The process followed in the preparation of the ODP has been to prepare a background report, undertake extensive community consultation, draft an ODP for community consultation and finalise a document which will ultimately have statutory effect through amendments to the Ballarat Planning Scheme. The process has been informed and assisted by a Steering Committee which includes community representatives.

The development of the Canadian Valley ODP has been based on an extensive community consultation program and identification of the planning and development opportunities and constraints which characterise the area. In developing a draft ODP, consideration has been given to four discrete options for the future development of the area.

1. Do Nothing – essentially provide for a continuation of the pattern of urbanisation of much of the remaining undeveloped residentially zoned areas
2. Full urbanisation of the area – utilise all available suitable land for residential development
3. Halt future residential development – restrict further residential development not already approved.

The first three options represent unrealistic 'extremes'. They clearly indicate that a preferred option will be a balance somewhere between these positions:

4. Limit residential development to selected areas already zoned for residential use (R1Z) and facilitate development in accord with agreed principles and criteria

The preferred and recommended basis for the future Canadian Valley is to implement a form of Option 4 - limiting residential development to nominated areas that are already zoned for residential use and recognise constraints imposed by native vegetation, the landscape character and the existing non-urban or 'green belt' areas that form the unique qualities of the ODP area.

The draft Canadian Valley ODP proposes

- A set of principles to guide future urban development
- A series of initiatives to be undertaken as part of the refinement of the planning scheme to assist with the implementation of the Outline Development Plan

The Canadian Valley ODP is based on limiting future residential development to land currently zoned for residential purposes (R1Z) and infill development in suitable locations within existing developed residential areas.

This report sets out

1. Introduction and Executive Summary
2. What the Study is about
3. The Background to the Study and the Study Area

It addresses the key agenda issues including

- role and character
- population
- the specific issues for the various communities
- land use and development

4. Community Consultation

It addresses the consultation program and its findings, the outcomes and findings from surveys, meetings and submissions.

5. The Planning Framework for Canadian Valley

It addresses the legislative, strategic and policy setting which provide the overall planning framework.

6. Evaluation of Options for the Canadian Valley ODP area

It addresses four alternative options for the Canadian Valley ODP area and evaluates these against the legislative, strategic and policy requirements of the planning scheme and the capacity of each option to deliver on sustainability criteria.

7. Provision for Population and Household Growth in the Canadian Valley ODP area

It addresses current population and household growth and the likely future demand for new dwellings within the context of the continuing growth of the Ballarat area, the existing and projected lot supply in the ODP area and the options available for meeting demand.

8. The Principles to Underpin the Canadian Valley ODP

This section sets out the core principles that should guide the future planning and development of the ODP area. It includes a series of maps which illustrate the key elements of the proposed ODP and a number of the design 'solutions' for specific sites.

9. The Proposed Implementation of the ODP through changes to the Planning Scheme

This section makes recommendations on further detailed work that needs to be undertaken and how the Planning Scheme should be amended to incorporate the Canadian Valley ODP.

2. What is the Study about?

The study will provide an overall framework for the future planning and management of the Canadian Valley ODP area. Council seeks to achieve co-ordinated development within areas of multiple land ownerships and to achieve environmental, economic, social and cultural goals. The preparation of the Outline Development Plan will provide the link between the strategic vision and the detailed planning of areas.

What is the Study area?

The Study area comprises the Mt Clear, Mt Helen and Buninyong areas with a total area of about 30 square kilometres. A map showing the area is overleaf.

Who is undertaking the Study?

The Study is being managed by the City of Ballarat and guided by a Steering Committee comprising local and Council representatives. Consultants, Research Planning Design Group and Land Design Partnership, will carry out the detailed investigation, conduct community consultation and prepare the Outline Development Plan.

What are the Objectives of the Study?

- To engage the local communities in order to achieve community participation
- To achieve a framework that guides the sustainable growth of this part of Ballarat
- To identify the future work required to fully implement the plan
- To assist Council's decision making processes in the area

Examples of Issues to be Addressed

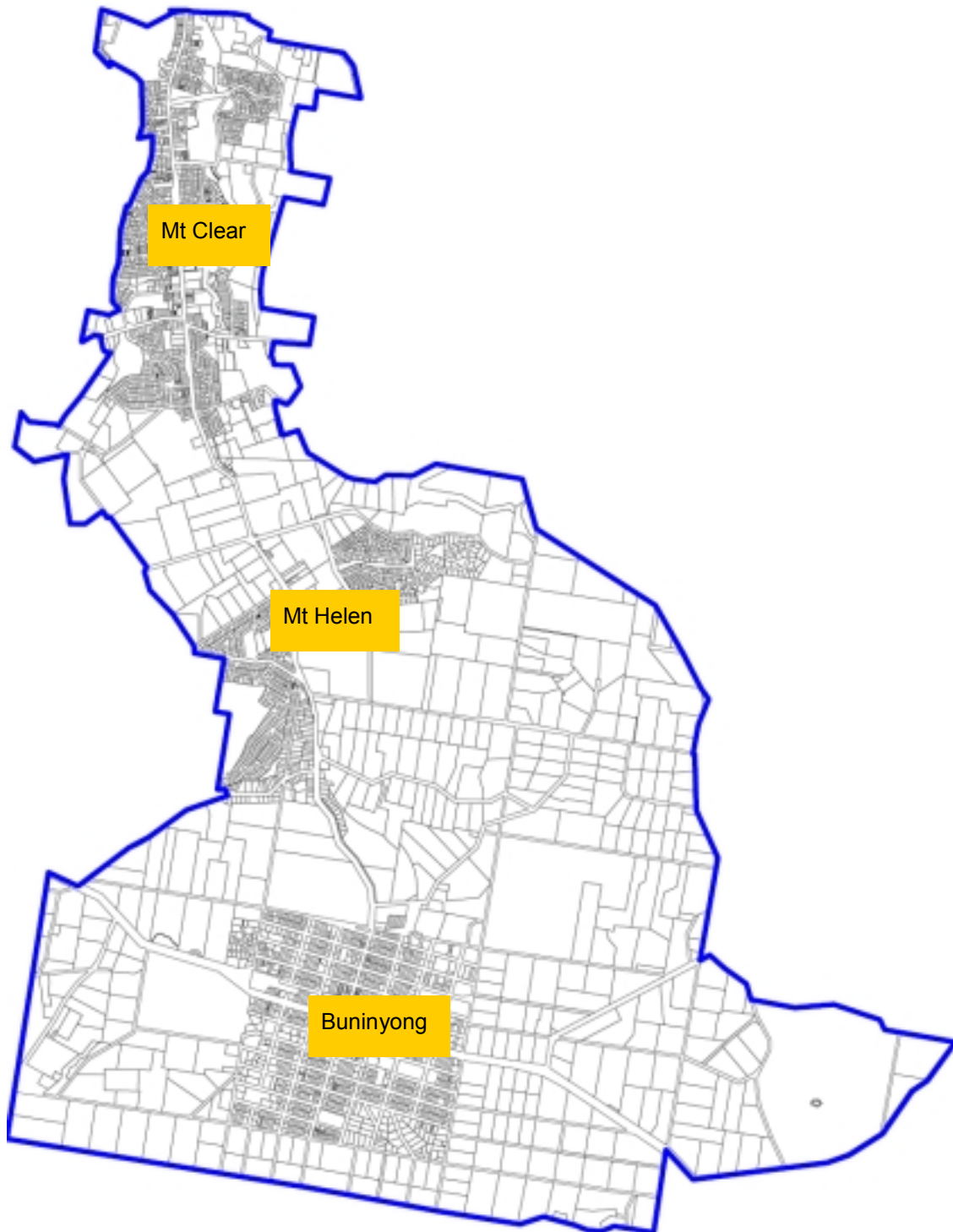
Listed below is a list of some of the issues that were addressed through the study.

- Impacts of current and future development
- Maintaining distinction between communities
- Connecting communities using trails and open space
- Strengthening 'township' character of Buninyong
- Native vegetation protection for environmental, economic, social and aesthetic reasons
- Future development of Ballarat Technology Park
- Provision of infrastructure
- Appropriate community infrastructure and its location, including recreation facilities
- Traffic management (particularly Geelong Rd)
- Protection / enhancement of waterways
- Open space provision
- The role of the area as a gateway to Ballarat
- Protecting landscapes

The Canadian Valley Outline Development Plan area is located in the City of Ballarat, taking in the townships of Mt Clear, Mt Helen and Buninyong. The east and west boundaries of the subject area are essentially delineated by state forest and pine plantation areas.

The map below defines the extent of the ODP area.

Figure 1.



3. The Background to the Study

3.1 The Study Area

Background

Setting a strategic direction for the Canadian Valley ODP area seeks to accommodate a diverse range of pressures and aspirations:

- Recognise the role the area plays in the wider Ballarat urban area
- Provide for the wide range of land uses in the area
- Accommodate planned future development
- Manage and protect highly valued natural and built qualities
- Strengthen the strong sense of community, the social networks and the values of residents
- Protect the identity and 'separateness' of the communities

Issues

The population of the City of Ballarat is projected by the Department of Sustainability and Environment to grow by another 20,000 people in the next 20 years. The Canadian Valley has large areas of vacant residential land that are zoned for residential development.

Regardless of whatever strategy is developed, the area will accommodate additional residential development, expansion of employment based around the University and Ballarat Technology Park, increases in traffic and greater pressure on environmental features and natural resources. Three critical issues will arise from that scenario:

- The rate of growth and change
- How impacts of that growth and change are managed
- What interventions and initiatives are implemented to:
 - Reduce the impacts of growth
 - Ensure that key features of the area are retained
 - Overcome existing or projected problems

Ideas and Options

It is essential that there is a widely supported Strategic Plan for the whole area which recognises the individual and defined nature of the communities and natural features which make up the Canadian Valley area. The Plan has to be implemented through specific provisions in the Ballarat Planning Scheme.

It was initially proposed in the consultation program that six elements or principles should form the basis for the future planning of the Canadian Valley:

- Enhancement of the natural resource base: Native vegetation, water quality, soil structure and quality, sustainable land management
- Reinforcement of the social and community values, facilities and infrastructure
- Maximise the retention of the 'green space' (rural landscapes/open space) between the communities along the corridor
- Future residential development to be based on reinforcing and contributing to the above principles
- Maximise opportunities to increase the provision of public transport and increased walking and cycling as alternatives to motor vehicle traffic
- Increased residential densities, in selected areas, to: better accommodate the aging population; provide alternatives to urban sprawl that results in the loss of a range of values; increase affordable housing options and to decrease reliance on car travel.

These were tested by community consultation and there has been general support for them.

3.2 Role and Character

Background

The Canadian Valley was home to around 7700 residents at the 2001 census. A total of around 7,430 students attend the schools in the Valley and the University, while a significant number of people work in the area. The area also has numerous visitors, from both within and outside of the Ballarat area, attracted to its environmental, recreational and heritage qualities.

As such, Canadian Valley has a range of roles and some of these roles are specific to particular settlements and locations:

Roles

- Rural living and peaceful lifestyle
- Conservation of natural environment
- Education, research and innovation
- Recreation and open space– walking, cycling
- Information communication and technology
- Tourism and economic development
- Heritage preservation

Character

- Green backdrop of native and plantation forest
- Natural environment part of residential areas
- Rolling hills and valley - rural vistas

- Natural features like wetlands
- Heritage buildings, trees, stone walls etc
- "Family-friendly" streets, country town feeling
- Country lanes and roadside native vegetation

Issues

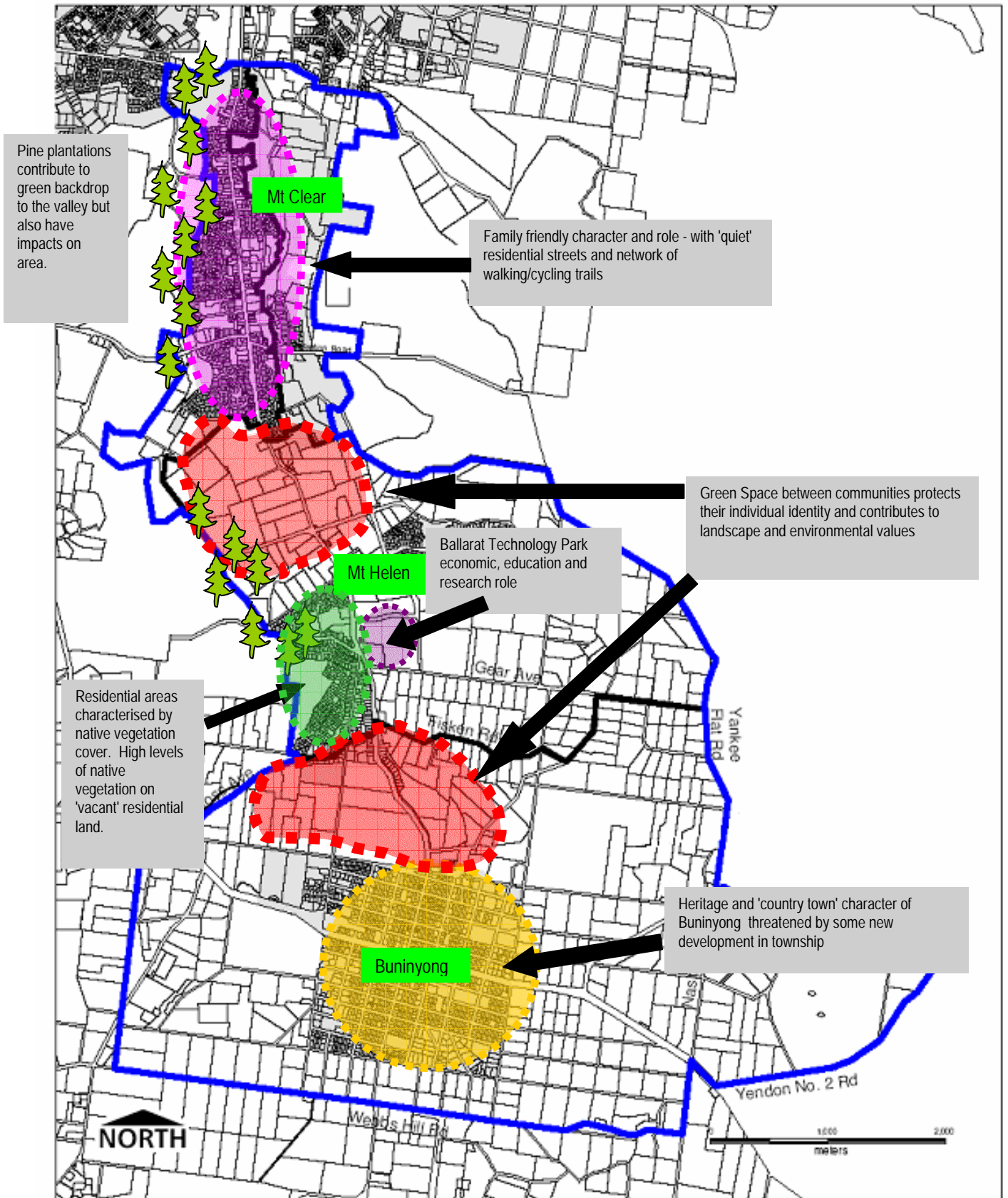
- New development threatening role and character of area, e.g. landscape and environmental values
- Residential development 'merging' communities e.g. Buninyong and Mt Helen
- Balancing conflicting roles in the area, and balancing a range of roles with sustainable (social, environmental and economic) outcomes
- Harvesting of pine plantations may lead to loss of green backdrop and informal recreation areas
- Style of new development generally out of character

Ideas & Options

- Establish a clear vision for area/s, including preferred role/s and character of area/s
- Develop list of critical values requiring enhancement and protection as well as an action plan to implement
- Amend planning controls to protect these values
- Establish 'no go' areas for new development, e.g. protecting the rural area between towns that has both landscape and native vegetation conservation roles
- Widen awareness of critical role of the area in protecting and enhancing flora, fauna of wider Ballarat region
- Sustainable expansion of Ballarat Technology Park
- Develop "Sustainable Living" theme for area
- Develop and promote tourism role, particularly of Buninyong area.

The map on the following page highlights the key roles and character of the area.

Canadian Valley Role and Character



3.3 Population and Community Facilities

Background

The Canadian Valley had a population of approximately 7700 at the 2001 census. This figure represents approximately 10% of the total population of the City of Ballarat. The population of the City of Ballarat is projected to increase by approximately 10,000 people between 2004 and 2014 (*Department of Sustainability and Environment Victoria in Future Population Projections*). Based on these figures, the population of Canadian Valley is projected to increase by approximately 1300 people between 2004 and 2014. The City of Ballarat has recently identified the area to the west and south west of the city as a future growth area. Redirection of population growth from sensitive areas such as Canadian Valley to these identified locations would have an impact upon the projected population figures for the ODP area.

Within the Canadian Valley, the population is younger in the new residential areas of Mt Clear and older in the 'rural' areas outside the townships. Overall the population is ageing, reflecting national trends. With a growing and transforming population, it is particularly important that community facilities and infrastructure are able to provide for specific needs. Issues, ideas and options regarding the population and community facilities of the area include:

Issues

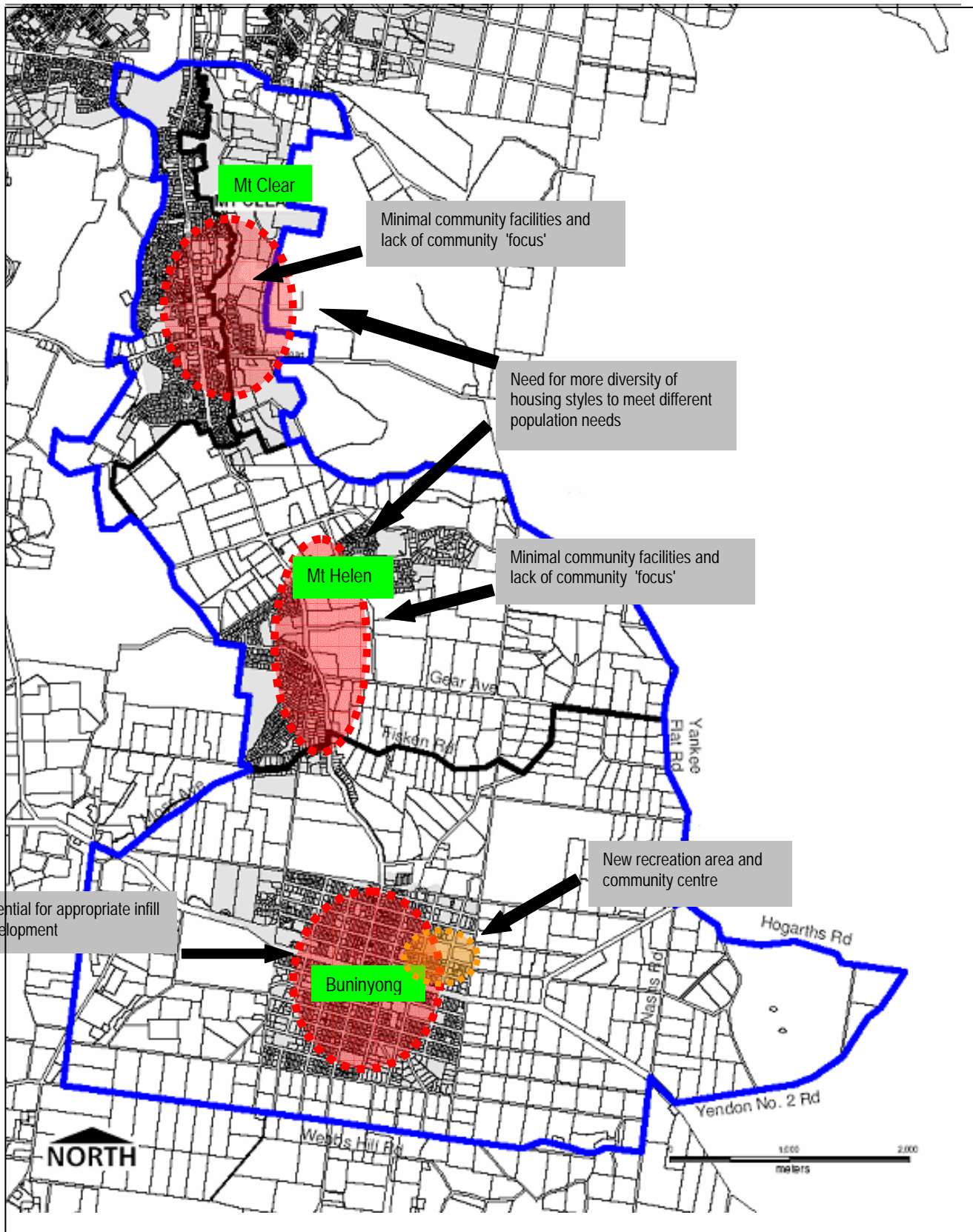
- Identifying how much population growth is acceptable to the local community
- Limited range of housing options in area capable of meeting needs of existing and future population e.g. including medium density housing
- Lack of community facilities at Mt Clear and Mt Helen to create a 'core' for the township
- Ability of community facilities to meet needs of current and future population e.g. youth and aged.

Ideas and Options

- Develop clear community vision that includes desired level of residential development and preferred new residential areas
- Community defines the preferred 'shape' and character of their township/area
- Provide a range of housing options to meet needs of all members of community
- Require all future housing and residential developments to incorporate Ecologically Sustainable Development principles and also water sensitive urban design principles
- Increase the amount of student accommodation at the University of Ballarat
- Encourage more sharing of facilities at University with Mt Helen community
- Develop community facilities to create a defined core/focus and to provide for social interaction
- Improved public/community transport to community facilities to combat social isolation
- Create an inclusive and vibrant township 'centre' for each town that creates opportunities for social interaction and cultural activity.

The map on the following page highlights ideas and issues regarding community facilities and services.

Canadian Valley Community Facilities - Issues and Ideas



3.4 Planning Issues

Background

Land use and development in the Canadian Valley is managed by planning provisions in the Ballarat Planning Scheme. These planning controls are developed to deliver defined objectives for land use and development in the area. The vision for Canadian Valley that will emerge from this project will, in part, be implemented with amended planning provisions in the Ballarat Planning Scheme.



Issues

- Council has recently prepared a new MSS. Of relevance to this area, the new MSS includes objectives about: Protecting remnant native vegetation as it contributes to the character and environmental values of the area; maintaining Mount Helen, Mount Clear and Buninyong as distinct and separate centres; and preserving the landscape values of the area. It also identifies there is high quality agricultural land around Buninyong that should be protected
- Most land through the centre of the Valley is zoned Residential 1. This zoning identifies that this land is set aside for residential use and development
- There is some land zoned Rural Living in the Valley. This zoning identifies that this land is set aside for rural residential use and development
- Land on the fringe of the Valley is zoned Rural. This land is for rural purposes, including farming and plantations
- Land in the centre of Buninyong and Mount Clear is zoned Business 1, providing for use and development of land for local shops and other businesses associated with a town centre
- The Heritage Overlay has been applied to the centre of Buninyong. This provides for the identification and protection of heritage assets
- The Vegetation Protection Overlay (VPO) has been applied to the Mount Helen area and outskirts of Buninyong. Some areas subject to the VPO are also zoned Residential 1. The VPO highlights areas where native vegetation protection must be specifically considered where development is proposed. The VPO does not protection vegetation less than 1 metre tall
- In some cases, the zoning provides for land use that may no longer be appropriate for that area
- The new Rural Zones, introduced by the State Government, are likely to require some revision of the application of zones in the area

- The overlays, in respect to the area's natural, landscape and environmental features, are considered inadequate to address the retention of significant assets in the area.

Ideas & Options

- Provide clear direction about the form and function of this area in the MSS
- Local policies can be used to provide guidance about the type of residential development that is appropriate in this area
- Consider rezoning to allow for expansion of the University of Ballarat and the Technology Park
- Undertake relevant studies, including a native vegetation study and a neighbourhood character study, to provide a sound strategic basis to amend current or include extra planning controls such a Neighbourhood Character Overlay (NCO).

3.5 Open Space

General Overview

The Canadian Valley ODP study area clearly comprises three distinct townships. These townships are geographically close enough to enable sharing of open space facilities which are linked together by existing topography such as creeks and valleys.

In general the study area does not include a large amount of formal open space, which would seem to indicate that the population utilises facilities closer to the Ballarat City for formal recreation as well as using those facilities located within the schools and university. This generally low provision would also support the idea of sharing facilities and therefore the need for good trail connections. Informal open space and trails exist on undeveloped rural and crown land and pine and blue-gum plantations.

Mt Clear – Overview

Open space provision within Mt. Clear consists primarily of the following:

- Council managed ovals adjacent to Mt. Clear Secondary College
- Sports fields associated with Damascus College
- Small parcels of local parks and open space within residential areas, including playground areas



- Trails and some informal passive open space within the State Forest
- The verges of Canadian Creek (including the shared trail)

Mt Clear - Key Issues and Opportunities

- Paths providing connection from Mt Clear College and its open space on Recreation Road to the Canadian Creek trail and town centre are discontinuous, and often in poor condition, and should be improved
- There is a lack of clear connection from the existing shared trail from Mt. Helen, to the Canadian Creek trail and the Secondary College area
- Existing Council ovals generally serve the recreational standards of the current tenants. However facilities associated with the ovals such as pathways and furniture are of a poor standard and contribute to a discouragement of use
- There is an opportunity to improve low key public amenities (seating, shelter signage etc) within the State Forest area
- State Forest areas are generally poorly fenced. This contributes to a variety of inappropriate activities such as rubbish dumping, vegetation removal, bmx riding and off-road vehicle usage. There is an opportunity to provide more comprehensive fencing of State Forest areas in association with improved public amenities such as seating, shelter and signage
- Opportunity for further public usage of the Damascus College oval should be investigated.

Mt Helen - Overview

The township area of Mt. Helen is generally lacking in formal open space. Provision consists primarily of:

- Sports fields associated with the University of Ballarat
- Habitat areas associated with Canadian Wetlands (visual and environmental role rather than functional open space)
- Small parcels of local open space within residential areas
- Shared trail on the western verge of Ballarat-Buninyong Road, linking Mt. Helen with Damascus College.

The community also makes use of "laneways" on undeveloped road reserves to connect to other areas of Mt. Helen, Mt Clear and Buninyong. Examples include:

- Chapman's Lane, between Fiskin Road and Gear Avenue
- The extension to Eddy Avenue leading to the back of Buninyong
- A back road between the west of Mt. Helen and Jones Avenue, Mt. Clear
- A dirt road running through bushland east of Mt. Helen, north of the University residences and west of Bell Avenue.

Mt Helen - Key Issues and Opportunities

- There is an opportunity to add low key public amenities (seating, shelter, signage etc) in the vicinity of the local shopping area on Ballarat-Buninyong Road
- There may be a future opportunity to develop a shared trail along the Canadian Creek (on existing rural land) to link Mt. Helen and the University and Ballarat Technology Park, with the Mt. Clear schools and shared trail
- The University grounds present an opportunity for additional public open space provision, by promoting use of the ground by the general community.



Buninyong - Overview

Open space provision within Buninyong consists primarily of the following:

- James Park, near the intersection of Ballarat-Buninyong Road and Russell Street
- De Soza Park, between Warrenheip Street and Winter Street
- The creek walking trail linking Lumeah Road, De Soza Park and James Park
- The Tennis Courts and Pool on Forest Street (soon to include the new Buninyong Oval)
- The Buninyong Botanic Gardens at the corner of Scott and Inglis Streets
- Royal Park bounded by Warrenheip, Nolan, Hedrick and Inglis Streets
- Union Jack Reserve
- Buninyong Primary School grounds

The Buninyong Golf Course and Buninyong Cemetery are also important places on the edges of the Buninyong township that act as open space linkages or destinations. In addition, undeveloped Crown Land and rural properties also contribute to a sense of open space around the township, despite not being public open space. Mt. Buninyong and Mt. Innes, while outside of the town boundaries, are also essential components of the open space resources of Buninyong.

Buninyong - Key Issues and Opportunities

- While Buninyong has a range of open space facilities and resources, these are not clearly linked, particularly for visitors



- The creek path linking Warrenheip Street with Lumeah Road is not well connected with the Midland Highway, reducing its effectiveness as a part of an overall walking trail around Buninyong
- There is an opportunity for a clearly signed and defined central Buninyong walking trail which highlights points of heritage and recreational interest and local activity
- Inclusion of all walking trails on walking and heritage walk maps
- The opportunity to extend the Mt. Helen shared trail to Buninyong should be investigated
- Improve signage for the Buninyong to Mt Buninyong walking trail and extend trail to take in Union Jack Reserve
- Improved provision for commuter cyclists from Buninyong and Mt. Helen to Ballarat City.

3.6 Landscape Setting and Character

General Overview

The landscape character of the Canadian Valley ODP study area is primarily defined by its topography, consisting of the two broad north-south ridges, located to both the east and the west of Ballarat – Buninyong Road, which create the Canadian Creek valley.

These ridges define a strong visual and spatial corridor, which contains the townships of Mt. Clear and Mt. Helen, and the road which connects them. The strongly vegetated nature of these ridges reinforces their form and the sense of enclosure and definition they provide for Canadian Valley.

While the enclosed valley form is less dramatically defined south of Mt. Helen, the broad vegetated ridge to the east of Buninyong (which includes Mt. Buninyong itself) remains the defining feature of the landscape setting of

the Buninyong township. Within the common context of this strongly defined valley, clear “rural” breaks play an important role in reinforcing the distinct nature of each of the townships (Mt. Clear, Mt. Helen, and Buninyong).



There is an opportunity to provide a distinction between the three townships of Mount Clear, Mount Helen and Buninyong in the planting of roadside vegetation and trees at the entrances to each township. Any gateway-type treatments such as planting should seek to provide distinctive species that reflect the landscape character of that township.

Taken as a whole, the Canadian Valley area has a strong and consistent “naturalistic” landscape character which should be protected and enhanced and is in contrast with the suburban and urban areas of Ballarat immediately to the north.

Mt Clear - Overview

Consistent with the Valley as a whole, the setting of Mt. Clear is strongly defined by the vegetated ridges to its east and west. The vegetated edge to the east, created by the State Forest, presents high natural values.

The local landscape character within Mt. Clear is distinguished by an informal scattering of mainly native trees, rather than formal street tree themes. The majority of urban/residential development sits to the west of Ballarat–Buninyong Road, extending as far as the ridge just west of Tinworth Avenue.

The Canadian Creek valley itself is located to the east of the road, along with a mix of both older and more recent residential development extending to the western edge of the State Forest. The Creek has been the subject of revegetation initiatives over recent years.

Mt Clear Issues and Opportunities

- Arrival at the township area of Mt. Clear lacks clear definition, blending with the township area of Canadian to the north
- The natural native vegetation character of the Canadian Creek achieved through recent re-vegetation could be extended beyond the immediate creek environs, particularly along Recreation Road to the east

- While the Canadian Creek within the Mt. Clear environs has undergone some revegetation, the creek between Mt. Clear and Mt. Helen appears weed infested and devoid of significant indigenous vegetation



- There is the opportunity to integrate the shopping centre more closely into the town character, through the careful use of native vegetation
- The view south to the vegetated setting of Damascus College provides a strong landscape image, providing the opportunity to clearly announce arrival at, and departure from, the township
- Any loss of the integrity of the vegetated ridgelines to the east and west of the valley would impact on the distinctive character of the Mt. Clear township. This would include harvesting of the pines on the ridge to the west of the township. Similarly, any development in the vicinity of the vegetated fringes of the township may have the capacity to weaken the defined edges of the valley

Mt Helen - Overview

The character of Mt. Helen is strongly defined by the extensive remnant tree canopy which the majority of the residential areas of the town sit within. It is important, then, that this canopy be protected and enhanced, in order to protect the existing character.

This character is reinforced by the narrow and enclosed nature of Ballarat–Buninyong Road, which tends to have a ridge alignment through the township.

As opposed to Mt. Clear, Mt. Helen has distinct points of arrival and departure, being clearly defined by rural land to both the north and the south.



Mt Helen - Key Issues and Opportunities

- The ridge alignment of Ballarat–Buninyong Road, combined with the tree canopy mentioned above, means that many of the residential areas of Mt. Helen are not visible from the road. This provides the opportunity for some increase in residential development, without visual impact, provided this does not diminish environmental values
- The University and Ballarat Technology Park precinct is a significant element within the local community, and presents the opportunity to increase landscape and environmental values, particularly through the creation of habitat areas. The development of Canadian Wetlands is an example of this
- While the Canadian Creek has been well revegetated on Council reserve areas and within the University and Ballarat Technology Park precinct, its condition within rural land remains poor
- While the Mt. Helen area generally has high scenic and landscape values, these are lowest at the notional town centre, near the Gear Avenue intersection. This area presents an opportunity to utilise the existing indigenous character to create a more recognisable town centre image. Similarly, the landscape character of the town could be further strengthened through extension of the indigenous tree canopy along Ballarat-Buninyong Road to the north
- Some opportunities exist to reinforce the tree canopy to the edges of Mt. Helen through connection with the canopy surrounding Mt. Clear. One example would be replanting along the back road linking the west of Mt. Helen with Jones Avenue, Mt. Clear.

Buninyong - Overview

The character of Buninyong is clearly distinct from the character of both Mt. Clear and Mt. Helen in a number of fundamental ways:

- Its original function is that of an independent town, rather than a predominantly residential settlement
- Its sub-division pattern and built form reflect its distinct history. These elements remain relatively intact and the built form is particularly important in defining Buninyong's character
- Its landscape is primarily exotic in contrast with the generally native landscape of both other towns
- Despite the fact that it has changed over time and contains built form originating from a range of eras, Buninyong has been able to maintain the character or "feel" of a 19th Century township. This is primarily due to the fact that the township remains generally responsive to the landscape, in that important ridges

and hills surrounding the town have remained intact, and that the township has generally not grown beyond its historic boundary



Buninyong - Key Issues and Opportunities

- Buninyong clearly has potential for infill development which will enable the town to absorb additional population (if necessary) without undue negative impacts on its character, provided such development responds and respects the existing sub-division pattern. Recent sub-division in the south-eastern corner of the town is an example of the potential impact if such care is not taken
- While the town features some strong tree planting, (particularly on the Midland Highway) which makes a great contribution to its character, there is the opportunity to undertake further planting which will extend and strengthen the existing character and emphasise the contrast between Buninyong and the other towns
- Rural land surrounding Buninyong presents opportunities to improve environmental values within the study area, particularly through re-vegetation of local creek and waterways. A generally indigenous approach to planting on rural land would also emphasise, through contrast, the distinctive character of Buninyong
- There is an opportunity to improve “urban design values” within the main commercial area of Buninyong, focusing on presentation of prominent heritage buildings and the development of a consistent public realm including pavement, urban furniture and planting
- The Buninyong Golf Course provides an important contribution to the green and open character of the township.

3.7 Land Use, Development and Heritage

Background

The Canadian Valley has a range of land uses including: Public land, residential, conservation, recreation, education, industry and shopping centres. Some of these land uses conflict with each other and impact upon the natural environment.



It is important to consider the impacts of current and future land use and developments, how these impacts may be minimised or avoided and how they contribute to the values and goals of the communities of the Canadian Valley. Protection of the heritage buildings and features, particularly in the township of Buninyong, from impacting land uses and developments is critically important.

Initial suggestions on issues, ideas and options surrounding land use, development and heritage in the Canadian Valley include:

Issues:

- Strong projected population growth will increase pressure for residential development
- Impact of land use and development on role and character of area/s and the natural environment
- Retaining "separateness" of townships
- Managing and avoiding conflicting land uses
- Impacts on natural environment and habitat links
- Impacts of new and existing development on a range of heritage features
- New development generally out of character with surrounding areas
- Potential bush-fire risk of some residential areas
- Impacts on social isolation and disadvantage based on new and dispersed 'fringe' development
- Lack of a township community 'centre' or 'heart' that enables social and cultural interaction
- Contamination of land from mining activity
- Drainage and flood prone areas and protection of water catchment area

Ideas and Options

- Create a strong vision of the preferred future of each community and total area, including a defined preferred 'shape' and character
- Establish an urban growth boundary to identify 'no go' areas and to contain urban sprawl
- Establish permanent and protected "green wedges" between the townships



- Develop Management Plans to manage a range of issues and protect valued features and qualities
- Create a vibrant township 'centre' for each town to create opportunities for social interaction
- Develop a mentally and physically healthy community by providing daily opportunities for social interaction and physical exercise

3.8 Infrastructure and Services

Background

Infrastructure, such as water, sewer and power will be significant considerations in determining future land use in the Canadian Valley area. Much of the area is already serviced, and there is the capacity to extend this infrastructure. Extension of the infrastructure has some issues associated with it.

Issues

- The sewerage system in the area is linked to the City sewerage system. Some of the City sewerage system is overloaded. Upgrades are planned, but will need to occur before significant growth occurs in this area
- Connection of residential development to sewerage is fundamental in the protection of water quality. Land capability to manage effluent on site is a significant consideration in determining opportunities for expansion of rural residential development. There are already water quality issues around Buninyong as a result of inappropriate effluent management on rural residential lots
- Some existing infrastructure, eg. drains, have heritage values. Growth and subsequent upgrades may compromise these values
- Provision of water and sewer services in high elevation areas may be more costly due to the need to provide pumping stations
- Emerging need for developer contribution plans to assist in providing infrastructure
- Topography of the area imposes some limitations on infrastructure provision
- Extension of infrastructure may compromise remnant native vegetation along road reserves
- Stormwater quality must be managed to protect local waterways. Gravel roads in steep areas may cause sediment pollution of waterways. Growth in urban development will result in more stormwater runoff

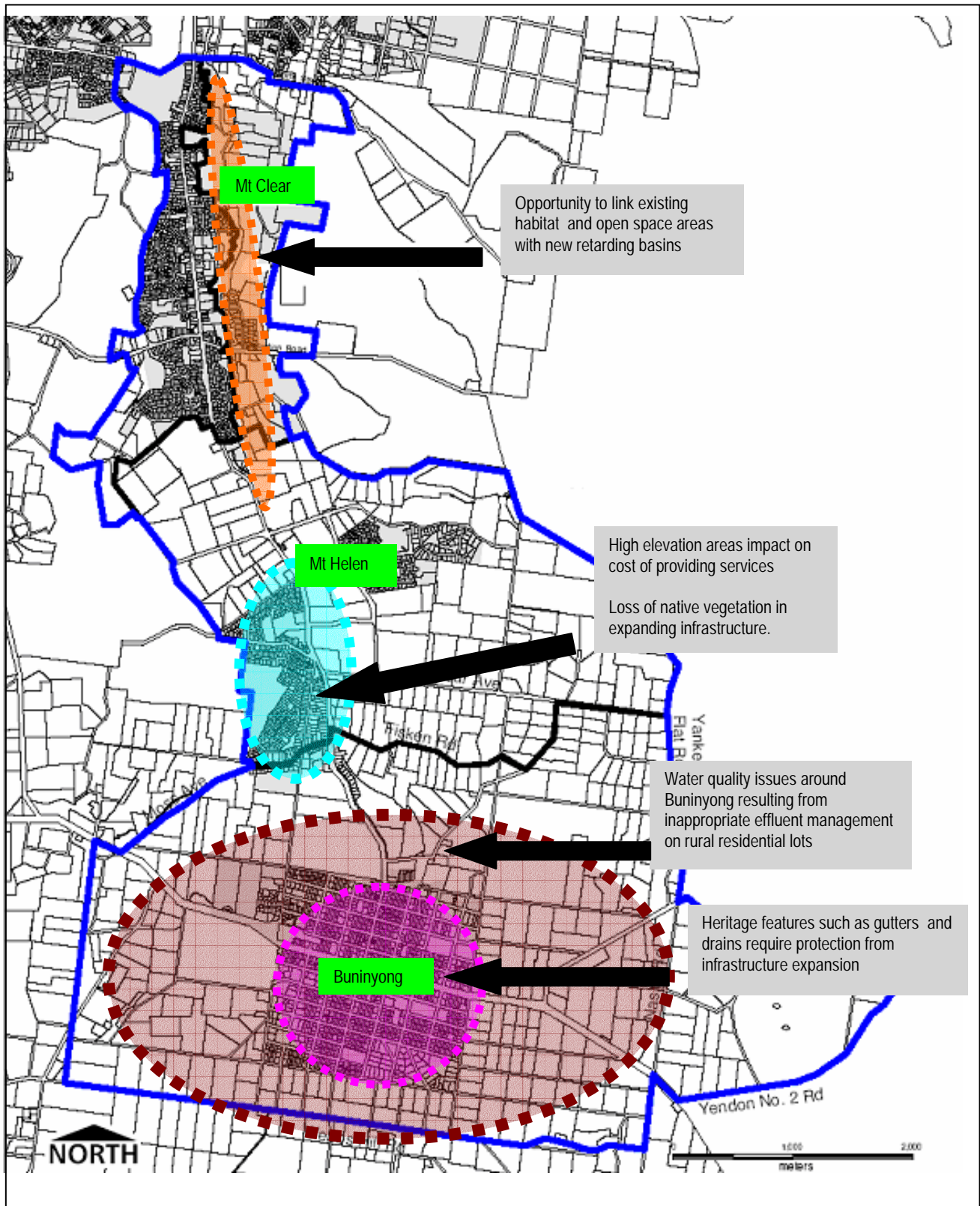
- Retarding basins will be required to manage stormwater flows. The Ballarat Stormwater Management Plan provides recommendations for retarding basin sites.
- Some roads in Buninyong require maintenance and upgrading - impacts of works on heritage features, roadside native vegetation and landscape values.

Ideas & Options

- Establish desired limits to infrastructure extension based on impact on features and assets of area
- Enhancing use of retarding basins in public open space areas
- Revegetate creek and wetland areas and provide habitat and open space linkages to retarding basins
- Identify suitable areas for use of recycled water, e.g. recreation reserves
- Identify and protect infrastructure with heritage values
- Establish action and education plan to minimise stormwater impacts on waterways.

The map on the following page highlights the issues, ideas and options in relation to the provision of infrastructure.

Canadian Valley - Infrastructure Issues, Ideas and Options



3.9 Industry and Economic Development

Background

The Canadian Valley plays a vital role in the economic development of the Ballarat region. The University of Ballarat and the Ballarat Technology Park employ hundreds of people, together with the colleges and schools of the area. The Ballarat Technology Park is the core of the region's prospering Information Communication and Technology (IC&T) industry. The Buninyong and Mt Clear shopping centres also employ significant numbers of people and provide a range of products and services. The area also takes in a small industrial area in Mt Clear as well as areas of pine plantation, vineyards, olive groves, tourism developments and home-based businesses throughout the area. Initial suggestions on issues, ideas and options surrounding industry and economic development in the Canadian Valley include:

Issues

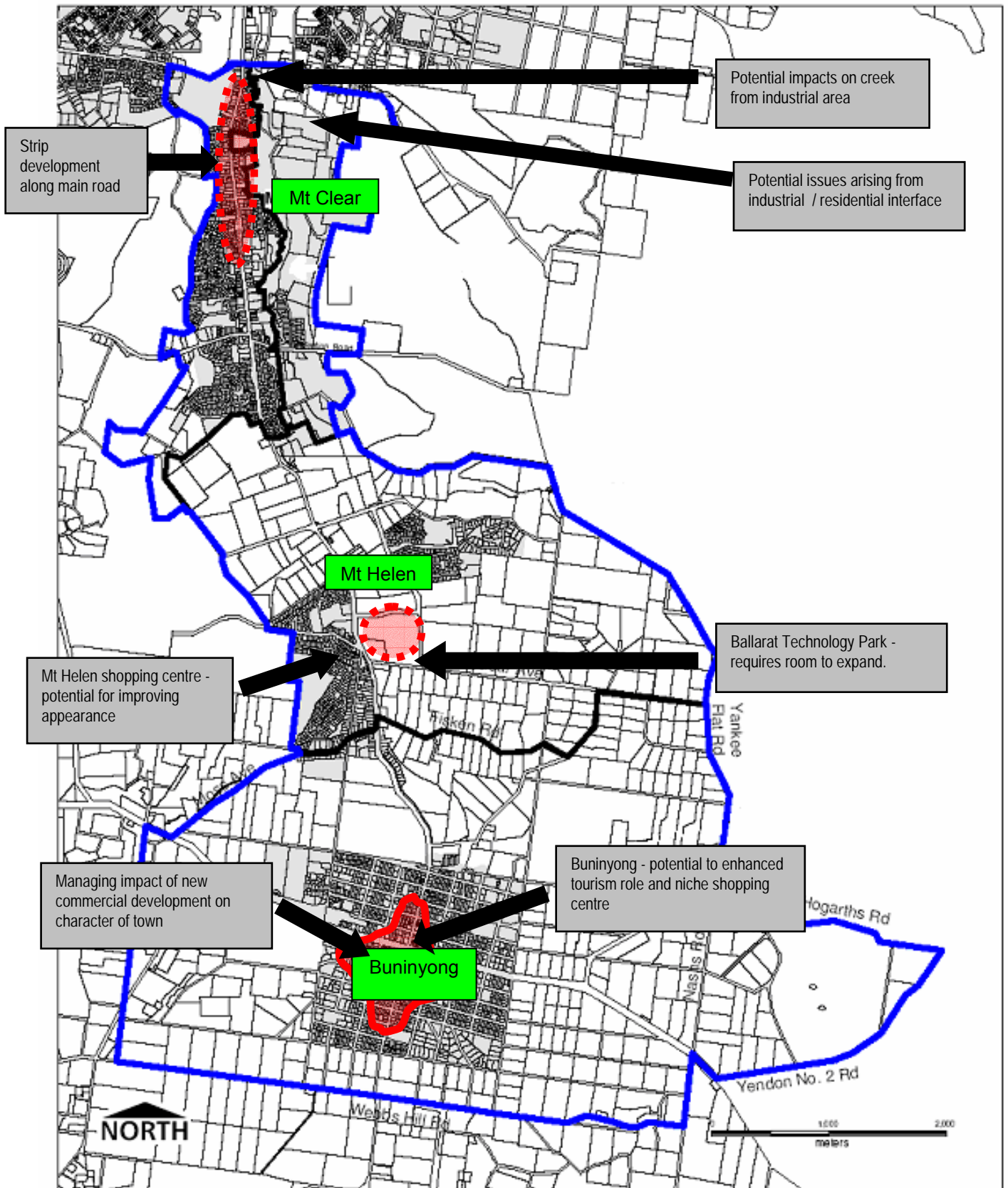
- Availability of water, power and road infrastructure may limit development or expansion in some areas.
- Accessibility of shopping centres - reliance on private vehicles
- Aesthetic values of some shopping centres
- Traffic and pedestrian safety
- Identifying suitable site for expansion of Ballarat Technology Park
- Impacts of conflicting land uses
- Impact of industry on landscape, environmental and other values
- Provision of goods and services at Mt Helen shopping centre
- Retaining valued character of areas eg Buninyong
- Unattractive industrial areas in Mt Clear, e.g. strip development on Geelong Road, and
- Impacts of pine plantations, particularly at harvest time.

Ideas and Options

- Extensive landscaping and revegetating to enhance visual amenity and provide buffers
- Develop niche shopping centre at Buninyong – galleries, bookshops, gourmet food etc
- Provide for expansion of Ballarat Technology Park along ecologically sustainable design principles and based on an identified demand from those specific industries as defined in the MSS and relevant LPP.
- Future role of the Ballarat Technology Park as a showcase of ecologically sustainable development
- Creation of IC&T niche industries in Mt Clear
- Identify and protect values that attract tourists to parts of the Canadian Valley area and further develop tourism role for Buninyong and Canadian Valley area,
- Encourage sustainable economic development through incentives
- Improve appearance of shopping centres
- Improve signage to and within Buninyong to encourage more visitors and improve visitor experiences.

The map on the following page highlights the issues, ideas and options in relation to economic development.

Canadian Valley Economic Development Issues and Ideas



3.10 Traffic

The City of Ballarat is currently undertaking a Transport Strategy. The role of Geelong Road and associated safety and congestion issues will be investigated as part of this Strategy.

Issues

Geelong Road:

- Traffic congestion in the morning and afternoon peak periods mainly associated with the University and schools in the vicinity
- Safety of some access points a concern. Elsworth and Tinworth intersections can be classified as Accident Blackspots
- Limited alternative north-south traffic routes to the east or the immediate west mean that nearly all traffic in the valley uses Geelong Rd
- Extremely high numbers of road kill, particularly koalas (more than 1 koala per week), based on increasing traffic along Geelong Rd.

Local Road Network:

- Limited number of local road access points to Geelong Rd from adjacent residential areas. Many residential areas have a single access road connection
- Limited local connecting roads parallel to Geelong Rd. To travel from one residential area to another requires access to Geelong Rd
- Poor condition of roads in central Buninyong caused mud and dust problems in town
- Pedestrian and Bicycle Paths
- Limited footpaths in place along Geelong Rd and a limited number of designated safe crossing points
- Bicycle path in place along the side of Geelong Rd but limited designated safe crossing points.

Public Transport:

- Public transport limited to bus service along Geelong Rd and connecting to the University
- Bus service could be increased and bus stops could be upgraded.

Opportunities

- Improve safety by treating accident Blackspot intersections such as Elsworth and Tinworth intersections. Treatments include designated turn lanes in Geelong Rd
- Increase the vehicle carrying capacity of Geelong Rd to reduce congestion. Treatments include designated turn, acceleration and passing lanes
- Improve local road connections between residential areas in parallel to Geelong Rd. Plan for new road connections as part of future subdivisions
- Construct a new north-south arterial road to ease the traffic demand on Geelong Rd. Existing roads could be progressively upgraded to provide a high standard alternative access route

- Plan local street networks to connect adjacent residential areas without the need to access Geelong Road
- Plan for the ultimate duplication of Geelong Rd between Lal Lal Street and Whitehorse Road
- Plan for the upgrade of the Whitehorse Road roundabout to include a new connecting road to the east
- Improve the existing bicycle path and consider additional crossing points
- Improve bus stops along Geelong Rd and consider bus route connections to expanding residential areas
- Consider where a new major shopping centre should be located
- Proactive and co-ordinated approach to rescuing and caring for injured wildlife by establishing a partnership between Council, AKF and community groups and members.

4. Community Consultation

Community Workshops

Four community workshops were held to enable and encourage public participation in the early stages of the ODP development and the identification of issues, ideas and opportunities for the Canadian Valley area. Workshops were held at: The Buninyong Town Hall, Mt Clear College, Damascus College and the University of Ballarat and were attended by approximately 170 people in total. Attendees were able to discuss individual concerns with the consultants, participate in presentations, or were able to write down issues, ideas, and opportunities onto work-sheets at the workshops.

Stakeholders, including community groups, sporting groups, youth organisations, senior citizens organisations, schools, the university, businesses and residents groups were identified and were invited to provide a written submission addressing issues, ideas and opportunities concerning them. A questionnaire was also widely distributed and was also available on the Council Web-page.

A summary of the issues, ideas and opportunities raised at the workshops, in the questionnaires and in the written preliminary submissions follows:

- Protection and enhancement of the natural environment, including remnant native vegetation, habitat corridors and areas of conservation value. Revegetation of indigenous species, particularly along the creek areas, was raised by a number of people. A number of people commented that they felt current planning controls were not successfully protecting the area's native vegetation and habitat areas. Many people commented that they felt stricter controls should be enforced, together with stricter enforcement of planning controls, which should include heavier penalties or fines. Some people commented that habitat areas had become fragmented and degraded and there was a need to reconnect these areas and improve the quality of the native flora. Loss of koala numbers due to dog attacks and road kill was a significant concern.
- Need for the protection of the general rural landscape values of the entire valley was consistently raised. There was significant concern regarding the high level of residential development occurring and how this was compromising the unique character and landscape of the Canadian Valley. The unsympathetic design of recent subdivisions and the removal of native vegetation was a particular concern. Protection of the 'green' ridgelines within the Valley was raised as a priority.
- Need for the protection of character in the township of Buninyong's and in the community of Mt Helen. It was emphasised that retaining the green belts between these townships was critical in retaining their individual identities and rural/bush characters. It was also consistently stated that Buninyong's unique rural and heritage character must be protected and enhanced.
- Maintenance and enhancement of the shared trails in the Valley was raised by many people, particularly, maintenance of existing tracks. The need to extend tracks, improve connections, and provide or improve signage for the tracks was also raised.

- Traffic congestion along Geelong Road was raised frequently. There was significant concern regarding the safety of the road around the Midvale shopping centre. Many people felt an accident was imminent. Suggestions included: providing alternative routes, or a possible light rail service using the remaining reserve with creation of new reserves to connect Ballarat and Buninyong.
- The decline of the Buninyong shopping precinct was raised as a significant concern. Many local businesses have closed or are in the process of closing. The need for signage and improved signage, both off the main highway and at a local area, was raised as a critical issue. The untapped potential of Buninyong and the entire Canadian Valley was raised as a concern, particular with regard to a purported lack of support from Council.
- There were also a number of submissions from individual landowners, wishing to subdivide their properties for residential use.

A detailed summary of the issues raised in these preliminary submissions is included in the Appendices.

The Draft ODP

The Draft ODP was released on 17th November and was available for comment until 17th December, 2004. Thirty two submissions were received to the Canadian Valley Draft ODP.

An information session about the draft ODP was held on 18th November, 2004 at which two presentations were made. An estimated 150 people attended the evening. There was considerable discussion and questioning at these sessions. Overall, the Draft ODP was well received and the key elements and principles supported.

A table provided in the Appendices summarises the content of each submission. A set of criteria, agreed upon by the steering committee and largely based on the principles set out in the draft document, was used as the basis for evaluation of each submission in order to provide for a comprehensive and objective method of review. The following set of criteria was used in reviewing the submissions to the draft ODP:

1. Legitimacy / relevance of the issue(s) raised
2. Are issues raised concerned with community benefit or personal gain (including financial)?
3. Will the actions/changes required positively reinforce the overall goals of the Plan? That is, will they:
 - better manage and limit future residential / urban development
 - protect, manage and contribute to vegetation protection and rural landscape maintenance and enhancement
 - retain non urban breaks between urban areas
 - maintain separate identity of and clear distinctions between Buninyong and Mt Helen and Mt Helen and Mt Clear
 - positively contribute to environmental values, environmental management and the condition of the natural resource base

- avoid urban sprawl, linear residential development on the Ballarat Buninyong Road, and suburbanisation of the Canadian Valley
- avoid development on ridgelines, non urban areas, adjacent to and within view lines of Ballarat-Buninyong Road
- avoid development which increases traffic and safety hazards
- develop and increase the connectivity of the walking and cycling trails particularly along the Ballarat-Buninyong Road
- manage and develop and enhance the open space system along the Canadian Valley
- improve the overall presentation of new residential development so that it better relates to the rural and environmental character of the Canadian Valley through the use of more site responsive planning, retention of vegetation and maintenance of ecological values, including Koala habitat
- provide for more water sensitive urban design
- strengthen the heritage character of Buninyong township and its social, community and economic role

Following the determination of a position on each, a revised ODP was prepared for final discussion and agreement by the Steering Committee to present to Council.

5. The Planning Framework for the Canadian Valley

5.1 Strategy and Policy Framework

Planning is undertaken to provide benefits for the whole community. It should strive to find a balance that achieves socially, environmentally and economically sustainable outcomes. Detailed below are the objectives of the Planning and Environment Act, the core elements of the State Planning Policy Framework, and the City of Ballarat Municipal Strategic Statement, a range of City of Ballarat Local Planning Policies and other relevant strategies that set the framework for planning in the Canadian Valley area.

The core of all of these objectives is contained in the first Objective of Planning in Victoria, as stated in the Planning and Environment Act ... "Provide for the fair, orderly, economic and sustainable use, and development of land"

The Planning and Environment Act (1987)

This is the over-arching legislation for planning in Victoria. The Objectives for Planning in Victoria, as set out in the Act are to:

- Provide for the fair, orderly, economic and sustainable use, and development of land
- Protect natural and man-made resources and the maintenance of ecological processes and genetic diversity
- Secure a pleasant, efficient and safe working, living and recreational environment
- Conserve and enhance buildings or places that have scientific, aesthetic, architectural or historical interest
- Protect public utilities and other assets and enable the orderly provision and coordination of public utilities and other facilities for the benefit of the community
- Facilitate development in accordance with the above objectives
- Balance the present and future interests of all Victorians.

State Planning Policy Framework (SPPF)

The SPPF seeks to ensure that the "Objectives of Planning in Victoria" (as set out in the Planning and Environment Act) are fostered through appropriate land use and development planning policies and practices which integrate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development. Councils must take account of and give effect to the general principles and the specific policies contained in the SPPF.

The General Principles of the SPPF state that planning must:

- Anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure.
- Contribute to the protection of air, land and water quality and the conservation of natural ecosystems, resources, energy and cultural heritage.

- Assist in the conservation and wise use of natural resources including energy, water, land, flora, fauna and minerals to support both environmental quality and sustainable development over the long term
- Plan the growth and redevelopment of settlements so as to allow for the logical and efficient provision and maintenance of infrastructure
- Contribute to the economic well-being of communities and the State
- Provide land for a range of accessible community resources, such as affordable housing, places of employment, open space, and education, cultural, health and community support facilities.

Where there are competing objectives, the State Planning Policy Framework requires that these objectives must be balanced in favour of net community benefit and sustainable development.

The Victorian Native Vegetation Protection Framework

Victoria's Native Vegetation Management - A Framework for Action establishes the strategic direction for the protection, enhancement and revegetation of native vegetation across the State. The Framework addresses native vegetation management from a whole of catchment perspective but necessarily focuses primarily on private land where the critical issues of past clearing and fragmentation exist.

The primary goal of the Framework is:

"A reversal, across the entire landscape, of the long-term decline in the extent and quality of native vegetation, leading to a Net Gain"

The Net Gain approach has, as a priority, the avoidance of further permanent losses of existing native vegetation through clearing.

Victoria's Koala Management Strategy

The Canadian Valley includes the majority of koala habitat within the Ballarat Local Government Area.

The Department of Sustainability and Environment released a Strategy for Koala Management in September 2004. The Strategy states the Koala is more secure in Victoria than in any other state. But while many of Victoria's koala habitats are protected in Victoria's conservation reserve system, there are important koala populations that occur in semi-rural freehold land, with increasing infiltration into semi urban areas, and cites Ballarat as one example.

The key principles of the strategy include:

- Victoria to manage its koala populations so that the species can continue to flourish in the wild, without damaging other natural values, as an important component of the nation's biodiversity

- Integrate koala conservation and management with frameworks and plans such as the Native Vegetation Management Framework
- Recognise the key role played by Local Government Planning Schemes in influencing the area's capacity to maintain koala habitat, and
- Recognising that fragmentation of habitat is a critical issue for Koala conservation, based on the koala's low capacity to travel between fragmented habitats

Melbourne 2030

Melbourne 2030 is the Victorian Government's strategy to guide the future growth of Melbourne. Part of the strategy is to direct growth to the regional cities of Ballarat, Bendigo and Geelong. The Implementation Report for *Melbourne 2030* states that promoting the growth of Regional Cities will be implemented by:

- Encouraging planning that ensures that the impacts of urban development on non urban areas is limited, that development is supported in areas that can accommodate growth and that conservation and heritage values are protected together with the surrounding natural resource base.
- Reducing the proportion of new housing development provided in rural areas to encourage consolidation in existing settlements where investment in physical and community infrastructure has already been made.
- Maintaining the long-term sustainable use and management of natural resource attributes and protecting existing environmental qualities such as water quality, native vegetation, biodiversity and habitat.

The Municipal Strategic Statement and Local Planning Policies

All Councils in Victoria are required to include a Municipal Strategic Statement (MSS) in their Planning Scheme. This MSS sets out the strategic direction for land use planning in that municipality and must be reviewed every three years. It is the overarching strategic document for land use planning in the municipality. All Councils must also select, from a predetermined 'tool box' that is set by the State Government, a range of planning controls such as zones and overlays that control how land is used and developed. A Council may choose to include Local Planning Policies (LPPs) in their planning scheme. These are designed to provide guidelines for decision-making.

Combined with the State Planning Policy Framework and other administrative provisions, these documents form a Council's Planning Scheme. Amendments to planning schemes require public exhibition and, ultimately, approval by the Minister of Planning.

Municipal Strategic Statement

The City of Ballarat has recently reviewed its Municipal Strategic Statement. The new MSS was approved on the 7th April 2005. Some key components of the new MSS that are directly relevant to the particular characteristics and values of the Canadian Valley area include:

Environment (21.04)

Objectives:

- To reduce the use of fossil fuels.
- To minimise any adverse impacts of use and development on native flora and fauna and their habitats.
- To protect and enhance regional native vegetation.
- To rehabilitate, protect and enhance landscapes with identified values.

Strategies to achieve these objectives include:

- Require all new dwellings to be sited so as to achieve the maximum potential solar orientation possible.
- Minimise the detrimental impact of future development on remnant vegetation and wildlife habitat.
- Protect areas of significant native vegetation.
- Ensure that new residential subdivisions protect remnant vegetation and do not threaten the viability of rare and threatened flora and fauna populations.
- Protect native vegetation through appropriate subdivision design in new residential and rural residential areas.
- Protect identified landscapes through the application of appropriate overlays.
- Encourage the use and development of land in a manner that enhances and protects identified landscape values.
- Protect historic trees (both native remnants and planted specimens) with cultural or historic values.

Further Strategic Work (required)

- Prepare Biodiversity mapping and incorporate the information as an overlay in the planning scheme as the key strategic step to ensuring information concerning the flora and fauna of the municipality is accessible and utilized as part of the decision making process.
- Undertake native vegetation mapping to identify areas of significant native vegetation for inclusion in the Vegetation Protection Overlay.
- Review biodiversity mapping supplied by the DSE and review Vegetation Protection Overlays and Environmental Significance Overlays.
- Identify landscapes with important biological and physical features, cultural or historic values, and scenic qualities that provide visual diversity when viewed from public areas and thoroughfares.
- Investigate appropriate means by which significant native vegetation and habitat on undeveloped land zoned Residential 1 can be protected.

Settlement (21.05)

Objectives

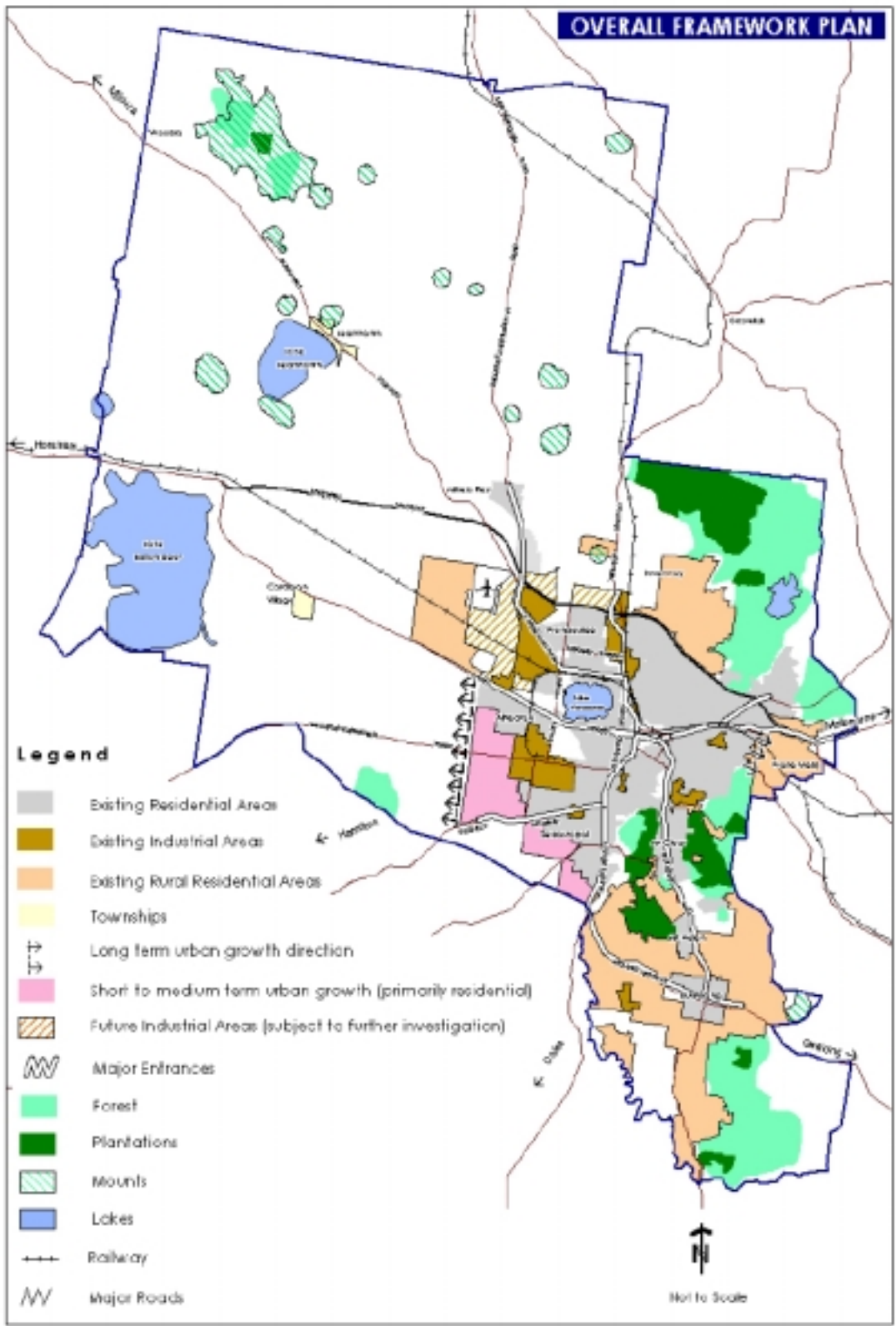
- To provide for residential growth in and around the Ballarat urban area in an orderly and efficient manner.

- To ensure that changes in established urban areas take place without reducing the existing quality of life that the area provides.
- To encourage and facilitate opportunities for diversity in residential type, choice and affordability in line with the needs and aspirations of the City's existing and future community.
- To ensure that changes in built form within established urban areas are sympathetic with any historic significance or valued character of the area.
- To protect and enhance the quality and character of the City's presentation, as defined by its built and natural environments.
- To protect places of historic significance.
- To respect heritage and cultural boundaries.

Strategies

- Ensure land is always available for major land use activities including maintaining between 10 and 15 years supply of residential land at all times with priority areas identified within the relevant framework plans
- Prevent the fragmentation of areas identified for future urban use through inappropriate subdivision.
- Rezone urban expansion areas to the west of Ballarat to allow urban use of that area upon completion of an Outline Development Plan.
- Support infill development where such development can be undertaken in line with other objectives, particularly those relating to urban character and heritage.
- Provide residential land within a range of areas in order to provide for different parts of the housing market.
- Encourage a range of lot sizes and densities within new residential subdivisions.
- Encourage the take up of development opportunities within the existing urban area.
- Contain residential development in Buninyong to within the existing residential area.
- Protect areas with identified character values, including buildings, vegetation and landscapes.
- Identify and protect through appropriate planning controls important views and vistas.
- Maintain low-density forms of development between Mount Clear and Mount Helen and between Mount Helen and Buninyong.

MSS Overall Framework Plan



Note that this framework plan does not identify any parts of the Canadian Valley ODP for short, medium or long term urban growth.

21.06 Economic Development

Strategies

- To create prosperity through the development of the information technology sector.

Objectives

- Maintain the Ballarat Technology Park as a location for the establishment of new information, communication and other higher technology based industry by restricting the establishment of other forms of industry within the precinct.

Local Planning Policies

Ordinarily, Local Planning Policies are reviewed and revised at the same time as the MSS, to ensure that they reflect the objectives and strategies set out in the new, revised MSS and that they remain current and relevant. Review of Local Planning Policies has been identified as a potential project for financial year 2005 - 2006.

The following local planning policies have specific relevance to the future planning of the Canadian Valley: Residential, Rural Residential, Business, Mt Helen Technology Park, Forestry and Timber Production, Buninyong Township and Mt Clear.

Key objectives of these policies are detailed below. Note that the requirement of the State Planning Policy Framework is that competing objectives must be balanced in favour of net community benefit and sustainable development.

Residential Policy

- Provide a wide range of housing choice diversity, form and affordability including infill and multi unit development
- Promote and facilitate urban consolidation within the older established areas of Ballarat
- Protect residential areas identified as being of historic and conservation value
- New residential developments to proceed in accordance with Outline Development Plans, where they exist.
- Promote residential development in areas with good access to major areas of commercial activity and other residential development, leisure and recreation activity.

Rural Residential Policy

- Provide for rural residential living in appropriate locations having regard to land capability, locational suitability, existing and likely future demand supply and the efficient use and provision of infrastructure.
- Promote the consolidation of appropriate rural residential areas already committed to small lot development.
- Ensure that rural residential development does not preclude opportunities to accommodate future growth of the Ballarat Urban Area.

- To encourage and facilitate the development of appropriate regional, sub-regional, community and neighbouring centres commensurate with their identified role - e.g. Midvale shopping centre, Buninyong shopping centre
- To recognise, enhance and facilitate the function of the Ballarat Central Business Area as the dominant administrative, commercial, financial, cultural, recreational, tourist, and entertainment centre of the City and surrounding region.

Mt Helen Technology Park

- Establish the Technology Park as a primary focus for technology and research enterprises which can extend and reinforce the linkages between the park and the University of Ballarat.
- Allow for the establishment of appropriate facilities and services which support technology and research development enterprises
- Ensure that options for the future establishment of technology based enterprises are maintained by only allowing enterprises which have a primary function of research and development and a limited number of houses in restricted circumstances
- Ensure the park is developed to a high quality not detracting from the surrounding amenity of the area

Forestry and Timber Production

- To continue to provide opportunities of hardwood and softwood production on public and private land.
- To ensure that forestry activities are conducted in a manner that is environmentally sensitive and that it provides the greatest long term sustainable benefit to the community
- To encourage the protection of significant non timber values of public land including water production, landscape conservation and agricultural values
- To encourage responsible maintenance and harvesting of all plantations

Buninyong Township Policy (Refers to objectives and policy from the Buninyong ODP 1993)

- Existing character to be retained by preventing high density development encroaching into elevated areas.
- Green belt to be retained between Buninyong and Mt Helen
- Further expansion of township to occur to west and north east in short - medium term, to the west, south and northwest in medium term, and to the south in the longer term
- Infill development within the crown township is to be encouraged
- Areas that are not identified as green belt, public land, dredge sites or buffer area, or residential area are to remain for 4HA hobby farm style development of varying density.

Mt Clear Policy (Refers to objectives and policy from the Mt Clear ODP 1994)

- Provide a variety of residential lots with larger lots in the bush/creek areas
- Provide medium density housing in the area between Elsworth St. and Recreation Rd.
- Through vehicular traffic is discouraged and pedestrian and cycle access is encouraged
- Provide for an open space system which is linked by pedestrian and cycle access and which links the state forest with the creek and with the existing Mt Clear activity centre.

Ballarat Strategy Plan (1998)

Review of the Ballarat Strategy Plan has been identified as a potential project for the financial year 2005 - 2006. The Ballarat Strategy Plan sits within the strategic framework of the MSS and should reflect the objectives and strategies set out in the MSS. The purpose of the Ballarat Strategy Plan is to develop an integrated land use strategy for the City of Ballarat. The Plan has 10 principle objectives. Objectives particularly relevant to planning for the future of the Canadian Valley area include:

- Pursue development of the City based on ecologically sustainable development principles
- Provide a wide range and choice of attractive residential lifestyles and environments, within environmental and economic constraints
- Ensure adequate land is designated in appropriate areas to meet existing and future demand for the major land use activities in the City
- Protect and improve the City's recreation, culture, heritage and natural assets and resources to the benefit of the City's residents and visitors
- Protect and enhance the visual quality of the City's important natural environment and landscape, and manmade features.

The Plan identifies the existing urban (residential 1 zoned) areas within the Mt Clear, Mt Helen and Buninyong settlements as being preferred residential growth areas. The Plan describes the Canadian Valley area as "very attractive and environmentally sensitive" and that it is considered desirable to recognise and protect the landscape significance of the area and to maintain the integrity and sense of separation between Mt Clear, Mt Helen and Buninyong settlements.

Ballarat Koala Plan of Management (KPoM)

The City of Ballarat and the Australian Koala Foundation are currently engaged in a joint three year project to:

- Survey and map koala habitat;
- Produce and implement a koala plan of management (KPoM) for the City;
- Promote koala conservation to residents.

The habitat maps for the project were produced following detailed and comprehensive data collection and analysis, including a significant amount of 'ground truthing'. These maps have also been exhibited publicly, received submissions, been amended and are now considered complete and final. As such, while the complete project is not final, the maps have been included in this ODP as a critical tool for identifying koala habitat areas and areas that may not be considered suitable for residential development. The maps and forthcoming completed KPoM have also influenced recommendations of the ODP for planning controls.

While the maps provided as part of the ODP are schematic versions, it is intended that the full and detailed maps produced for the KPoM will be referred to in order to assess koala habitat values accurately in the case of specific applications etc.

Ballarat Blue Print (Ballarat 2030)

Council is currently undertaking a long term plan for the future of Ballarat. Part of the vision for Ballarat, as set out in the draft plan is:

"...Ballarat's vibrant city precincts will be enclosed by a green zone of natural bushland, a key plank in the environmental policies that ensure a sustainable environment"

Ballarat will be recognised as a model community in terms of its water usage and environmental management policies.... It will have reversed some key environmental indicators of environmental degradation so that Ballarat's environmental record is continually improving towards sustainability"

The report also states that ... "Ballarat wants to manage and conserve its natural resources and its built heritage in sustainable ways so that these can continue to support the community and economy that rely on them."

5.2 Sustainability

A critical part of developing the Outline Development Plan for Canadian Valley is ensuring that it strives to improve the economic, environmental, and social sustainability of the area.

Sustainability is about ensuring the long term health and well being of communities. Sustainable land use and development provides for the needs of the current generation without compromising the needs of future generations. Generally, sustainability is defined in terms of environmental, economic and social sustainability.

Economic Sustainability: Economic Sustainability aims to protect and enhance assets, qualities and resources that contribute to long term economic wellbeing, e.g protection of high quality agricultural land from new residential development ensures that income and employment generated from the agricultural use of that land is assured into the future. Economic sustainability also practices efficient use of existing infrastructure and resources, e.g Concentrating new development (residential or commercial) in areas that already have water, roads, electricity and council services saves many thousands of dollars in installation and maintenance costs.

Environmental Sustainability: Environmental Sustainability aims to protect and enhance environmental assets, resources and qualities so as to ensure long term environmental wellbeing. This may include protection and enhancement of habitat areas, wildlife corridors, waterways, air and soil quality and ecological systems and also decreasing the green house emissions produced by motor vehicles, industry and household appliances e.g. Improvement of and extension to walking and cycling trails encourages more people to leave their car at home. Reducing the amount of cars on our roads decreases green house emissions and the amount of traffic on our local roads.

Social Sustainability: Social Sustainability aims to protect and enhance social assets, resources and qualities so as to ensure the long term wellbeing of people who live in an area. It must take into account the needs of individual groups within society, such as young people, aged people or disabled people, as well as the needs of society as a whole, e.g. Creating safe and attractive public places, such as plazas, parks or community halls, where people can meet and gather, together with providing adequate public transport, encourages social interaction. Social isolation and loneliness are significant problems for many people within communities and are closely linked to mental and physical illness.

Achieving results that deliver economic, environmental and social sustainability should be the goal of every community. Aiming for sustainability means that the long term benefit is not sacrificed to achieve a short term result. By focusing on sustainable planning and management of our resources and assets, we are ensuring that our communities will remain healthy, vibrant and safe places for not only our generation but the generations that follow.

The following diagram provides a sustainability 'health check' that includes a range of indicators of sustainable and unsustainable communities.

Sustainability Health Check

Increasing



Decreasing



6. Evaluation of Options for the Canadian Valley Area

In preparing a draft Canadian Valley ODP, a range of possible development options has been prepared. Four alternative development options for the Canadian Valley ODP area have been identified. These scope the full range of development possibilities. These four options are:

1. Do Nothing. This option would retain the existing planning scheme with its controls and provisions. This will result ultimately in all land zoned residential being developed for residential purposes, regardless of native vegetation cover, landscape or heritage qualities or other constraints. No specific plan would be prepared to address the type and form of residential development, lot layout, road design, water sensitive urban design or the progressive development of the walking and cycling trails in the area.

2. Full Urbanisation of the Area. This option would provide for residential development of existing residentially zoned areas and the rezoning of other areas to accommodate additional residential development. The only limits to further residential development would be where there are physical constraints to the servicing of particular parcels of land.

3. Halt All Further Residential Development. This option would only provide for residential development where approved subdivision plans already exist or based on a specified date where plans are so well advanced that preventing their implementation would prejudice the respective developer/landowner. Residentially zoned land not included in such areas would be re zoned to zones such as Farming, Rural Activity or Rural Living thereby preventing their residential development.

In reality, each of these "extreme" options is inappropriate, as they represent unrealistic and politically naive courses of action. However, they too serve the point of illustrating that a preferred option is somewhere in between, a balance, between these perspectives. There clearly has to be a new overall plan which clearly articulates the critical principles which are needed to guide development. There has to be considerable restraint on future residential development, particularly where it will lead to loss of the significant natural values that are so highly prized in the area. At the same time, it is unrealistic to expect that residential development on land already zoned for a residential purpose and unencumbered by native vegetation or other significant values can be set aside and not be used for residential development.

Reflection of these "extreme" options leads to the fourth preferred option:

4. Limited Residential Development. This option would allow for limited residential development in suitable areas already zoned for residential use and that are unencumbered by native vegetation and other constraints. It provides for development which implements site responsive layouts and designs that take into account the attributes and constraints of the particular site. This fourth option is meant to implement an overall set of ODP principles that are expounded in the next section of this report.

Each of the options is discussed in terms of its likely implications, how it fits within the legislative, strategy and planning framework, Council's overall vision and its capacity to deliver on sustainability outcomes. The following table sets out the assessment of the options.

Canadian Valley Options

These options have been put forward for discussion purposes. They represent a range of potential ideas about how Canadian Valley could be planned. In a number of instances, suggested options can be combined.

	Overall Likely Implications	Sound Planning Principles and stated Strategies and Policies	Possible Sustainability Outcomes Social Economic Environmental
<p>1. Do Nothing</p> <p>Make no changes to the current plans and the planning scheme and its controls and policies.</p> <p>Allow all current residential zoned land to be developed.</p> <p>No regulation or intervention of housing styles and subdivision designs.</p>	<ul style="list-style-type: none"> ▪ Population increase of about 1500 - 2500 people. ▪ Developer has more control over housing styles and subdivision design ▪ Limited range of housing styles - affordable, med density. ▪ Significant loss of native vegetation in current residential zoned areas ▪ Continued fragmentation of Canadian Creek pathway. ▪ Significant loss and fragmentation of habitat areas and conservation values ▪ Potential significant impacts on character and landscape values 	<p>Fails to address the realities of constraints in the ODP area and the need for comprehensive forward planning</p>	<p>Extension of shared trails unlikely</p> <p>Continued high dependence on cars with related impacts on traffic congestion, safety, native fauna and greenhouse emissions</p> <p>Continued loss of native vegetation for those areas already zoned residential and related impacts on native flora and fauna, water quality and habitat corridors and areas</p> <p>Low diversity of housing styles and low percentage of 'affordable' housing</p> <p>Possible difficulty in attracting funding for community facilities and infrastructure as well as investment into local shopping centres</p> <p>Unregulated development likely to impact on unique character values of towns and general area and may affect tourism appeal and investment.</p>
<p>2. Full Urbanisation of Area</p> <p>Maximum utilisation of the area for residential and other urban uses.</p> <p>Use all current residential zoned land for urban development.</p> <p>Rezone all suitable rural and rural living zoned land to residential.</p>	<ul style="list-style-type: none"> ▪ Potential population increase, after rezoning of land, of about 4000 - 6000 people. ▪ Substantial impacts on road infrastructure and increase in traffic congestion. ▪ The significant increase in population likely to attract new investment and funding for public transport, community/public facilities and services and commercial enterprises. ▪ Substantial impacts upon sewerage 	<p>Contradicts and conflicts with State and Local Strategies to protect and manage natural assets and recognise the physical constraints to major new large scale development and achieve widely held community views</p>	<p>Significant increase of urban sprawl and related impacts such as social isolation, low physical activity level, increased reliance on car travel.</p> <p>Significant cost of providing and extending infrastructure to new 'urban fringe' areas.</p> <p>Significant loss of native flora and fauna and habitat areas and corridors and impacts on water quality and road side native vegetation.</p>

	<p>infrastructure extension and upgrades</p> <ul style="list-style-type: none"> ▪ Extensive loss of native vegetation and habitat areas/corridors likely. ▪ Loss of green belts within towns ▪ Loss of landscape and character values - green ridgelines etc. ▪ Expansion of urban sprawl ▪ Increased cost to ratepayers for extending infrastructure to new areas 		<p>Increase in greenhouse emissions based on urban sprawl areas and subsequent car reliance.</p> <p>Probably increase in public transport provision - based on increased population - may decrease car reliance.</p> <p>Increase in trade for local shopping centres</p> <p>Increased investment in community facilities - based on increased population.</p> <p>Unregulated development likely to have significant negative impact on valued character and landscape values - with consequences for home values and ability to attract tourists.</p> <p>Increase in housing affordability</p>
<p>3. Halt All Future Residential Development</p> <p>Halt all residential development in Canadian Valley, except development applications already in the pipe-line.</p> <p>Areas already zoned residential would be re zoned to rural, rural living or environmental rural zones.</p> <p>Infill development in suitable locations.</p>	<ul style="list-style-type: none"> ▪ Population stabilisation and, eventually, decline ▪ Difficulty in attracting funding and investment into community facilities, infrastructure upgrades, public transport and businesses. ▪ Local communities and volunteer groups will be required to play an increased role in fund-raising and enhancement of local areas if they wish to see provision of or improvements to community facilities etc. ▪ Decline of Buninyong shopping/retail area (although increasing tourism numbers could compensate for declining population) 	<p>Does not recognise Councils obligations to plan for future residential development based on existing strategies and plans.</p> <p>Difficult to justify as a strategic option in the light of overall demand for residential development in the Ballarat area.</p>	<p>Unlikely to result in increased public transport provision - based on stable or declining population.</p> <p>Decline in investment of community facilities and extension and linkages of shared trails not likely. Related consequences for health and physical activity and car reliance.</p> <p>Ongoing reliance on car travel very likely - with associated impacts on native fauna, roadside native vegetation, greenhouse emissions and physical activity.</p> <p>Decline in local shopping centres likely with impacts on local economic sustainability and increased car travel.</p> <p>Retention of existing native vegetation.</p> <p>Retention of valued character of area and limited housing supply likely to result in increased housing prices. Protection of local character and landscapes may increase tourist attraction.</p> <p>Decreased housing affordability - based on above comment. Will have direct impact upon parts of the local community and may force people out of the area. Not fair or equitable.</p> <p>Minimal housing diversity - has impacts upon sections of community who require diverse housing, eg aged, semi-</p>

			<p>retirement etc. May force these people out of the area. Not fair or equitable.</p>
<p>4. Limited Residential Development</p> <p>This option would allow for limited residential development in suitable areas that are unencumbered by native vegetation and other constraints</p> <p>provides for development which implements site responsive layouts and designs which take into account the attributes and constraints of the particular site.</p> <p>All potential development must meet strict requirements and adhere to set principles</p>	<p>Possible population growth likely between 2000 and 2500</p> <p>Takes pressure off more vulnerable areas by allowing some development in select locations.</p> <p>Ability to protect areas of high value, e.g ridgelines, identified koala habitat areas etc</p> <p>Allows for tighter controls of housing styles, lot sizes and subdivision designs and increases ability to achieve sustainable outcomes.</p> <p>Protection of most valued sites.</p> <p>Increasing infill development, subject to strict guidelines, of urban areas provides for boost to local shopping centres and community facilities.</p> <p>Community will still need to play an active role in fund-raising and enhancement of local areas</p>	<p>Embraces a clear planning strategy which recognises natural and physical constraints.</p> <p>Implementation requires greater Council resources and requirements on landowners and developers.</p>	<p>Increased protection and enhancement of native flora and fauna and their habitat areas</p> <p>Opportunity to extend some shared trail areas with impacts upon decreased car reliance, increased physical and mental health associated with increased physical exercise.</p> <p>Decreased reliance on car travel as strict guidelines over locations of new residential development and extension and improvements to shared trails likely - with related impacts on greenhouse gas emissions and increase in physical and mental health.</p> <p>Public transport not likely to increase markedly.</p> <p>Some investment into community facilities probable but community fund-raising and involvement very important also.</p> <p>Increasing infill development, subject to strict guidelines, of urban areas provides for boost to local shopping centres and community facilities.</p> <p>Minimising urban sprawl and increasing infill development of urban areas provides for increased opportunities for social interaction, cultural activities and formal and informal physical activity and also assists in decreasing reliance on cars, with associated impacts as mentioned previously.</p> <p>Increased opportunities to provide diversity of housing styles.</p> <p>Limiting residential development and retention and enhancement of character and landscape values likely to increase housing prices = decrease in housing affordability - unless affordable housing is purpose built into existing urban areas.</p> <p>Retention and enhancement of character and landscape values, together with improved community/recreation facilities such as shared trails and open space also likely to lead to increased attraction of tourists and other visitors.</p>

7. Provision for Population and Household Growth in the Canadian Valley

Planning for the future development of the Canadian Valley ODP area needs to consider the likely future development of the area within the context of the growth of the overall Ballarat area.

The City of Ballarat recently commissioned i.d. consulting to undertake population projections for the municipality (November 2004). These population projections have resulted from sophisticated and detailed analysis into a range of factors impacting upon population growth, including: housing trends, building data, land take up rates, in and out migration trends, birth rates, death rates, improvements to infrastructure and demographic characteristics such as household size and the aging of the population. More information about these population projections can be found at <http://www.id.com.au/ballarat/forecastid/>.

Population and Dwelling Projections for Mt Clear/Mt Helen and Buninyong/Rural South.

Year	Time	Population	Projected Increase in Population from 2001	Dwellings	Projected Increase in Dwellings from 2001
2001	0	8,562	0	2,934	
2006	5yrs	8,856	294	3,233	299
2011	10yrs	9,562	1,000	3,609	675
2016	15yrs	10,299	1,737	3,974	1,040
2021	20yrs	11,019	2,457	4,335	1,401

Projections were undertaken for the combined areas of Mt Clear/Mt Helen and Buninyong/Rural South with the 'Rural South' area representing a large, mostly rural, area in the south of the municipality. These projections cover a slightly larger area than the actual Canadian Valley subject area but should provide a good indication of population, given that the rural south area has a relatively small and dispersed population.

The projections for dwellings take into account the national and local trend for diminishing household sizes.

These figures also reflect the projections that the Department of Sustainability and Environment recently released for the City of Ballarat (Victoria in Future 2004).

Recent residential developments, such as "Canadian Lakes" in the Canadian Valley area have sold quickly. It appears there is a strong market demand for residential properties in the Canadian Valley area. It should be noted that a strong market demand is not, in itself, justification for providing more residential zoned land. Protecting and enhancing the valued characteristics and qualities of the Canadian Valley, including native vegetation, landscapes, heritage character, habitat areas, view lines, the green and open rural vistas and 'non urban breaks' (that attract new residents and visitors) will mean that the market demand, in many instances, cannot and should not be accommodated.

The State Government requires that Councils, in their forward planning,

"... plan to accommodate projected population growth over at least a 10 year period, taking account of opportunities for redevelopment and intensification of existing urban areas as well as the limits of land capability and natural hazards, environmental quality and the costs of providing infrastructure." (State Planning Policy Framework)

The City of Ballarat Residential Development LPP states as an objective:

"To not create additional residentially zoned land when the existing supply exceeds 15 years;"

Critically, the new Municipal Strategic Statement for the City of Ballarat does not identify anywhere within the Canadian Valley area as short, medium or long term urban growth areas.

Accommodating projected population growth may not necessarily be distributed evenly throughout the municipality, as some areas will have constraints that limit new development while other areas have opportunities to accommodate significant levels of new development. Planning for residential development in the Canadian Valley ODP area has been based on ensuring that the potential for the area to accommodate future population can be realised. It is also necessary to balance that, against the changing demographic structure of the population, smaller household sizes and the need to ensure that projected future growth does not compromise the inherent qualities of the area.

Currently, across the entire Canadian Valley ODP area, there is approximately 188Ha of vacant residential zoned land (R1Z). Excluding land covered by native vegetation and based on an assumption that 80% of the remaining land will be developable, there is approximately 92Ha of vacant residential zoned land that could be developed. If all of this 92 Ha of land were to be developed for residential purpose, a range of possible lot yields and population growth scenarios is possible. These scenarios are illustrated in the table below. The current average household size for Ballarat South of 2.7 has been used.

Canadian Valley Vacant Residential Zoned Land and Population Growth

Average Lot Size	Lot yield	Potential population increase
1000m ²	923	2492
900m ²	1026	2770
800m ²	1154	3115
700m ²	1319	3561
600m ²	1539	4155

Currently, the average residential lot size is approximately 800m². Using this average, the table below illustrates how the Canadian Valley is situated in relation to its ability to meet the projected increase in households for the area.

Canadian Valley Projected Dwelling Requirements and Lot Supply

Year	Time	Projected Increase in Dwellings	Current Lot Supply (2004)				
			600m2 average	700m2 average	800m2 average	900m2 average	1000m2 average
2004	0		1539	1319	1154	1026	923
2006	2 yrs	299	1240	1020	855	727	624
2011	7 yrs	675	864	644	479	351	248
2016	12 yrs	1,040	499	279	114	-14	-117
2021	17 yrs	1,401	138	-82	-247	-375	-478

This table demonstrates two critical elements in the planning of the Canadian Valley ODP area:

1. Based on the projected household increase and an average lot size of 800m2, the Canadian Valley Area currently has more than 12 years supply of vacant residential zoned land (R1Z) that is likely to be able to be readily developed. This is apparent, even after vegetated areas are deducted from the developable area and does not include supply of vacant Rural Living Zoned Land.
2. That average lot sizes have a significant impact upon how much land is required to provide for residential development. That is, by having an average lot size of 700m2 instead of 1000m2, around 400 extra lots are created. Lot yield decisions can be critical in protecting valued characteristics and landscapes. Smaller lot sizes provide greater flexibility in protecting and setting aside important features. By providing for smaller lot sizes in appropriate and carefully selected areas, it will be possible to both protect valued features and characteristics and enable population growth.

Lot yields can have a significant impact upon an area's capacity to accommodate population growth. Increasing the lot yield on land already zoned residential that does not have constraints such as native vegetation cover or landscape values etc, decreases the pressure to continue rezoning rural or rural living land for more intensive residential purposes and thus compromising landscape and environmental qualities, green belts, conservation qualities, and sustainability outcomes.

Within the context of the planning of the whole of Ballarat, the Council has identified the areas to the west and south west area of the existing urban area as land where future residential growth can be located.

Given the sensitive nature of the Canadian Valley and the incremental loss of the valley's unique qualities and attributes, it is argued that there is limited justification in providing for additional residential zoned land within the Canadian Valley. At least part of the projected population growth can be redirected to

other areas within the municipality that have recently been identified in the Municipal Strategic Statement as having significant capacity for residential development.

In conclusion, the consultants believe that a substantial case can be made for excluding vegetated land, land with other constraints and land that is not already zoned for residential purposes (R1Z) from future residential development strategies.

Infill Development

There are a number of existing residential areas in the Canadian Valley ODP area where further infill development, utilising vacant or partially developed land, is possible.

In the case of Buninyong it is noted that the township has significant heritage qualities as well as a distinct rural township character. Exotic tree cover, historic public and private buildings, stone walls, treed ridgelines and backdrops and a 'village' atmosphere are all significant elements of the townships character and should be protected and enhanced. The gradual extension of the residential area beyond the traditional town boundary can have substantial impacts upon the town's character, identity and on the town's ability to remain socially, economically and environmentally sustainable.

This study has identified that there is significant potential for appropriately sited and designed infill development in the Buninyong township. All such developments would be required to address constraints such as heritage character and native vegetation cover. Accommodating such infill development, within the existing township boundary, would provide for centrally located diverse housing choices and assist in the revitalisation of the commercial, cultural and community heart of the township. It would also assist in maximising opportunities to walk or cycle to common destinations, as opposed to an incremental sprawling of the urban area. Providing for more infill development within selected areas of the township assists in avoiding the pressure to keep expanding the urban edge of township and compromising the rural landscape and character qualities that are valued so highly.

The New Rural Zones

In 2004 the State Government introduced a new set of Rural Zones. The Victoria Planning Provisions (VPP) now provide Councils with the scope to choose a Rural Activity Zone. The purpose of the zone is:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To provide for the use of land for agriculture.
- To provide for other uses and development, in appropriate locations, which are compatible with agriculture and the environmental and landscape characteristics of the area.
- To ensure that use and development does not adversely affect surrounding land uses.
- To protect and enhance natural resources and the biodiversity of the area.
- To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.

The implementation of this zone is not relevant to the Canadian Valley ODP area where the existing Rural or Rural Living Zones apply.

The VPP also include a Rural Conservation Zone which is appropriate and compatible with parts of the Canadian Valley ODP area. The City of Ballarat is currently undertaking a Rural Areas review. This should include the application of the new Rural Zones in and around the Canadian Valley ODP area. The principles that should apply in respect to the application of the new Rural Zones in the ODP area are:

1. Retain the Rural Living Zones as it represents the general use and development of the areas to which it applies.
2. As a general principle do not rezone rural areas so as to provide for the increase in the number of households beyond the level provided by the existing zone provisions.
3. Discuss with the Department of Sustainability and Environment the application of the Rural Conservation Zone to those areas zoned Rural or Rural Living where there is substantial native vegetation cover or other significant values that require conservation to reflect the importance of conserving this feature.
4. Prepare any proposals for rezoning of rural zoned areas in the Canadian Valley ODP area to the City of Ballarat Rural Areas Plan so that the consideration of such zones are undertaken within the context of the whole City's rural areas.

8. The Canadian Valley Outline Development Plan

8.1 Issues and Objectives

Urban Growth Management

Managing urban growth in the Canadian Valley is a critical component of the plan. Urban sprawl threatens features valued by the community, the rural setting, the extensive native vegetation cover and the non-urban breaks. Further urban development that results in the loss of native vegetation, habitat, biodiversity and landscape values is not a sound strategy and is not supported by the community.

The plan provides for strictly managed residential development within areas already zoned for residential purposes.

An urban growth boundary has been identified and is included in the Canadian Valley Overall Framework Plan. The urban growth boundary is based on the zoning pattern, the non-urban breaks and areas of land completely covered by native vegetation.

Provision will be made for an expansion of the Ballarat Technology Park to the north of the current site. Expansion of the Park should be strictly limited to the intended purpose of the zone as set out in the Local Planning Policies. Development of that land will be based on site specific design principles as set out in this document. Buninyong is to be consolidated within the existing zoned area with provision for well designed and sited infill respecting its heritage and neighbourhood character and the strengthening of its commercial, tourist and community role. Proposals for future development of residential areas or rezoning of land for urban development that compromise the core and supporting principles will not be supported. Commercial and retail development shall continue to be focussed in areas zoned for such development. The focus for future development will be at the rear of the Midvale Shopping Centre at Mount Clear and for infill development at Buninyong township.

Some vacant residential zoned sites in the Canadian Valley have significant native vegetation and habitat values. Residential development of these areas will lead to further loss of native vegetation and habitat within the subject area and the municipality. The City of Ballarat MSS emphasises the importance of protecting the remaining native vegetation and habitat areas within the municipality and does not identify any part of the Canadian Valley as a short, medium or long term urban growth area.

Areas that are currently recognised as having significant native vegetation cover should be protected and enhanced. In some instances, site specific design responses, as recommended in this plan, will allow protection of native vegetation while allowing development to proceed in other unvegetated areas of the site. However, some sites are completely covered in native vegetation and development of these sites will unavoidably lead to clearing of native vegetation. In these instances, a rezoning of the land to reflect the value of the native vegetation and to prevent its clearance is considered the most appropriate approach.

Key Objectives:

- **Confine future residential development to existing zoned residential areas (R1Z)**
- **Protect non-urban breaks, native vegetation and landscape features from urban development**

Native Vegetation, Biodiversity and Landscape Management

The Canadian Valley area has significant native vegetation, biodiversity and landscape values. Fragmented and degraded habitat areas are leading to reduction in native flora and fauna, including koalas. Existing habitat areas and corridors should be protected from further clearing, fragmentation and degradation and priority areas need to be identified that require rehabilitation and revegetation.

The Victorian Native Vegetation Management Framework requires that clearing of native vegetation must be avoided and, failing this, any native vegetation 'lost' to development must be replaced with a 'net gain' of native vegetation. Strategies for the residential development of the Canadian Valley must recognise the need to retain native vegetation and habitat areas.

The City of Ballarat is currently undertaking a Native Vegetation Study. Once completed, this study will provide for revision and extension of the vegetation protection overlays, where required. The native vegetation mapping utilised in this plan includes the completed koala habitat mapping undertaken as part of the Ballarat Koala Plan of Management. New residential developments will be required to undertake a native vegetation and habitat assessment as part of the site responsive plans for new residential development to ensure significant native vegetation is not cleared or damaged in the development process.

Strategies for the further residential development of Canadian Valley must recognise the need to retain and enhance native vegetation, biodiversity and landscape values

The non urban breaks between Mt Clear, Mt Helen and Buninyong are vital components of the landscape qualities of the area and provide clear separation of each settlement. The non urban breaks are to be protected from future development that compromises the landscape and environmental values they provide. The green ridgelines that frame the Canadian valley are also a critical landscape feature in the Canadian Valley and should be protected from development and clearing.

The plan recognises the critical role played by native vegetation, biodiversity and landscape values and provides for their protection and enhancement. Significant native vegetation, habitat areas, biodiversity and landscapes will be protected through the introduction of additional planning controls based on existing and planned work.

Rural Living areas will retain their existing lot size minimum. While the existing lot pattern in this zone, in many cases, is less than four hectares, there is no strategic justification, currently, for creating additional Rural Living zoned land in the area. The City of Ballarat is undertaking a Rural Areas Plan and Rural Living land supply will be assessed as part of this strategy.

Key Objectives:

- **Prevent further clearing of native vegetation and fragmentation of habitat areas.**
- **Protect and enhance existing native vegetation, biodiversity, habitat and landscape values**
- **Provide for improved habitat linkages**

Traffic, Pedestrian, Bicycle and Equestrian Management

Traffic congestion and traffic safety issues are significant in the Canadian Valley. An alternative north south road has been suggested in previous strategies for the Mt Clear area. The existing principal road system supporting Canadian Valley, particularly Mount Clear to Mount Helen, has limited capacity to safely support substantial additional traffic at peak periods. With further urban development in the area, increased student numbers and expansion of the Ballarat Technology Park, traffic will increase.

Further residential and urban development must provide strategies that promote and support:

- **The option of alternative vehicle routes**
- **Improved public transport provision**
- **Improved safety at key intersections and near land uses such as schools**
- **Improved walking and cycling facilities**
- **Improved pedestrian safety**

The City of Ballarat is undertaking a Transport Study that will include investigation of congestion and safety issues along the Geelong/Main Road. Additional issues around the Geelong/Main road are regarding potential loss of native vegetation and landscape values in order to widen the road and the high numbers of wildlife, particularly koalas, which are injured or killed by vehicles.

A safe and useable network of open space trails is vital in providing for recreational opportunities, social connections, safety and in encouraging alternatives to motor vehicle usage. The open space network, largely following the Canadian Creek Valley, also has significant conservation and habitat values. Upgrading and extending the open space trails and revegetation and rehabilitation of the open space trail corridor is a key component of the plan.

Opportunities exist for improved linkages between the shared trail network and all schools, shopping centres, community facilities and recreational areas and for the trails to be extended and enhanced so as to create a comprehensive, safe and convenient alternative to movement through the area by motor vehicles and as a major recreational and lifestyle feature of the area. Extension of the shared trail along the Canadian Creek reserve would also provide for opportunities to revegetate and rehabilitate the creek reserve area.

Provision for a dedicated high speed cycling track between Buninyong and the University of Ballarat and between University of Ballarat and Mt Clear should also be explored as a means to assist in the reduction of motor vehicle traffic flow on the Geelong road.

Key Objectives:

- **Improve safety for motorists, cyclists and pedestrians along Main/Geelong Road**
- **Increase opportunities for cycling, high speed cycling and walking between destinations**
- **Upgrade and extend shared trails and rehabilitate their surrounding environment.**

Built Form and Design Management

Many areas in the Canadian Valley, particularly Buninyong township with its unique character, heritage buildings, features and streetscapes, exotic trees and parklands together with the surrounding bushland found throughout the area, must be protected and enhanced. Buninyong will play an increasingly vital role in offering an alternative "village" lifestyle to the growing Ballarat urban area. The township also has significant tourism potential that is currently unrealised and underdeveloped. The protection and enhancement of Buninyong's unique qualities and character will be critical to its success in both providing a lifestyle option and tourism development.

It is critical to the presentation and maintenance of the character of the whole Canadian Valley corridor that future residential development respects the vegetated landscaped character, the existing scale of the communities and the heritage qualities of the area.

A higher quality of built form, including energy efficient, water sensitive and ecologically sustainable design, in both subdivision layout and individual site development should be included in all future developments in the area.

The unique natural setting of the Canadian Valley, combined with the technological capacity of the University and the Ballarat Technology Park and the values of the community suggest that there is significant opportunity to establish the area as a show case of ecologically sustainable design.

As a means to improve the environmental sustainability of the area this plan recommends that all new subdivisions, residences and other buildings (commercial or industrial etc) should be designed along ecologically sustainable development principles and water sensitive design principles. Features should include energy efficiency, northern orientation, on site water collection, reduction of non-permeable surfaces particularly in car parks and driveways and bicycle facilities for all new commercial or industrial buildings.

In order to achieve protection and enhancement of the most valued features and characteristics of the Canadian Valley area, new developments, including residential and commercial, must respond to site specific design requirements that demonstrate how the development will achieve: no loss of native vegetation, habitat or landscape values; and enhancement to native vegetation values, improved habitat linkages and open space trail networks.

This plan sets out a framework of requirements for site-specific designs on the following page. The requirements are not intended as an encumbrance to development but as a tool to ensure that the attractive qualities and conservation values of the area are protected and enhanced into the future.

Key Objectives:

- **New urban development to protect and enhance native vegetation, habitat areas, landscapes, local character, heritage values and open space linkages**
- **New urban development to contribute to the ecological sustainability of the area**
- **Consolidate residential areas and townships by encouraging high quality infill residential development in appropriate locations and a wider diversity of housing to meet changing needs.**

Site Specific Design Principles

- Existing partially or undeveloped residential, commercial and industrial zoned land must provide a site specific design plan prior to development or further development
- The site specific design plan must include an evaluation of native vegetation significance, landscape contribution and habitat qualities including linkage areas for koalas prior to residential development or further residential development.
- Site specific design plans must demonstrate how the development will:
 - Retain, protect, manage and enhance native vegetation and habitat values
 - Respond to the requirements of the Ballarat Koala Plan of Management
 - Reflect contemporary needs including diversity of lot sizes and dwelling styles and sizes and ecologically sustainable development principles
 - Retain and enhance landscape qualities, including the non-urban breaks
 - Contribute to the extension, enhancement and rehabilitation of the existing shared trail network
 - Integrate with adjoining developed and undeveloped areas in terms of traffic and road management, wildlife corridors and habitat linkages, drainage works and the shared trail network
 - Provide for useable open space areas
- Site specific design plans for undeveloped land that has native vegetation cover must demonstrate how the development of that land can be 'transferred' to areas of that land that are unencumbered by native vegetation and provide for high quality increased density development in unconstrained areas of the site. As such, the required site specific design plans for these areas will include the following specific requirements:
 - Retain the rural appearance and functions
 - Retention of existing trees and areas of native vegetation
 - Maintain clear open views of vegetated areas, ridgelines and skylines from Geelong Road providing for large open areas in the foreground with a backdrop of extensive native vegetation
 - Provide for the development and linking of the cycle / walking track where appropriate, particularly along creeks and watercourses.
 - Establish critical 'non-development' areas
 - Removal of environmental weeds and rehabilitation of environmentally degraded site
 - Inclusion of water sensitive urban design principles into any development
 - Retention of land subject to flooding and inundation in public ownership and rehabilitated so as to minimise the risk of downstream flooding and inundation

- Development of pine plantations that adjoin existing residential areas will be required to provide for a vegetated and visual buffer between the existing residential area and the new residential area.
- Residential development of pine plantation areas must retain the existing vegetated ridgelines, retain or replace shared trails and linkages and provide for revegetation of native species in open space areas
- Residential development of plantation areas will be subject to a full rezoning amendment process and preparation of a site specific design plan in accordance with the requirements set out in this document.
- Where land has an existing permit for subdivision which will result in a residential development inconsistent with the principles of the Canadian Valley ODP, a site specific design plan including a re-subdivision of land should attempt to be renegotiated that is consistent with the principles of the Canadian Valley ODP and that will provide for an equivalent or improved lot yield for the landowner.

Non Urban Break Areas

- Land use and development within the non-urban breaks will have to be planned carefully in order for it to assist in achieving the overall strategy. This land is generally held in larger ownership parcels. As such, the required Development Plans for these areas will include the following specific requirements:
 - Retain the rural appearance and functions
 - Retention of existing trees and areas of native vegetation
 - Maintain clear open views of vegetated areas, ridgelines and skylines from Geelong Road providing for large open areas in the foreground with a backdrop of extensive native vegetation
 - Provide for the development and linking of the cycle / walking track where appropriate, particularly along creeks and watercourses.
 - Establish critical 'non-development' areas
 - Removal of environmental weeds and rehabilitation of environmentally degraded site
 - Inclusion of water sensitive urban design principles into any development
 - Retention of land subject to flooding and inundation in public ownership and rehabilitated so as to minimise the risk of downstream flooding and inundation

8.2 The Principles

The Canadian Valley Outline Development Plan is based on the following Principles:

Urban Growth Management

- No further extension or expansion of residential areas beyond those areas already zoned for residential development unless they are consistent with and implement the principles of this ODP.
- Future residential development will retain significant native vegetation and protect and enhance those areas.

Native Vegetation, Habitat and Landscape Management

- Future residential or urban development on partially vegetated land must provide a site-specific design response that retains and protects native vegetation but may also provide for lot yields that recognise the potential realised development potential of residentially zoned land.
- Residential or urban development should not proceed on land completely covered by native vegetation
- Protect and enhance wildlife habitat, buffer areas, corridors and linkage areas and respond to the requirements of Ballarat Koala Plan of Management
- Protect and enhance landscape values including ridgelines, non urban breaks areas, vegetated backdrops and 'rural vistas'
- Retain and reinforce the non-urban break areas between Mount Clear, Mount Helen and Buninyong particularly with respect to view lines from Main Road.

Traffic, Pedestrian, Bicycle and Equestrian Management

- Further develop open space trails and a pedestrian, bicycle and equestrian pathway system as an interconnected network along creek valleys and ridgelines, with new residential development approvals required to contribute to extending and upgrading the open space trail system.
- The existing Geelong Road linking Mount Clear and Buninyong will be progressively upgraded in respect to improved traffic, pedestrian and cyclist safety at key locations such as intersections and pedestrian crossing places without compromising the rural character of the road
- Council will investigate the potential for a new north-south road link between Buninyong and Mount Clear which will also link to the Western Freeway to the east of Ballarat

- Council will support and promote the provision of increased and more frequent bus services and provide for more bus shelters for the Canadian Valley community

Built Form and Design Management

- Protect and enhance heritage features including historic buildings, streetscapes, significant exotic trees, stonewalls, and other heritage elements
- Provide for the expansion of the tourist and economic role of Buninyong township based on preserving and enhancing its heritage and village character
- Consolidate residential areas and townships by encouraging high quality infill residential development and a wider mix and diversity of housing to meet changing needs.
- New residential development is to be designed and constructed so as to implement ecological, energy efficient and water sensitive design principles and requirements.

An example of a site specific design plan that incorporates the principles of the ODP is included in the Appendix. The parcel shown already has an existing subdivision plan that was approved by Council in previous years. In this instance, development of the land based on the site specific design subdivision plan will prevent loss of landscape and native vegetation values and will contribute to open space trails and linkages.

8.3 Implementation

The following table sets out how the objectives and principles of the Canadian Valley Outline Development Plan will be implemented.

Canadian Valley Outline Development Plan (ODP) 2005		General Implementation
		<p>Adoption</p> <p>Council to adopt the Canadian Valley Outline Development Plan as the basis for guiding the future planning and development of the area.</p>
		<p>Planning Controls</p> <ul style="list-style-type: none"> • Amend Planning Scheme to include the Canadian Valley ODP as an incorporated document • Amend MSS to include the principles of the Canadian Valley ODP and to recognise it as the basis for future planning and development of the area. • Prepare and include a new Local Planning Policy that provides for the Canadian Valley ODP to be used as the basis for the consideration of further amendments to the planning scheme for the Canadian Valley area and in the exercise of discretion by Council in determining applications for planning permits in the area. • Prepare and include a new Local Planning Policy that provides for the means to enable residential development densities to be structured so as to maintain existing native vegetation areas while realising the existing development potential of these areas.
		<p>Coordinated Works and Infrastructure</p> <p>Council must ensure the co-ordination of subdivision development. This co-ordination should include:</p> <ul style="list-style-type: none"> • Development of the local road network, • Drainage works, • Works along creeks and waterways, • Development of the open space trail system, providing for walking, cycling and equestrian movement. • Development of wildlife corridor and habitat areas (rather than adhoc responses)

		<p>Further Strategic Planning Work</p> <ul style="list-style-type: none">• Native Vegetation Study (underway)• Habitat Study• Landscape Study• Neighbourhood Character Study for Buninyong – to include role of exotic trees, backdrops and vistas, stone walls and range of heritage features• Urban Design Framework for Buninyong• Inclusion of Neighbourhood Character Overlay in Planning Scheme, based on recommendations from Study
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<p>1. Urban Growth Management</p>		
<p>Key Objectives:</p> <p>Prevent further urban expansion outside of current residential zoned areas</p> <p>Protect non-urban breaks, native vegetation and landscape features from urban development</p>	<p>Principles:</p> <p>No further expansion of residential areas beyond those areas already zoned for residential development unless they are consistent with and implement the core and supporting principles</p> <p>The means to ensure that future residential development is undertaken so as to retain significant native vegetation and to protect and enhance those areas</p>	<p>Implementation:</p> <p>Planning Controls</p> <ul style="list-style-type: none"> • Refer to general planning controls listed at beginning of table. • Urban Growth Boundary around each settlement to be shown in the ODP framework map to be inserted in the MSS • Areas to remain non-urban breaks to be shown in the ODP framework map to be inserted in the MSS • Apply a Green Wedge zone to the non urban break areas. • Land zoned Rural Living will remain zoned as Rural Living and the minimum lot size will remain at four hectares. • Include a revised Vegetation Protection Overlay based on existing and planned work on vegetation mapping of the Canadian Valley area • Apply an Environmental Significance Overlay (ESO) to fauna habitat areas identified in existing and planned work, including areas identified as koala habitat, buffers and linkages in the Ballarat Koala Plan of Management, • Rezone undeveloped residential zoned areas completely covered in native vegetation to a more appropriate zone, suggested as the Rural Conservation Zone (RCZ) • Apply a Development Plan Overlay (DPO) to partially or undeveloped residential, commercial and industrial zoned land. The DPO to require a site specific design response to developing the site – as set out in this ODP document • Apply a Significant Landscape Overlay (SLO) based on existing and planned work on landscape analysis and mapping of the area • Apply a Development Contributions Overlay (DCO) based on the implementation of this document and a separate study currently being undertaken by Council regarding the application of a DCO to new residential areas.
		<p>Coordinated works and infrastructure</p> <p><i>See general actions listed at beginning of table.</i></p>

		<p>Further Strategic Planning Work</p> <ul style="list-style-type: none">• Native Vegetation Study (underway)• Landscape Study• Neighbourhood Character Study for Buninyong – to include role of exotic trees, backdrops and vistas, stone walls and range of heritage features• Urban Design Framework for Buninyong• Inclusion of Neighbourhood Character Overlay in Planning Scheme, based on recommendations from Study
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2. Native Vegetation, Habitat and Landscape Management		
<p>Key Objectives</p> <p>Prevent further clearing of native vegetation and fragmentation of habitat areas.</p> <p>Protect and enhance existing native vegetation, biodiversity, habitat and landscape values</p> <p>Provide for improved habitat linkages</p>	<p>Principles</p> <p>Future residential or urban development on partially vegetated land must provide a site-specific design response that retains and protects native vegetation</p> <p>Residential or urban development should not proceed on land completely covered by native vegetation</p>	<p>Implementation</p> <p>Planning Controls</p> <p>Native Vegetation and Habitat</p> <ul style="list-style-type: none"> • <i>Refer to general planning controls listed at beginning of table</i> • Include a revised Vegetation Protection Overlay based on existing and planned work on vegetation mapping of the Canadian Valley area • Include the completed Ballarat Koala Plan of Management (KPoM) as a reference document in the Planning Scheme • Apply an Environmental Significance Overlay (ESO) to all native fauna habitat areas identified in existing and planned work, including areas identified as koala habitat, buffers and linkages in the completed habitat mapping conducted as part of the Ballarat Koala Plan of Management • Amend Planning Scheme to address the recommendations set out in the completed Ballarat KPoM
	<p>Protect and enhance wildlife habitat, buffer areas, corridors and linkage areas and respond to the requirements of Ballarat Koala Plan of Management</p> <p>Protect and enhance landscape values including ridgelines, non urban breaks areas, vegetated backdrops and 'rural vistas'</p> <p>Retain and reinforce the non-urban break areas between Mount Clear, Mount Helen and Buninyong particularly with respect to view lines from Main Road.</p>	<ul style="list-style-type: none"> • Apply a Development Plan Overlay (DPO) to partially or undeveloped residential, commercial and industrial zoned land. The DPO to require a site specific design response to developing the site – as set out in this ODP document • Rezone undeveloped residential zoned areas completely covered in native vegetation to a more appropriate zone(RCZ) • Apply a Development Contributions Overlay (DCO) based on the implementation of this document and a separate study currently being undertaken by Council regarding the application of a DCO to new residential areas. <p>Landscape Management</p> <ul style="list-style-type: none"> • Urban Growth Boundary around each settlement to be shown in the ODP framework map to be inserted in the MSS • Areas to remain non-urban breaks to be shown in the ODP framework map to be inserted in the MSS • Apply a Green Wedge zone to the non urban break areas. • Apply a Significant Landscape Overlay (SLO) based on existing and planned work on landscape analysis and mapping of the Canadian Valley. Schedule to overlay to require a permit for construction of fence and outbuildings.

		<p>Coordinated works and infrastructure</p> <ul style="list-style-type: none"> • Co-ordination of development of wildlife corridor and habitat areas – including as part of new subdivision plans - so that linkages are achieved and habitat areas and corridors are enhanced • Ensure new development and works, particularly in the public domain, do not compromise landscape values.
		<p>Further Strategic Planning Work</p> <ul style="list-style-type: none"> • Native Vegetation Study (underway) • Habitat Study • Landscape Study

<p>3. Traffic, Pedestrian, Bicycle and Equestrian Management</p>		
<p>Key Objectives</p> <p>Improve safety for motorists, cyclists and pedestrians along Main/Geelong Road</p> <p>Increase opportunities for cycling, high speed cycling and walking between destinations</p> <p>Upgrade and extend shared trails and rehabilitate their surrounding environment.</p>	<p>Principles</p> <ul style="list-style-type: none"> • Further develop the shared trails as an interconnected network along creek valleys and ridgelines, with new residential development approvals required to contribute to extending and upgrading the open space trail system. • The existing Geelong Road linking Mount Clear and Buninyong will be progressively upgraded in respect to improved traffic, pedestrian and cyclist safety at locations such as intersections and pedestrian crossing areas • Council will investigate the potential for a new north-south road link between Buninyong and Mount Clear • Council will support and promote alternatives to reliance car travel by improving facilities for high speed cyclists, cyclists and walking and by supporting bus services and provide for more bus shelters 	<p>Implementation</p> <p>Planning Controls</p> <ul style="list-style-type: none"> • <i>Refer to general planning controls listed at beginning of table</i> • Apply a Development Contributions Overlay (DCO) based on the implementation of this document and a separate study currently being undertaken by Council regarding the application of a DCO to new residential areas.
		<p>Coordinated works and infrastructure</p> <ul style="list-style-type: none"> • Co-ordination in developing linked trail systems, providing for walking, cycling and equestrian movement. • Co-ordination in developing and linking wildlife corridor and habitat areas (rather than adhoc responses)
		<p>Further Strategic Planning Work</p> <ul style="list-style-type: none"> • Canadian Valley walking and cycling Masterplan

4. Built Form and Design Management		
<p>Key Objectives</p> <p>New urban development to protect and enhance native vegetation, habitat, landscapes, local character, heritage values and open space linkages</p> <p>New urban development to contribute to the ecological sustainability of the area</p> <p>Consolidate residential areas and townships by encouraging high quality infill residential development and a wider mix and diversity of housing</p>	<p>Principles</p> <ul style="list-style-type: none"> • Protect and enhance heritage features including historic buildings, streetscapes, significant exotic trees, stonewalls, and other heritage elements • Consolidate residential areas and townships by encouraging high quality infill residential development and a wider mix and diversity of housing to meet changing needs. • New residential development to be designed and constructed so as to implement ecological, energy efficient and water sensitive design principles • Provide for the expansion of the tourist and economic role of Buninyong based on preserving and enhancing its heritage and village character 	<p>Implementation</p> <p>Planning Controls</p> <ul style="list-style-type: none"> • <i>Refer to general planning controls listed at beginning of table</i> • Apply a Neighbourhood Character Overlay, based on a Neighbourhood Character Study, that has the capacity to protect and enhance features that contribute to character and to protect the character of an area. • Urban Growth Boundary around each settlement to be shown in the ODP framework map to be inserted in the MSS • Areas to remain non-urban breaks to be shown in the ODP framework map to be inserted in the MSS • Apply a Green Wedge zone to the non urban break areas. • Consideration of expanding the existing Heritage Overlay to include adding additional heritage items and locations that have been identified in previous reports (<i>Coleman-Sutherland Conservation Study 1983</i>) including sections of the Buninyong Railway Reserve, the Coleman's Spring Conservation precinct, the cemetery precinct and the Imperial Mine precinct.
		<p>Coordinated works and infrastructure</p> <p>See general comments</p>
		<p>Further Strategic Planning Work</p> <ul style="list-style-type: none"> • Neighbourhood Character Study for Buninyong • Urban Design Framework for Buninyong • Buninyong Economic and Tourism Development Strategy

8.4 Staging of Implementation Table

The Staging of Implementation Table below sets out a prioritised sequence of steps that Council needs to undertake for the successful implementation of the Canadian Valley Outline Development Plan. Steps 1 - 4 require to be actioned in sequential order, while step 5 lists ongoing actions that are required.

<p>1. Council to adopt the Canadian Valley Outline Development Plan</p>
<p>2.</p> <p>2.1 Amend Municipal Strategic Statement (MSS)</p> <p>2.2.1 Amend MSS to include the principles of the Canadian Valley ODP, the Framework Plan Map (<i>Urban Growth Boundary around each settlement to be shown in the ODP framework map to be inserted in the MSS and areas to remain non-urban breaks to be shown in the ODP framework map to be inserted in the MSS</i>) and to recognise it as the basis for future planning and development of the area</p> <p>2.2 Prepare Local Planning Policies (LPPs)</p> <p>2.2.1 To provide for the Canadian Valley ODP to be used as the basis for the consideration of further amendments to the planning scheme for the Canadian Valley area and in the exercise of discretion by Council in determining applications for planning permits in the area.</p> <p>2.2.2 To provide for the means to enable residential development densities to be structured so as to maintain existing native vegetation areas while realising the existing development potential of these areas.</p> <p>2.3 Introduce New Overlays</p> <p>2.3.1 Apply a Development Plan Overlay (DPO) to partially or undeveloped residential, commercial and industrial zoned land. The DPO to require a site specific design response to developing the site – as set out in this ODP document</p> <p>2.3.2 Apply a Development Contributions Overlay (DCO) based on the implementation of this document and a separate study currently being undertaken by Council regarding the application of a DCO to new residential areas.</p> <p>2.4 Other Planning Scheme Changes</p> <p>2.4.1 Amend Planning Scheme to include: the Canadian Valley ODP as an incorporated document, the revised MSS and new LPPs, rezoning and overlay revisions and recommendations - new Green Wedge Zones and rezoning of specified residential zoned areas that are completely covered in native vegetation to a more appropriate zone, suggested as the Rural Conservation Zone (RCZ)</p>

- 2.4.2 Include the completed Ballarat Koala Plan of Management (KPoM) as a reference document in the Planning Scheme
- 2.4.3 Consideration of expanding the existing Heritage Overlay to include adding additional heritage items and locations that have been identified in previous reports (Coleman-Sutherland Conservation Study 1983)

3.

- 3.1 Revise Vegetation Protection Overlay boundary and content - based on the completed Native Vegetation Study
- 3.2 Implement an Environmental Significance Overlay for areas identified as critical habitat areas in the Native Vegetation Study and in the Ballarat Koala Plan of Management.
- 3.3 Amend Planning Scheme to address the recommendations set out in the completed Ballarat KpoM

4.

- 4.1 Undertake Neighbourhood Character Study for Buninyong
 - 4.1.1 Implement Neighbourhood Character Overlay where applicable
- 4.2 Undertake Landscape Study for Canadian Valley
 - 4.2.1 Implement Significant Landscape Overlay where applicable
- 4.3 Undertake Habitat Study (pending outcome of native vegetation study and whether a habitat study is still required) - to identify priority areas for rehabilitation, protection etc
- 4.4 Undertake an Urban Design Framework for Buninyong
- 4.5 Canadian Valley walking and cycling Masterplan
- 4.6 Buninyong Economic and Tourism Development Strategy

5. Ongoing Work

Co-ordinate Subdivision Development (current and future)

Council to ensure the co-ordination of subdivision development.

Council may need to review its internal arrangements to ensure the co-ordination of subdivision development with regard to:

- Development of the local road networks
- Drainage works
- Works along creeks and waterways
- Development of the open space trail system, providing for walking, cycling and equestrian movement.
- Development of wildlife corridor and habitat areas (rather than adhoc responses)

8.5 Other Actions and Opportunities

Some additional actions and programs that may assist in implementing the principles of the Canadian Valley Outline Development Plan include:

- Improve the signage within the township of Buninyong – including directional signage to points of interest as well as signage for open space trails
- Improve the directional signage to the township of Buninyong from major highways.
- Develop a program of incentives, including existing incentives and perhaps including new incentives, to revegetate and rehabilitate private land in the Canadian Valley
- Council to help facilitate engagement between the University of Ballarat/University of Ballarat Technology Park and local residents. Including consideration of establishing an environmental sub-committee that includes community representation.
- Develop an education programs, including workshops and 'information packs' to assist residents in improving environmental outcomes in and around their neighbourhood, particularly related to fencing styles, revegetation and the selection of plantings, choice of paving materials, impacts of pets on wildlife, vulnerability and habits of local fauna. There is an opportunity for a combined initiative by Council, CMAs, State Government Agencies and range of community groups and individuals.
- Consider partial funding of a Wildlife Officer – in conjunction with the Australian Koala Foundation and other government agencies. Role of Wildlife officer to include developing a proactive program for dealing with injured wildlife, particularly car-related injuries and to undertake community education initiatives. Currently, a small number of volunteers rescue and care for this injured wildlife.
- Reducing road kill numbers - Increasing population, diminishing household sizes and the increasing number of cars per household all contribute to the escalating numbers of native animals killed in areas such as Canadian Valley. It is recommended that Council refer to the Ballarat Koala Plan of Management, once completed, to initiate any possible strategies to assist in reducing road kill in the Canadian Valley area. It has been suggested that Council adopt a proactive and coordinated approach by working with the Australian Koala Foundation, community groups and community members to assist in the rescuing and care of injured wildlife.
- Improve signage within Buninyong, including directional signage to points of interest as well as signage for open space trails, and highway signage directing motorists to Buninyong.
- Explore opportunities to undertake transfers of development entitlements, particularly where rezoning has been recommended.
- Negotiate and co-ordinate with pine plantation managers to seek retention of vegetated buffers on ridgelines surrounding the Canadian Valley area.
-

- Explore a range of funding opportunities to assist in upgrading, rehabilitating and extending the open space trails along the Canadian Creek between Mt Clear and Buninyong. Consideration of increasing the open space contribution requirements for residential development may be one option. However, relying on residential development alone is not likely to be sufficient and may result in compromising other principles of this plan (such as retaining the non urban breaks). Discussion and co-ordination with CMAs may also represent an opportunity for achieving rehabilitation and extension of the Canadian Creek open space network.
- Start a tracks and trails subcommittee to plan, develop, map, publicise and maintain the walking and cycling trails within the Canadian Valley area (similar to that seen in Mt Alexander and Moorabool Shires)

Buninyong

This strategy also proposes that tourism promotion of Buninyong and surrounding areas be more tightly linked with overall Ballarat tourism promotion, either as part of an overall Ballarat package or as an alternative package that is strongly branded and promoted through the Ballarat Tourism Information Centre. It is also critical that signage to and within the township be improved so that visitors may locate the town and the attractions/features within it.

The role of the ODP is not to provide a tourism or economic development strategy for Buninyong, however, preliminary observations have identified that possibilities for tourism promotion of the area may include:

- Heritage features (heritage tours of the area including the Buninyong Botanical Gardens, re-use of heritage buildings, self guided heritage walking trails)
- The natural environment within and surrounding the township (e.g, wildflower/bird tours, Mt Buninyong scenic tours, koala walks, a range of bush walking trails with interpretive signs etc) Improved signage of and to the trails would be required as well as improved linkages of trails.
- Specialist stores such as galleries, bookstores, high quality craft stores, gourmet local produce/food and wine.

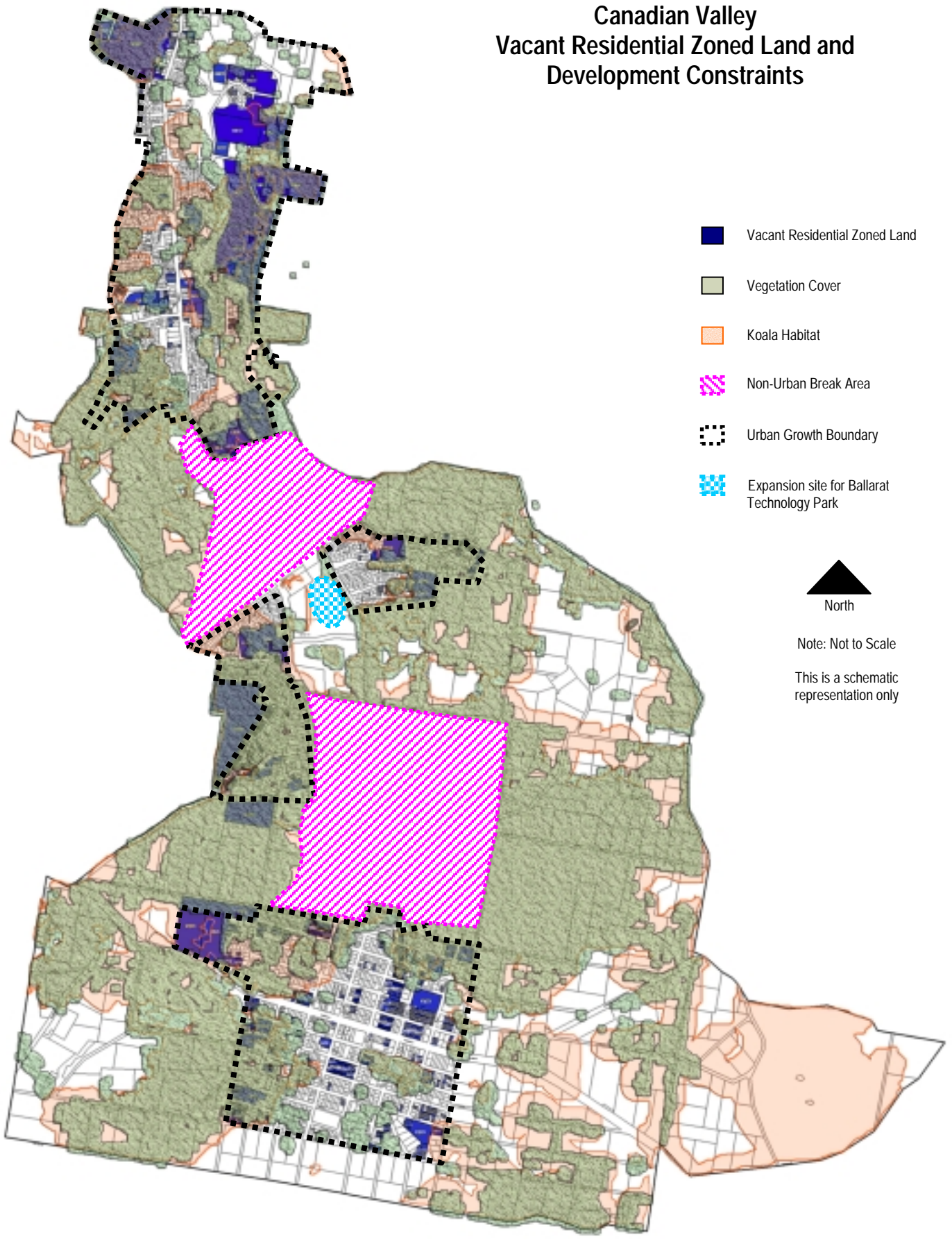
The following series of maps sets out the vacant residential zoned land in the Canadian Valley area together with a range of development constraints including native vegetation cover, koala habitat areas, non-urban break areas and the urban growth boundary that this report proposes.

Information for the native vegetation layer has been gained from recent aerial photographs of the area and the koala habitat layer information has been gathered from the completed mapping component from the Ballarat Koala Management Plan that is currently underway. The koala habitat mapping in these maps does not show habitat linkages. Essentially, these habitat linkages cover almost all of the Canadian Valley area and the critical nature of these linkages will be set out

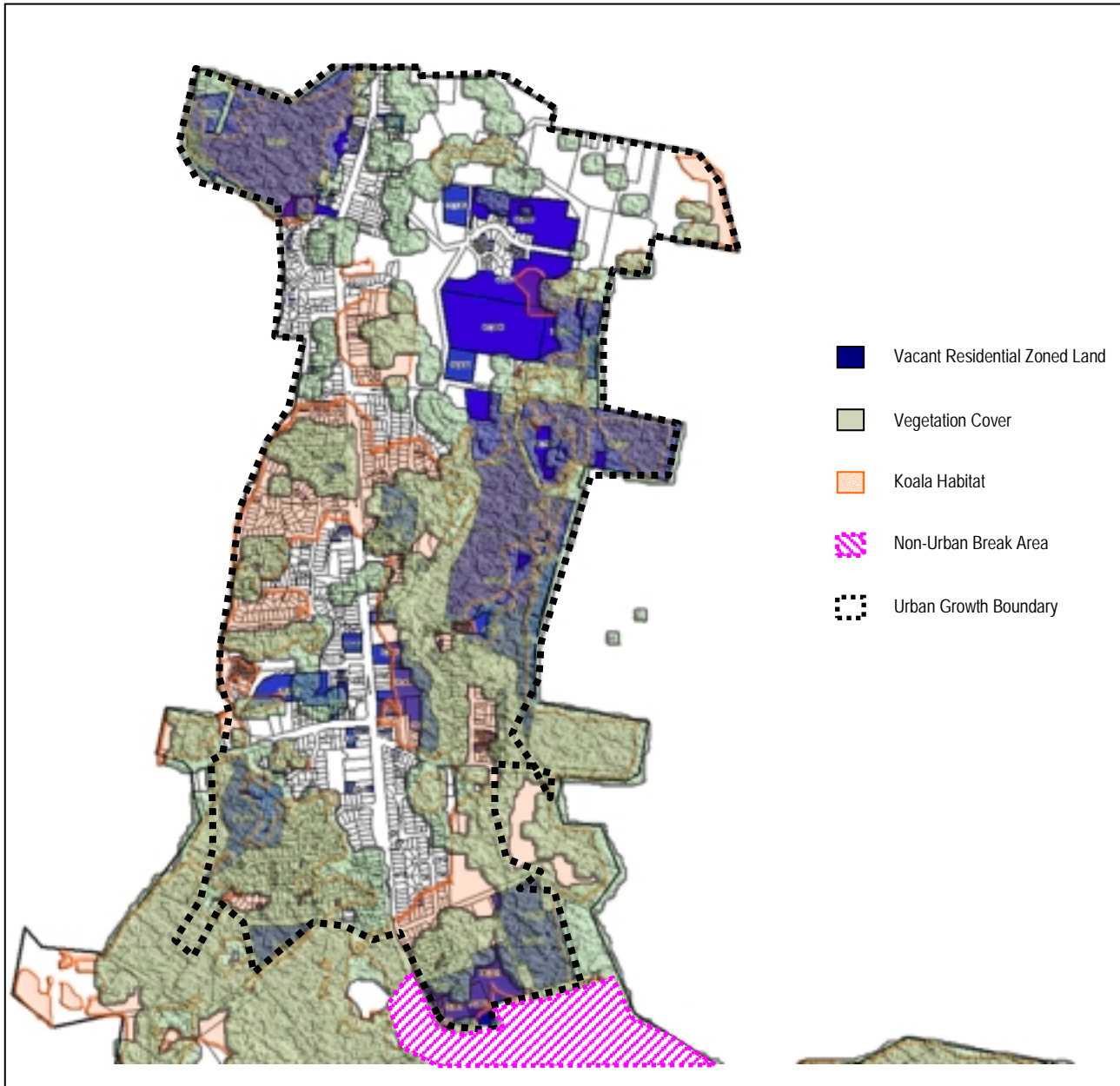
in the completed Ballarat Koala Plan of Management. While it is not proposed that no development occur within the habitat linkage areas, it is vital that these areas retain existing native vegetation and that revegetation of these areas should be considered a priority.

The urban growth boundary is based on the existing residential zoned land, areas that significant native vegetation coverage and the non urban break areas. The site identified for any future expansion of Ballarat Technology Park, at this stage, is a schematic representation of a recommended site should expansion be justified.

Canadian Valley Vacant Residential Zoned Land and Development Constraints



Vacant Residential Zoned Land and Development Constraints - Mt Clear Area -



Note: Not to Scale. This is a schematic representation only

Vacant Residential Zoned Land and Development Constraints - Mt Helen Area -



Vacant Residential Zoned Land and Development Constraints - Buninyong Area -



9. Rezoning Requests

Rezoning requests must be assessed against, and be in accordance with, the principles set out in this ODP, such as:

- Containment of residential areas to within existing township boundaries
- Retention of non urban break areas
- Protection and enhancement of native vegetation and habitat areas
- Protection of landscape qualities, ridgelines, vistas etc
- Protection of heritage features, buildings, trees, stone walls etc
- Maximisation of infill and consolidation opportunities within township boundaries, where appropriate
- Enhancement of open space systems and shared trails

Additionally, rezoning requests must be assessed against the overarching strategic framework for the municipality as set out in the City of Ballarat Municipal Strategic Statement (MSS). The MSS has not identified any areas within the Canadian Valley area as future short, medium or long term residential areas and also states that protecting and enhancing native vegetation and habitat and landscape and heritage values is critical.

Curtailing urban sprawl is a basic principle for planning sustainable settlements and is a key component of many strategic plans, including Melbourne 2030. Curtailing urban sprawl is an important principle of this ODP. Individual rezonings that provide for more residential development will have an incremental impact upon the form of each settlement and will contribute to a sprawling urban form.

Finally, research into population projections and land supply as part of this ODP concluded that there is no strategic justification to provide more residential land in the Canadian Valley area, particularly if the highly valued features and characteristics of the area are to be protected and enhanced. It should be emphasised that a high demand for residential properties does not, of itself, justify providing more residential land.

At this stage, given the above statements, it is recommended that there be no rezoning of land to provide for more residential lots. However, each of these rezoning submissions will have the opportunity to be reviewed at the panel hearing for this Outline Development Plan.

A list of the rezoning requests is set out on the following page.

Name / Organisation	Site	Current Zoning	Requested Zoning	Likely lot yield
Doug Worrall	Somerville Street 5 acres	RLZ	LDRZ	3 - 5 lots
M & F Jenkins	1017 Lal Lal St	RLZ	LDRZ	3 - 5 lots

	Buninyong 5 acres			
T G Sullivan for Barry Brown	1.524 hectares at South Eastern corner of Green Hill Road and Vincent Drive Mt Clear – Mr Barry Brown	RUZ	R1Z	approximately 10 - 15 lots @ 800m ² each and with 50% - 80% of land being developable
T G Sullivan for Danny Quinlan	South West corner of Green Hill Road and Vincent Drive Mt Clear – Mr Danny Quinlan Lot size ? approx 7 - 8 Ha	RUZ	R1Z	approximately 50 - 80 lots @ 800m ² each and with 50% - 80% of land being developable
T G Sullivan for Ian Riley	Geelong Road Hitchcock Road and Eddy Avenue between Buninyong & Mt Helen – Mr Riley	RLZ	?	pending reply from LDP
& Frank Murphy	<ul style="list-style-type: none"> ▪ North east corner of Geelong Road and Green Hill Road Mt Clear – Mr Murphy ▪ 	RUZ	?	pending reply from LDP
J G Rabbette	7.5 hectares in Henderson's Lane Buninyong – zoned Rural	RLZ	RLZ with smaller minimum lot size (2 or 3 acres)	4 - 7 lots
Garry McKenzie for ?	<ul style="list-style-type: none"> ▪ various lots at Green Hill – total area of 67.66ha 	RLZ and LDRZ	R1Z	418 - 676 lots @ 800m ² each and with 50% - 80% of land being developable
Mike Kaufman for John Nestor	133 Moss Avenue 4.46 acres	RLZ	R1Z	28 - 44 lots @ 800m ² each and with 50% - 80% of land being developable note this was a submission from the initial community

				feedback sessions and not to the draft ODP.
Coxall, T	110 Webbs Hill Rd Buninyong	RLZ	LDRZ	7 lots
Rykers, G & A	Lot 20 Sommerville St Bendigo	RLZ	LDRZ	4 lots
Greg Kitchen	1130 Lal Lal Street Buninyong	RLZ	LDRZ	7 lots
T G Sullivan for Kate Peplinkhouse	North West Corner of Greenhill Road and Bells Road, Mt Clear 3.38 hectares zoned Rural Living	RLZ	LDRZ	6-8 lots

10. Appendices

10.1 Issues Raised by Community in the Community Questionnaire

Question	
1. What Part of Canadian Valley do you ?- Live / Work / Study / Other	Mt Helen (42) Mt Clear (6) Buninyong (16)
2. What features do you most value about this area?	<ul style="list-style-type: none"> ▪ peace & quiet (18) ▪ tree canopy (11) hills and plantations (6) ▪ walking areas (16) leafy laneways for walking (3) ▪ community/country feel (12) ▪ quality of schooling options ▪ schools and shopping within walking distance (2) ▪ native vegetation (22) , ▪ understorey and bushland 'feel' (8)- ▪ residents who appreciate similar values (3) ▪ undeveloped bushland (6) ▪ wildlife (30) ▪ Green belts (16) ▪ clean air (6) ▪ lack of industry , commercialization (2) ▪ lack of footpaths ▪ wetlands along the creek (3) ▪ Arboretum (neglected) ▪ open spaces (10) ▪ close to University ▪ large blocks (9) ▪ already destroyed what was liked (4) ▪ separation from Ballarat ▪ heritage (9) ▪ university & associated facilities ▪ natural features (8) and environmental aesthetic qualities (5)

	<ul style="list-style-type: none"> ▪ distance from town (2) ▪ lack of advertising ▪ lack of commercial development (2) ▪ mature trees (10) ▪ semi rural amenity (5) ▪ diversity of residential design (2) ▪ less crime
<p>3. What features do you feel should be protected and why?</p>	<ul style="list-style-type: none"> ▪ peace & quiet (12) ▪ lack of footpaths ▪ tall trees keeps rural feel (15) ▪ no double storey houses to block view of trees ▪ tree canopy (8) ▪ open areas (8) ▪ environmental quality (9) ▪ walking tracks (11) ▪ recreation facilities ▪ protect native veg. & animals (23) ▪ preserve uniqueness of area (12) ▪ protect remaining areas of original landscape (5) ▪ Royal Park - close to schools ▪ concern that it may join as one suburb (3) ▪ need to keep healthy environment ▪ increase tree planning overlay to include all of Mt Helen ▪ concerned at widening Geelong Rd- between Gear Ave & Buninyong ▪ consider alternative route – Yankee Flat Rd ▪ heritage of buildings (11) dwellings ▪ keep separate from Ballarat urban area (2) ▪ rural atmosphere (9) ▪ all bushland (9) ▪ protect wildlife habitat / rural ambience by retaining green belt ▪ style of housing (7) ▪ re zone from residential to environmental ▪ clean air
<p>4. What community facilities do you feel should be added/updated?</p>	<ul style="list-style-type: none"> ▪ children's playground (3) ▪ elderly persons centre ▪ recreation facilities (2) – better access and maintenance, rubbish bins/collection on walking tracks & rec. areas ▪ walking tracks (upgraded or extended) (15)

	<ul style="list-style-type: none"> ▪ cycling tracks (8) - maintenance & upgrading ▪ public open spaces (9) ▪ community education (2) ▪ community meeting room / information centre ▪ picnic tables ▪ public amenities & phone boxes (2) ▪ supermarket ▪ shops at Midvale Mt Clear (2) ▪ preserve park ▪ playground equipment in Yarana Drive (2) ▪ Canadian Creek (3) ▪ sports grounds – tennis courts netball (2) ▪ parkland ▪ forward planning for land for school & community facilities ▪ upgrade Buninyong PS (3) ▪ main road (9) upgrade residential streets ▪ no new facilities (7) ▪ water pressure (2) ▪ street lighting & signs (2) ▪ develop Buninyong facilities only (3) ▪ parking at Mt Helen allows for Milkbar (2) ▪ Darriwell Drive land should be parkland(5) ▪ stop technology park expansion ▪ roadside needs upgrading (4) – footpaths on Geelong Rd ▪ weather protection at University bus stop ▪ notice board for development plans to be displayed for comment in relevant area ▪ petrol station at Mt Clear ▪ toilet in Soza park is disgrace ▪ shopping centre
<p>5. What areas do you consider suitable for new residential development?</p>	<ul style="list-style-type: none"> ▪ Whitehorse Rd & Tinworth Avenue ▪ where it does not impinge on bushland (5) ▪ already cleared land (12) – pine plantations (7) ▪ eastern end of Somerville St ▪ Ronnie Delanands block? – but not as small ▪ Mt Clear (2) ▪ no flats, units, high density in Mt Helen (2) ▪ areas close to already developed centres eg Buninyong township ▪ eastern side of township (up the hill towards the mountain) (2) ▪ No new residential development – leave as is (20) ▪ not too many – already near maximum infrastructure capacity

	<ul style="list-style-type: none"> ▪ areas with capacity of roads/water & other services (2) ▪ Buninyong (2) ▪ keep land between developments eg Geelong Rd & Timbertop Estate Mt Helen ▪ suggest a moratorium on development for 5 years ▪ cleared area South of Moss Avenue on Buninyong side ▪ Mt Clear edges and Greenhills Rd. ▪ Closer to town along Geelong Rd
<p>6. What would you like this area to look like in the future?</p>	<ul style="list-style-type: none"> ▪ maintain open spaces between Mt. Clear, Mt Helen & Buninyong (13) ▪ alternate traffic option behind Uni/Technology park to Ballarat & Buninyong (3) ▪ retain native vegetation (12) ▪ new developments planted with existing native vegetation (4) ▪ degraded areas along creek rehabilitated (6) ▪ small signage – no multinational food outlets/ signage and road rubbish ▪ no ribbon style development ▪ no megawatt lighting at Uni Tech Park (2) ▪ no industrial zones ▪ keep wildlife in the area (8) ▪ cluster housing sharing waste disposal & resources ▪ use of cleared land for housing ▪ education of new residents to 'lifestyle' and values of area ▪ restraint of cats & dogs ▪ reduced speed in Buninyong (2) ▪ walking track along creek (4) ▪ min. ¼ acre with 3-5 native trees ▪ more student priced accommodation ▪ pleasant, calm, relaxing ▪ keep trees (11) ▪ keep country feel (16) ▪ broad parkland along both sides of creek ▪ separate from Ballarat ▪ improved roadside maintenance ▪ infill development in Buninyong complementary to heritage/urban character ▪ green belt for quality living (9) ▪ attractive bushland and well designed housing/gardens (2) ▪ retain present mix of natural & developed space (2) ▪ treed bushland maintain rural aspect and amenity (2) ▪ new houses with veg. overlay add to the landscape ▪ low density residential ▪ preserve bush (2)

	<ul style="list-style-type: none"> ▪ more walking trails (2) – reclaim railway line for walking/cycling path ▪ keep same (5) ▪ Rd from Whitehorse to Boah Ave to Geelong Rd to remove pressure on Geelong Rd
<p>7. What do you feel are the greatest threats to this future?</p>	<ul style="list-style-type: none"> ▪ over development (19) ▪ lack of distinction between residential, rural and business areas ▪ traffic (15) ▪ loss of wildlife (3) ▪ unplanned development (9) ▪ development in native veg. areas (7) ▪ loss of bushland and biodiversity and landscape values (8) ▪ loss of tall trees (10) ▪ excessive housing blocks ▪ Lots too small (8) ▪ housing & commercial development not allowing sufficient space for community activities, parks, playgrounds, halls etc (2) ▪ elimination of green belt (8) ▪ no strategy plan ▪ insufficient overlay control (3) ▪ lack of funding to improve roads, roadside and reserve maintenance ▪ residential development (11) ▪ weed invasion (5) ▪ developers & estate agents (2) – especially ones that don't live locally ▪ rental properties (units) (2) ▪ cluster rentals for Uni students ▪ covenants which are too relaxed ▪ bushfires ▪ termites ▪ advertising signage ▪ not containing commercial development (5) ▪ University development ▪ need for building blocks ▪ pollution through increased traffic ▪ lack of native vegetation (3) ▪ lack of adequate water ▪ lack of community consultation when developments proposed (4)
<p>8. What are the most significant issues or problems in the area?</p>	<ul style="list-style-type: none"> ▪ safety for school children – (2) Mt Clear PS (2)& Mt Clear College ▪ lack of adequate planning for traffic, (2) land use and recreation (2) ▪ degraded area – creek through Mt Helen (2) ▪ weed invasion in treed areas (2)

	<ul style="list-style-type: none"> ▪ uncontrolled domestic animals- eg. cats in forest (3) ▪ residential development(2) and vineyard development on bushland ▪ native vegetation protection controls should go to the ground not to 1 metre (2) ▪ wildlife corridors lost to tree felling- need revegetation ▪ excessive lighting at Uni Tech park (2) ▪ newcomers removing trees for house site (2) ▪ education of newcomers about district and local services (2) ▪ safety for cyclists on Geelong Rd ▪ main road is pretty ordinary (2) ▪ traffic blockages – management (10) – develop arterial roads , pedestrian walkover ▪ good or bad design of commercial development (3) ▪ landscape protection ▪ uncontrolled development -unsympathetic to natural habitat values – high fences (2) ▪ water pressure (3) ▪ public space maintenance ▪ wildlife protection (3) ▪ road capacity ▪ child care centre near University ▪ containing commercial development ▪ small blocks ▪ protection of earth resources- protect with planning zones – Extractive Industries Interest Areas & historical goldfields ▪ access to Geelong Rd from Vincent Drive due to traffic volume ▪ water conservation ▪ inappropriate housing styles ▪ if too developed emergency services cannot access and evacuation problems in emergency ▪ thwarting of community input on unwelcome development proposals that are out of character to area ▪ Geelong Rd too narrow
<p>9. What ideas and opportunities do you see for the area?</p>	<ul style="list-style-type: none"> ▪ better public transport ▪ planned student accommodation ▪ planned elderly accommodation ▪ area to become a leading example in planned sensitive environmental conservation overall ▪ creation of wildlife corridors ▪ tourism potential – wildlife experiences/farm stays/accommodation/guided walks/ History (4) ▪ revegetation along creek ▪ commitment by Uni to 'wetlands' area ▪ phone boxes – centrally – Post Office? ▪ supermarket ▪ more environment protection (2) ▪ transmission lines – become more green ▪ more cafes & restaurants

	<ul style="list-style-type: none">▪ more cycling circuits (2)▪ good and effective strategic plan for integrated development▪ growth of University and technology park (2) in own grounds▪ use of high quality development/design▪ make it a green living area▪ leave alone▪ none until road issues overcome▪ more bush walking tracks upgraded▪ picnic/bbq areas▪ more native trees/shrubs lining streets▪ access to university facilities – library, sports, coffee shop▪ community bushland park – Darrivell Drive▪ land protection between Mr Helen and south of Bird park▪ if developed then larger blocks▪ keep green belt (3)▪ set up forest as park▪ community house (2)▪ protection of wildlife corridors▪ curfew on domestic pets▪ community bank for Buninyong (2)▪ promote heritage assets▪ strengthening planning laws (2) - to save prize assets▪ development of wetlands▪ new road to University to ease congestion▪ develop area as place for visitors to get 'sense of peace'▪ butcher, green grocer for Buninyong▪ not enough residential development to support further commercial development
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10.2 Summary of Submissions to the Draft ODP

No	Name / Organisation	Contact	Specific Land mentioned	Comment
1	Kurtis Noyce	knoyce@ncable.net.au	<ul style="list-style-type: none"> ▪ Western boundary of Mt Clear & Mt Helen – Darriwell Drive ▪ West of Geelong Rd thru to Magpie ▪ Eastern tongue around Timbertop in Mt Helen ▪ NthE, NthW and Sth corners of Buninyong T/ship - Lumeah Rd ▪ Bushland adj. to non-urban break between Buninyong and Mt Helen ▪ East & Sth boundaries of Mt Clear 	<ul style="list-style-type: none"> ▪ Overwhelming desire to protect remaining bushland and biodiversity ▪ Seeking help to backzone bushland from Residential 1 ▪ VPO does not protect veg. under 1 metre ▪ One enforcement officer – insufficient ▪ Retain Rural Living zones at min. of 4 ha ▪ Protection brings <ul style="list-style-type: none"> - Economic benefits – tourism/education - Social & community – healthier lifestyle / appreciation of nature - Support and respect of environmental groups efforts - Environmental- Ballarat MSS promotes ‘ecologically sustainable’ principles – backzoning protects highly stressed vegetated areas, prevent habitat areas being islanded and protect corridors
2	Doug Worrall	P O Box 135, Buninyong Vic 3357		<ul style="list-style-type: none"> ▪ The ODP does not mention Low Density Residential Zone that enables sub-division between .4 ha and 2 ha – to give the community a choice ▪ 2ha is unmanageable. Need option of rezoning existing Rural Living to Low Density Residential – with conditions eg rural fencing & reveg. with local species
3	Mark & Fiona Jenkins	1017 Lal Lal St Buninyong Vic 3357 brimleigh@bigpond.com	<ul style="list-style-type: none"> ▪ Lal Lal St Buninyong 	<ul style="list-style-type: none"> ▪ Agree with core principles but need for Rural/Low Density Residential development based on site responsive devel. plans ▪ Residential zoning requires diversity of lot sizes
4.	Graeme Drysdale			<ul style="list-style-type: none"> ▪ The ODP does not reference Victoria’s Native Vegetation Management – A Framework for Action or Victoria’s Greenhouse Strategy or meet the demands

				<p>for economic, environmental and social sustainability</p> <ul style="list-style-type: none"> ▪ Ecological rehabilitation is required before sustainability can be achieved – a primary goal of Native Vegetation Framework is to increase the area of native vegetation – no enhancement strategies/ recommendations or mapping of current habitat areas or potential areas are in the ODP ▪ Recommendations <ul style="list-style-type: none"> - reveg. and increased public access with bike –path from Recreation Rd to University precinct - Rezoning all habitat areas in ODP - Plot intended habitat corridors - Incentives & initiatives to reveg. - Need for a thorough study on how to preserve enhance and restore indigenous veg. not only the requirements of the koalas - No restrictions on cats and dogs in habitat areas - More on-campus accommodation to relieve commuter traffic - Require a better bus service to the Technology Park - Site specific principles – areas of veg. will not be cleared – there is no clarity of what veg. eg. blackberry, Cootamundra wattle, gorse etc - MSS Panel hearing recommended a review of planning scheme to ensure that significant vegetation and habitats are identified and adequately protected. ▪ The ODP Report emphasises environmental issues but does not present strategies to protect/enhance indigenous habitat ▪ Was consultation comprehensive – conservation/ specialist groups are not listed
5	Donald Boak	9 Haymes Rd Mt Clear 3350		<ul style="list-style-type: none"> ▪ Agree with preferred option No. 4 limiting removal of native vegetation
6	Gerard Stewart	Acting District Manager Hancock Victorian Plantations P/L		<ul style="list-style-type: none"> ▪ A buffer should be created between the two land uses - commercial plantation forest and suburbia ▪ Avoid urbanisation adjacent to plantation land or redeploy land to other land uses

		P O Box 40 Wendouree Vic 3355		
7	Linda Zibell			<ul style="list-style-type: none"> ▪ Believes Council has the power to rezone (backzone) the land ▪ If the ODP doesn't legally strengthen Councils position in protecting habitat then effectively there has been no change ▪ Overlays have not protected areas such as Darriwell Drive, so probably won't in the future ▪ VCAT tribunal chairperson advised Council can re-zone for habitat protection ▪ Backzoning supported by Victoria's Native Vegetation Management – A Framework for Action and the Victoria's Greenhouse Strategy, the MSS Panel recommended Council ensure that significant vegetation and habitats are identified and adequately protected. ▪ Backzoning does not undermine previous processes – otherwise nothing would be changed and updated ▪ 'Land owners have an understandable expectation of being able to develop the land in line with its zoning' but the Planning Scheme is not there to guarantee landowners a profit from land speculation ▪ Historic zoning of Residential 1 was flawed – no Enviro. Impact Study/mapping/site evaluation.
8	Marianne Schrieke	RSD R948 Mt Mercer Rd Durham Lead maroy@netconnect.com.au		<ul style="list-style-type: none"> ▪ Agree in principle retention of natural vegetation in the Valley ▪ Areas designated R1Z in the non-urban breaks should be rezoned to reflect the changed viewpoint of the residents to safeguard wildlife corridors. ▪ Vegetation should include understorey not just trees ▪ ODP is vague on proposed new north south road – propose duplication of Midland Hwy between Buninyong and Sebastopol ▪ Do not support expansion of Technology Park if more of the same. ▪ University is weed infested – no recent attempt to improve native vegetation ▪ Agree with development of walking and cycle path – the whole of the Canadian Creek should be developed as public land

				<ul style="list-style-type: none"> ▪ Cannot ignore planned pine plantation on western side – agree to protect ridgelines with linear parkland of native vegetation along ridgelines to replace pines in future ▪ Community education is not addressed in the ODP and should be part of guiding principles
9	Adam Parrott	Landscape Architect – City of Ballarat		<ul style="list-style-type: none"> ▪ No references or recognition of other studies – Open Space Strategy, Buninyong Township Study ▪ Each town should be mapped with areas discussed identified – lack of detail on boundaries and blocks/zones ▪ No overall discussion on open space provision ▪ Not enough investigation of type & extend of native veg. – the proposal of 2nd nth/sth road ▪ Need to discuss role of Golf Course/ Cemetery and undeveloped Crown and Rural land (pine & bluegum plantations) ▪ Equestrian trails – where? ▪ Contradiction – Pine plantations will not be avail for res. D/ment. followed by res. d/ment. in pine plantations must retain existing skyline (p55)
10	Alan Vasey	Environment & Community Manager Ballarat Goldfields NL	<p>Ballarat Goldfields area of operation sits just west of the study area</p> <p>Tinworth Avenue, Brittain St, Elsworth St and Whitehorse Gully.</p>	<ul style="list-style-type: none"> ▪ In the future, the "Ballarat East" project will employ a workforce of 200-250 at mine operating 7 days/week 365 days /year using Brittain Street or Tinworth Ave ▪ Heavy vehicle access via Tinworth Avenue & Brittain St ▪ Ventilation shaft on crown land south of Elsworth St ▪ Gradually developing crown land (Elsworth St Brittain St & Main Rd) into parkland for historical mining walk ▪ Air intake shaft Golden Point School site ▪ Tailings storage facility – towards Tinworth Ave. possibly 50 meters high or second dam on Whitehorse Gully ▪ Desire to keep buffer of pine trees and Tinworth Avenue ▪ Possible open pit resource sub parallel to the north south section of Tinworth

				<p>Ave</p> <ul style="list-style-type: none"> Tailing & rock waste sales make potential additional traffic Investigation of mining licences will require some clearing of pine trees on lands managed by HVP and or Central Highlands Water
11	Beverley & Robert Elshaug	111 Moss Avenue Mt Helen 3350		<ul style="list-style-type: none"> Generally agree with core principles but additionally – develop a new north / south road link with east / west connectors to Geelong Road and - Ensure all utility services can serve the bounds of the ODP scope Report is very generalised Support comments from Buninyong Ward Residents Assoc. submission requiring more detailed examination
12	T G Sullivan for Barry Brown	Beveridge Williams & Co P/L Surveyors & Planners P O Box 1465 Ballarat Mail Centre 3354	1.524 hectares at South Eastern corner of Green Hill Road and Vincent Drive Mt Clear – Mr Barry Brown	<ul style="list-style-type: none"> Support Option 4 - Limited Residential Development but also in 'non urban break' areas where key identified issues can be protected and proposal delivers sound sustainable outcome Request to be able to present submission to a Panel
13	T G Sullivan for Danny Quinlan	Beveridge Williams & Co P/L Surveyors & Planners P O Box 1465 Ballarat Mail Centre 3354	South West corner of Green Hill Road and Vincent Drive Mt Clear – Mr Danny Quinlan	<ul style="list-style-type: none"> Support Option 4 - Limited Residential Development areas when proposal can achieve the goal of managing and protecting the identified key elements in the ODP Request to be able to present submission to a Panel
14	T G Sullivan for Ian Riley & Frank Murphy	Beveridge Williams & Co P/L Surveyors & Planners P O Box 1465 Ballarat Mail Centre 3354	<ul style="list-style-type: none"> North east corner of Geelong Road and Green Hill Road Mt Clear – Mr Murphy Geelong Road Hitchcock Road and Eddy Avenue between Buninyong & Mt Helen – Mr Riley 	<ul style="list-style-type: none"> Support Option 4 - Limited Residential Development Properties are in the non urban break Limited Res. D/ment integrated into a comprehensive development is best outcome for all parties Population projections on P.43 may be understated. Est of 60 – 80 households per year to 2031 Canadian Lakes Estate -167 lots sold in four months of release. Request to be able to present submission to a Panel

15	Alison & Phillip Hazeldine	902 Fisken St Buninyong 3357		<ul style="list-style-type: none"> ▪ No further zoning of Residential ▪ Disagree with encouraging development of community facilities – use and maintain Ballarat facilities ▪ CV is not suited to home units or mini-sized allotments – less than 1000m2 does not allow for replacement trees ▪ Buildings must incorporate maximum solar advantage ▪ Height restriction of one storey to retain character of the area ▪ Council must retain green belts and add to them if possible ▪ Site responsive design for rural living areas- to blend with landscape ▪ Follow through on new nth/sth road and plan local streets without the need to access Geelong Rd (P26) ▪ Utilise infill blocks in Buninyong – no colourbond fences ▪ Council should recommend planting native – indigenous veg.
16	Mark Pelchen	P O Box 96 Buninyong 3357		<ul style="list-style-type: none"> ▪ Buninyong has enormous potential as tourist centre ▪ Agree with principle to limit permissible lot size to 2 hectares ▪ Urban growth boundary is good principle. ▪ Greater emphasis on enforcement of heritage overlay ▪ New buildings have had little regard to heritage importance of the area
17	J G Rabbette	Farm Business Consultant P O Box 99 Buninyong 3357	7.5 hectares in Henderson's Lane Buninyong – zoned Rural	<ul style="list-style-type: none"> ▪ Totally cleared pasture land surrounded by bush ▪ ODP does not provide for Low Density Residential in areas between .4 and 2.0 ha. Where landscape, environmental and utility constraints are not violated
18	Linda Zibell	Buninyong Ward Progress Association Inc 2006 Geelong Road, Mt Helen 3350		<ul style="list-style-type: none"> ▪ Would like clear statement by the University will adopt the principles recommended in the ODP ▪ Need specified real limits, criteria. ▪ Revise Vegetation Protection Overlay to include veg. below 1 metre – with

				<p>revision available for review</p> <ul style="list-style-type: none"> ▪ Agree with Option 4 and add two principles <ol style="list-style-type: none"> 1. – outside urban areas principle of Connection for people and wildlife- improving wildlife corridors and revegetation addressing fencing/wall issues – prevent bisecting the valley into east and west sides because of Geelong Rd therefore establish a series of crossing points for pedestrians 2. – Community Education – helps to support ODP’s environmental development outcomes ▪ ODP does not define ‘vegetation’- intentionally? to get authoritative advice before removal – DSE to provide workable solution ? ▪ ‘Rural character’ should be defined – significant values stated to make the plan clear ▪ Site responsive plans – should be spelt out in final plan identifying the criteria/standards ▪ Not sure the plan protects the ‘breaks’ – needs to be inviolable – penalties/rewards for weed control ▪ Need to identify wildlife corridors ▪ Protect non-urban breaks with 8 ha subdivisions not 4ha ▪ Development of walking and cycling paths – in conjunction with identification and preservation of vegetation ▪ Retention of indigenous grassland should be embedded in the plan (not counted as ‘cleared’) ▪ Set aside areas and enhance areas of koala habitat – incentives to landowners ▪ Reduction of permissible lot size in Rural Living zone to 2ha only allowed where VPOs (to the ground) ▪ Rural Living zones subjected to Development Plan overlay ▪ Agree with transfer of development entitlements to better achieve ODP principles ▪ RE: New N/Sth road – prefer increase bus use, divert University traffic. Experts should be consulted. ▪ Association is against expansion of University or Technology Park – want to work with Uni & TP to achieve CV ODP principles. Uni to set an example of
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				<p>environmental/landscape sustainable values – reflecting natural values of the area</p> <ul style="list-style-type: none"> ▪ Evaluation of veg. significance built into development applications of residential zoned land ▪ Vegetated land should be subject to DPO (specifics to be spelt out) & VPO (to ground level) ▪ Assoc. agrees development entitlement may be transferred to pine plantation land as alternative to veg. destruction ▪ Assoc. supports intro. of Neighbourhood Character Overlay – if criteria is clear ▪ Assoc. supports intro. Environment Significance Overlay – if criteria is clear & in conjunction with Koala Plan of M/ment ▪ Assoc. agrees with Significant Landscape Overlay – particularly non-urban breaks, ridgelines, views & vistas <ul style="list-style-type: none"> ○ incl. from Mt Buninyong ○ from east & west boundaries of Mt Helen ○ from hill east of University ○ view running west across valley on nth end of Riley land ○ view from top of Riley land across the village of Buninyong ○ view across Ballarat towards Grampians along Bell Ave ○ view from Nevett Cres. Sth west ○ view from behind Darriwell Drive protected from high rise d/ment
19	L J Whitten Treasurer Royal Park Committee	1202 Inglis Street Buninyong Vic 3357		<ul style="list-style-type: none"> ▪ Royal Park has greater value than indicated in ODP ▪ Area should not be sold for housing ▪ Important heritage area - 150 yrs of recreation use
20	Graeme Drysdale	124 Moss Avenue Mt Helen Vic 3350		<ul style="list-style-type: none"> ▪ Council's Parks & Gardens have cancelled unrequested mowing of nature strips in areas acknowledged to have habitat value & will be assessed if indigenous vegetation is present

				<ul style="list-style-type: none"> ▪ The ODP lacks effective and rigorous code for the protection of indigenous habitat. ▪ The ODP has no strategies of Net Gain as per the Native Vegetation Framework
21	Elizabeth & Roger Trudgeon	130 Fiskin Road Mt Helen Vic 3350		<ul style="list-style-type: none"> ▪ Add another principle – maintain and develop wildlife corridors by connecting rural areas in a meaningful way ▪ Retain vegetation – blocks too small for replanting – houses fill block, fines are insufficient to deter veg. removal ▪ Maintain rural character – no bright lighting eg. Technology Park – no large car parking areas ▪ Non-urban breaks are to be commended ▪ Council & University have not shown leadership by building over old railway line/culverts that could have added to walking trail ▪ Need to define and protect corridors for wildlife – unnecessary walls and metal fences reducing free movement of wildlife and people
22	Brian Magree	133 Darling Road East Malvern Vic 3145		<ul style="list-style-type: none"> ▪ No comment on ODP Draft ▪ Advice of ODP was inexcusable short notice ▪ Should reopen submissions and hold referendum ▪ 2005 Councillors should have full debate
23	Garry McKenzie	Garry McKenzie & Associates P O Box 1695 Ballarat Mail Centre 3354	<ul style="list-style-type: none"> ▪ various lots at Green Hill – total area of 67.66ha 	<ul style="list-style-type: none"> ▪ Development of Pine plantation for residential purposes in inappropriate and should be deleted <ul style="list-style-type: none"> ○ Most if not all pine plantation land is crown land with Hancocks who have harvesting rights for 99 years ○ Native title would not be extinguished therefore land cannot be developed ▪ Consideration of various lots for rezoning at Green Hill from Rural Living and Low Density Residential <ul style="list-style-type: none"> ○ Adjacent to University & Tech. Park

				<ul style="list-style-type: none"> ○ Reduce impact on traffic congestion ○ Site devoid of native veg ○ Not visible form main rd ○ Reduces pressure to develop 'non-urban breaks' ○ Opportunity to extend pedestrian trails ○ Separated from existing residential areas by veg. and visual buffer ○ Existing infrastructure investigations indicate they should be able to accommodate development
24	Edward Leslie Kelly-Jacka	P O Box 4 Mt Clear 3350		<ul style="list-style-type: none"> ▪ No comment on ODP draft ▪ Attached a series of alternate routes to relieve traffic issues ▪ Recommend no housing on pine plantation land after replanting ▪ Reserve some of pine plantation as public open space/parkland ▪ Seal off last 200m of Cartledge Ave
25	Newell L. Barrett	616 Wilson Street Ballarat East		<ul style="list-style-type: none"> ▪ 1975 Loder & Bayley strategy plan for Canadian Valley had Mt Helen to be lower residential density than Mt Clear ▪ Buninyong should not have been included in CV ODP <ul style="list-style-type: none"> ○ Little in common with Mt Helen or Mt Clear ○ Previous strategic studies for Buninyong ▪ ODP should protect the character and identity of the separate parts of the study area (p5) ▪ Tourism and heritage – Buninyong issues Mt Helen is economic development ▪ Map should refer to lower res. Density in Mt Helen to preserve indigenous tree canopy (p8) ▪ Encourage developments such as Canadian Lakes & Timbertop ▪ Need provision of student accommodation

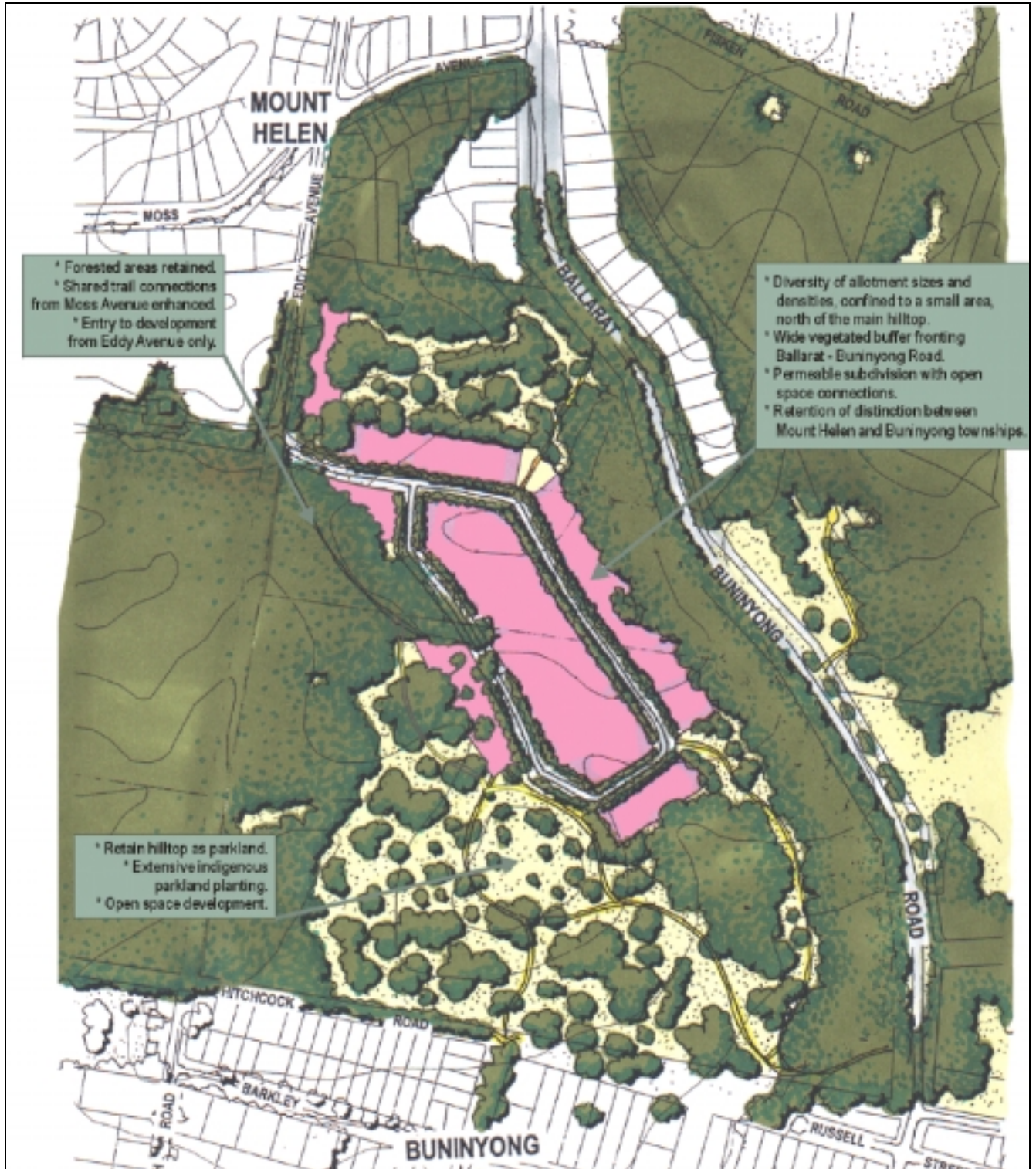
				<ul style="list-style-type: none"> ▪ Community should use amenities at schools and University ▪ Open space Buninyong – include disused quarry south west sector and golf course(p14) ▪ Need to provide for further expansion of Tech. Park ▪ ODP should provide alternate for Geelong Rd – Gear Ave to Eureka St or Fussell/York St via Boundary Rd ▪ Concern for Canadian Creek flooding has been overlooked with residential area in flood plain
26	Leo Hayes	8 Haymes Rd Mt Clear Vic 3350		<ul style="list-style-type: none"> ▪ Vegetation protection – room for compromise – not protecting every tree- allow for replanting, removal of weeds, protect healthy trees. Concern that all treed R1 Zoned land will not be developed ▪ Hope Council upgrade and add to walking trails ▪ Some res. areas have no through traffic to other sub-divisions – due to multiple developers ▪ Perhaps establish a covenant to keep out cats and have koala friendly fencing ▪ Disagree that partly developed Res. Zoned land must be evaluated – can't change the rules part way through- causing conflict with Council landowners and developers ▪ Numbers in the survey do not reflect the general populace only opinions of active groups
27	Paul McCuskey Manager Planning and Acquisitions	Roadcon Group P O Box 21 Wendouree Vic 3355		<ul style="list-style-type: none"> ▪ Opportunity to reinforce ridge line from pine plantation land by creating public owned native vegetation corridor – financed through intro. of urban d'ment clusters through transfer of d/ment entitlements ▪ P 55 rules out redevelopment of pine plantation – this would be lost opportunity for vegetated and res. Corridor on east of study area ▪ A more comprehensive environmental report is required to support the Draft ODP <ul style="list-style-type: none"> ○ Highlight significant projects/initiatives – e.g. Canadian Creek rehab. or development contributions or net gain offsets

				<ul style="list-style-type: none"> ○ Update annually, requests for projects to feed through Council and be evaluated ▪ ODP generalizes on protecting important areas but does not identify them through environmental study ▪ No specific traffic data provided- a comprehensive study of the existing road network is needed to substantiate options ▪ The draft ODP does not articulate how the new study differs from the old or where it sits in the Ballarat strategic hierarchy ▪ The draft ODP should be careful in omitting previously adopted land use plans and placing importance on draft community documents – or have them completed first eg Ballarat Blueprint, KPoM ▪ Population numbers vary – should take most up to date ie: Oliver Hume Report. The ODP should relate to OHR and require update of calculations and demographic info. ▪ P 44 – questionable basis – no data to support ‘developable land area’ especially without detailed environmental study. Areas should be mapped and consider servicing issues and contaminated land constraints affecting the 10-15 year supply
28	Unknown			<ul style="list-style-type: none"> ▪ disallow subdivision under 10 acres in Buninyong ▪ Protect wildlife corridors with zoning overlay ▪ Identify sites for revegetation ▪ Protect remaining native veg. and ridge lines ▪ Continue green belts separating Mt Clear Buninyong and Mt Helen ▪ Retain township boundaries and have infill development ▪ Keep west of Buninyong low density ▪ Reduce speed limit on Midland Hwy ▪ Use cleared Rural Residential land east and north of University as cluster of residential development separated by green belts ▪ Explore 3rd road link – Ballarat to University ▪ Maintain and enhance roadside indigenous vegetation ▪ Introduce low density rural living zone (1 acre) adjacent to Buninyong Township residential boundary ▪ Only single storey development in Learmonth and Warrenheip Sts ▪ Upgrade Canadian Creek ▪ More rigorous enforcement procedure for habitat conservation and ‘net gain ’

				<ul style="list-style-type: none"> vegetation policies ▪ Educate on environmental sensitivities of living in bush environment ▪ Compulsory rain water tanks for new houses and environmentally sustainable guidelines ▪ Extend and protect tracks and trails ▪ Establish neighbourhood character overlay for Buninyong township including stone walls ▪ Establish a street tree program ▪ Develop plan for commercial streetscape for Buninyong including heritage colour scheme for uniformity/ banners ▪ Have high quality visual appearance for Buninyong as 'gateway to City of Ballarat' ▪ Enhance 'visitor' experience address 'signage', promotional and tourist issues, and 'event' centre ▪ Attract business, make retail centre more vibrant, community meeting areas and entertainment space for locals ▪ Protect Golf Club and Royal Park
29	Judith Kellest	14 Elsvorn Avenue Belmont 3216		<ul style="list-style-type: none"> ▪ Protect vegetation and wildlife ▪ Endorse concept of rural and bushland setting of Canadian Valley with as little development as possible
30	Neil McCracken	Great Dividing Trail Association 302 Russell St Buninyong 3357		<ul style="list-style-type: none"> ▪ Endorse core principles – retain vegetation and rural character, site responsive building and retention of non-urban breaks ▪ Endorse development of walking/cycling trails ▪ Extend existing walking track to Mt Buninyong to make circuit via Union Jack Reserve ▪ Map and mark further known walks – need a Tracks and Trails subcommittee ▪ Increase visitation to Buninyong – publicity (declare Buninyong a Heritage Town)and signage ▪ New attractions – miners walking route during Gold Rush, Buninyong route to Melbourne, walking track James Reserve to DeSoza Park, a literacy trail (those who have written about Ballarat region), 'display home of energy efficient strategies, cycling path used by Australian championships
31	Judy Coull			<ul style="list-style-type: none"> ▪ (fax 19th Nov) Insufficient notification of meeting – scheduled 18th Nov. received notice 15th Nov ▪ No comments on Draft ODP

32	T G Sullivan for Kate Peplinkhouse	Beveridge Williams & Co P/L Surveyors & Planners P O Box 1465 Ballarat Mail Centre 3354	North West Corner of Greenhill Road and Bells Road, Mt Clear 3.38 hectares zoned Rural Living	<ul style="list-style-type: none"> ▪ Seeking rezoning to Low Density Residential <ul style="list-style-type: none"> ○ Close to existing low density residential ○ Greenhill Rd is Bitumen ○ Water & electricity are available, sewerage is close ○ Would not compromise rural residential nature of the area
33	Adrienne Schreuder	128 Fiskens Road Mt Helen 3350		Seeks improved protection of native vegetation, koala habitat and landscape/character elements in Fiskens Road area. Opportunities for community to be more involved in rehabilitation of areas.

10.3 Example of a Site Specific Design Plan



- * Forested areas retained.
- * Shared trail connections from Moss Avenue enhanced.
- * Entry to development from Eddy Avenue only.

- * Diversity of allotment sizes and densities, confined to a small area, north of the main hilltop.
- * Wide vegetated buffer fronting Ballarat - Buninyong Road.
- * Permeable subdivision with open space connections.
- * Retention of distinction between Mount Helen and Buninyong townships.

- * Retain hilltop as parkland.
- * Extensive indigenous parkland planting.
- * Open space development.



Note: Not to Scale. This is a schematic representation only