

THE CARDIGAN VILLAGE PLAN

Our Township Towards 2040



Our Cardigan Village

Cardigan Village is a friendly and unique community. The people of Cardigan Village are proud of where they live. Cardigan Village is surrounded by vast rural landscapes and distant views to the mountain ranges of the north and west.

Our Community Vision

Cardigan Village will be a township where the community's strong sense of belonging and connection continues to grow. The open spaces, recreational facilities and Community Centre will provide residents of all ages and abilities with frequent opportunities to interact, connect and share. The streets will be green, safe and accessible, and the rural setting and small town feel – valued by many residents – will be protected. Cardigan Village will be a peaceful place that continues to offer its community a unique lifestyle within easy reach of day-to-day activities and services.

Our Pathway Forward

Our 'Cardigan Village: Our Township Towards 2040' is a tool to empower and guide our community to a vibrant future. Our Plan represents a summary of actions to continue to strengthen our close-knit community.

Contents:

Community Vision	
Acknowledgement of Cardigan Village's First Peoples	4
Introduction	5
Purpose	6
Planning the Future of Our Township	7
Cardigan Village: The Context	8
Cardigan Village: The Development	9
Cardigan Village: The Community	13
What You Told Us	15
Priorities and Actions	18
Priority 1:	
An urban lifestyle in a country setting	18
Priority 2:	
An active and connected community	20
Priority 3:	
Access and services	23
Framework Plan	26
Implementation Plan	27
APPENDIX 1:	
Background Analysis	32
APPENDIX 2:	
Planning and Policy Analysis	37

▶ ACKNOWLEDGEMENT OF CARDIGAN VILLAGE'S FIRST PEOPLE'S

We are proud to acknowledge the Traditional Owners of Country, which includes Cardigan Village, the Wadawurrung peoples, and pay respects to all Elders, past, present and emerging, as well as Elders from other communities that reside here today.

"The land on which Cardigan Village stands is the traditional land of the Wadawurrung peoples, situated on the important travel route between Ballarat (the 'resting place') and Lake Burrumbeet.

The Wadawurrung peoples made two significant journeys across this landscape throughout the year. During the summer they travelled from Ballarat to the 'food bowls' of Lake Burrumbeet and Lake Learmonth, via the creeks and wetlands. During the winter the Wadawurrung returned to Ballarat, where shelter from the wind and the harsh winter weather conditions of the western basalt plains was provided by the natural depression of the land at the area now known as Bakery Hill.

To ensure holistic planning and development outcomes, Traditional Owners see it as crucially important to understand Cardigan Village as part of the much broader context of intersecting landscapes, rather than viewing the township in isolation. Working to improve the natural environmental values of the land is seen as vital in ensuring the health and wellbeing of all people".

(Uncle Bryon Powell, Wadawurrung Elder, 2017)



▶ INTRODUCTION

Local townships and local settlements in the municipality are valued by residents for their character, sense of community and lifestyle. They represent a different style of living to urban Ballarat and contribute to the lifestyle diversity and choice for residents across Ballarat.

Townships face very different challenges and enjoy different opportunities to urban communities, and need local consideration of their unique situation to appropriately guide their future. Council has a significant role to play in supporting townships to manage change and prosper as important hubs for their local community.

As a key initiative of the City of Ballarat's long-term plan for growth to 2040, Today Tomorrow Together: The Ballarat Strategy, Council is committed to delivering Local Area Plans for six townships and settlements across the municipality in collaboration with local communities.

We know that creating and maintaining places people love requires ongoing commitment and vigilance to:

- » Protect the characteristics and values that are intrinsic to a community's identity and sense of place;
- » Articulate a collective vision for the future that respects the past but is flexible and dynamic in managing change;
- » Recognise the evolving needs of the community, as well as fostering adaptability and resilience through continued monitoring and resetting of goals and strategies.

The Cardigan Village Plan: Our Township Towards 2040 will help to achieve this. This plan has been developed in collaboration with the people of Cardigan Village who have shaped the vision and priorities through their generous contributions to community consultation sessions, online surveys and questionnaires.

▶ PURPOSE

This plan aims to:

- » Inspire active engagement with the Cardigan Village community.
- » Articulate the community's long-term vision and develop an action plan for achieving the vision.
- » Help community groups make their case when applying for grants and lobbying for funding.
- » Help the City of Ballarat to prioritise investment in Cardigan Village.
- » Identify actions the community itself can achieve.
- » Help the community and the City of Ballarat to manage change in Cardigan Village.
- » Identify land use planning actions and potential changes to the Ballarat Planning Scheme.

While the Cardigan Village Plan is independent from other City of Ballarat Township Plans, there are opportunities for local townships to work together.



▶ **PLANNING THE FUTURE OF OUR TOWNSHIP**
Development of the Cardigan Village Plan

MARCH 2016
Consulting the community
You told us what you love, what you want to retain and what you imagine for the future.

Developing the draft plan
Your ideas were used in shaping the draft plan.

SEPTEMBER 2016
Seeking community feedback on the draft plan
The Draft Plan, vision, priorities and actions, was presented to the community for feedback.

Incorporating community feedback
The feedback from the draft plan shaped the final plan.

APRIL 2018
Finalising the plan
The final plan was released to the community.

MID 2018
Amending the Ballarat Planning Scheme
City of Ballarat will undertake an Amendment to incorporate the plan into the Ballarat Planning Scheme.

ONGOING
Implementing the plan
The Cardigan Village community will begin the ongoing process of implementing the actions of The Cardigan Village Plan: Our Township Towards 2040, with the support of the City of Ballarat,

▶ CARDIGAN VILLAGE: THE CONTEXT

Cardigan Village is a small township located 7.5 kilometres west of Ballarat and has a population of approximately 660 people.

It is separated from urban Ballarat by an expansive, flat agricultural landscape with little tree cover apart from an occasional small plantation area. Large, rectangular grazing paddocks bordered by a network of drainage channels and post and wire fencing surround the Village. Lake Burrumbeet, located to the west of

the Village, forms an extensive and exceptional water feature in the area. The openness of the surrounding landscape affords many residents of Cardigan Village clear skies and long panoramic views to the hills and mountain ranges to the north and west.



▶ CARDIGAN VILLAGE: THE DEVELOPMENT

Cardigan Village was established as a small subdivision of 100 lots in the 1970s and formed a satellite township of Ballarat.

The Village was developed in three distinct areas, with the most established area being the Cardigan Village Central Estate, which is bounded by Madden Road, Windermere Way and Remembrance Drive.

The area to the south-east of the Central Estate, is formally known as The Avenue Estate. It was subdivided in 2003, providing the Village with an additional 124 residential lots. Today, only a small number of lots remain without dwellings.

In late 2012, land adjoining the township to the east was rezoned from Farming Zone to Township Zone to allow for further expansion of the Village. This land is to be subdivided in seven stages,

and will add a total of 130 residential lots to the township.

Once the development of this land is complete, the Cardigan Village population will remain relatively stable as land surrounding the Township is zoned as Farming Zone.

Housing lot sizes vary from conventional density sizes of 500 square metres to large, lifestyle lots of approximately 15,000 square metres, with smaller lots are typically concentrated in the older, Central Estate area. The average lot size is 2,010 square metres.



BECONIA CITY NURSERY
Landscape and Nurseries
We have plants to beautify the Cardigan Village project and your own home.
Full service nursery, specializing in healthy year gardens, call to book one of our gardeners in 2004.
"THE BEST CARE EVER"

CARDIGAN VILLAGE *community living*
Carefully planned 20-year growth

CARDIGAN VILLAGE *community living*
Foresight in ambitious project:
Land and homes for sale this weekend

McKnight's
McKnight's is pleased to supply and install street and residential lighting in Cardigan Village.

THE GARDENERS



JOC
Jenkins & Oshier Construction
We provide the ultimate quality homes in Cardigan Village.
To be located on Mitchell Drive
A number of homes in progress, ready to move in. Call today to book your home. We'll have you settled in Cardigan Village in no time at all.

We are pleased to be associated with a new concept such as Cardigan Village and are currently constructing on site . . .
"CARDIGAN LODGE"

ESSENTIALS BRICKS
Landscape and Nurseries
James Bellamy Pty Ltd
1000 South Street
Brisbane, Queensland
Phone 326 1400



UPS
Wendure Building Supply
We are specialists in all types of building materials and equipment for your business.
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CARDIGAN VILLAGE *community living*

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Brisbane, Queensland
Phone 326 1400

THE TELEPHONE
is your fastest road to
CARDIGAN VILLAGE

10 THE CARDIGAN VILLAGE PLAN Our Township Towards 2040



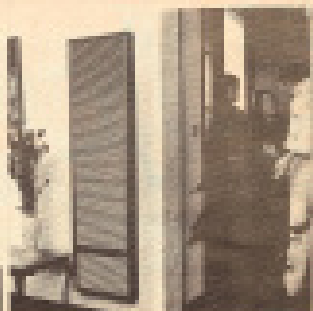
Telecom to offer full facilities

The Cardigan Village project is a landmark in the history of the township. It is a testament to the foresight and vision of the Cardigan Village Community Association. The project is a testament to the foresight and vision of the Cardigan Village Community Association. The project is a testament to the foresight and vision of the Cardigan Village Community Association.

These men provide quality joinery at competitive prices . . .

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R.B. & J.E. Lumsden

Builder of Top Quality Homes
18000 Oldham Road, Edmonton
Phone 34 1111

We are pleased to have been selected by you to build your dream at Cardigan Village Pkg. Lot.

Two up in the minute built custom homes, featuring gas central heating, three full baths and situated at lot 51 and lot 52 adjacent to the completed shule.

Lot 51 adjacent to the lot to be fully completed with sewage, electric, gas, water, and landscaping, and will be sold by independent contractor.

PRESTIGE MODULAR HOMES

THE "COMMISSIONER"

- 400 sq. ft. modular home with 2 bedrooms, 1 bath, kitchen, living area, fireplace, and central heating.
- 100 sq. ft. modular home with 1 bedroom, 1 bath, kitchen, living area, fireplace, and central heating.
- 600 sq. ft. modular home with 3 bedrooms, 2 baths, kitchen, living area, fireplace, and central heating.
- 800 sq. ft. modular home with 4 bedrooms, 2 baths, kitchen, living area, fireplace, and central heating.
- 1000 sq. ft. modular home with 5 bedrooms, 3 baths, kitchen, living area, fireplace, and central heating.

PRESTIGE MODULAR HOMES
18000 Oldham Road, Edmonton
Phone 34 1111

Gas service ready soon

The Gas Board has approved the installation of gas service to the Cardigan Village area. This will allow the residents to enjoy the convenience of gas for heating, cooking, and water heating. The gas service is expected to be available by the end of the year.

It's taken a lot of muscle...

from tractors to scrapers, back-hoes, bulldozers, vibrating rollers, cranes and man-power to prepare the groundwork at Cardigan Village. We've been as busy as beavers to provide the basis for the unique concepts of total community living.



At Cardigan Village, we have provided and contracted for roads, drainage, sewerage, electrical, and gas service, and about 20 permanent residences, providing a complete development.

For independent water contact the experts.

TY. LTD.
PHONE 34 2222

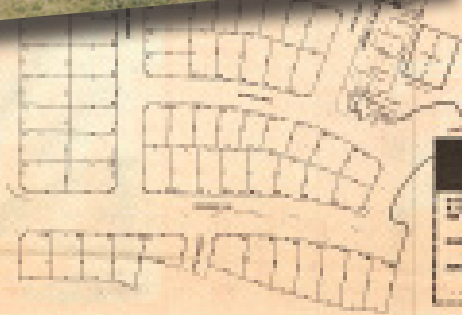
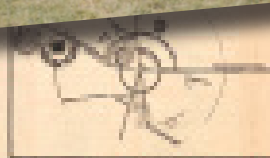


CARDIGAN VILLAGE

developed for **Total Community Living**

SUPERB HOME SITES
\$9000

Call for details



SEND THIS COUPON FOR FURTHER DETAILS

Name _____

Address _____

City _____

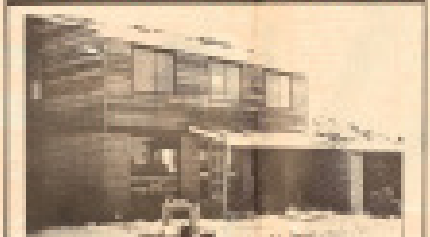
State _____

Zip _____

Land For Sale



Houses For Sale



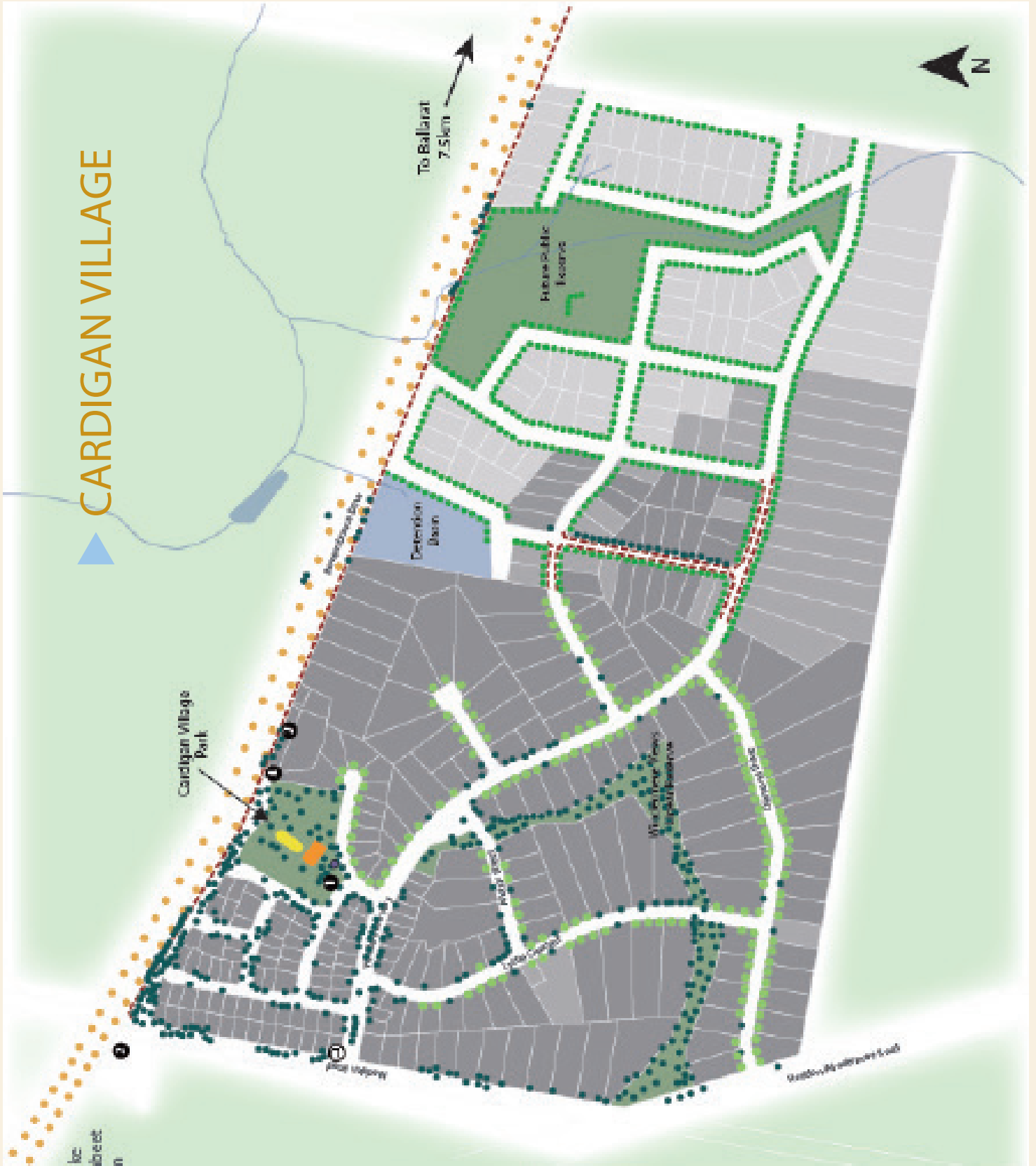
ALL THESE FACILITIES ARE NOW AVAILABLE AT CARDIGAN VILLAGE

- Fully paved roads
- Sewerage system
- Electrical service
- Gas service ready
- Water supply
- Underground telephone service
- Community Centre & other public facilities
- Street lighting
- Playground facilities in community area

• COME ON OUT AND INSPECT THIS WEEKEND 11

If you love living life

CARDIGAN VILLAGE



LEGEND

- Avenue of Honour
- Developed lots
- Undeveloped lots
- Proposed lots
- Granitic sand path
- Existing tree
- Planned tree
- Agricultural land
- Watercourses
- Waterbodies
- Bus stop
- BMX track
- Tennis courts
- Public toilet
- Public reserve
- Cardigan Village Community Centre
- Winderman Hotel
- Cardigan Lodge Motel
- CFA

▶ CARDIGAN VILLAGE: THE COMMUNITY

▶ PEOPLE

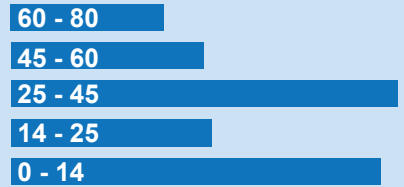


55.4%
OF FAMILIES ARE
COUPLES WITH
CHILDREN

POPULATION

667 **1,011**
NOW FORECAST

OUR AGE



▶ HOUSING



90.7%
OWNED
OUTRIGHT OR
WITH A MORTGAGE

100%
SINGLE,
DETACHED



98% 3 OR MORE
BEDROOMS
2% 2 BEDROOMS

▶ EDUCATION & EMPLOYMENT



35% ATTEND AN EDUCATIONAL
INSTITUTION

- 9% Tertiary or Technical
- 32% Secondary
- 33% Primary



18% CLERICAL AND
ADMINISTRATION
16% PROFESSIONAL
16% TECHNICIANS AND
TRADE WORKERS

▶ DIVERSITY



88%
BORN
IN AUSTRALIA

94%
SPEAK
ENGLISH
AT HOME

26% ARE CATHOLIC
39% HAVE NO
RELIGIOUS
AFFILIATION





▶ WHAT YOU TOLD US

Local people know their community the best, so the City of Ballarat engaged directly with the Cardigan Village community to develop The Cardigan Village Plan and identify any gaps.



Rural Surrounds



Recreational Facilities



Peace & Quiet

LOVE



Large Block Sizes



Access to Services in Ballarat & Lucas



Friendly Neighbours



Footpaths



Traffic Calming



More Trees

IMAGINE



Emergency Exit



Shop/General Store



Another Playground



BMX Track



Playground

RETAIN



Community Centre



Peace and Quiet



Rural Atmosphere



Large Block Sizes

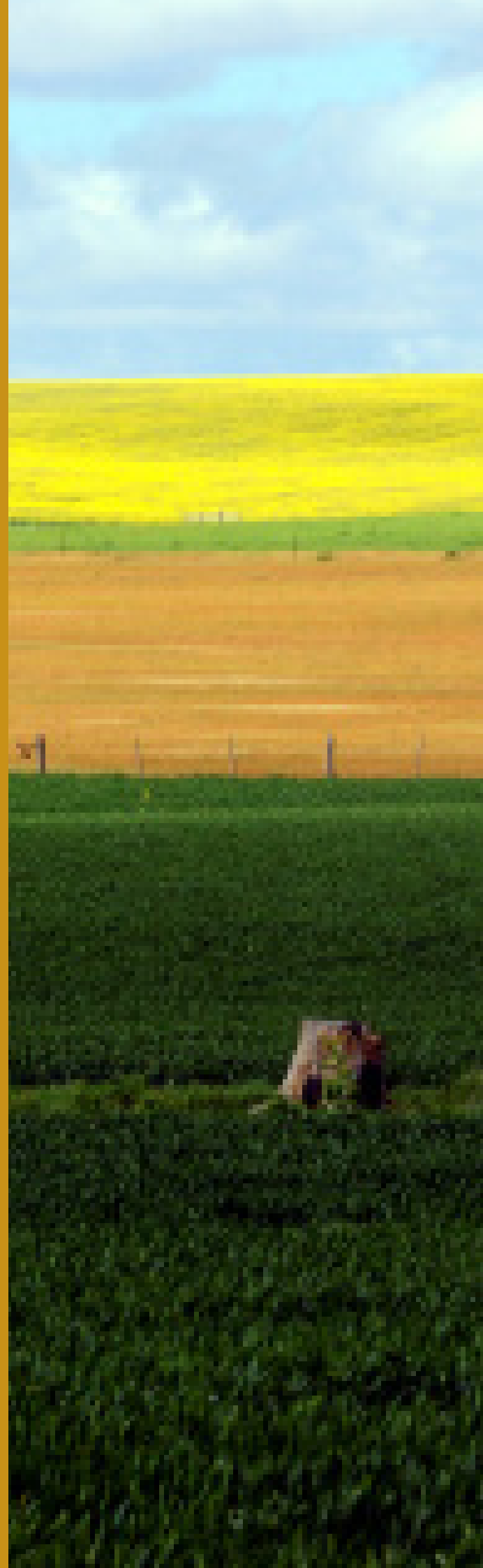
► PRIORITIES AND ACTIONS

The following Priorities and Actions articulate how the Cardigan Village community and Council will work together to achieve the vision set by the community.

Priority 1: An urban lifestyle in a country setting

Priority 2: An active and connected community

Priority 3: Access and services





PRIORITY 1

An urban lifestyle in a country setting

COMMUNITY FEEDBACK

Cardigan Village offers a unique lifestyle for residents. It provides many of the valued aspects of urban living – close proximity to friendly neighbours, facilities for recreation and opportunities for community interaction – in peaceful rural surrounds.

Cardigan Village residents love the rural feel of their township, and the quiet and tranquil nature of the setting. In particular, the expanse of agricultural land surrounding the township, the long and unobstructed views to Mt Buninyong, Mt Warrenheip, Mt Bolton and the larger lot sizes contribute to the community's strong sense of place.

Residents recognise the contribution that trees make to the rural character of the township and they highlight the Avenue of Honour as a prominent and highly-valued feature of the township and surrounding landscape. Many community members, however, have noted that the number of plantings in the streets and on private property is limited – particularly in the more recently developed areas.

POLICY

RELEVANT STRATEGIES AND PLANS:

- » Central Highlands Regional Growth Plan
- » Today, Tomorrow, Together: The Ballarat Strategy
- » Municipal Strategic Statement, Ballarat Planning Scheme
- » City of Ballarat Council Plan 2017-2021
- » Rural Land Use Strategy
- » Our People, Culture and Place: A Plan to Sustain Ballarat's Heritage

Our Living City: A discussion paper about greening Ballarat as an urban forest Policy at both regional and local levels recognises the rural areas surrounding Ballarat as some of Victoria's richest agricultural lands. With local farming activities generating among the highest value of production per hectare in the State and agricultural production across the municipality acknowledged as a significant contributor to the regional economy. Consequently, policy has sought to provide clear guidance for the identification and protection of productive farming land.

Not only is the economic importance of the municipality's agricultural land recognised, but the significant contribution rural landscapes make to the identity, liveability and amenity of the municipality is acknowledged. The Ballarat Strategy aims to embrace both the urban and rural landscape. The City of Ballarat's Heritage Plan presents an innovative approach (based on UNESCO's Historic Urban Landscape) to understanding 'sense of place' - the combination of characteristics that make a place special and unique - and focuses on the human experience of the landscape. Unique skylines and views contribute significantly to the feel of an area and the Heritage Plan promotes the protection of landscapes that are highly valued by the community.

Our Living City acknowledges how trees and vegetation can reinforce a community's sense of place, as well as provide a myriad of environmental, social and economic benefits. It seeks to drastically increase tree canopy coverage across the municipality to improve vegetation health and diversity and promote community and environmental resilience in the face of climate change.

Policy at all levels recognises the continuing depletion in biodiversity across the region as a significant issue and is focused promoting the protection and enhancement of the region's natural assets.

CHALLENGES AND OPPORTUNITIES

As the population of the municipality continues to grow there is increasing pressure on rural areas to be developed for urban uses. Urban sprawl and ad-hoc development have the potential to significantly and negatively impact on the amount of viable agricultural land and the distinctiveness of Ballarat's rural landscapes.

Climate change poses a threat to the rural setting of the township. A reduction in rainfall and rising temperatures with increasingly frequent extreme weather events, will have substantial impact on biodiversity - particularly native plants - and on the amenity of residents,

The plentiful availability of land across the municipality zoned for urban and rural living uses provides a strong foundation to justify the protection of Cardigan Village township's boundaries in accordance with the Rural Land Use Strategy.

The Cardigan Village community is passionate about enhancing and protecting their township and, together with the City of Ballarat, will act to green Cardigan Village and protect the municipality's natural assets.

OBJECTIVE 1.1:

To protect agricultural land and maintain the rural character of Cardigan Village.

ACTIONS

- 1.1.1 Limit urban growth to the current Township Zone area by introducing policy into the Municipal Strategic Statement to ensure no further rezoning for urban expansion of Cardigan Village.
- 1.1.2 Ensure rural dwelling development occurs in accordance with the strong rural land use planning provisions of the Ballarat Planning Scheme (Clause 22.13).

OBJECTIVE 1.2:

To improve township amenity, biodiversity and resilience in the context of climate change.

ACTIONS

- 1.2.1 City of Ballarat to introduce more street and park plantings that support and enhance biodiversity and amenity of the streetscape.

- 1.2.2 Support and encourage residents to undertake tree planting on their properties by distributing practical information regarding:
 - the benefits of tree planting
 - best practice planting techniques
 - advice on climate change-ready plant species.

- 1.2.3 Introduce a biodiversity corridor along Weighbridge Road to the Haddon/Windermere Road area (north/south), linking Lake Burrumbeet and Lake Learmonth, the Skipton Rail Trail and the Avenue of Honour.

OBJECTIVE 1.3:

To protect and maintain the prominence of the Avenue of Honour as a unique landscape feature and gateway to Cardigan Village and the broader region.

ACTIONS

- 1.3.1 Ensure the continued appropriate application of the Heritage Overlay as it applies to the Avenue of Honour.
- 1.3.2 Complete the Avenue of Honour Interface Guidelines to ensure that surrounding land use and development is cognisant of and sensitive to the significance of the Avenue.
- 1.3.3 No additional permanent road access to Ballarat-Burrumbeet Road / Remembrance Drive due to the location of the Avenue of Honour, in accordance with the Avenue of Honour Conservation Management Plan.



PRIORITY 2

An active and connected community

COMMUNITY FEEDBACK

Cardigan Village residents describe their township as a close community, made up of good neighbours and friendly people. They feel connected to their neighbourhood and appreciate local opportunities for recreation and community gatherings.

Many residents describe the Community Centre and Park as the heart of the township, with these facilities hosting community events and activities and spaces for children to play and families to connect.

Open green spaces and outdoor facilities such as the playground, tennis courts, small oval and BMX track are particularly popular among local families. While residents value these amenities highly, many have identified the need for upgrades to existing facilities, additional open recreational spaces, and improved pedestrian and cycling connectivity.

POLICY

RELEVANT STRATEGIES AND PLANS:

- » Victorian Public Health and Wellbeing Plan 2015-2019
- » Central Highlands Regional Growth Plan
- » Today, Tomorrow, Together: The Ballarat Strategy
- » Municipal Strategic Statement, Ballarat Planning Scheme
- » Ballarat Open Space Strategy
- » City of Ballarat Council Plan 2017-2021
- » Recreation Strategy
- » Our Partners in Health Plan 2015-2018
- »
- »
- »

Policy at State, regional and local levels recognises that an individual's health is influenced by a range of factors including physical, social and economic environment, as well as personal characteristics and behaviours.

It is recognised that Ballarat is facing significant challenges with obesity, poor health and lifestyle-related issues. Several policies seek to promote improved health outcomes by encouraging increased rates of physical activity. The Our Partners in Health Plan and the Ballarat Strategy promote the creation of urban environments that inspire people to be active on a daily basis. They encourage improvements to the public realm that allow people to move around safely and conveniently and promote walking and cycling as a means of transport.

The Recreation Strategy has a specific focus on improving the provision of sport, recreation and leisure opportunities, and ensuring public facilities are accessible, well-maintained and will continue to meet the changing needs of Ballarat's population into the future. The Ballarat Open Space Strategy aims to ensure all residents have good access to nature and opportunities for passive and organised recreation.

The promotion of community-led events and the establishment of local community groups that engage people regardless of age, stage of life or ability are seen as essential to improving health outcomes by fostering greater community connectedness. The Council Plan supports the creation of a welcoming, inclusive, and socially-connected city for all through the provision of spaces that encourage living, learning and social engagement.

CHALLENGES AND OPPORTUNITIES

Cardigan Village is a well-established township with a strong sense of community. The Community Centre is frequently used by residents for community events and activities, with recent upgrades providing increased capacity.

The Cardigan Village Park provides residents - particularly families - with opportunities for play and recreation within easy walking distance of many homes. The electric BBQ and accessible public toilet facility add to the park's amenity, and these facilities are highly valued by the community.

The Avenue Hill Estate to the east of the township is currently undergoing subdivision and is planned to include a significant passive recreation space that will be an important asset for the community in the future. This will ensure future residents have the same level of access to open space that existing residents enjoy.

While Cardigan Village has sufficient open space for recreation, pedestrian connectivity and accessibility is poor due to the lack of a consistent network of footpaths. Without convenient connections, residents are likely to be deterred from walking or cycling to recreational spaces. To address this issue, Avenue Hill Estate is planned to include granitic sand paths across all property frontages.

OBJECTIVE 2.1

To support the Cardigan Village community deliver events and programs to ensure a strong sense of connectedness is maintained.

ACTIONS

- 2.1.1 Assist and encourage local organisations to access funding opportunities, including the City of Ballarat's grant program to support community-based events and activities.
- 2.1.2 Continue to support and encourage the community to use the Community Centre for community events, including festivals, arts, storytelling and other gathering and sharing opportunities, to foster opportunities for capacity and relationship - building, and establish connections between new and existing residents.
- 2.1.3 Provide assistance for community-led public art initiatives.

OBJECTIVE 2.2:

To provide additional and improved facilities for recreation.

ACTIONS

- 2.2.1 Reclassify the Cardigan Village Park from a 'Neighbourhood Park' to 'District Park'. In view of recent improvements.
- 2.2.2 Prepare a Park Master Plan for the Cardigan Village Park in consultation with the community in accordance with the requirements of a District Level Park in the Ballarat Open Space Strategy.

2.2.3 Provide appropriate signage for the Cardigan Village Park and Community Centre to reinforce their status as the heart of the township.

2.2.4 Assess the current use and condition of the tennis courts to determine appropriate maintenance, including the option to retrofit the courts for multi-functional use.

OBJECTIVE 2.3:

To improve the accessibility of Cardigan Village, both within the township and to destinations beyond to encourage residents to lead more active and sustainable lives.

ACTIONS

- 2.3.1 Provide an improved path network in Cardigan Village to enhance pedestrian accessibility.
- 2.3.2 Ensure the shared cycling/walking path that extends from Lucas to Cardigan Village is maintained.
- 2.3.3 Extend the shared cycling/walking path along Remembrance Drive to the Lake Burrumbeet foreshore to connect Cardigan Village to Lake Burrumbeet.
- 2.3.4 Investigate the long-term potential to connect Cardigan Village to Lake Burrumbeet via Stewarts Road and Burrumbeet Creek.

OBJECTIVE 2.4:

To improve the safety and amenity of the public realm to encourage active lifestyles.

ACTIONS

- 2.4.1 Require new stages of residential development to have underground drainage and kerb and channelling.
- 2.4.2 install underground drainage, kerb and channeling to manage issues relating to drainage identified in the existing, developed areas of Cardigan Village.
- 2.4.3 Reduce the road width and improve the green central median strip of Windermere Way with boulevard-style tree planting to enhance it as both the major entrance and thoroughfare of Cardigan Village.

OBJECTIVE 2.5:

To protect features of cultural heritage value in the broader Cardigan area.

- 2.5.1 Investigate sites of potential heritage value as identified in City of Ballarat's Heritage Gaps Master Plan by completing heritage assessments.

Planning Scheme Action: Potential additional application of the Heritage Overlay, following site specific heritage assessments.



PRIORITY 3

Access and services

COMMUNITY FEEDBACK

Cardigan Village residents love their township for its tranquil rural surrounds, quiet streets and ease of access to services and facilities in nearby Lucas and Ballarat.

Many residents have noted that opportunities to meet their day-to-day needs locally are limited, with some expressing a strong desire for businesses to be established in Cardigan Village, such as a supermarket, petrol station, general store and restaurant. There are, however, many residents who think that the establishment of such businesses may impact the peaceful feel of the township.

While residents appreciate the close proximity to Ballarat and the ease with which they can access the city by car, some residents expressed the desire for better access to alternative and more sustainable methods of transport. Residents identified the need to provide an emergency access point towards the eastern edge of the township, and to address inconsistencies in locality signage.

POLICY

RELEVANT STRATEGIES AND PLANS:

- » Central Highlands Regional Growth Plan, 2014
- » Today, Tomorrow, Together: The Ballarat Strategy
- » Municipal Strategic Statement, Ballarat Planning Scheme

The Central Highlands Regional Growth Plan, The Ballarat Strategy and the Planning Scheme are the key policy documents guiding the provision of, and access to, services across the municipality and the broader Central Highlands region. These policies recognise that the development of vibrant and sustainable communities is supported by improving the level of access to key services.

Policy at the regional level recognises small townships as part of a broader network of settlements across the region. It promotes the sharing of resources, facilities and services to help better support and enhance the viability of each community. This approach is strongly promoted for townships such as Cardigan Village as its limited population and proximity to Ballarat significantly limits its potential to provide a full range of services locally.

A key platform of The Ballarat Strategy is the '10 Minute City' concept, which advocates the community's aspiration for existing or improved access to services as the municipality grows. The Strategy outlines that the '10 Minute City' will be achieved through the development of neighbourhoods that allow residents to access most of their day-to-day needs and services locally. Other key initiatives include promoting the transition towards a more sustainable transport network and supporting local communities to generate opportunities and employment in township areas, particularly in the growing accommodation, food services and tourism industries.

CHALLENGES AND OPPORTUNITIES

Cardigan Village residents have easy access to a range of social, health, retail and educational services in Ballarat and surrounding townships. The completion of the Lucas Town Centre and the Glenelg Highway Major Activity Centre will offer a further range of services within easy reach into the future. Limited commercial offerings are available in the township itself (the Windermere Hotel and the Cardigan Lodge Motel). The three-year-old kindergarten program is the only existing community service.

While Windermere Hotel is currently situated within the Farming Zone; a zoning which is restrictive of uses that are allowed on the land to which it applies. However, the Windermere Hotel has been operating as a hotel long before the current planning controls were implemented, with its ongoing use as a hotel is permitted to continue under 'existing use rights'. In order to ensure the hotel can continue to operate as a commercial property - with the potential to change or expand its services into the future - change to the zoning or other planning controls would be required.

The ability of the township's current population to support significant commercial uses or community services in Cardigan Village is limited. However there is potential for small local businesses to operate in the Village. This is supported by existing land use planning controls that currently apply to the township area.

Public transport access to Cardigan Village is provided by the V/Line bus route connecting Melbourne and Ararat, with one service operating in the morning and one in the evening. A shared walking / cycling path that extends from Lucas to Cardigan Village offers an alternative transport option and enhances opportunities for people at both ends of the path to pursue active lifestyles. This shared path is unlikely to be frequently used by residents to access everyday services due to the distance from Lucas to Cardigan Village.

OBJECTIVE 3.1:

To provide a regulatory environment that is flexible and supportive of commercial and community enterprises.

ACTIONS

- 3.1.1 Investigate opportunities to enable the Windermere Hotel to continue to operate as a commercial premises into the future, through the application of correct land use planning controls.
- 3.1.2 Continue to lobby and advocate for improved regional connectivity with particular focus on IT infrastructure to provide increased opportunities for at-home business start-ups.
- 3.1.3 Continue the application of the Township Zone to Cardigan Village to allow the establishment of businesses in the Village.

OBJECTIVE 3.2:

To offer ongoing opportunities to support, guide and educate local businesses.

ACTIONS

- 3.2.1 Assist and encourage existing and emerging local business (may be emerging businesses) to access State and Federal Government funding to support productivity, growth, innovation and value-add opportunities.
- 3.2.2 Deliver Tenderwrite workshops, as part of the Ballarat Industry Participation Program (BIPP) to help local businesses improve their competitiveness.

OBJECTIVE 3.3:

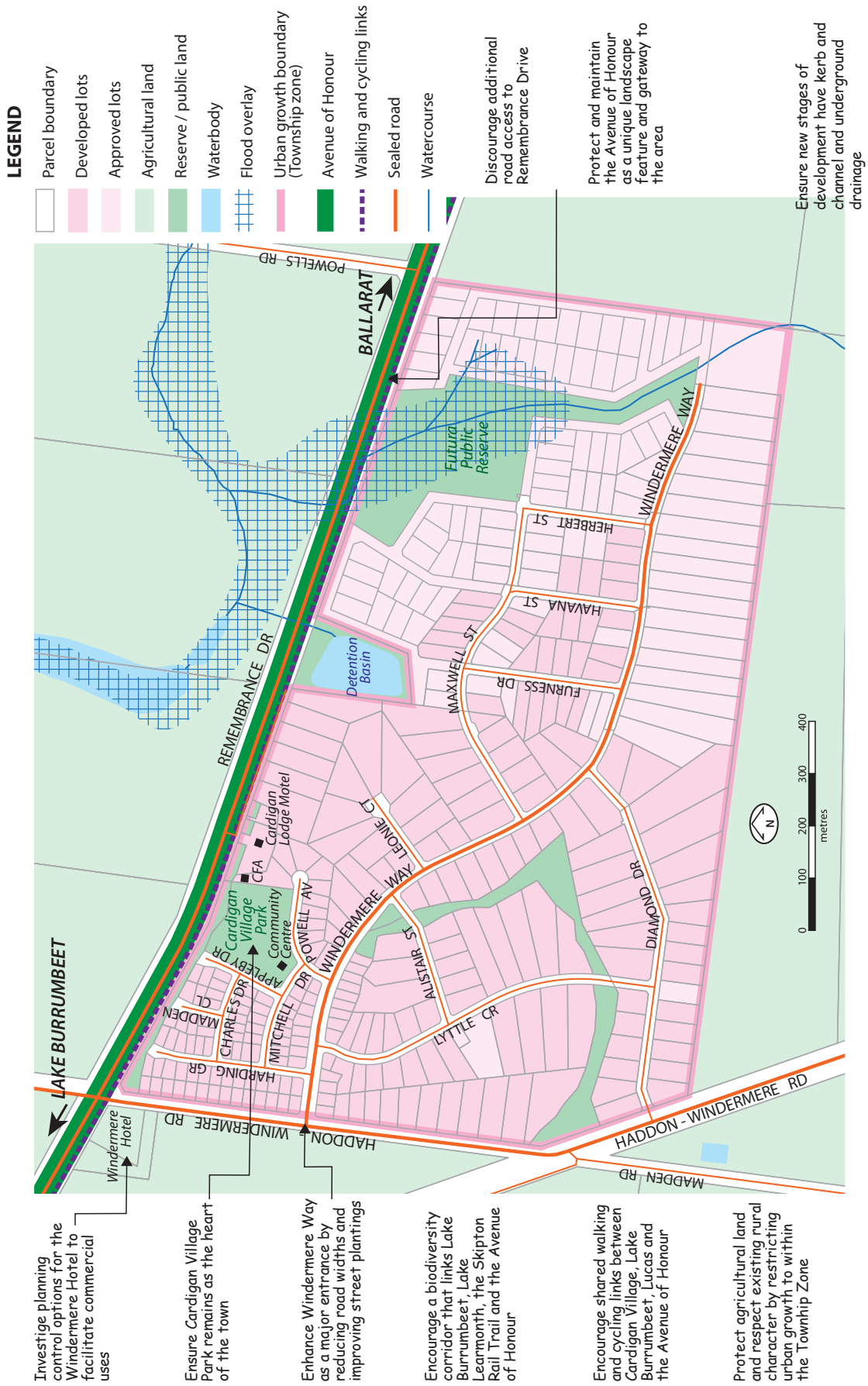
To support local business opportunities in Cardigan Village by capitalising on the natural assets and rural identity of the surrounding area to encourage tourist visitation.

ACTIONS

- 3.3.1 Promote the popular road cycling connection from Cardigan Village to Lake Burrumbeet and on to Lake Learmonth to encourage visitation by sports and tourist riders.
- 3.3.2 Develop interpretative and way-finding signage along cycling paths to encourage visitation by sports and tourist riders.
- 3.3.3 Rectify any inconsistencies in locality signage.



FRAMEWORK PLAN



CARDIGAN VILLAGE FRAMEWORK PLAN

▶ IMPLEMENTATION PLAN

OT = Council Officer C = Community-led

PRIORITY 1 AN URBAN LIFESTYLE IN A COUNTRY SETTING		SHORT	MEDIUM	LONG	ONGOING	RESOURCES
Objective 1.1: To protect agricultural land and maintain the rural character of Cardigan Village.						
1.1.1	Limit urban growth to the current Township Zone area by introducing policy into the Municipal Strategic Statement to ensure no further rezoning for urban expansion of Cardigan Village.		▲			OT
1.1.2	Ensure rural dwelling development occurs in accordance with the strong rural land use planning provisions of the Ballarat Planning Scheme (Clause 22.13).				▲	OT
Objective 1.2: To improve township amenity, biodiversity and resilience in the context of climate change.						
1.2.1	City of Ballarat to introduce more street and park plantings that support and enhance biodiversity and amenity of the streetscape.	▲				OT
1.2.2	Support and encourage residents to undertake tree planting on their properties by distributing practical information regarding: <ul style="list-style-type: none"> » Benefits of tree planting » Best practice planting techniques » Advice on climate change ready plant species 					
1.2.3	Introduce a biodiversity corridor along Weighbridge Road to the Haddon/Windermere Road area (north/south), linking Lake Burrumbeet and Lake Learmonth, the Skipton Rail Trail and the Avenue of Honour.			▲		OT
Objective 1.3: To protect and maintain the prominence of the Avenue of Honour as a unique landscape feature and gateway to Cardigan Village and the broader region.						
1.3.1	Ensure the continued appropriate application of the Heritage Overlay as it applies to the Avenue of Honour.				▲	OT
1.3.2	Complete the Avenue of Honour Interface Guidelines to ensure that surrounding land use and development is cognisant of and sensitive to the significance of the Avenue.	▲				OT
1.3.3	No additional permanent road access to Ballarat-Burrumbeet Road/Remembrance Drive due to the location of the Avenue of Honour, in accordance with the Avenue of Honour Conservation Management Plan.				▲	OT

OT = Council Officer C = Community Land

PRIORITY 2 AN ACTIVE AND CONNECTED COMMUNITY		SHORT	MEDIUM	LONG	ONGOING	RESOURCES
Objective 2.1 To support the Cardigan Village community to deliver events and programs to ensure a strong sense of connectedness is maintained.						
2.1.1	Assist and encourage local organisations to access funding opportunities, including the City of Ballarat's grant program to support community-based events and activities.				▲	OT/C
2.1.2	Continue to use the Community Centre for community events, including festivals, arts, storytelling and other gathering and sharing opportunities, to foster opportunities for capacity and relationship-building, and establish connections between new and existing residents.				▲	OT/C
2.1.3	Provide assistance for community-led public art initiatives.				▲	OT/C
Objective 2.2 To provide additional and improved facilities for recreation.						
2.2.1	Reclassify the Cardigan Village Park from a 'Neighbourhood Park' to 'District Park'. In view of recent improvements.	▲				OT
2.2.2	Prepare a Park Master Plan for the Cardigan Village Park in consultation with the community in accordance with the requirements of a District Level Park in the Ballarat Open Space Strategy.	▲				OT
2.2.3	Provide appropriate signage for the Cardigan Village Park and Community Centre to reinforce their status as the heart of the township.		▲			OT
2.2.4	Assess the current use and condition of the tennis courts to determine appropriate maintenance, including the option to retrofit the courts for multi-functional use.	▲				OT
Objective 2.3: To improve the accessibility of Cardigan Village, both within the township and to destinations beyond to encourage residents to lead more active and sustainable lives.						
2.3.1	Provide an improved path network in Cardigan Village to enhance pedestrian accessibility.			▲		OT
2.3.2	Ensure shared cycling / walking path that extends from Lucas to Cardigan Village is maintained.				▲	OT
2.3.3	Extend the shared cycling/walking path along Remembrance Drive to the Lake Burrumbeet foreshore to connect Cardigan Village to Lake Burrumbeet.			▲		OT
2.3.4	Investigate the long-term potential to connect Cardigan Village to Lake Burrumbeet via Stewarts Road and Burrumbeet Creek.				▲	OT

PRIORITY 2 AN ACTIVE AND CONNECTED COMMUNITY		SHORT	MEDIUM	LONG	ONGOING	RESOURCES
Objective 2.4: To improve safety and amenity of the public realm to encourage active lifestyles.						
2.4.1	Require new stages of residential development to have underground drainage and kerb and channelling.				▲	OT
2.4.2	install underground drainage, kerb and channeling to manage issues relating to drainage identified in the existing, developed areas of Cardigan Village.		▲	▲		OT
2.4.3	Reduce the road width and improve the green central median strip of Windermere Way with boulevard-style tree planting to enhance it as both the major entrance and thoroughfare of Cardigan Village.			▲		OT
Objective 2.5: To protect features of cultural heritage value in the broader Cardigan area.						
2.5.1	Investigate sites of potential heritage value in the broader Cardigan area as identified through City of Ballarat's Heritage Gaps Master Plan by completing heritage assessments. Planning Scheme Action: Potential additional application of the Heritage Overlay, following site specific heritage assessments.		▲			OT



PRIORITY 3 ACCESS AND SERVICES		SHORT	MEDIUM	LONG	ONGOING	RESOURCES
Objective 3.1 To provide a regulatory environment that is flexible and supportive of commercial and community enterprises.						
3.1.1	Investigate opportunities to enable the Windermere Hotel to continue to operate as a commercial premises into the future, through the application of correct land use planning controls.		▲			OT
3.1.2	Continue to lobby and advocate for improved regional connectivity with particular focus on IT infrastructure to provide increased opportunities for at-home business start-ups.				▲	OT
3.1.3	Continue the application of the Township Zone to Cardigan Village to allow the establishment of businesses in the Village.				▲	OT
Objective 3.2 To offer ongoing opportunities to support, guide and educate local businesses.						
3.2.1	Assist and encourage local business (may be emerging businesses) to access State and Federal Government funding grants to support productivity, growth, innovation and value-add opportunities.	▲				OT
3.2.2	Deliver Tenderwrite workshops, as part of the Ballarat Industry Participation Program (BIPP), helping local businesses improve their competitiveness.					
Objective 3.3: To support local business opportunities in Cardigan Village by capitalising on the natural assets and rural identity of the surrounding area to encourage tourist visitation.						
3.3.1	Promote of the popular road cycling connection from Cardigan Village to Lake Burrumbeet and on to Lake Learmonth, encouraging visitation by sports and tourist riders.		▲			OT
3.3.2	Develop interpretative and way-finding signage along cycling paths to encourage visitation by sports and tourist riders.		▲			OT
3.3.3	Rectify any inconsistencies in locality signage.	▲				OT



▶ APPENDIX 1: BACKGROUND ANALYSIS

SOCIO-DEMOGRAPHIC PROFILE

(Note: the township of Cardigan Village is paritically located within the localilty of Cardigan Village, as well as extending into the neighbouring locality of Cardigan. The following demographic summary has been compiled using data for the locality of Cardigan Village only due to the large area of Cardigan and the number of households it contains, beyond the boundaries of the township of Cardigan Village).

POPULATION AND GROWTH

In 2016 Cardigan Village had a population of approximately 667. The population of the township experienced significant growth from 2006 to 2016, increasing by 96% (an average of 9.56% per annum) from 341 residents. This high growth rate is the result of a relatively large number of lots coming onto the market and being taken up following the subdivision of the (formerly) Avenue Estate in 2003.

The recent 2013 (and ongoing) subdivision of land to the east of Cardigan Village is likely to result in the continuing growth of the Village, with the population projected to reach around 1,011 people (based on the current average household size) when development is complete.

PEOPLE AND FAMILIES

Cardigan Village has a young population in comparison to the rest of the municipality, with a median age of 34 compared to 37 for the wider Ballarat area.

The two largest age groups within the community are children aged 0 to 14 (29.2%) and adults aged 25 to 44 (30.5%). People aged over 65 years made up 10% of the population - increasingly from 5.7% in 2011. The percentage of children has remained relatively stable since 2006, while the number of people of childbearing age has decreased over time (from 34.6% in 2006).

There is a total of 214 households in Cardigan Village, including 178 family households (two or more people), 33 single-person households and three group households.

Of those aged over 15 years, the majority are in a registered marriage (62.4%) or de facto (10.3%). 'Couple family with children' households are the most common composition for family households (55.4%), increasing from 50% in 2011. 'Couple family without children' households comprise 33.1% of households and single-parent families just 11.4%. The average number of children per family is 2.2. Overall, Cardigan Village has a larger proportion of couple families with children, and a lower proportion of one-parent families than the municipality in general.

HOUSING

All houses in Cardigan Village are single, detached houses; 98% of houses have three or more bedrooms, with just four houses with two bedrooms and no houses with one bedroom. In comparison, across the municipality, 79% of houses have three or more bedrooms, 17.2% have two bedrooms and 3.6% have one bedroom – demonstrating a much greater diversity of housing choice.

In Cardigan Village, 90.7% of houses are owned outright or with a mortgage, while 7.8% are rental properties. This is compared with 67.2% and 29.4% respectively across the municipality. Median rent in the township is \$260 per week, the median monthly mortgage repayment is \$1,733.

The City of Ballarat's Affordable Housing Review 2012 assessed levels of 'housing stress' across the municipality. The Review utilised a measure of housing stress referred to as the '30/40' rule, which defines housing stress as experienced when households in the lowest 40 per cent of household income distribution pay more than

30% of income on housing costs. It was identified that 3.8% of households in Cardigan Village with a mortgage were experiencing 'mortgage stress', while 50% of rental households were in 'rental stress'.

EDUCATION AND EMPLOYMENT

In Cardigan Village, 34.7% of people attend an educational institution. Of those people, 33% are in primary school, 31.8% in secondary school (increasing from 14% in 2011), and 9% in a tertiary or technical institution (decreasing from 15.2% in 2011). Cardigan Village has a significantly lower number of people attending a technical, university, tertiary or further education institution than the state average and the wider municipality; however this is likely to be the result of a much lower number of people aged 15 to 24 years.

Cardigan Village has a high rate of people employed full-time (62% compared with 52.9% across the municipality) and an unemployment rate relatively consistent with that of both Ballarat and Victoria. 28.2% of people in Cardigan Village work part-time.

The largest occupational group in Cardigan Village is 'Clerical and Administrative Workers' (18.2), followed by 'Professionals' (15.5%) and 'Technical and administrative Workers' (15.5%). However, in 2011 'Technicians and Trades Workers' (20.7%) comprised the largest occupational group in Cardigan Village, followed by 'Professionals' (15.9%) and 'Clerical and Administrative Workers' (13.1%).

In Cardigan Village 79.7% of people travel to work by car to work (a decrease from 81.4% in 2006) compared with 75.1% in the City of Ballarat and 65.8% in Victoria. This high rate of vehicle dependency is the result of the absence of employment opportunities in Cardigan Village, combined with the lack of public and active transport commuter options available to residents.

DIVERSITY

Cardigan Village is relatively homogenous in terms of cultural diversity; 88% of residents were born in Australia (in comparison to 83.7% in Ballarat and 64% in Victoria). The overall number of Cardigan Village residents born in Australia has decreased from 92% in 2011.

The most commonly reported ancestry is Australian (33.8%), followed by English (29%), Irish (10.7%), Scottish (7.9%) and German (3%).

By far the most common religious affiliation in the township is No Religion (39.1) and Catholic (26.4%). This is a relatively significant change from 2011, in which Catholic was the most commonly reported religious affiliation at 30% and 29% of people reported having no religion.

In Cardigan Village 93.5% of people speak only English at home (a decrease from 97% in 2011) compared with 88% across Ballarat and 67.9% across Victoria.

DISADVANTAGE – SEIFA ANALYSIS

The Socio Economic Indexes for Areas (SEIFA) is a score of relative disadvantage derived from factors that reflect disadvantage such as low income, low educational attainment, high unemployment, and jobs in relatively unskilled occupations. A higher score on the index means a lower level of disadvantage, and a lower score on the index means a higher level of disadvantage.

In 2011, Ballarat had a lower than average level of disadvantage, with a score of 981 compared with 1,009.6 for Victoria. Cardigan Village scored higher than across the municipality more generally, with a score of 1,030, indicating a relatively lower level of disadvantage.

RURAL LAND AND BIODIVERSITY

The areas surrounding Cardigan Village are dominated by agricultural uses, including pasture, cereal and wool production. The Village is situated in the Western Victorian Volcanic Plains and is characterised by flat to gently undulating basalt plains with 0-2° slopes, scattered volcanic cones with 15-40° slopes; and the granite of the Waubra Hills ranging from steep slopes of 16-35° to gentle hill slopes of 5-15° in the north-west of the district. The geology of the district is a mix of granite, volcanic cones, alluvium, basalt and Ordovician sediment. Newer basalt is the predominant geology in the district. Red basalt soil is highly productive, while alluvium soils have average productivity for agriculture.

The district contains a few small areas of remnant native vegetation, including scattered pockets of:

- » Grassy Dry Forest (depleted)
- » Plains Grassy Woodland (endangered)
- » Riparian Woodland (endangered)

Research has indicated that, under a 'business as usual' climate scenario, these areas of identified native vegetation in and surrounding Cardigan Village are likely to experience a low to moderate level of vulnerability towards 2050, and moderate to high vulnerability towards 2090¹.

Figure 1: Native Vegetation



Source: Visualising Victoria's Biodiversity 2017. Grassy Dry Forest (light green), Plains Grassy Woodland (orange), Riparian Woodland (pink)

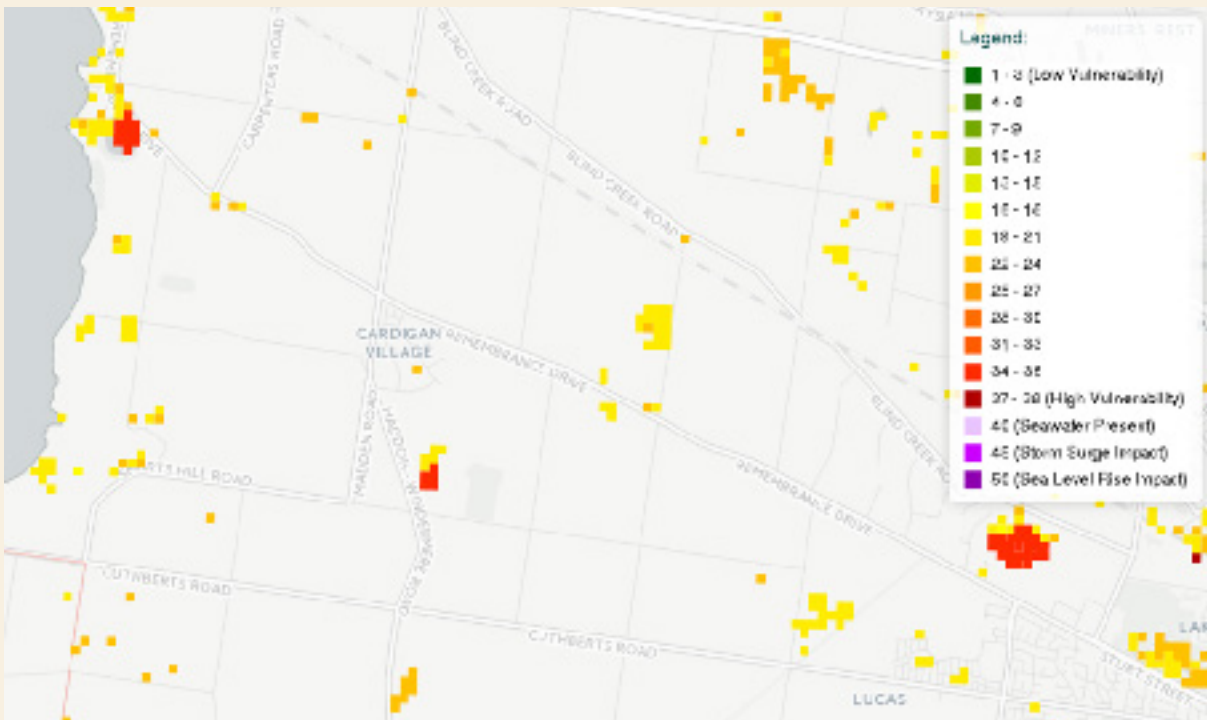
¹ CeRDI (South West Climate Change Portal) 2017, Vulnerability and Impact on NRM Assets, viewed 6 April 2017, http://www.swclimatechange.com.au/nrm_layers_map.php

Figure 2: Vegetation Vulnerability 2050 (RCP 8.5)



Source: CeRDI 2017

Figure 3: Vegetation Vulnerability 2090 (RCP 8.5)



Source: CeRDI 2017

INFRASTRUCTURE SERVICES

Properties in Cardigan Village have access to a full range of utility infrastructure services including sewerage, reticulated water supply, power, stormwater drainage, gas and telecommunications, and broadband cabling.

Water is supplied from a single water main extended along the Ballarat–Burrumbeet Road (Remembrance Drive) from Alfredton which is supplemented by a storage tank in Cardigan Village.

WASTE WATER TREATMENT PLANT

Central Highlands Water owns and operates the Cardigan Village Wastewater Treatment Plant (WWTP) located approximately 760 metres south-east of Cardigan Village. The WWTP was constructed to serve Cardigan Village and has a design capacity for 4,000 people.

This facility is a significant piece of regional infrastructure for the Ballarat community and has planning protection from the encroachment of sensitive land uses (for example, residences, schools, kindergartens). The area surrounding the facility is currently subject to an Environmental Significance Overlay to assist in achieving this objective.

REMEMBRANCE DRIVE

Remembrance Drive forms the northern edge of Cardigan Village. It is a 22-kilometre roadway that is lined with 3,371 trees and extends from the Arch of Victory in the east to the Weatherboard-Learmonth Road in the west. The site represents a living memorial honouring local men and women who enlisted from Ballarat and surrounding areas for service during World War I.

The application of a Heritage Overlay (HO154) in the Ballarat Planning Scheme provides statutory recognition and protection of the historic significance of Remembrance Drive. This section of Remembrance Drive forms part of the Avenue of Honour and Arch of Victory heritage place which is included in the Victorian Heritage Register (Ref H2098). The registration includes land along Remembrance Drive extending from Learmonth Street to Weatherboard Road and is identified as having historic, architectural, aesthetic, cultural and social significance as the earliest and longest example of a roadside war memorial in Victoria.

Any upgrades or alterations affecting Remembrance Drive or the land adjacent to it are required to respect heritage values. VicRoads is the government authority generally responsible for the management of the Ballarat-Burrumbeet (Remembrance Drive) road reservation.

► APPENDIX 2: POLICY ANALYSIS

There are a number of policies at the state, regional and local levels that are relevant to planning for the future of Cardigan Village. A brief summary of these is provided below.

These planning policies and broader strategic guidelines have influenced the development of this plan. These documents include:

- » Central Highlands Regional Growth Plan, May 2014
- » Plan Melbourne, March 2017
- » Victorian Health and Wellbeing Plan 2015-2019
- » Today Tomorrow Together: The Ballarat Strategy, July 2015
- » City of Ballarat Council Plan 2017-2021
- » Ballarat Open Space Strategy Volume 1 and 2, March 2008
- » Ballarat Rural Land Use Strategy, November 2010
- » Our Partners in Health 2015-2018
- » Our Living City: A discussion paper about greening Ballarat as an urban forest (Discussion Paper), March 2017
- » Recreation Strategy 2014
- » Ballarat Planning Scheme

CENTRAL HIGHLANDS REGIONAL GROWTH PLAN

The Central Highlands Regional Growth Plan (first published in 2010 and updated in 2012) provides a regional approach to land use planning in the Central Highlands. It covers the municipalities of Ararat, Ballarat, Golden Plains, Hepburn, Moorabool and Pyrenees, and identifies opportunities to encourage and accommodate growth and manage change over the next 30 years.

The Plan sets a framework to deliver on the collective aspiration of communities across the region.

The Plan identifies:

- » Where future development will be supported and assessed at a regional scale;
- » Environmental, economic, community and cultural assets and resources of regional significance that should be preserved, maintained and developed;
- » How the region can respond to opportunities, challenges and long-term drivers of change;
- » Key regional priorities for future infrastructure planning and investment to support growth.

VISION

'The Central Highlands Regional Strategic Plan identifies that the vision for the Central Highlands region towards 2030 and beyond is to provide a productive, sustainable, and liveable region for its people. This plan shares the same vision.'

The content and direction of the Plan is guided by nine overarching principles:

1. Population growth should be planned in sustainable locations throughout the region.
2. The region's economy should be strengthened so that it is more diversified and resilient.
3. The region should capitalise on its close links with other regions and cities.
4. The development of sustainable and vibrant communities should be supported by enhancing the level of access to key services.
5. Land use patterns, development and infrastructure should make the region more self-reliant and sustainable.
6. Planning for growth should be integrated with the provision of infrastructure.
7. The region's land, soil, water and biodiversity should be managed protected and enhanced.
8. Long-term agricultural productivity should be supported.
9. The importance of cultural heritage and landscapes as economic and community assets should be recognised.

With regards to small towns and rural settlements, the Plan seeks to:

- » Build on local opportunities to support resilience of small towns;
- » Protect and enhance regionally significant environmental assets;
- » Identify and protect the region's significant cultural heritage and landscape assets.

Implications for planning for Cardigan Village:

- » Recognise productive agricultural land and rural landscape character as a regionally significant asset and allow for growth and development in appropriate locations;
- » Recognise the economic benefits of tourism;
- » Plan to enhance biodiversity assets;
- » Plan for development which minimises the risk to property and lives from flood and bushfire risk;
- » When planning for small settlements, ensure consideration is given to the facilities and services, and connection to surrounding townships in order to promote the sharing of resources and promote greater community resilience.

PLAN MELBOURNE

Plan Melbourne (released in 2014 and refreshed in March 2017) presents the State Government's overarching strategy for managing growth across Greater Melbourne to the year 2050. The Plan seeks to integrate land use, infrastructure and transport planning to meet the city's future environmental, population, housing and employment needs.

VISION

'A global city of opportunity and choice'

This vision is underpinned by nine key principles:

1. A distinctive Melbourne.
2. A globally connected and competitive city.
3. A city of centres linked to regional Victoria.
4. Environmental resilience and sustainability.
5. Living locally: 20 minute neighbourhoods.
6. Social and economic participation.
7. Strong and healthy communities .
8. Infrastructure investment that supports balanced city growth.
9. Leadership and partnership.

To support these principles, seven outcomes are outlined that, together with the identified policy directions, will achieve the nine overarching principles.

Outcome 7 includes specific directions relevant to planning for Cardigan Village, summarised below:

Outcome 7: Regional Victoria is productive, sustainable and supports jobs and economic growth

Outcome 7 is directed towards promoting investment in regional Victoria to support housing and economic growth, enhancing social and economic participation and growing strong and healthy regional communities. Of particular note in planning for regional townships is:

- » Direction 7.2 – Improve connections between cities and regions.
 - 7.2.1 – improve transport and digital connectivity for regional Victoria



VICTORIAN HEALTH AND WELLBEING PLAN 2015-2019

The Victorian Health and Wellbeing Plan 2015-2019 establishes an ambitious vision for Victoria, as a state free of the avoidable burden of disease and injury, with the overarching aim of the Plan to reduce inequalities in health and wellbeing.

The Plan presents a strong focus on improving inequalities in health and wellbeing, the determinants of health that contribute to those inequalities, and an explicit focus on improving health and wellbeing across the life course.

VISION:

'A Victoria free of the avoidable burden of disease and injury so that all Victorians can enjoy the highest attainable standards of health, wellbeing and participation at every age.'

The strategic priorities of the Plan are based on the most significant causes of poor health and wellbeing that are most responsive to preventative action, and that cause the greatest inequalities in health outcomes.

- » Healthier eating and active living
- » Tobacco free living
- » Reducing harmful alcohol and drug use
- » Improving mental health
- » Preventing violence and injury
- » Improving sexual and reproductive health

The Plan emphasises improving health and wellbeing via a range of public health approaches. These are:

1. Supporting healthy and sustainable environments – which is critical to the health and wellbeing of current and future generations. Particular attention is given to climate change adaptation and air, food and water quality.

2. Place-based approaches – which emphasise the significance of location in health, and focus on a range of settings in which people spend their time.
3. People-centred approaches – which focus on building strong partnerships between health services and other networks, and emphasise prevention, empowerment, education and health literacy.

The Plan includes a number of specific strategies that are relevant to planning for the future of Cardigan Village:

Healthy and Active Living

- » Encourage and support people to be as physically active as possible throughout their lives. Strategies may include active transport (such as walking or cycling to work), neighbourhood design that promotes activity and social connectedness, and participation in sport and recreation.
- » Encourage interaction with nature in Victoria's parks and open spaces.

Improving Mental Health

- » Enhance and develop strategies to promote mental health and wellbeing and reduce current high levels of psychological distress. Examples include addressing discrimination, encouraging interaction with the natural environment, promoting positive body image, reducing disordered eating, preventing violence against women, tackling stress in the workplace, increasing physical activity and in sport participation, and promoting acceptance of diversity and social-inclusion to build resilient and connected communities.

THE BALLARAT STRATEGY TODAY TOMORROW TOGETHER:

Today, Tomorrow, Together: The Ballarat Strategy outlines the long-term plan for a greener, more vibrant and connected Ballarat towards the year 2040. It is supported by key concepts, policies and actions that will underpin land use decision-making in Ballarat over the next 25 years.

The Strategy is based around two key platforms: the “10 Minute City” and the “City in the Landscape”.

The ‘10 Minute City’:

Supporting complete, liveable neighbourhoods within a compact city

The ‘10 Minute City’ concept in Ballarat reflects community aspirations to maintain existing or improved levels of local access to destinations and services as the city grows over time. It is to be achieved by:

- » Making land use decisions so housing growth patterns reinforce a compact city;
- » Developing a network of complete local neighbourhoods;
- » Recognising key precincts for urban renewal and convenience living;
- » Transitioning towards a more sustainable transport network;
- » Supporting the economic transition towards the jobs of tomorrow.

The ‘City in the Landscape’:

Supporting Ballarat to be a greener and more vibrant regional city

The ‘City in the Landscape’ concept reflects Ballarat’s enviable physical, cultural and historical location within its landscape. The concept recognises that nothing should be viewed in isolation of its physical and non-physical context. It is achieved by:

- » Adopting an urban forest approach to better manage our environment, improving the liveability and amenity of the City, and making us more resilient to a changing climate;
- » Pursuing a new approach to managing change in our historic city and rural landscape;
- » Local plans for local communities;
- » Embracing the urban and rural landscape;
- » Recognising and responding to a changing climate, and being resilient to environmental impacts and risks.

Table 1: Directions and recommendations relevant to planning for Cardigan Village:

Strategy	Initiative	Implications for Cardigan Village
Development Infrastructure Leverage city-shaping and local scale infrastructure	1.17 - Make land use decisions which best utilise existing infrastructure and minimise the cost burden of servicing new development areas.	Limit growth in fringe areas (and alternatively promote growth in existing urban areas) to reduce infrastructure costs to the broader community.
Township Areas Empower and support rural and township communities	1.22 - Actively engage with township communities to develop and then implement a long-term community vision. 1.23 - Undertake local area planning for townships to support growth and development whilst protecting local values. 1.24 - Continue to support local communities to generate opportunity and employment in township areas. 1.25 - Better connect township areas so people, skills, knowledge and opportunity can move more freely.	Specific Local Area Plans to be undertaken for six township and settlement areas around Ballarat, including Cardigan Village.
10 Minute City Facilitate better access to local services and facilities	2.1 – Work towards all urban residents being able to access most of their daily needs within 10 minutes' walk of cycling from home.	Street and built environment to make walking and biking preferred ways of accessing public transport and local destinations. Improve neighbourhood permeability, and encourage people to access neighbourhood centres, parks, schools, natural areas and other key community destinations, by walking, cycling or wheelchair.
Liveability, Health and Wellbeing Plan for a healthy and inclusive community	2.3 Support health and wellbeing outcomes by ensuring new developments appropriately plan for, and contribute financially towards, community infrastructure required for complete neighbourhoods. 2.4 - Support community-led opportunities for a healthier, safer, more active and inclusive community.	Ensuring any new development occurring in townships encourages active lifestyles by providing permeability, passive surveillance and good amenity. Enhance walking routes already used informally by the community. Support community-led initiatives which encourage healthy lifestyles.
Liveability, Health and Wellbeing Enhance cultural diversity	2.10 - Recognise and adapt our plans, strategies, policies and procedures to engage with an increasingly diverse community.	Working with minority groups for inclusive planning outcomes. Recognise cultural values, especially Aboriginal.

Strategy	Initiative	Implications for Cardigan Village
Residential Development Guidance on the future of dispersed settlement and township areas	3.10 – Support rural lifestyle development within existing rural living zone and township areas.	Undertake local area planning for township areas to determine their long-term aspirations, opportunities and challenges related to housing growth and change.
Housing Form and Diversity Protect the unique character of Ballarat	3.11 – Promote character and diversity in the design and planning of new housing areas.	Improve the promotion and compliance with landscape character area requirements in all new development. Ensure that landscape character requirements are clear in policy.
Housing Form and Diversity Plan for affordable and diverse housing appropriate for ageing and changing communities	3.13 – Support a structure to the city and make land use planning decisions to enable ageing in place, support excellent access to public transport and the viability of providing the services needed for an ageing population.	Potential to encourage the provision of diverse housing that can accommodate people with changing needs. This potential to provide housing diversity in township and settlement areas may be somewhat limited.
A More Sustainable Transport Network Build a less car-dependent community with a more sustainable transport system	4.1 – Transition Ballarat towards a more sustainable transport system.	Investigate alternative and convenient options to give communities greater choice in how they travel.
Historic Urban Landscape Manage Ballarat’s unique heritage, landscape and character as an integrated Historic Urban Landscape	5.1- Implement UNESCO’s Historic Urban Landscape approach as the guiding framework for managing change in our dynamic, historic city. 5.3 – Identify community values, landscape values and acceptable levels of change for sensitive neighbourhoods, to provide certainty to residents and developers regarding the type of developments to attract and support. 5.4 – Encourage property owners to adaptively reuse heritage places in a sympathetic manner. 5.6 – Better interpret our rich historical, cultural and natural landscape.	Encourage adaptive reuse and sympathetic development of heritage places to enhance heritage values. Ensure that new developments enhance rather than impact on the values that make a place special. Embed support for adaptive reuse of heritage buildings in planning controls. Seek opportunities and partnerships to interpret the rich history of townships and settlement areas. Develop integrated Local Area Plans and policies that articulate acceptable levels of change in sensitive areas. Establish a formal mechanism for reviewing implementation of Local Area Plans. Establish an ongoing role for community in monitoring implementation of Local Area Plans.

Strategy	Initiative	Implications for Cardigan Village
<p>Biodiversity</p> <p>Pursue regional solutions to the management of landscape values and biodiversity</p>	<p>5.8 - Plant more trees and work with the community to more than double Ballarat’s canopy cover to 40%.</p> <p>5.9 - Support the management and rehabilitation of a network of living corridors across Ballarat to properly manage our natural values in urban and township areas.</p>	<p>Ensure that township and settlement areas are incorporated into the City’s Urban Forest Strategy.</p> <p>Support local communities to improve streams, habitat areas, and public land in local neighbourhoods.</p> <p>Support development to expand rather than degrade the range of biodiversity assets across the municipality.</p> <p>Review relevant planning controls to ensure they remain relevant, accurate and useful in the appropriate preservation and enhancement of biodiversity assets.</p> <p>Off-road linkages to satellite townships including Cardigan Village provide significant opportunity for more enjoyable and inclusive communities, and potential for implementing Living Corridors.</p> <p>Support landowners to improve the biodiversity values of their land.</p>
<p>Open Space</p> <p>Improve the provision of quality open space to improve environmental, cultural, social and economic benefits.</p>	<p>5.10 – Ensure that all residents of urban Ballarat are within a 10-minute walk of appropriate open space, and rural residents can access open space areas.</p>	<p>Possibility to upgrade the status of, and develop a masterplan for, Cardigan Village Park.</p>
<p>Water</p> <p>Ensure sustainable water management of the city through urban design and operational programs.</p>	<p>5.15 – Encourage water efficiency and whole-of-cycle water management to be integral; parts of future development and public realm improvements.</p> <p>5.16 - Manage stormwater as part of a renewed focus on green infrastructure.</p>	<p>Embedding whole of water cycle management in future growth and development.</p>
<p>Agriculture</p> <p>Ensure ongoing management of agricultural land for agriculture and food security</p>	<p>5.20 – Engage with rural councils to identify opportunities for better managing rural interface areas.</p>	<p>Protect surrounding agricultural uses and landscapes from encroachment by urban development.</p> <p>Clear intent as to potential future growth, or lack thereof, of township and settlement areas.</p>
<p>Waste and Contamination</p> <p>Reduce waste taken to landfill and associated community impacts</p>	<p>5.24 – Work with the community to reduce waste sent to landfill by 65%.</p>	<p>Strategies to encourage better waste management within all township and settlement area communities.</p>

Strategy	Initiative	Implications for Cardigan Village
<p>Climate Change Impacts</p> <p>Collaborate to adapt to a changing climate</p>	<p>5.29 - Collaborate with the State Government and other key partners to deal with climate change and uncertainty.</p> <p>5.30 - Support initiatives to understand Ballarat's vulnerability to disaster, build disaster resilience and better integrate emergency management.</p>	<p>Strategies to support communities to become more resilient to climate change.</p> <p>Undertake research to understand the vulnerability of townships/settlement areas and this historic urban landscape to climate change and prepare a Local Climate Action Plan to put in place proactive strategies.</p> <p>Implement strategies to better manage risk of environmental disaster and to build community resilience.</p>



CITY OF BALLARAT COUNCIL PLAN (DRAFT) 2017-2021

The Council Plan is a strategic document outlining the actions the City of Ballarat will undertake to achieve the vision of the Ballarat City Council and the community for the city, and is underpinned by The Ballarat Strategy: Today Tomorrow Together.

The 2017-2021 Plan details Council's priorities and outcomes for its four-year term and how each of these will be resourced. The Plan guides the City of Ballarat's annual budget, and ultimately determines the projects, services, events and other initiatives that will be funded and delivered in the upcoming financial year.

VISION

'A proud city that is bold, vibrant and thriving'

Table 2: Goals and priorities relevant to planning for Cardigan Village:

Goals	Relevant Outcomes	Priorities relevant to planning for Cardigan Village
<p>Liveability Improve our community's quality of life.</p> <p>We will provide inclusive and accessible public spaces, quality services; and opportunities for our community to participate, feel safe and be active and healthy.</p>	<p>a. A welcoming, inclusive, active and socially-connected city for all ages and abilities</p> <p>b. Healthy cultural life and creative expression through multi-arts, culture and heritage</p> <p>c. Well-used public spaces for living, learning and social engagement</p> <p>d. Public sports and recreation facilities to increase passive and active community participation</p> <p>e. Safe and accessible community spaces and facilities</p>	<p>» Strengthen our city by making Ballarat a people and all-age friendly city via improved access, participation inclusion and respect-based projects and programs</p>
<p>Sustainability Protect, maintain and enhance our built and natural assets.</p> <p>We will plan for growth to ensure our community's infrastructure and natural environment are protected and improved, and our city's connectivity is sustainably enhanced.</p>	<p>a. A built environment that is reflective of the community's needs and aspirations and respects our heritage</p> <p>b. Improved natural environment, ecosystems and biodiversity</p> <p>c. Sustainable water management, transport and connectivity</p> <p>d. Reduced environmental impact and cost to operate community facilities</p>	<p>» Beautification of entrances and boulevards</p> <p>» Deliver and implement climate adaptation initiatives</p>
<p>Accountability Provide strong and decisive leadership, and transparent governance.</p> <p>We will provide open and transparent decision making, and lobby and improve our relationships with all levels of government to enhance our ability to deliver key projects and initiatives.</p>	<p>a. Engaged and informed community and stakeholder groups</p> <p>b. Reduced government regulation</p>	<p>» Engage and communicate with our community and other stakeholders</p> <p>» Continue to roll out the Engaging Communities Program</p> <p>» Address gender equity and inclusion in all Council plans and strategies</p>

BALLARAT RURAL LAND USE STRATEGY (RLUS)

The Rural Land Use Strategy was released in 2010 and provides a long-term vision for Ballarat's rural areas. The Strategy recognises the rural areas surrounding Ballarat as some of Victoria's richest agricultural land in terms of soil quality, with some of the highest value for production per hectare in the State. These areas are also viewed as an integral component of Ballarat's rural identity and highly valued for their contributions to the economy, liveability and amenity of the municipality.

The Strategy identifies that these areas are susceptible to the impacts of climate change and population growth and provides a strategic framework to manage rural areas in sustainable manner.

This document identifies that Ballarat's natural resources and farming activities are at significant risk from ad-hoc land use change that has the potential to compromise the viability and growth of agriculture and threaten the health and functioning of natural resources. As a result, the Strategy sets forth a policy framework to manage these areas in a sustainable manner and to provide guidance in limiting expansion of residential development onto productive agricultural land.

VISION

'Our agricultural land is an important component of our rural identity and we recognise that our productive agricultural land is a finite resource that is valued, supported and will be protected.'

(including Cardigan Village):

- » Retain productive land in the long-term for farming, particularly existing large parcels;
- » Protect and enhance biodiversity, significant landscape (including significant water bodies) and remnant native vegetation areas;
- » Retain productive lot sizes to provide opportunities to support sustainable farming;
- » Maintain appropriate buffers in between the extractive industries, other intensive industries and residential in the precinct;
- » Housing strategy/structure planning for township areas to respect RLUS and State Planning Policy Framework (SPPF) objectives;
- » Ensure interface of existing township areas are managed in accordance with Ballarat's housing requirements;
- » Recognise and protect the area as a water catchment through managing additional housing and water demands.

Key objectives for the North-West precinct

BALLARAT OPEN SPACE STRATEGY (BOSS)

The Ballarat Open Space Strategy (BOSS) recognises the significant contribution that open spaces makes to providing quality neighbourhoods, highlighting the environmental, social, psychological, physical and spiritual benefits to the community.

The BOSS collectively maps and assess the city's open space network based on an analysis of open space provision and the needs of the community. The BOSS provides a strategic tool to guide decisions about the future development and management of the city's open space network. The BOSS:

- » Provides a clear and concise policy framework for the management of, use and development of the municipality's open space assets;
- » Determines the appropriate provision of open space to cater to Ballarat's existing and projected population;
- » Provides environmental management outcomes and solutions for financing the development of open space;
- » Provides a sustainable public landscape and planting vision aimed at responding to the impact of climate change.

VISION

'Provide a sustainable network of accessible open space which supports the recreational, environmental, social and health needs of the community and connects Ballarat to its past, present and future.'

There are a number of key principles underpinning the vision:

- a. The management and development of open space will acknowledge the high value of the asset to the community.
- b. Open space will continue to meet the needs of the established communities within Ballarat and will face the challenges to meet the needs of the thriving communities within the City of Ballarat through appropriate distribution.
- c. Ballarat's open space network plays an important role in contributing towards the health and wellbeing of the individuals that make up the Ballarat community.
- d. The sustainable provision, development and management of open space must consider the social, environmental and economic factors.
- e. The open space network will contribute towards developing, enhancing and supporting communities that are connected physically, socially and emotionally.
- f. The provision of open space will be inclusive and accessible for the whole community.
- g. Partnerships with relevant authorities and the community are crucial for the provision of the open space network.
- h. The provision of open space will need to be integrated across the different land owners and managers.
- i. The provision of open space will be responsive to the needs and trends of the Ballarat community through industry best practice.
- j. The open space network is an essential asset that contributes towards tourism and the economy of Ballarat.
- k. A well-balanced open space network across the municipality might require the 'acquisition' and/or 'retirement' of parcels of open space.

Planning implications for Cardigan Village

In reference to open space provision in settlements and townships surrounding Ballarat, the Strategy notes that residents in rural areas generally have large residential blocks, which results in fewer requirements for open space. It is thus more acceptable for rural residents to address their open space requirements, similar to other services, by travelling short distances to township centres. As such, open space in townships should be provided and offer a range of opportunities for play, sport, and the passive enjoyment of parkland to service the open space needs of its residents and the surrounding rural population.

There is a need to ensure that open space and recreation facilities available in Cardigan Village reflect the role of the township in servicing the needs of the residents in the broader surrounding area.

Specific actions relevant to Cardigan Village

» Develop pathways within Cardigan Village along the Windemere Linear Reserve to provide connections to Cardigan Village Reserve (Recreation Parkland), and where possible, create safe pedestrian linkages to Lake Burrumbeet foreshore and to Ballarat's western suburbs and growth corridor through Alfredton.

OUR PARTNERS IN HEALTH 2015-2018

In response to the integration of the Municipal Public Health and Wellbeing Plan with the Council Plan from 2013, and to ensure clear recognition of stakeholder priorities, the City of Ballarat initiated a partnership with seven lead health promoting organisations in Ballarat. The Our Partners in Health Plan clearly outlines a collaborative strategy to tackle four key health priorities that each organisation individually identified as critical to improving health outcomes for the people of Ballarat. Each of the priorities identified are complex and multifactorial, and beyond the capacity of any one organisation to respond to fully.

It is recognised the City of Ballarat has a key role in improving health outcomes through its significance influence over local planning, local laws, environmental health, transport and access, community connections and social support, and the built environment – such as parks and gardens, recreational facilities and the connectivity of residents to their local services and shops.

Four key health priority areas are listed in the plan:

1. Increasing rates of physical activity.
2. Reducing tobacco related harms.
3. Improving healthy eating and food security.
4. Promoting gender equity and preventing violence against women.

Objectives relevant to planning for Cardigan Village and increasing rates of physical activity:

1. Health partners work collaboratively to support and promote community physical activity programs and increase the involvement and support of a diverse range of organisations.
2. Develop processes that facilitate the engagement of healthy partners in the development and review of Council strategies and plans which influence physical activity.
3. Health partners develop and disseminate, through a range of media, joint messages and health statistics linked to physical activity.

OUR LIVING CITY

A discussion paper about greening Ballarat as an urban forest (Discussion Paper)

Ballarat's urban forest comprises all the trees, other vegetation, soil and water that support it within the municipality. It relates to both public and private realm trees on land used for the full range of uses.

The City of Ballarat data indicates approximately 17% canopy coverage across the entire municipality. A figure of 40% by 2040 urban canopy coverage was identified as a key target in The Ballarat Strategy and is currently under investigation for public and private land.

Development of the Urban Forest Strategy is currently underway, with the Draft Concepts and Options Paper released in March 2017.

VISION

'To create an urban forest which continues to contribute to Ballarat's sense of identity, historic character, and charm'

Generally, the Urban Forest approach includes:

- » Increasing the amount of tree canopy coverage over a given area in a given time;
- » Protecting existing established trees in parks, streets, public spaces and private landscapes;
- » Protecting and improving the linking of habitat and support for biodiversity;
- » Increasing shade and the natural cooling of the natural and built environment;
- » Reducing the impacts of heat in urban areas and increasing carbon uptake;
- » Increasing amenity, the livability of neighborhoods and property values;
- » Increasing tree diversity so the forest is more adaptive to changing climatic conditions;
- » Reinforcement of the landscape character of any given area.

Planning implications for Cardigan Village

- » Undertaking tree plantings on land managed by the City of Ballarat;
- » Encouraging the planting of climate-ready trees on private land;
- » Distributing information to the community regarding the social, environmental and economic benefits of trees.

STATE PLANNING POLICY FRAMEWORK

The State Planning Policy Framework (SPPF) comprises general principles for land use and development across Victoria which all planning authorities and responsible authorities must take account of and give effect to, to ensure integrated decision making. The SPPF includes a number of policies relevant to the planning of townships in regional areas, such as Cardigan Village.

LOCAL PLANNING POLICY FRAMEWORK

Municipal Strategic Statement

The Municipal Strategic Statement (MSS) sets out the vision for the municipality centred around the following concepts of 'The 10 Minute City', and 'The City in the Landscape'.

The MSS identifies issues faced by the municipality in relation to eight key topics. The issues most relevant to planning for the future of Cardigan Village are listed below.

Settlement and Housing

- » Maintaining a compact settlement form as part of Ballarat's '10 Minute City'.
- » Recognising community values and infrastructure limitations unique to townships.
- » Providing quality open space is essential for community health.

Environmental and Landscape Values

- » Greening the urban area as an urban forest to improve biodiversity, manage heat, improve amenity and enhance Ballarat's rural identity.

- » Protecting and enhancing the distinctive sense of place, cultural identity and the natural, cultural and historic landscape across the Ballarat municipality.

Environmental Resilience

- » Protecting the community from the economic, social and environmental risks associated with flooding.

Natural Resource Management

- » Protecting productive agricultural land.
- » Preventing ad-hoc and inappropriate use of productive agricultural land for non-agricultural uses, particularly lifestyle housing.
- » Avoid decision making which creates long term conflict with farming operations.
- » Managing water demand including the impact of development and population growth.
- » Managing the impact of climate change and below average rainfall.

Built form, Heritage and Design

- » Protecting significant areas and features of the built and natural environment.

Transport and Infrastructure

- » Improving the connectivity and quality of walking and cycling networks.
- » Supporting a less car-dependent community.

The MSS includes a number of policies that relate to the planning and development of Cardigan Village. These are summarised in the Table 3 below.

Local Planning Policies

Local Planning Policies are derived from the MSS and help to provide a rationale for the zoning and overlay controls which are prescribed in the Scheme.

The Ballarat Planning Scheme includes several specific Local Policies, though none related to the development of Cardigan Village. However, the Rural Dwellings and Subdivision Policy is generally relevant to planning for Cardigan Village.

22.06 Rural dwellings and subdivisions

The Rural Dwellings and Subdivisions Policy applies to all land in the Farming Zone and

recognises that rural areas within the City of Ballarat are an integral component of the municipality's rural identity and highly valued for their contribution to the economy, liveability and amenity.

The City of Ballarat acknowledges that subdivision and dwellings in farming areas can potentially restrict the ability to use the land for farming activities and can impact on the ability of neighbouring farms to carry out agricultural production activities. A clear position to manage subdivisions and dwellings in the Farming Zone to provide for the retention of productive agricultural land for farming, providing clear guidance for decision makers in determining such applications.

This policy has implications for the potential for the future expansion of Cardigan Village.

Table 3: State and local policies relevant to Cardigan Village

SPPF	Objectives Summary	LPPF	Objectives Summary	What this means for Cardigan Village
Clause 11 Settlement	<ul style="list-style-type: none"> » 11.03-1 Open space planning To assist creation of a diverse and integrated network of public open space commensurate to the needs of the community. » 11.03-2 Open space management To provide for the long-term management of public open space. » 11.05-3 Rural productivity To manage land use change and development in rural areas to promote agricultural and rural production. » 11.06-1 Planning for growth To plan for population growth in sustainable locations throughout the region. » 11.06-8 Agricultural productivity To support long-term agricultural productivity. » 11.06-9 Cultural heritage and landscapes To recognise the importance of cultural heritage and landscapes as economic and community assets. 	21.02 Settlements and Housing (relating to both Clause 11 and Clause 16 of the SPPF)	<ul style="list-style-type: none"> » 21.02-1 Urban growth To support a pattern of growth that reinforces the '10 Minute City'. » 21.02-6 Townships To facilitate development in township areas in accordance with local area planning and the long-term aspirations of the community. » 21.02-6 Open Space To improve the provision and quality of open space. 	Cardigan Village is surrounded by land zoned as Farming Zone (FZ). Both State and local policy presents a strong desire to ensure continuing agricultural productivity by limiting the permanent loss of productive agricultural land and the encroachment of incompatible uses. This combined with a desire to direct growth to areas within proximity of existing services (such as Ballarat's CBD) means that the continued future expansion of Cardigan Village into the surrounding area is unlikely to be supported from a policy perspective.

SPPF	Objectives Summary	LPPF	Objectives Summary	What this means for Cardigan Village
Clause 12	<ul style="list-style-type: none"> » 12.01-1 Protection of biodiversity To assist the protection and conservation of Victoria's biodiversity, including important habitat for Victoria's flora and fauna and other strategically valuable biodiversity sites. » 12.04-2 Landscapes To protect landscapes and significant open space that contribute to character, identity and sustainable environments. 	21.03	<ul style="list-style-type: none"> » 21.03-1 Biodiversity To green Ballarat as part of an urban forest. » 21.03-2 Significant Environments and Landscape To rehabilitate, protect and enhance landscapes with identified values. 	Residents of Cardigan Village have identified the agricultural landscapes and the long views to the mountain ranges to the north and west as significant to their sense of community identity and sense of place. The planning scheme supports resident's desire to protect these features, as well as their desire for additional tree plantings to be accommodated within the streetscape.
Clause 14 Natural Resource	<ul style="list-style-type: none"> » 14.01-1 Protection of agricultural land To protect productive farmland which is of strategic significance to the local or regional context. 	21.05 Natural Resource Management	<ul style="list-style-type: none"> » 21.05-1 Agriculture To ensure that productive agricultural land remains available for agricultural resource use. 	Cardigan Village is surrounded by land zoned as Farming Zone (FZ). Both State and local policy presents a strong desire to ensure continuing agricultural productivity by limiting the permanent loss of productive agricultural land and the encroachment of incompatible uses. This means that the continued future expansion of Cardigan Village into the surrounding area is unlikely to be supported from a policy perspective.
Clause 15 Built	<ul style="list-style-type: none"> » 15.01-1 Urban design To create urban environments that are safe, functional and provide good quality environments with a sense of place and cultural identity. » 15.01-4 Design for safety To improve community safety and encourage neighbourhood design that makes people feel safe. » 15.01-5 Cultural identity and neighbourhood character To recognise and protect cultural identity, neighbourhood character and sense of place. » 15.03-1 Heritage conservation To ensure the conservation of places of heritage significance. 	21.06 Built Form Heritage and Design	<ul style="list-style-type: none"> » 21.06-1 Urban design To increase the vitality, amenity and experience of the public realm. » 21.06-2 Heritage To protect, conserve and enhance areas, features, structures and sites of historic, Aboriginal, natural and cultural significance. 	Through consultation residents have expressed a desire for improved street amenity including through the provision of additional footpaths and street trees and the improvement of significant drainage issues.
Clause 16 Housing	<ul style="list-style-type: none"> » 16.02-1 Rural residential development To identify land suitable for rural residential development. 	Addressed above under Clause 21.02 Settlements and Housing		

Planning Controls

The following tables summarise the land use zones and overlays that apply to Cardigan Village and surrounds.









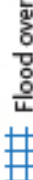

Table 4: Summary of Controls

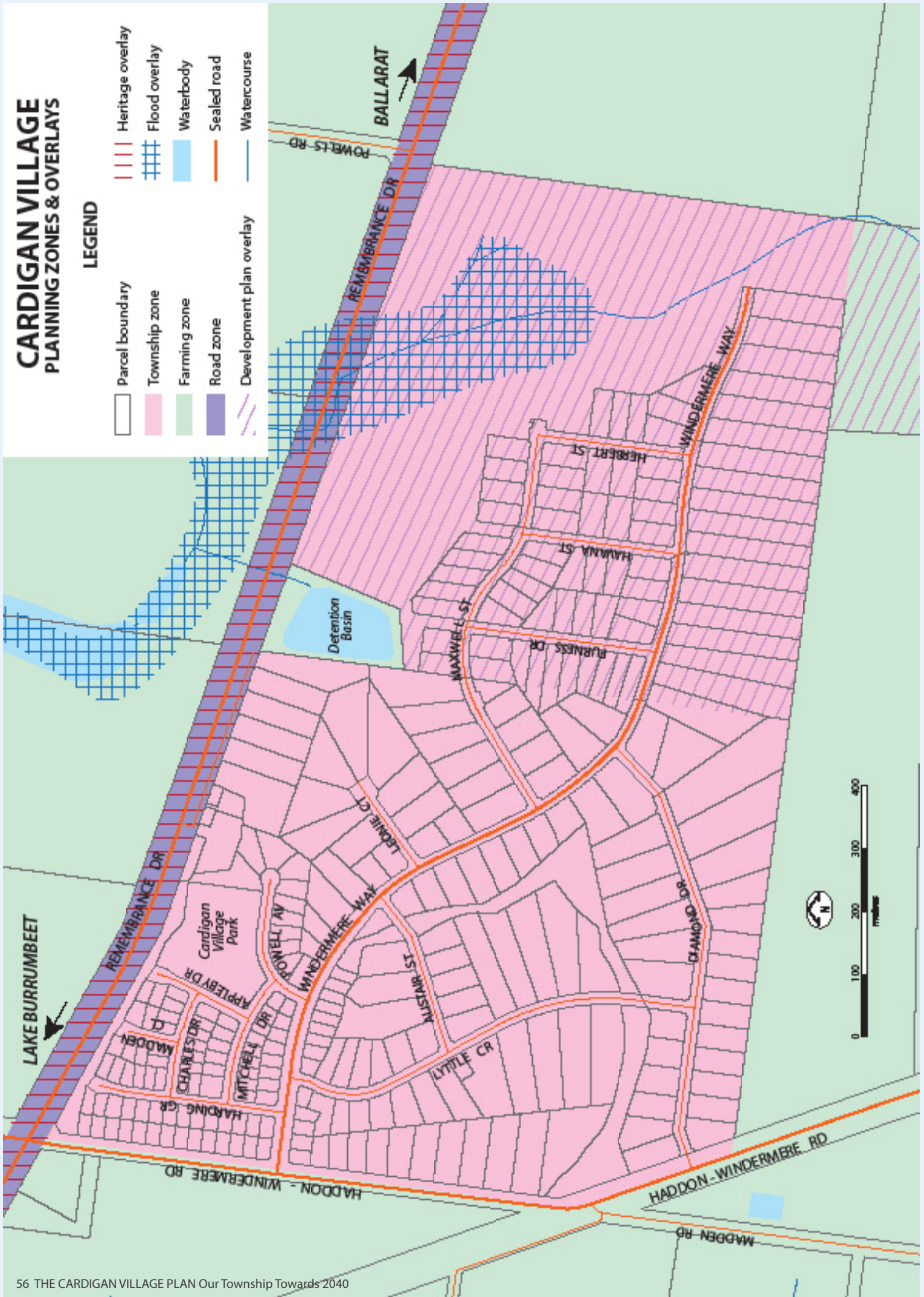
Control	Purpose	Zone Location
Township Zone (TZ)	<ul style="list-style-type: none"> » To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies. » To provide for residential development and a range of commercial, industrial and other uses in small towns. » To encourage development that respects the neighbourhood character of the area. » To implement neighbourhood character policy and adopted neighbourhood character guidelines. » To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations. 	The current township of Cardigan Village, as well as the adjoining land currently undergoing staged subdivision to the east, is largely covered by the township zone (137.5 hectares). A small section of Farming Zone (2.5 hectares) is located on the northern boundary.
Farming Zone (FZ)	<ul style="list-style-type: none"> » 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 encourage the retention of productive agricultural land. » To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture. » To encourage the retention of employment and population to support rural communities. » To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision. 	Land directly adjoining the township to the east, south and west, and beyond the RDZ1 to the north. A small section within the township, at the centre of the northern boundary, as well as applying to the retaining basin at the northern edge of the township.
Road Zone (RDZ1)	<ul style="list-style-type: none"> » To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies. » To identify significant existing roads. » To identify land which has been acquired for a significant proposed road. 	Remembrance Drive
Heritage Overlay (Schedule 154 - Ballarat Avenue of Honour)(HO154)	<ul style="list-style-type: none"> » To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies. » To conserve and enhance heritage places of natural or cultural significance. » To conserve and enhance those elements which contribute to the significance of heritage places. » To ensure that development does not adversely affect the significance of heritage places. » To conserve specifically identified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place. 	Ballarat Avenue of Honour and road reserve of Ballarat-Burrumbeet Road.
Environmental Significance Overlay (Schedule 4 - Wastewater Treatment Plant Buffer Area)(ESO4)	<ul style="list-style-type: none"> » To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies. » To identify areas where the development of land may be affected by environmental constraints. » To ensure that development is compatible with identified environmental values 	Cardigan Village Wastewater Treatment Plant and land within surrounding 300m buffer area.

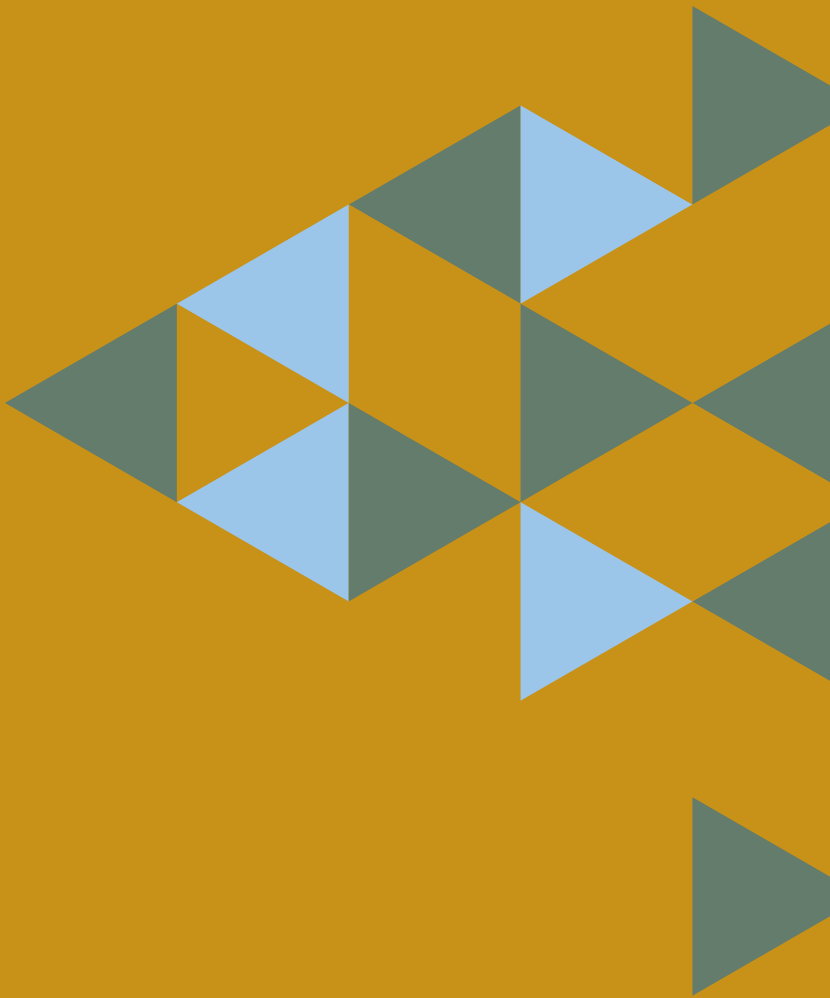
Control	Purpose	Overlay Location
Floodway Overlay (FO)	<ul style="list-style-type: none"> » To identify waterways, major floodpaths, drainage depressions and high hazard areas which have the greatest risk and frequency of being affected by flooding. » To ensure that any development maintains the free passage and temporary storage of floodwater, minimises flood damage and is compatible with flood hazard, local drainage conditions and the minimisation of soil erosion, sedimentation and silting. » To reflect any declarations under Division 4 of Part 10 of the Water Act, 1989 if a declaration has been made. » To protect water quality and waterways as natural resources in accordance with the provisions of relevant State Environment Protection Policies, and particularly in accordance with Clauses 33 and 35 of the State Environment Protection Policy (Waters of Victoria). » To ensure that development maintains or improves river and wetland health, waterway protection and flood plain health. 	Flood prone areas in the Burrumbeet Creek Catchment.
Land Subject to Inundation Overlay (LSIO)	<ul style="list-style-type: none"> » To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies. » To identify land in a flood storage or flood fringe area affected by the 1 in 100 year flood or any other area determined by the floodplain management authority. » To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity. » To reflect any declaration under Division 4 of Part 10 of the Water Act, 1989 where a declaration has been made. » To protect water quality in accordance with the provisions of relevant State Environment Protection Policies, particularly in accordance with Clauses 33 and 35 of the State Environment Protection Policy (Waters of Victoria). » To ensure that development maintains or improves river and wetland health, waterway protection and flood plain health. 	Flood prone areas in the Burrumbeet Creek Catchment.
Development Plan Overlay (Schedule 6 – Cardigan Village Development Plan)(DPO6)	<ul style="list-style-type: none"> » To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies. » To identify areas which require the form and conditions of future use and development to be shown on a development plan before a permit can be granted to use or develop the land. » To exempt an application from notice and review if it is generally in accordance with a development plan. 	78 hectares of land to the east and south east of Cardigan Village.

CARDIGAN VILLAGE PLANNING ZONES & OVERLAYS

LEGEND

-  Parcel boundary
-  Township zone
-  Farming zone
-  Road zone
-  Heritage overlay
-  Flood overlay
-  Waterbody
-  Sealed road
-  Watercourse
-  Development plan overlay





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