

FIGURE A.4: DEVELOPED CONDITIONS PRECINCT 2 RORB LAYOUT

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## APPENDIX B: SEDIMENTATION BASIN CALCULATIONS

### Ballarat West PSP Sediment Basin 7

Surface Area:	calculated using Equation 4.3 of WSUD Engineering Procedures	
R (removal fraction)	0.98	change A below to achieve 0.95
hydraulic efficiency	0.26	see Fig 4.3 of WSUD Engineering Procedures, design objective is this value should be 0.5 or higher where possible
n (number of CSTRs)	1.4	calculated using Equation 4.2 of WSUD Engineering Procedures
$v_s$ (m/s)	0.011	settling velocity for 125 micrometre particle size, otherwise see Tabl 4.1 of WSUD Engineering Procedures
$d_e$ (m)	0.35	extended detention depth
$d_p$ (m)	1.5	depth of the permanent pool volume
$d^*$ (m)	1.0	sediment can accumulate up to 0.5m below normal water level
A ( $m^2$ )	1400	SA of the sediment pond
Side length:width ratio 1:	3	
Q ( $m^3/s$ )	0.75	use 4EY flow
Required volume:		
S	587	
C (ha)	75	catchment Area
R	0.98	capture efficiency from above equation (not less than 0.95)
L ( $m^3/ha$ )	1.6	sediment loading rate (1.6 $m^3/ha$ is typical loading rate for developed catchments)
Fr (years)	5	desired clean out frequency, should be 3 years or greater
Permanent Pool Volume (PPV)		
PPV Req:	880 accumulated sediment not to exceed 2/3 of available storage volume within 5 years (MW Constructed Wetlands Guidelines)	
Estimated minimum PPV	1218	Assumes rectangular shape with ratio specified above and saefy bench specified in dam capacity calcs
	OK	

### Ballarat West PSP Sediment Basin 13

Surface Area:	calculated using Equation 4.3 of WSUD Engineering Procedures	
R (removal fraction)	0.95	change A below to achieve 0.95
hydraulic efficiency	0.26	see Fig 4.3 of WSUD Engineering Procedures, design objective is this value should be 0.5 or higher where possible
n (number of CSTRs)	1.4	calculated using Equation 4.2 of WSUD Engineering Procedures
$v_s$ (m/s)	0.011	settling velocity for 125 micrometre particle size, otherwise see Tabl 4.1 of WSUD Engineering Procedures
$d_e$ (m)	0.35	extended detention depth
$d_p$ (m)	1.5	depth of the permanent pool volume
$d^*$ (m)	1.0	sediment can accumulate up to 0.5m below normal water level
A ( $m^2$ )	2000	SA of the sediment pond
Side length:width ratio 1:	3	
Q ( $m^3/s$ )	0.54	use 4EY flow
Required volume:		
S	1214	
C (ha)	122.2	catchment Area
R	0.99	capture efficiency from above equation (not less than 0.95)
L ( $m^3/ha$ )	2	sediment loading rate (1.6m <sup>3</sup> /ha is typical loading rate for developed catchments)
Fr (years)	5	desired clean out frequency, should be 3 years or greater
Permanent Pool Volume (PPV)		
PPV Req:	1821	accumulated sediment not to exceed 2/3 of available storage volume within 5 years (MW Constructed Wetlands Guidelines)
Estimated minimum PPV	1926	Assumes rectangular shape with ratio specified above and saefty bench specified in dam capacity calcs
	OK	

**Ballarat West PSP Sediment Basin 14**

Surface Area:	calculated using Equation 4.3 of WSUD Engineering Procedures	
R (removal fraction)	0.95	change A below to achieve 0.95
hydraulic efficiency	0.26	see Fig 4.3 of WSUD Engineering Procedures, design objective is this value should be 0.5 or higher where possible
n (number of CSTRs)	1.4	calculated using Equation 4.2 of WSUD Engineering Procedures
$v_s$ (m/s)	0.011	settling velocity for 125 micrometre particle size, otherwise see Tabl 4.1 of WSUD Engineering Procedures
$d_e$ (m)	0.35	extended detention depth
$d_p$ (m)	1.5	depth of the permanent pool volume
$d^*$ (m)	1.0	sediment can accumulate up to 0.5m below normal water level
A ( $m^2$ )	700	SA of the sediment pond
Side length:width ratio 1:	3	
Q ( $m^3/s$ )	0.27	use 1EY flow
Required volume:		
S	302	
C (ha)	30.5	catchment Area
R	0.99	capture efficiency from above equation (not less than 0.95)
L ( $m^3/ha$ )	2	sediment loading rate (1.6m <sup>3</sup> /ha is typical loading rate for developed catchments)
Fr (years)	5	desired clean out frequency, should be 3 years or greater
Permanent Pool Volume (PPV)		
PPV Req:	453	accumulated sediment not to exceed 2/3 of available storage volume within 5 years (MW Constructed Wetlands Guidelines)
Estimated minimum PPV	457	Assumes rectangular shape with ratio specified above and saefy bench specified in dam capacity calcs
	OK	

### Ballarat West PSP Sediment Basin 15

Surface Area:	calculated using Equation 4.3 of WSUD Engineering Procedures	
R (removal fraction)	0.95	change A below to achieve 0.95
hydraulic efficiency	0.26	see Fig 4.3 of WSUD Engineering Procedures, design objective is this value should be 0.5 or higher where possible
n (number of CSTRs)	1.4	calculated using Equation 4.2 of WSUD Engineering Procedures
$v_s$ (m/s)	0.011	settling velocity for 125 micrometre particle size, otherwise see Tabl 4.1 of WSUD Engineering Procedures
$d_e$ (m)	0.35	extended detention depth
$d_p$ (m)	1.5	depth of the permanent pool volume
$d^*$ (m)	1.0	sediment can accumulate up to 0.5m below normal water level
A ( $m^2$ )	1200	SA of the sediment pond
Side length:width ratio 1:	3	
Q ( $m^3/s$ )	0.34	use 1EY flow
Required volume:		
S	643	
C (ha)	64.7	catchment Area
R	0.99	capture efficiency from above equation (not less than 0.95)
L ( $m^3/ha$ )	2	sediment loading rate (1.6m <sup>3</sup> /ha is typical loading rate for developed catchments)
Fr (years)	5	desired clean out frequency, should be 3 years or greater
Permanent Pool Volume (PPV)		
PPV Req:	964	accumulated sediment not to exceed 2/3 of available storage volume within 5 years (MW Constructed Wetlands Guidelines)
Estimated minimum PPV	991	Assumes rectangular shape with ratio specified above and saefy bench specified in dam capacity calcs
	OK	

### Ballarat West PSP Sediment Basin 17

Surface Area:	calculated using Equation 4.3 of WSUD Engineering Procedures	
R (removal fraction)	0.98	change A below to achieve 0.95
hydraulic efficiency	0.26	see Fig 4.3 of WSUD Engineering Procedures, design objective is this value should be 0.5 or higher where possible
n (number of CSTRs)	1.4	calculated using Equation 4.2 of WSUD Engineering Procedures
$v_s$ (m/s)	0.011	settling velocity for 125 micrometre particle size, otherwise see Tabl 4.1 of WSUD Engineering Procedures
$d_e$ (m)	0.35	extended detention depth
$d_p$ (m)	1.5	depth of the permanent pool volume
$d^*$ (m)	1.0	sediment can accumulate up to 0.5m below normal water level
A ( $m^2$ )	600	SA of the sediment pond
Side length:width ratio 1:	3	
Q ( $m^3/s$ )	0.32	use 1EY flow
Required volume:		
S	219	
C (ha)	22.2	catchment Area
R	0.98	capture efficiency from above equation (not less than 0.95)
L ( $m^3/ha$ )	2	sediment loading rate (1.6m <sup>3</sup> /ha is typical loading rate for developed catchments)
Fr (years)	5	desired clean out frequency, should be 3 years or greater
Permanent Pool Volume (PPV)		
PPV Req:	328	accumulated sediment not to exceed 2/3 of available storage volume within 5 years (MW Constructed Wetlands Guidelines)
Estimated minimum PPV	358	Assumes rectangular shape with ratio specified above and saefty bench specified in dam capacity calcs
	OK	

### Ballarat West PSP Sediment Basin 24

Surface Area:	calculated using Equation 4.3 of WSUD Engineering Procedures	
R (removal fraction)	0.95	change A below to achieve 0.95
hydraulic efficiency	0.26	see Fig 4.3 of WSUD Engineering Procedures, design objective is this value should be 0.5 or higher where possible
n (number of CSTRs)	1.4	calculated using Equation 4.2 of WSUD Engineering Procedures
$v_s$ (m/s)	0.011	settling velocity for 125 micrometre particle size, otherwise see Tabl 4.1 of WSUD Engineering Procedures
$d_e$ (m)	0.35	extended detention depth
$d_p$ (m)	1.5	depth of the permanent pool volume
$d^*$ (m)	1.0	sediment can accumulate up to 0.5m below normal water level
A ( $m^2$ )	900	SA of the sediment pond
Side length:width ratio 1:	3	
Q ( $m^3/s$ )	0.43	use 4EY flow
Required volume:		
S	416	
C (ha)	53	catchment Area
R	0.99	capture efficiency from above equation (not less than 0.95)
L ( $m^3/ha$ )	1.6	sediment loading rate (1.6 $m^3/ha$ is typical loading rate for developed catchments)
Fr (years)	5	desired clean out frequency, should be 3 years or greater
Permanent Pool Volume (PPV)		
PPV Req:	624 accumulated sediment not to exceed 2/3 of available storage volume within 5 years (MW Constructed Wetlands Guidelines)	
Estimated minimum PPV	663	Assumes rectangular shape with ratio specified above and saefy bench specified in dam capacity calcs
	OK	



**Ballarat West PSP Sediment Basin 27**

Surface Area:	calculated using Equation 4.3 of WSUD Engineering Procedures	
R (removal fraction)	0.98	change A below to achieve 0.95
hydraulic efficiency	0.26	see Fig 4.3 of WSUD Engineering Procedures, design objective is this value should be 0.5 or higher where possible
n (number of CSTRs)	1.4	calculated using Equation 4.2 of WSUD Engineering Procedures
$v_s$ (m/s)	0.011	settling velocity for 125 micrometre particle size, otherwise see Tabl 4.1 of WSUD Engineering Procedures
$d_e$ (m)	0.35	extended detention depth
$d_p$ (m)	1.5	depth of the permanent pool volume
$d^*$ (m)	1.0	sediment can accumulate up to 0.5m below normal water level
A ( $m^2$ )	700	SA of the sediment pond
Side length:width ratio 1:	3	
Q ( $m^3/s$ )	0.43	use 4EY flow
Required volume:		
S	253	
C (ha)	32	catchment Area
R	0.98	capture efficiency from above equation (not less than 0.95)
L ( $m^3/ha$ )	1.6	sediment loading rate (1.6 $m^3/ha$ is typical loading rate for developed catchments)
Fr (years)	5	desired clean out frequency, should be 3 years or greater
Permanent Pool Volume (PPV)		
PPV Req:	379 accumulated sediment not to exceed 2/3 of available storage volume within 5 years (MW Constructed Wetlands Guidelines)	
Estimated minimum PPV	457	Assumes rectangular shape with ratio specified above and saefy bench specified in dam capacity calcs
	OK	

**Ballarat West PSP Sediment Basin 27B**

Surface Area:	calculated using Equation 4.3 of WSUD Engineering Procedures	
R (removal fraction)	0.97	change A below to achieve 0.95
hydraulic efficiency	0.26	see Fig 4.3 of WSUD Engineering Procedures, design objective is this value should be 0.5 or higher where possible
n (number of CSTRs)	1.4	calculated using Equation 4.2 of WSUD Engineering Procedures
$v_s$ (m/s)	0.011	settling velocity for 125 micrometre particle size, otherwise see Tabl 4.1 of WSUD Engineering Procedures
$d_e$ (m)	0.35	extended detention depth
$d_p$ (m)	1.5	depth of the permanent pool volume
$d^*$ (m)	1.0	sediment can accumulate up to 0.5m below normal water level
A ( $m^2$ )	600	SA of the sediment pond
Side length:width ratio 1:	3	
Q ( $m^3/s$ )	0.56	use 4EY flow
Required volume:		
S	193	
C (ha)	25	catchment Area
R	0.97	capture efficiency from above equation (not less than 0.95)
L ( $m^3/ha$ )	1.6	sediment loading rate (1.6m <sup>3</sup> /ha is typical loading rate for developed catchments)
Fr (years)	5	desired clean out frequency, should be 3 years or greater
Permanent Pool Volume (PPV)		
PPV Req:	290 accumulated sediment not to exceed 2/3 of available storage volume within 5 years (MW Constructed Wetlands Guidelines)	
Estimated minimum PPV	358	Assumes rectangular shape with ratio specified above and saefy bench specified in dam capacity calcs
	OK	

**Ballarat West PSP Sediment Basin 29**

Surface Area:	calculated using Equation 4.3 of WSUD Engineering Procedures	
R (removal fraction)	0.98	change A below to achieve 0.95
hydraulic efficiency	0.26	see Fig 4.3 of WSUD Engineering Procedures, design objective is this value should be 0.5 or higher where possible
n (number of CSTRs)	1.4	calculated using Equation 4.2 of WSUD Engineering Procedures
$v_s$ (m/s)	0.011	settling velocity for 125 micrometre particle size, otherwise see Tabl 4.1 of WSUD Engineering Procedures
$d_e$ (m)	0.35	extended detention depth
$d_p$ (m)	1.5	depth of the permanent pool volume
$d^*$ (m)	1.0	sediment can accumulate up to 0.5m below normal water level
A ( $m^2$ )	1200	SA of the sediment pond
Side length:width ratio 1:	3	
Q ( $m^3/s$ )	0.65	use 4EY flow
Required volume:		
S	622	
C (ha)	79	catchment Area
R	0.98	capture efficiency from above equation (not less than 0.95)
L ( $m^3/ha$ )	1.6	sediment loading rate (1.6m <sup>3</sup> /ha is typical loading rate for developed catchments)
Fr (years)	5	desired clean out frequency, should be 3 years or greater
Permanent Pool Volume (PPV)		
PPV Req:	933	accumulated sediment not to exceed 2/3 of available storage volume within 5 years (MW Constructed Wetlands Guidelines)
Estimated minimum PPV	991	Assumes rectangular shape with ratio specified above and saefy bench specified in dam capacity calcs
	OK	

### Ballarat West PSP Sediment Basin 30

Surface Area:	calculated using Equation 4.3 of WSUD Engineering Procedures	
R (removal fraction)	0.98	change A below to achieve 0.95
hydraulic efficiency	0.26	see Fig 4.3 of WSUD Engineering Procedures, design objective is this value should be 0.5 or higher where possible
n (number of CSTRs)	1.4	calculated using Equation 4.2 of WSUD Engineering Procedures
$v_s$ (m/s)	0.011	settling velocity for 125 micrometre particle size, otherwise see Tabl 4.1 of WSUD Engineering Procedures
$d_e$ (m)	0.35	extended detention depth
$d_p$ (m)	1.5	depth of the permanent pool volume
$d^*$ (m)	1.0	sediment can accumulate up to 0.5m below normal water level
A ( $m^2$ )	1500	SA of the sediment pond
Side length:width ratio 1:	3	
Q ( $m^3/s$ )	1.00	use 4EY flow
Required volume:		
S	780	
C (ha)	100	catchment Area
R	0.98	capture efficiency from above equation (not less than 0.95)
L ( $m^3/ha$ )	1.6	sediment loading rate (1.6m <sup>3</sup> /ha is typical loading rate for developed catchments)
Fr (years)	5	desired clean out frequency, should be 3 years or greater
Permanent Pool Volume (PPV)		
PPV Req:	1171 accumulated sediment not to exceed 2/3 of available storage volume within 5 years (MW Constructed Wetlands Guidelines)	
Estimated minimum PPV	1334	Assumes rectangular shape with ratio specified above and saefty bench specified in dam capacity calcs
	OK	

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## APPENDIX C: MUSIC MODEL SETUP AND INDIVIDUAL ASSET RESULTS



Table C.1 to Table C.10 shows the treatment performance of each individual wetland and sedimentation basin asset in the drainage strategy which is not yet constructed or committed. The Precinct 1 MUSIC model contains a number of low flow diversions so the results presented are node balances and not total treatment train effectiveness (which includes all upstream assets as well). Adjustments to the low flow diversions may impact on the pollutant removal achieved by each asset and so care should be taken when adjusting low flow diversions to consider the impact on the treatment achieved in all assets.

**TABLE C.1: WLRB7**

	Inflow	Outflow	Reduction
Flow (ML/yr)	243	225	7.3
Total Suspended Solids (kg/yr)	49900	15100	69.8
Total Phosphorus (kg/yr)	101	39.9	60.5
Total Nitrogen (kg/yr)	700	404	42.4
Gross Pollutants (kg/yr)	10800	1400	87.1

**TABLE C.2: WLRB13**

	Inflow	Outflow	Reduction
Flow (ML/yr)	229	216	5.7
Total Suspended Solids (kg/yr)	46500	15900	65.8
Total Phosphorus (kg/yr)	94.2	41.3	56.1
Total Nitrogen (kg/yr)	657	409	37.8
Gross Pollutants (kg/yr)	10200	1850	81.7

**TABLE C.3: WLRB14**

	Inflow	Outflow	Reduction
Flow (ML/yr)	92.4	86.7	6.2
Total Suspended Solids (kg/yr)	19000	6610	65.2
Total Phosphorus (kg/yr)	38.3	17	55.7
Total Nitrogen (kg/yr)	266	163	38.5
Gross Pollutants (kg/yr)	4190	586	86



**TABLE C.4: WLRB15**

	Inflow	Outflow	Reduction
Flow (ML/yr)	158	152	3.8
Total Suspended Solids (kg/yr)	32200	14000	56.6
Total Phosphorus (kg/yr)	65.2	34.7	46.8
Total Nitrogen (kg/yr)	456	322	29.3
Gross Pollutants (kg/yr)	7060	1410	80.1

**TABLE C.5: WLRB17**

	Inflow	Outflow	Reduction
Flow (ML/yr)	158	152	3.8
Total Suspended Solids (kg/yr)	32200	14000	56.6
Total Phosphorus (kg/yr)	65.2	34.7	46.8
Total Nitrogen (kg/yr)	456	322	29.3
Gross Pollutants (kg/yr)	7060	1410	80.1

**TABLE C.6: WLRB24**

	Inflow	Outflow	Reduction
Flow (ML/yr)	300	283	5.8
Total Suspended Solids (kg/yr)	47000	19900	57.8
Total Phosphorus (kg/yr)	99.3	51.7	48
Total Nitrogen (kg/yr)	746	503	32.6
Gross Pollutants (kg/yr)	9240	2030	78



**TABLE C.7: WLRB27**

	Inflow	Outflow	Reduction
Flow (ML/yr)	458	454	0.8
Total Suspended Solids (kg/yr)	50800	40100	21.1
Total Phosphorus (kg/yr)	115	104	9.6
Total Nitrogen (kg/yr)	971	928	4.4
Gross Pollutants (kg/yr)	6460	1190	81.6

**TABLE C.8: SB27B**

	Inflow	Outflow	Reduction
Flow (ML/yr)	74.8	74.3	0.7
Total Suspended Solids (kg/yr)	15300	5710	62.6
Total Phosphorus (kg/yr)	31.2	17	45.5
Total Nitrogen (kg/yr)	215	174	19.1
Gross Pollutants (kg/yr)	3400	0	100

**TABLE C.9: WLRB29**

	Inflow	Outflow	Reduction
Flow (ML/yr)	205	190	7.3
Total Suspended Solids (kg/yr)	41100	12400	69.8
Total Phosphorus (kg/yr)	84.2	33.5	60.2
Total Nitrogen (kg/yr)	591	340	42.4
Gross Pollutants (kg/yr)	9550	1240	87





TABLE C.10: SB30

	Inflow	Outflow	Reduction
Flow (ML/yr)	205	190	7.3
Total Suspended Solids (kg/yr)	41100	12400	69.8
Total Phosphorus (kg/yr)	84.2	33.5	60.2
Total Nitrogen (kg/yr)	591	340	42.4
Gross Pollutants (kg/yr)	9550	1240	87

Figure C.2 and Figure C.1 show the MUSIC model layouts.

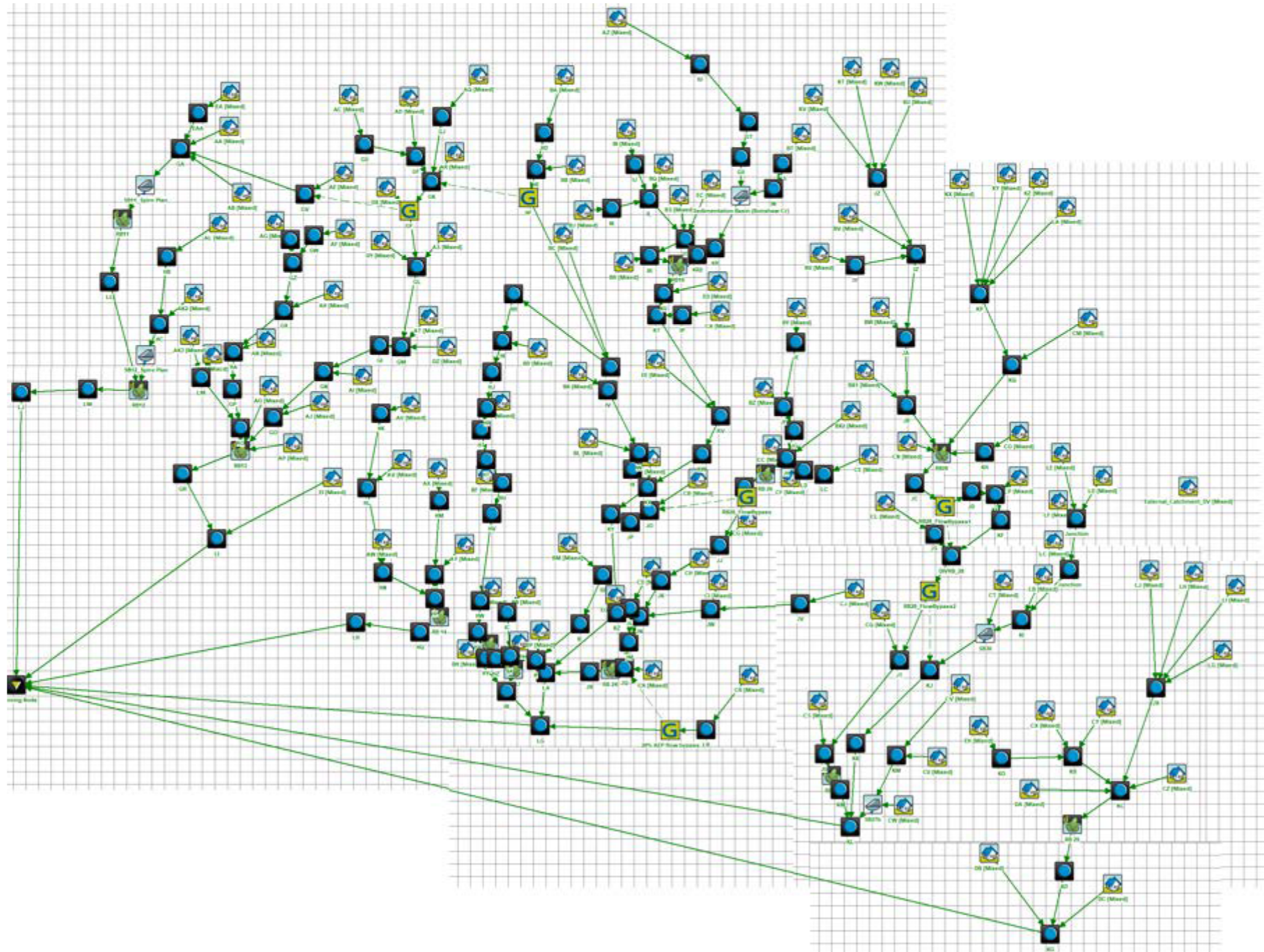
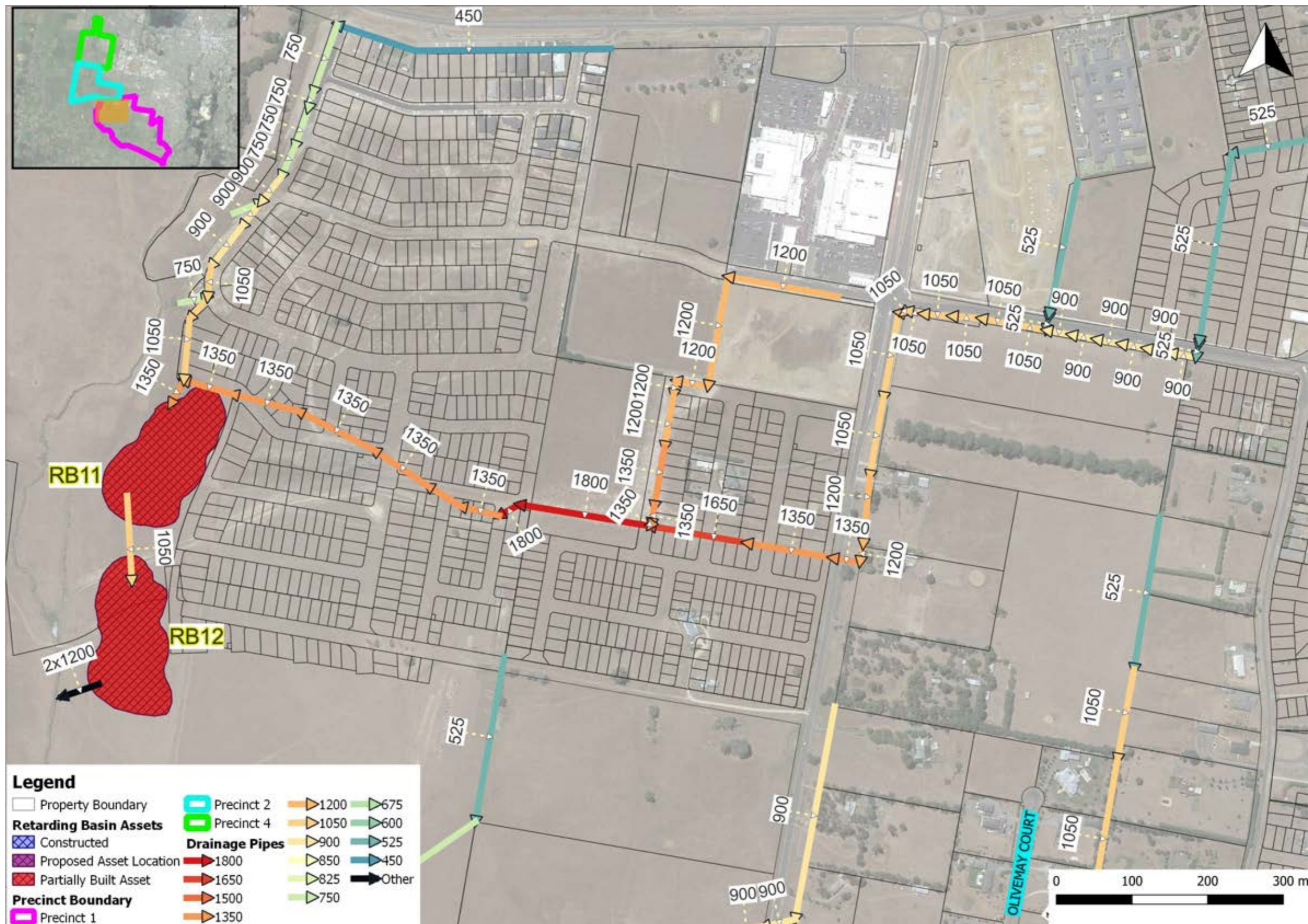


FIGURE C.1: PRECINCT 1 MUSIC MODEL LAYOUT

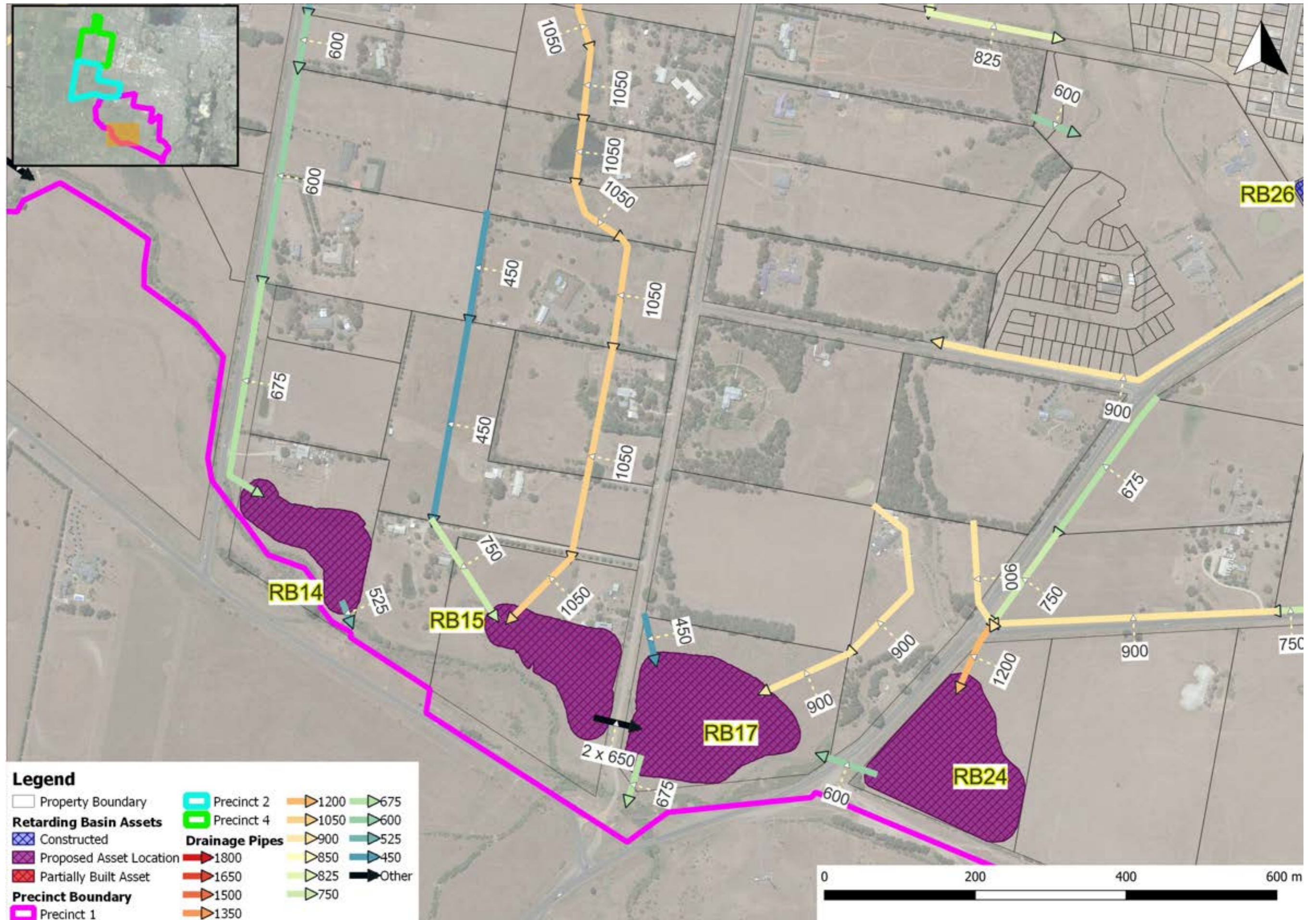


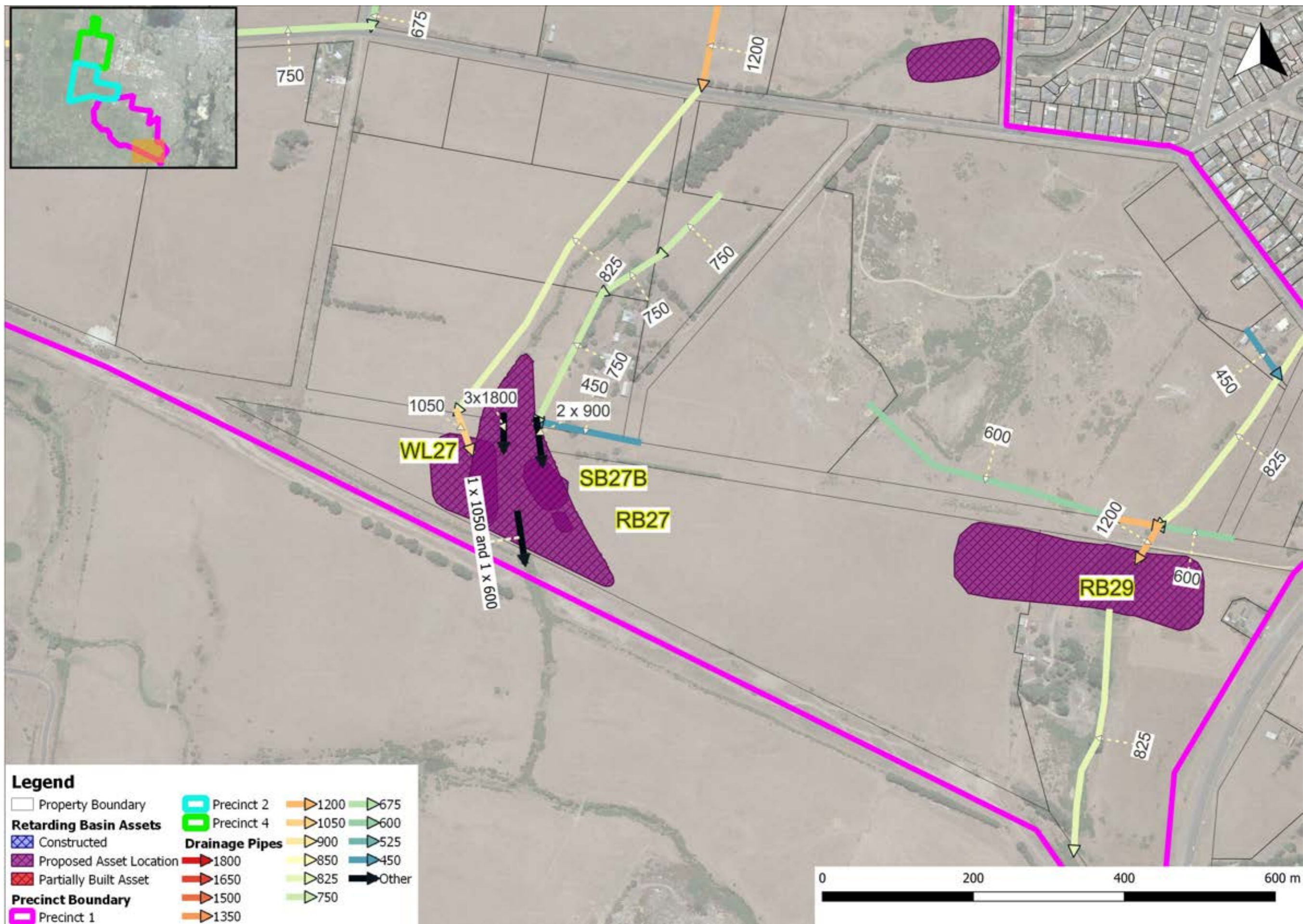
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## APPENDIX D: UPDATED DRAINAGE STRATEGY LAYOUT

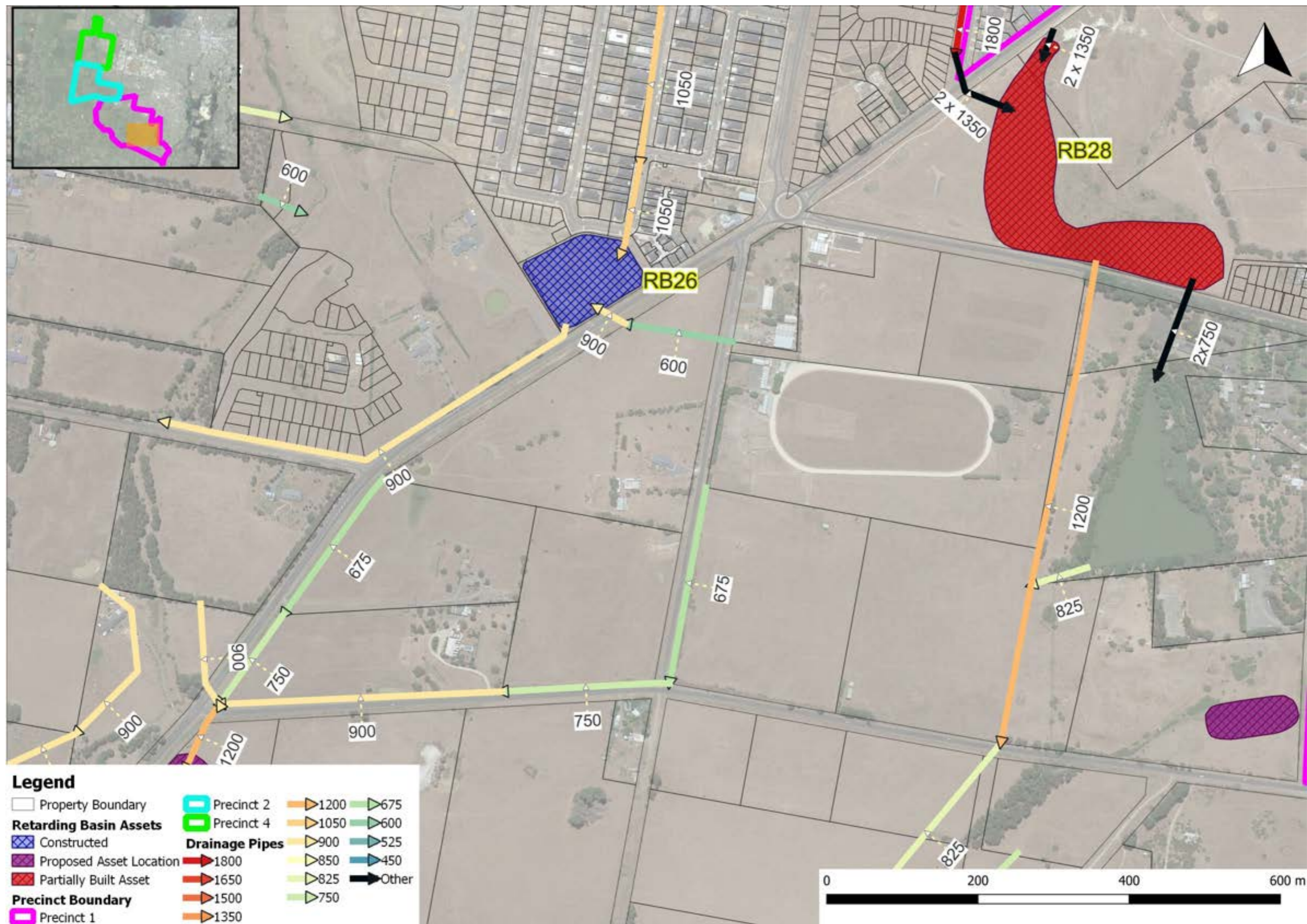


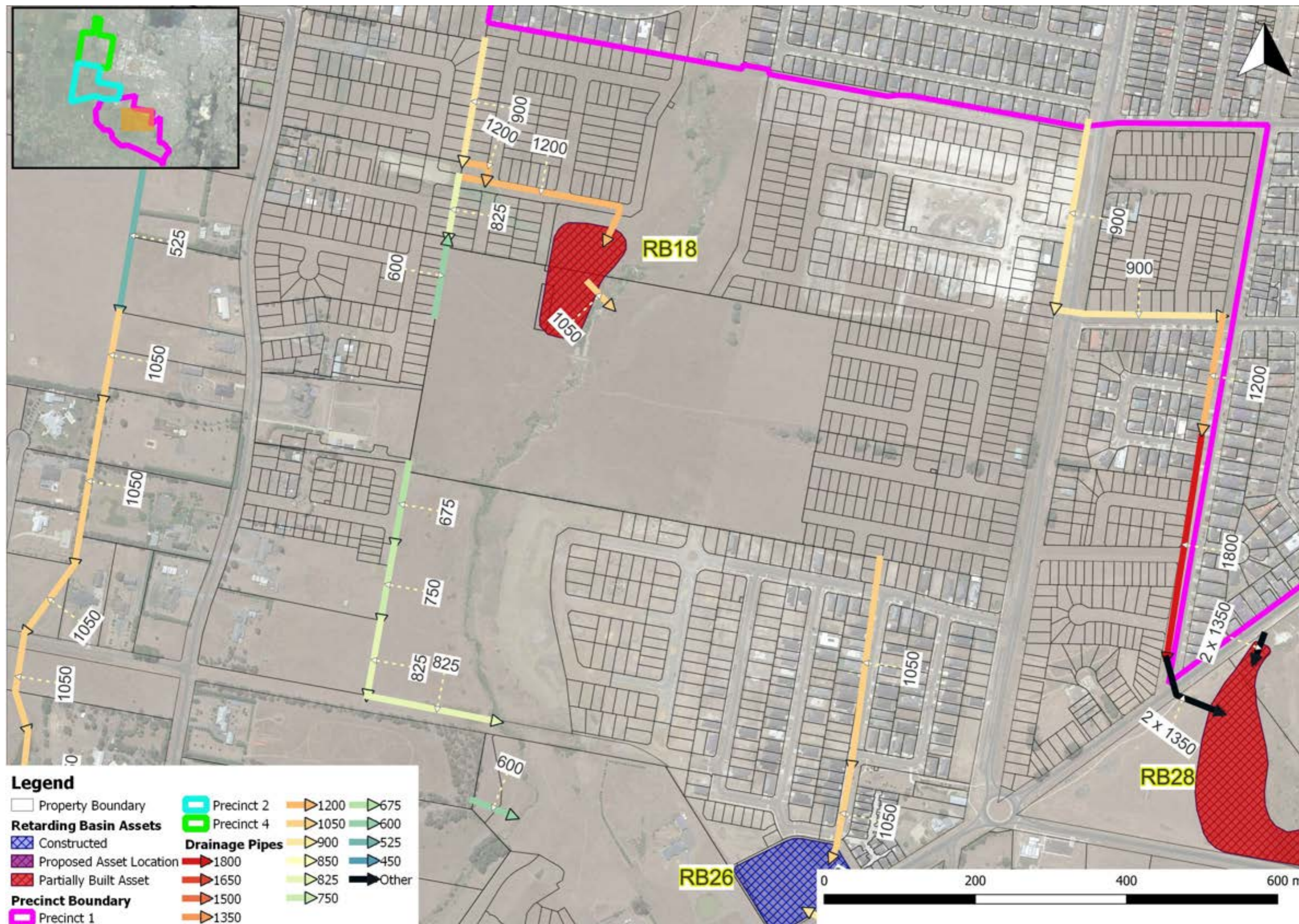


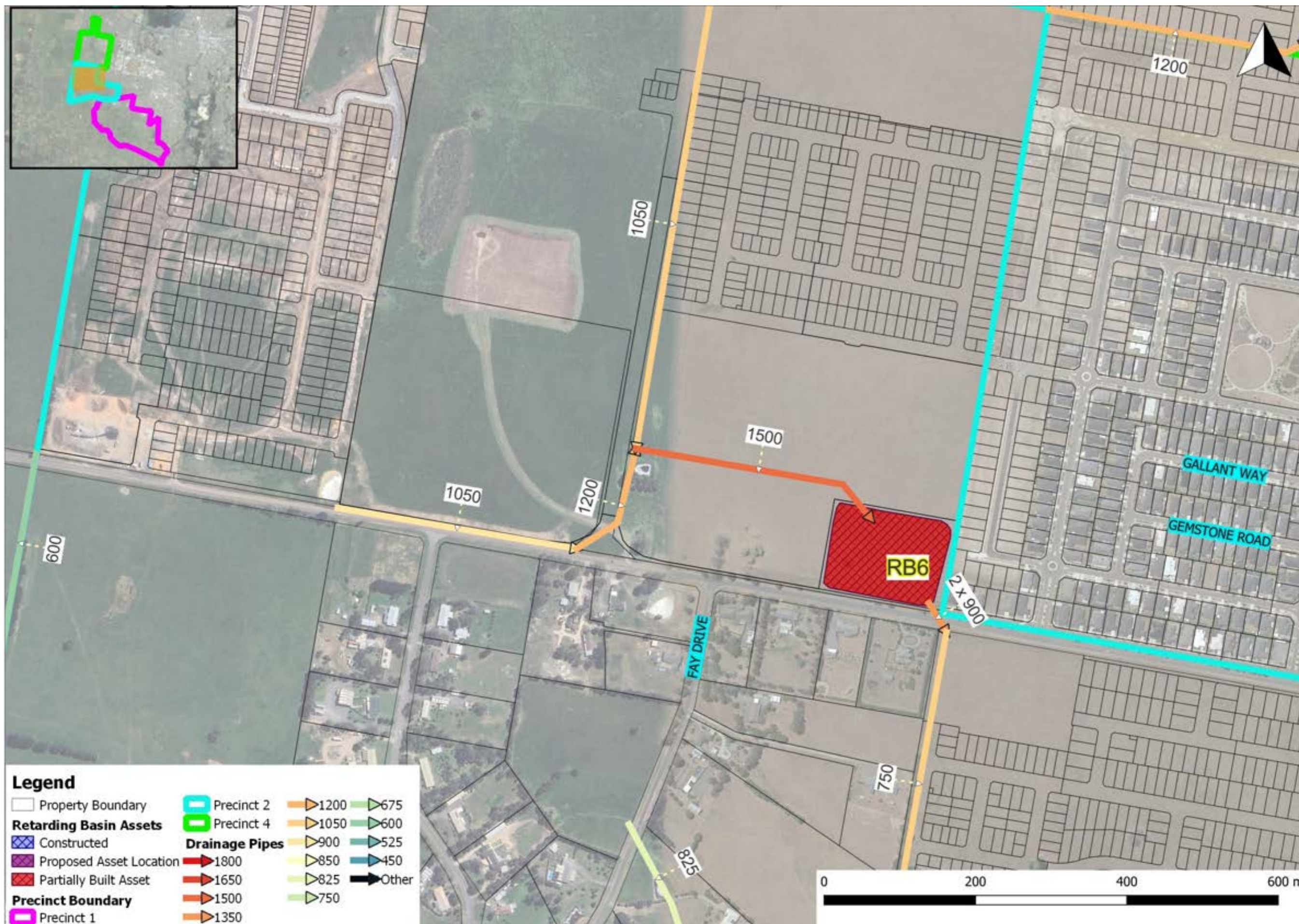


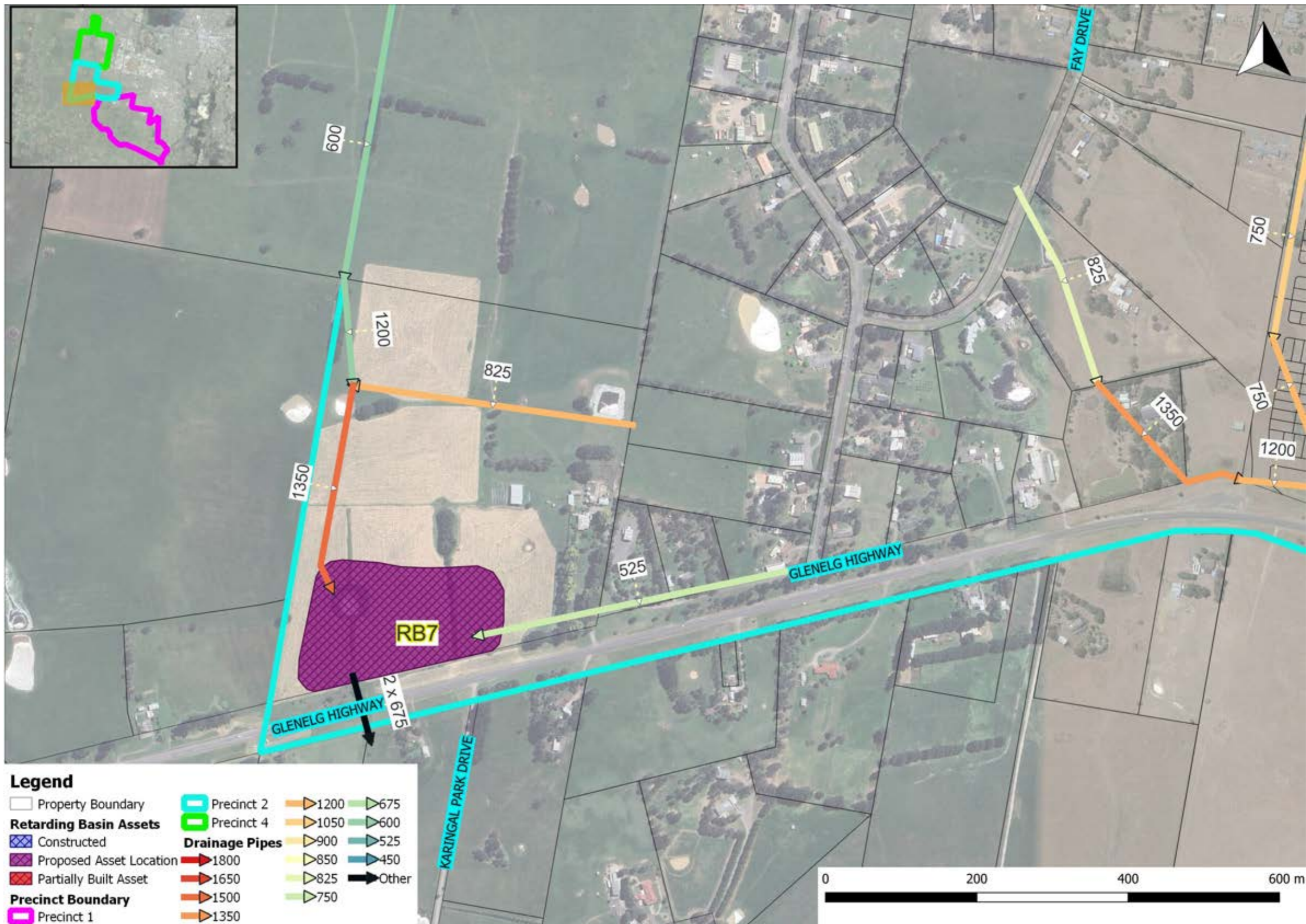


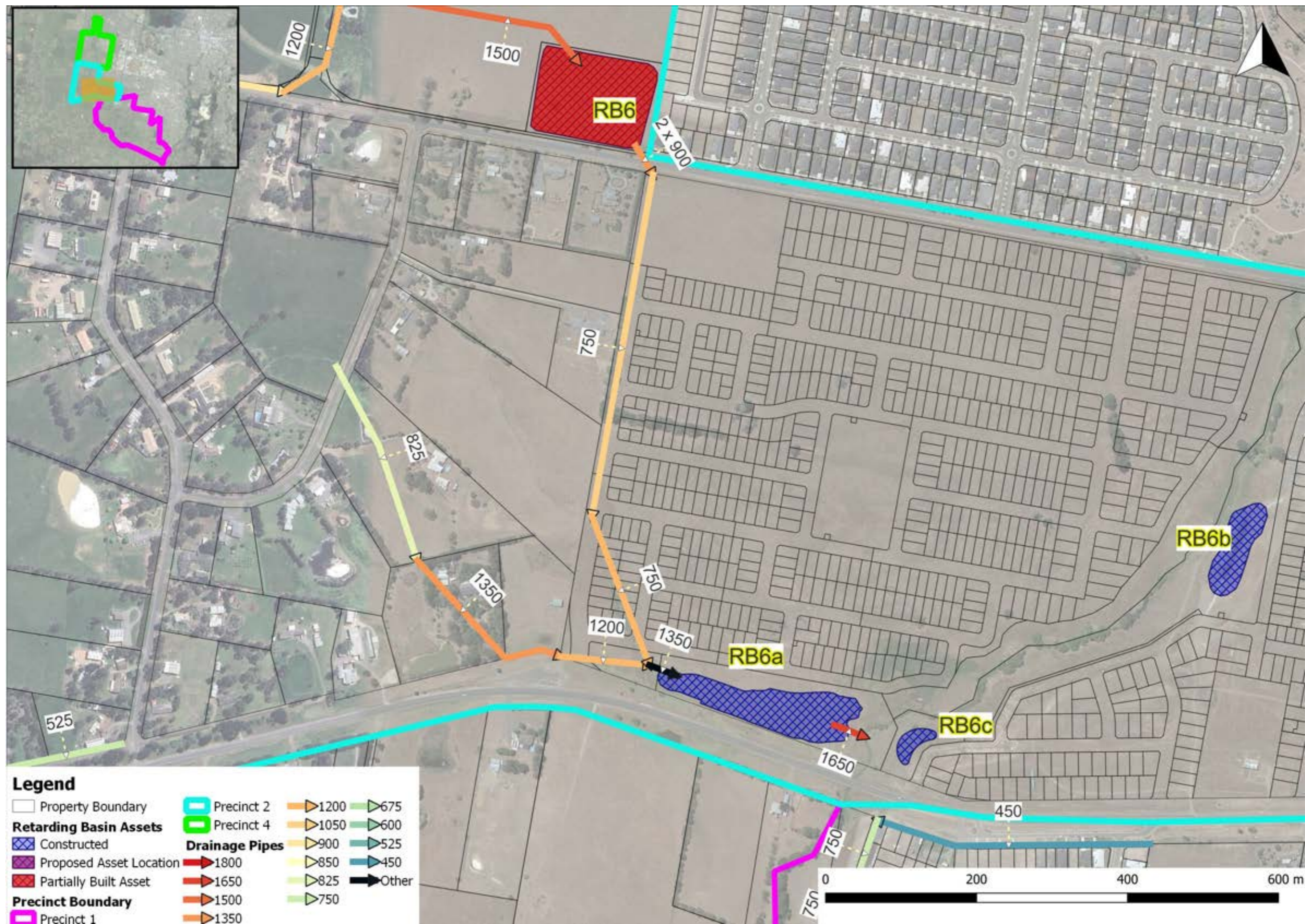


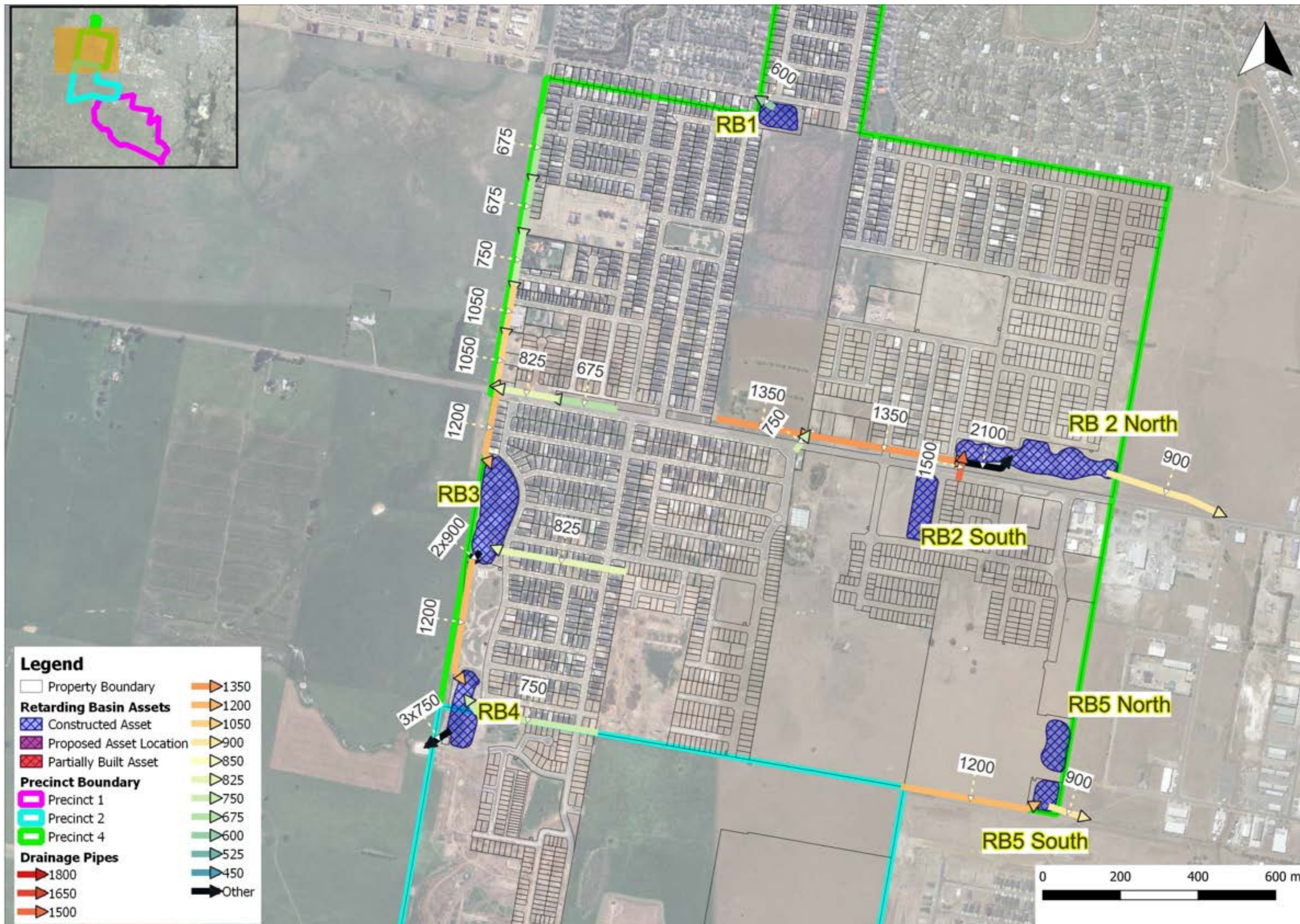


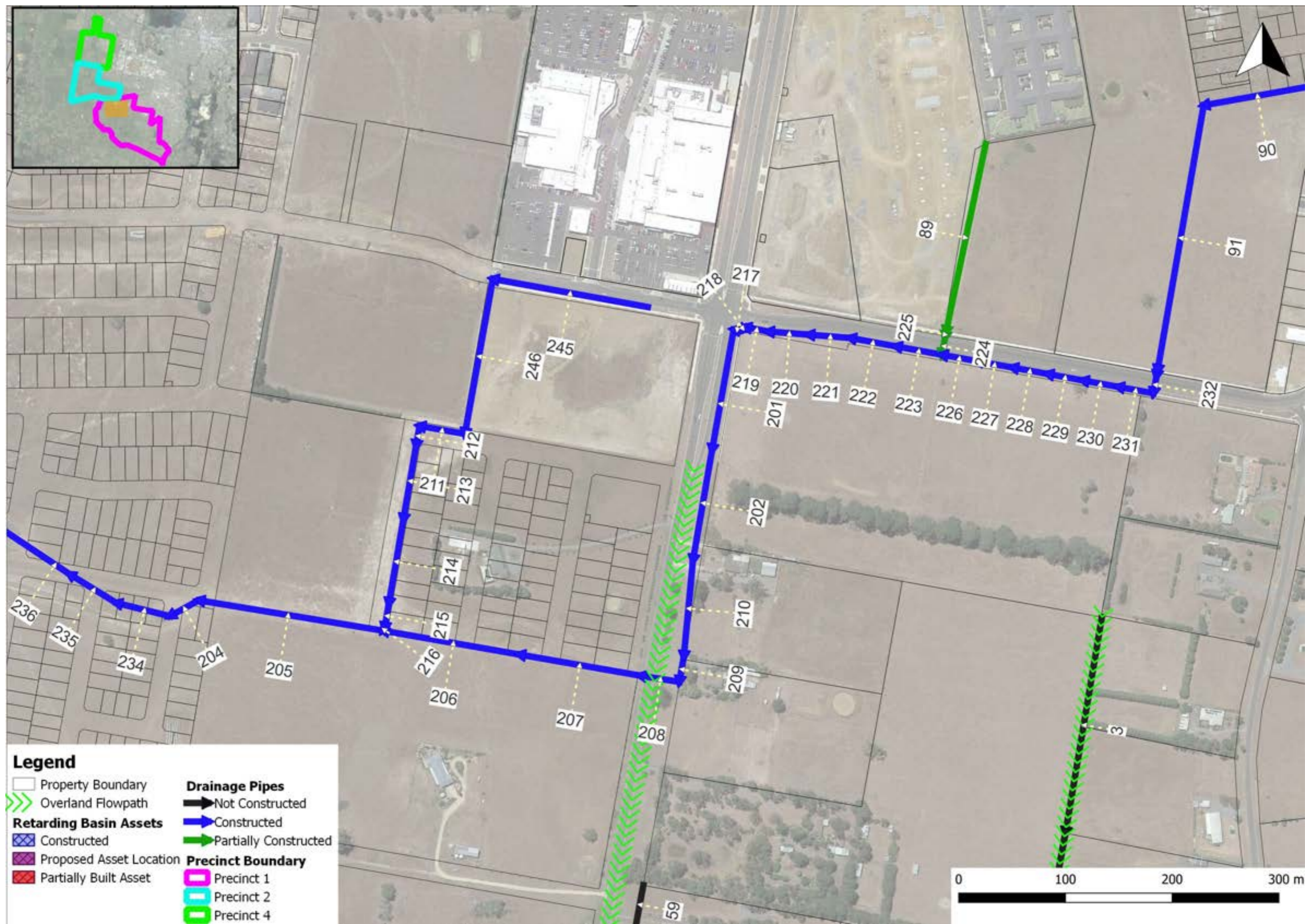


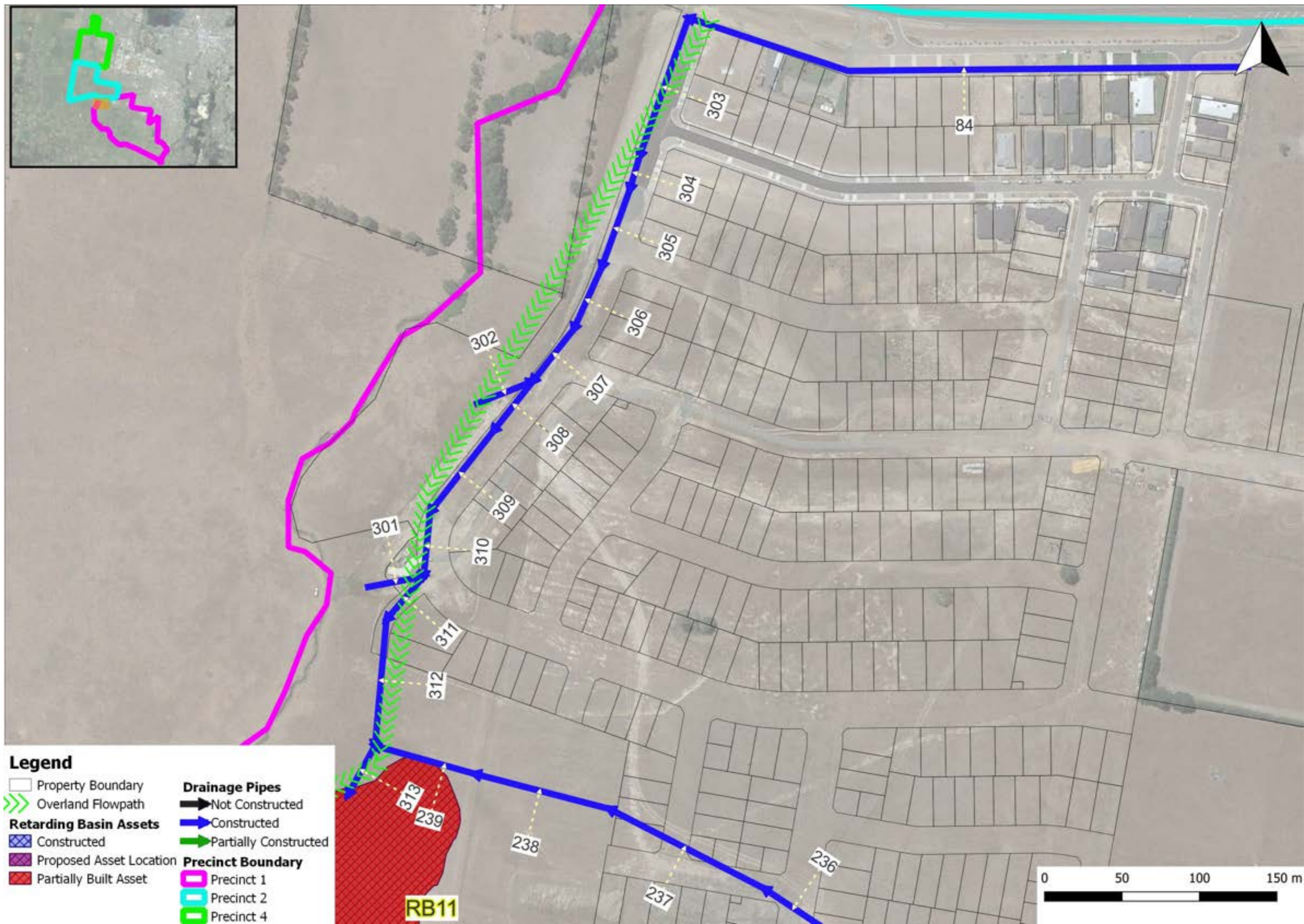




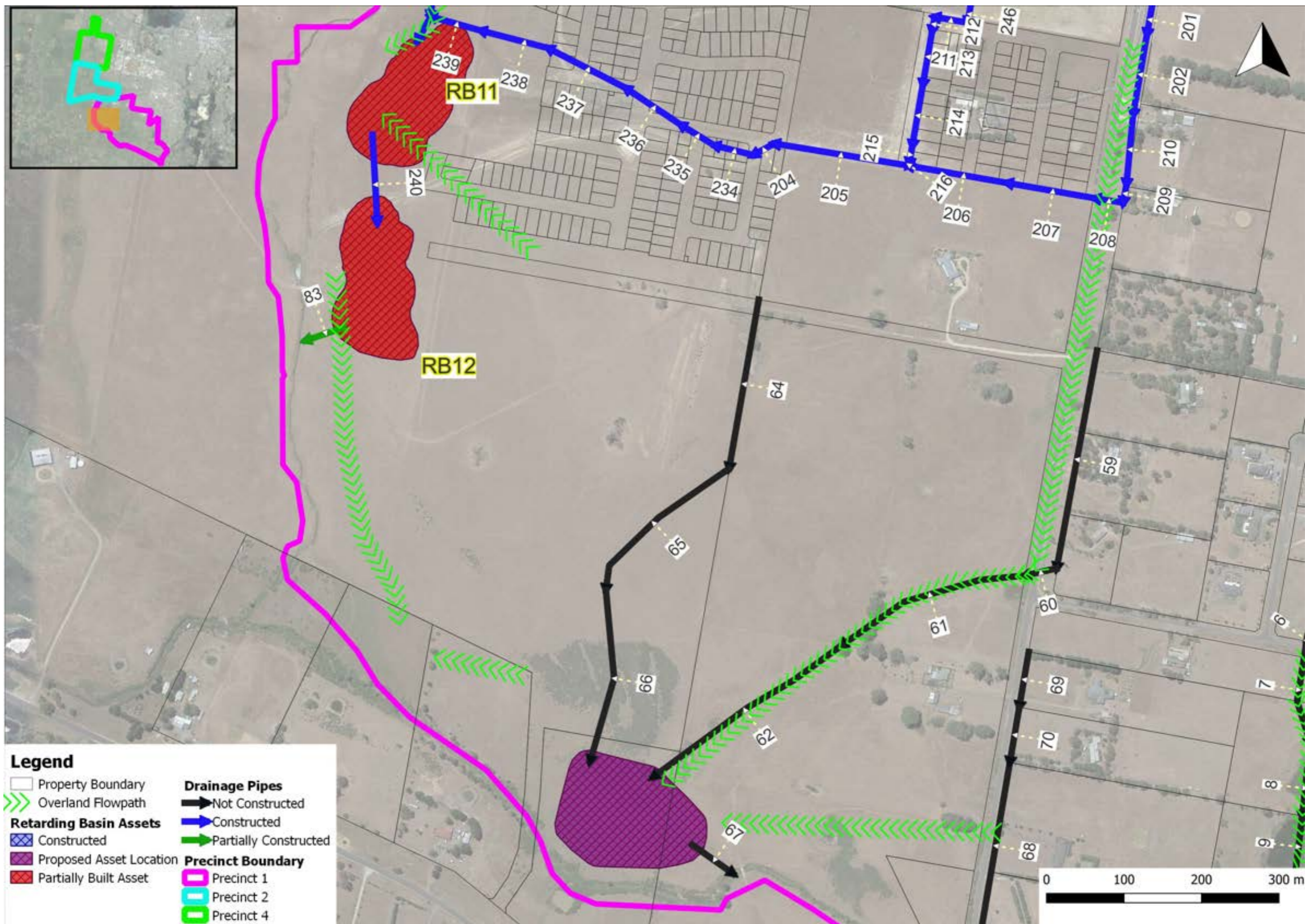


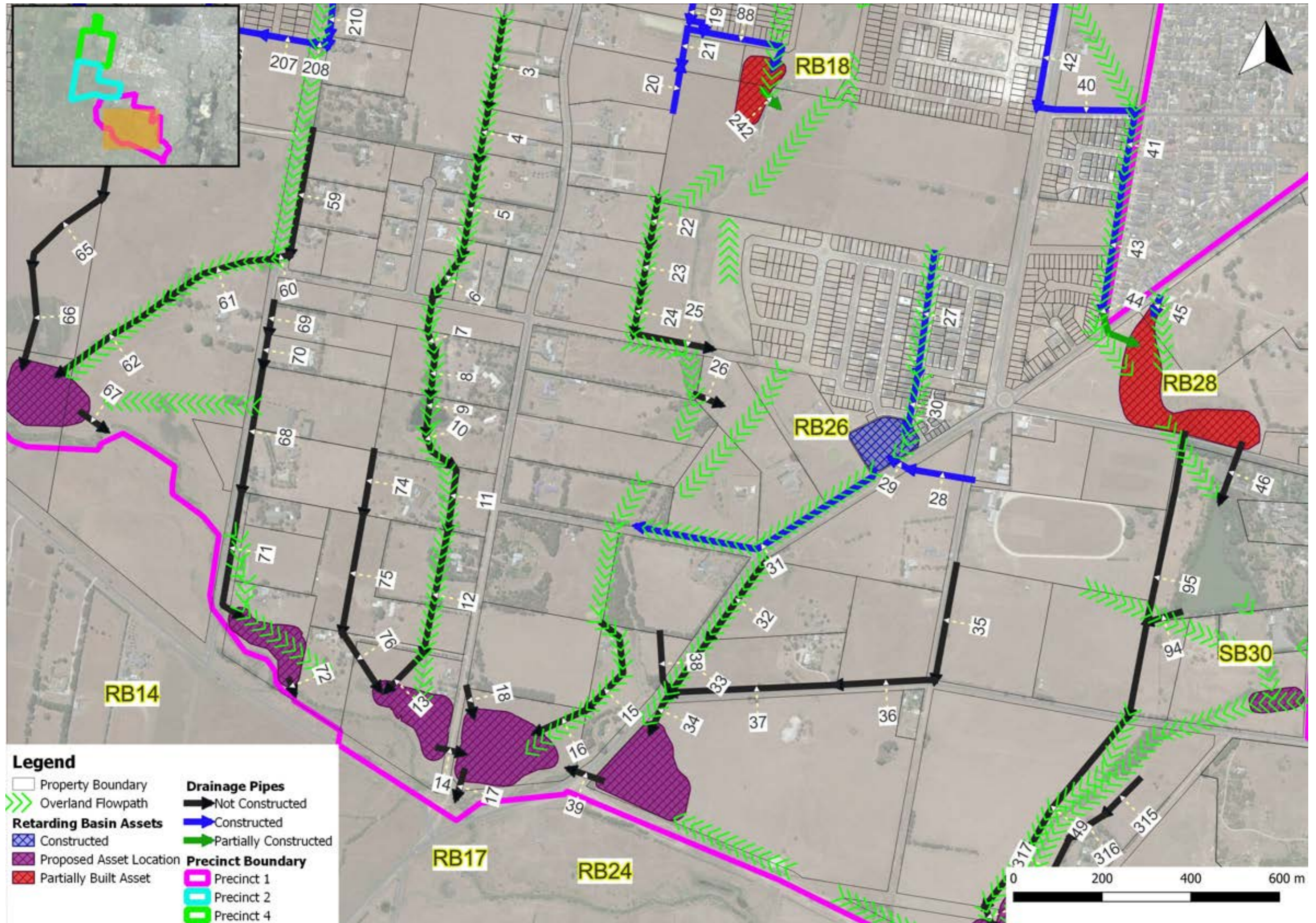


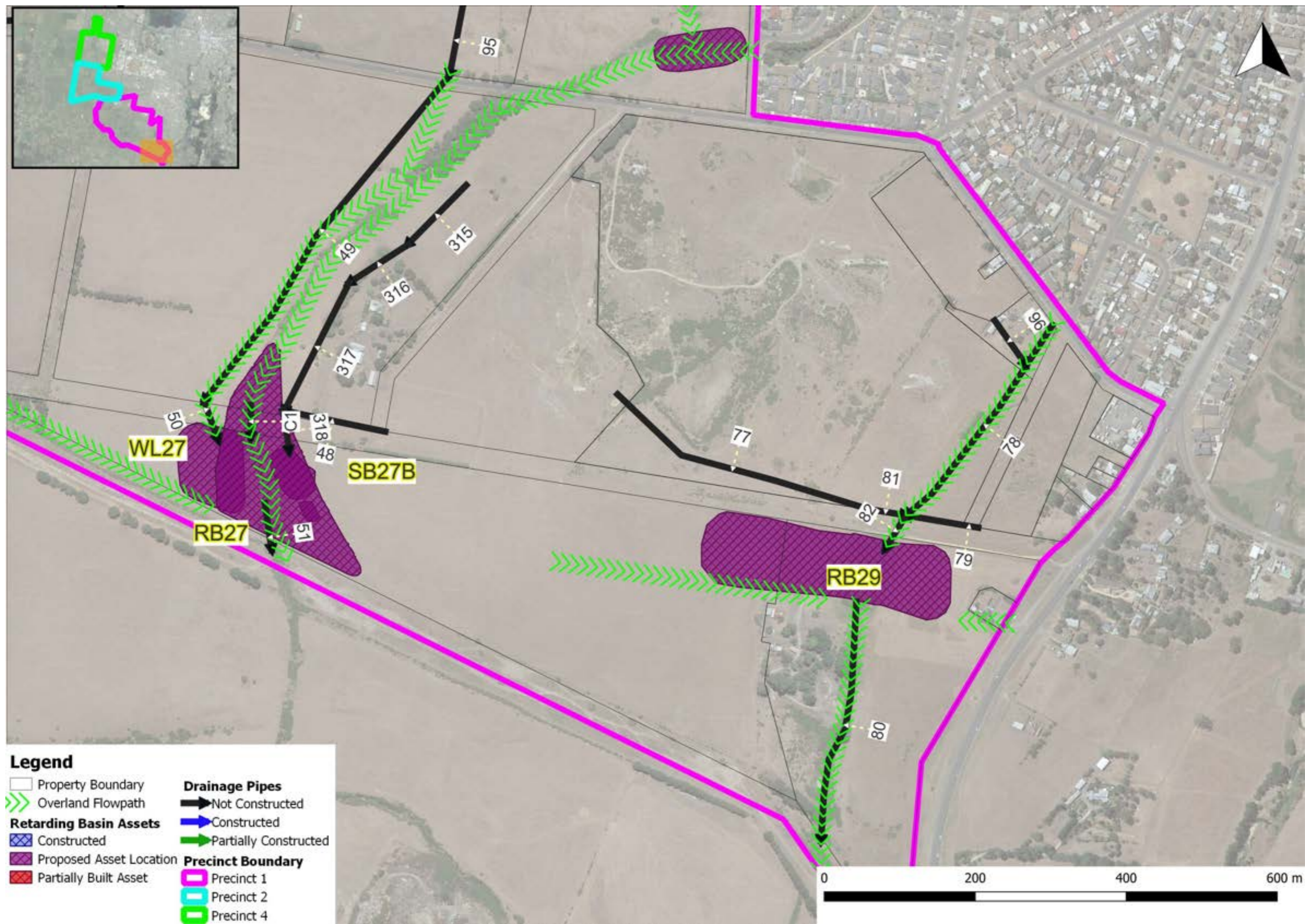


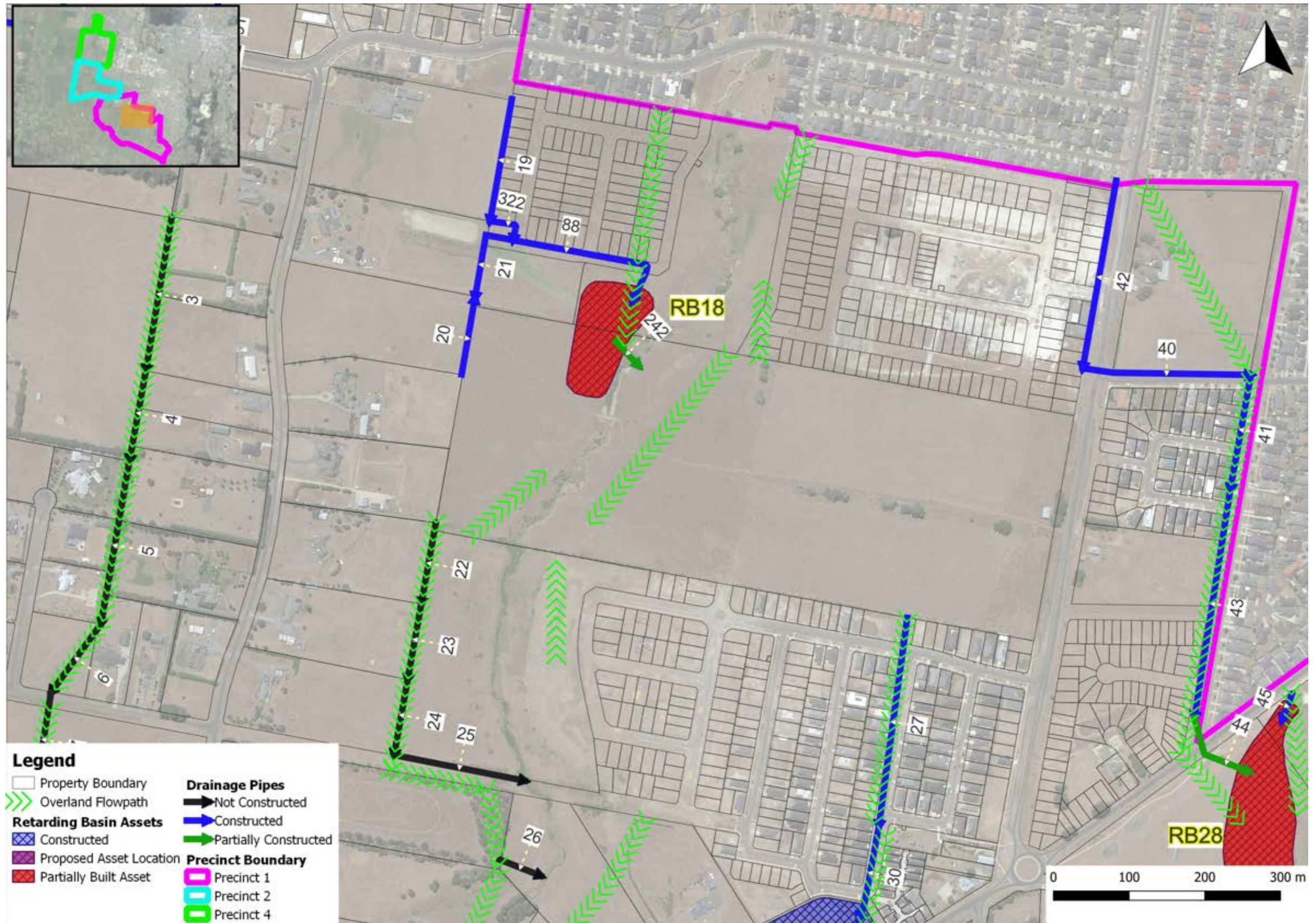


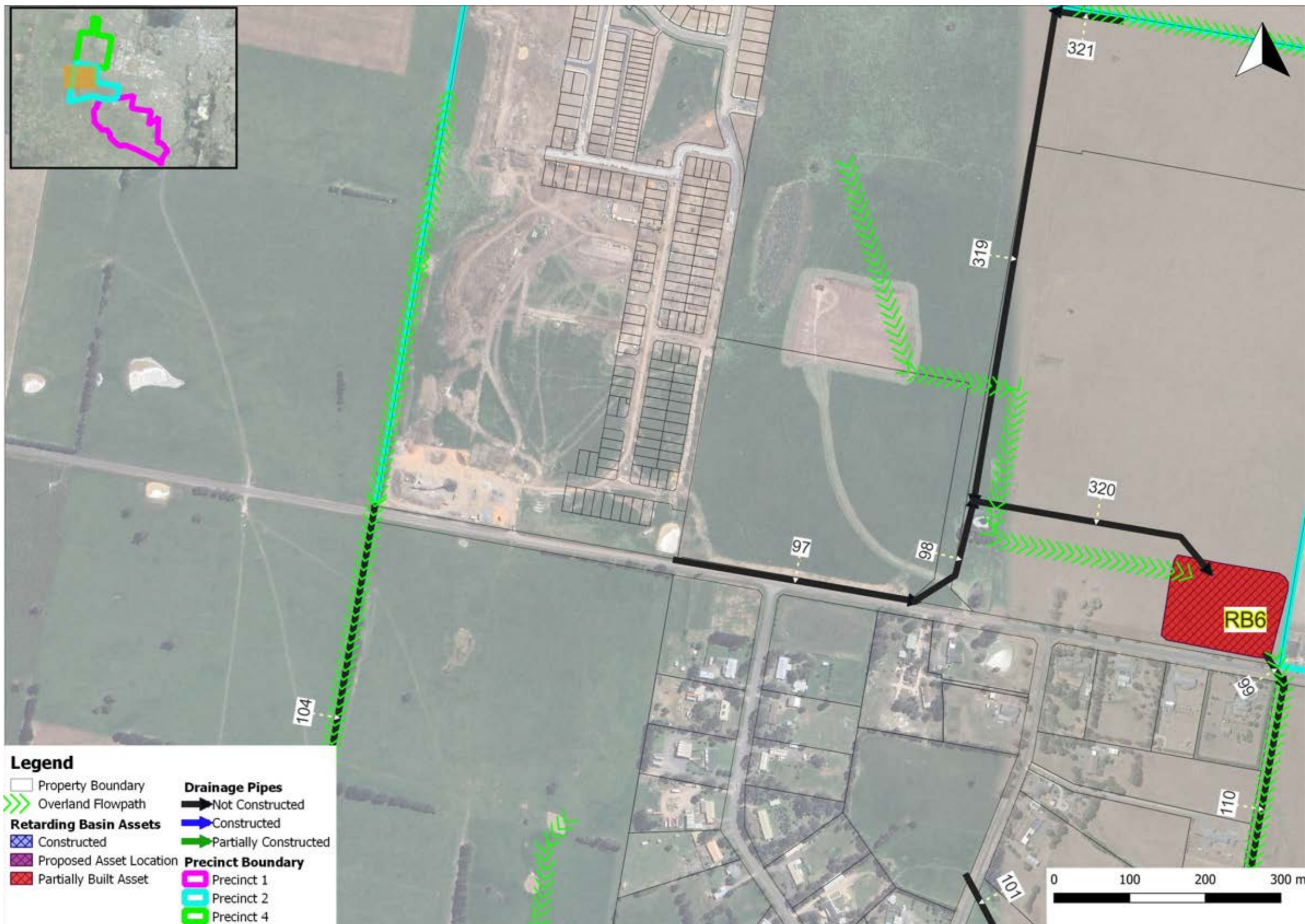


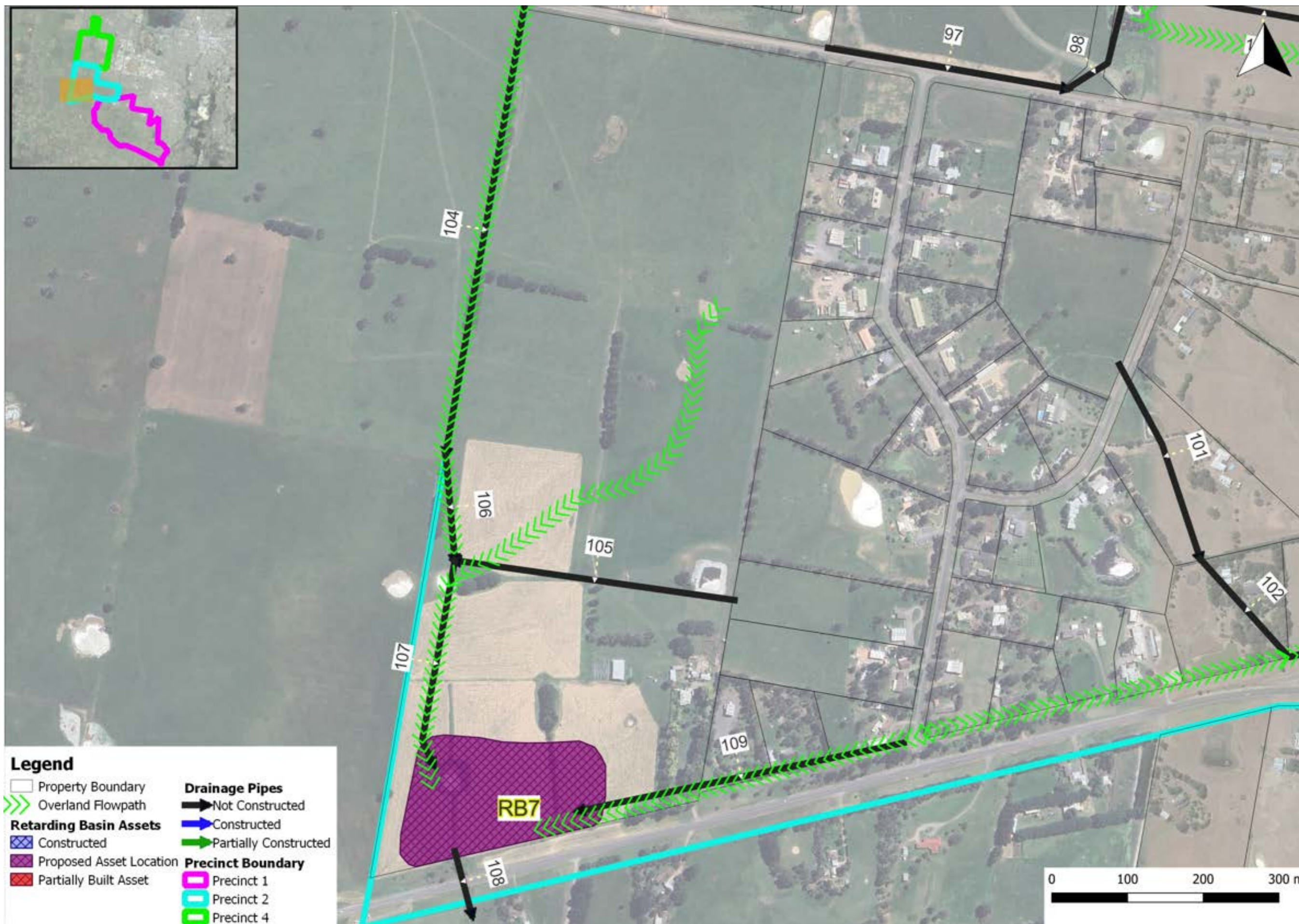


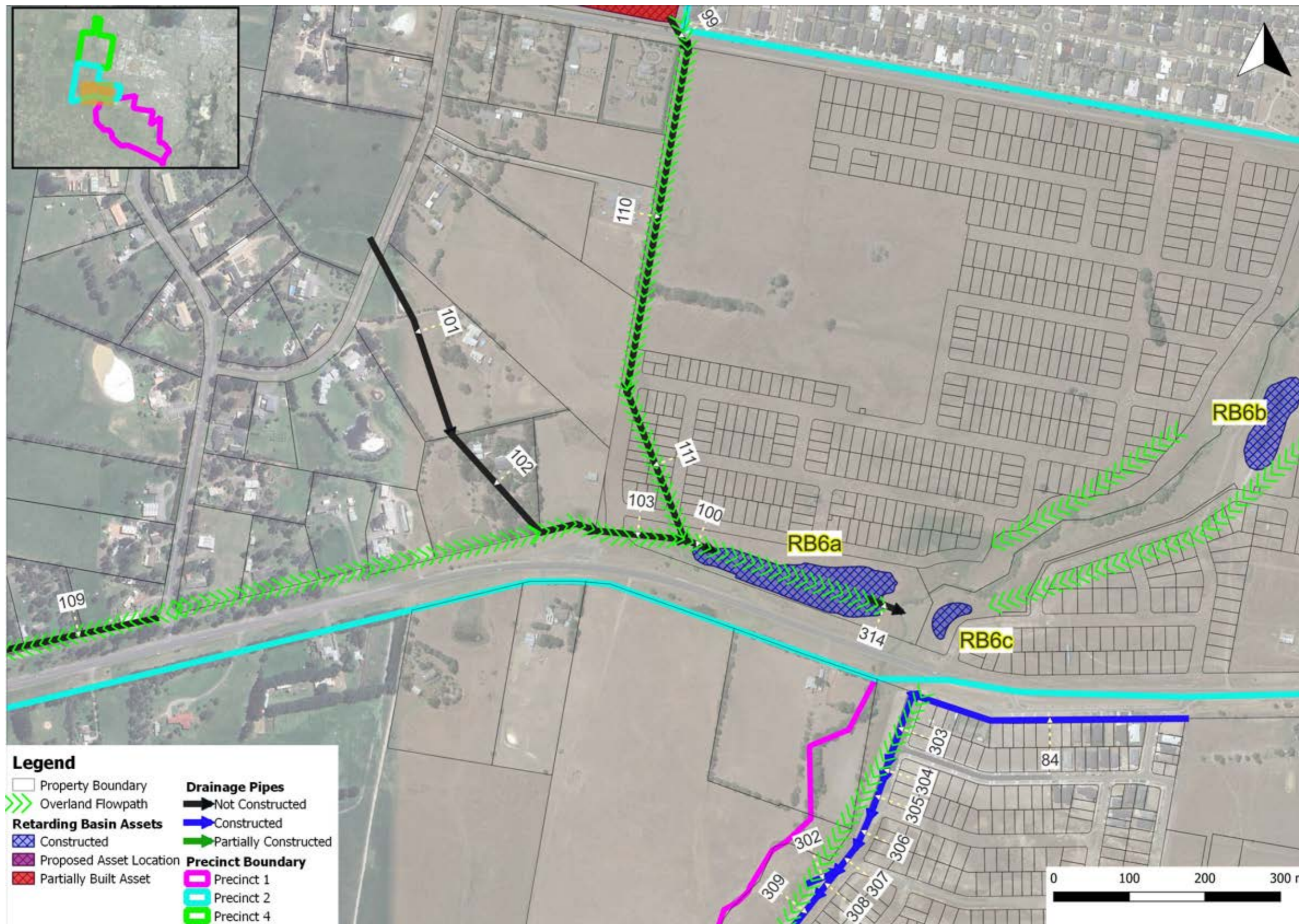


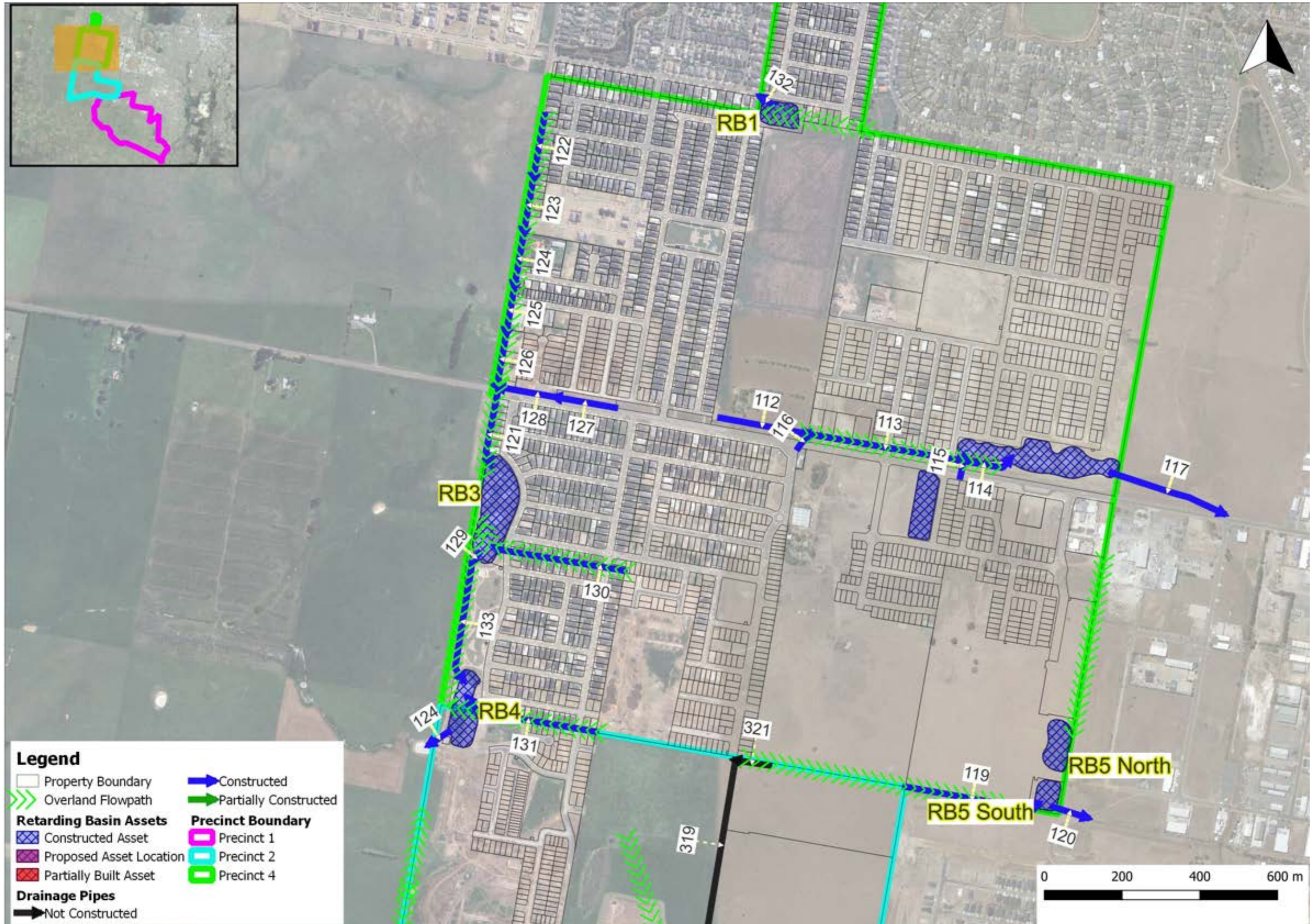








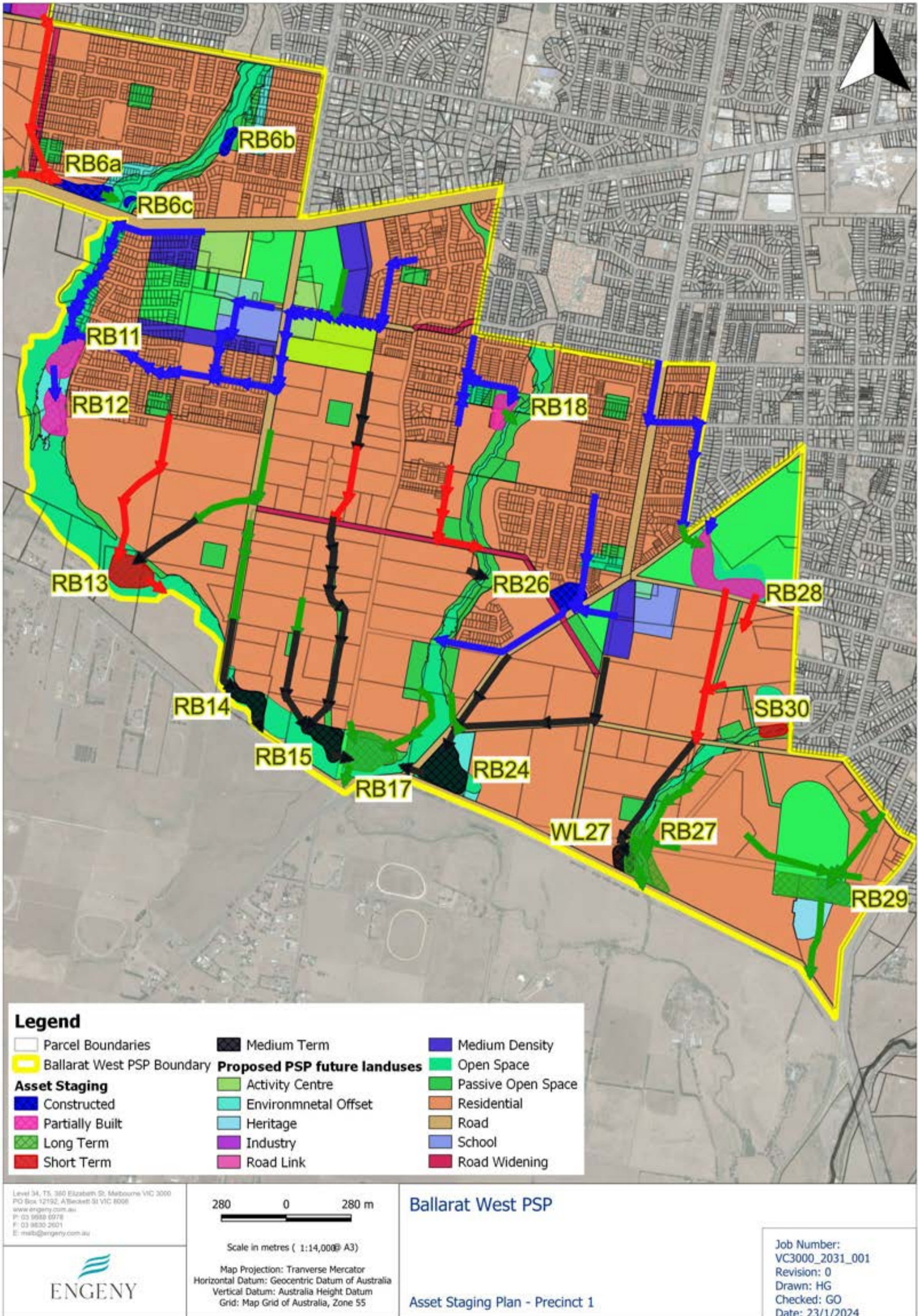


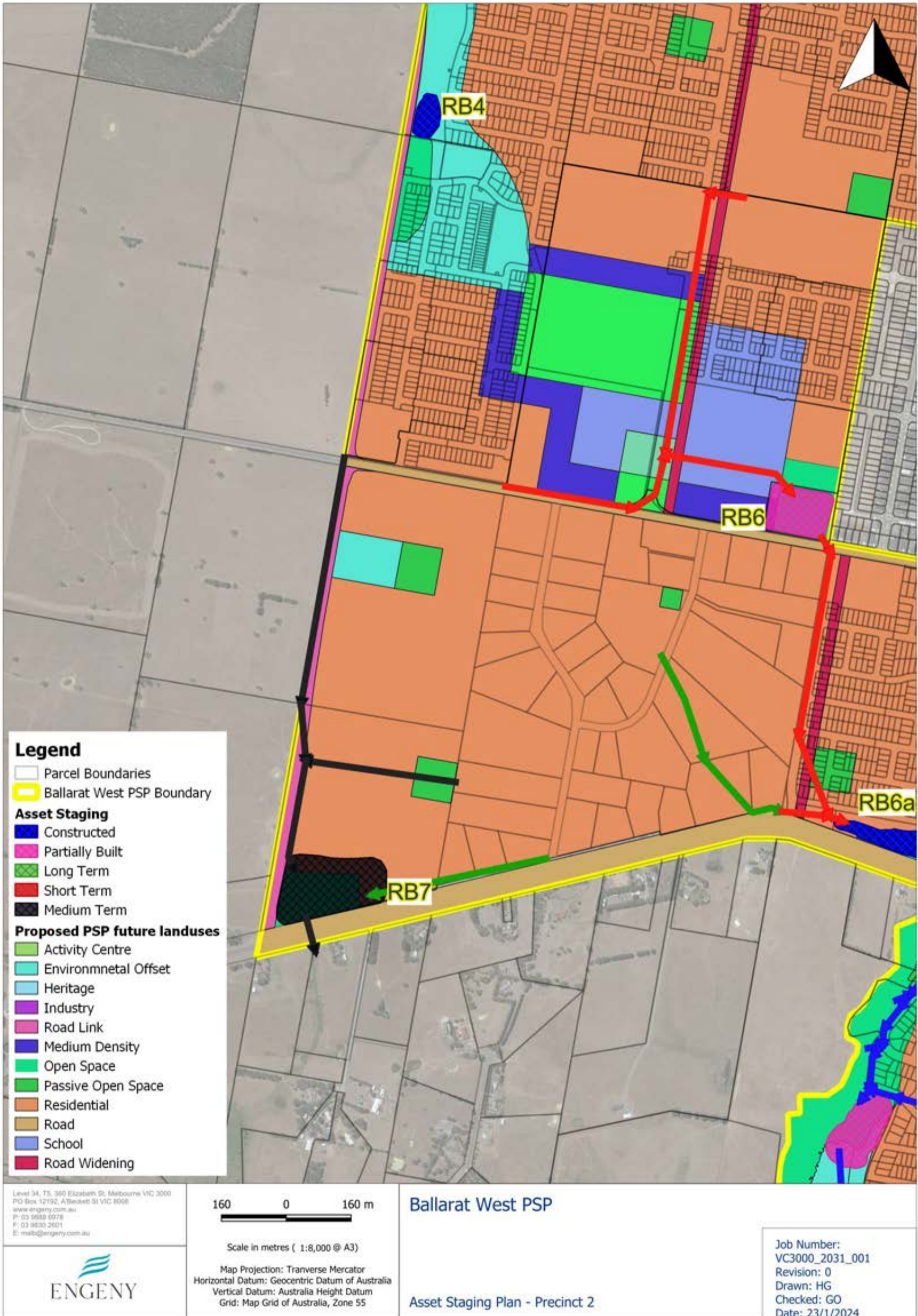




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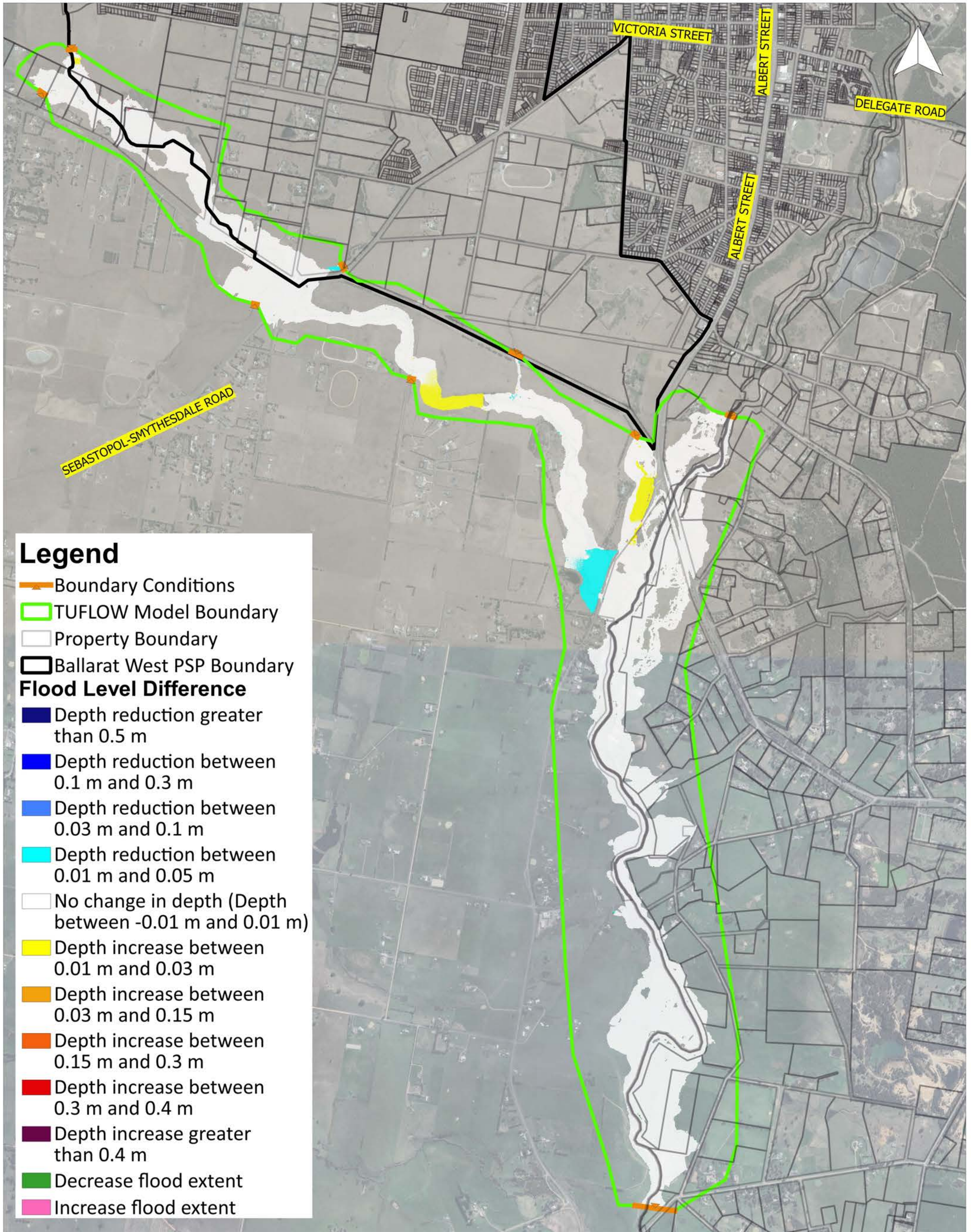
## APPENDIX E: STAGING PLANS





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## APPENDIX F: FLOOD DEPTHS AND AFFLUX OVERVIEW



**Legend**

- Boundary Conditions
  - TUFLOW Model Boundary
  - Property Boundary
  - Ballarat West PSP Boundary
- Flood Level Difference**
- Depth reduction greater than 0.5 m
  - Depth reduction between 0.1 m and 0.3 m
  - Depth reduction between 0.03 m and 0.1 m
  - Depth reduction between 0.01 m and 0.05 m
  - No change in depth (Depth between -0.01 m and 0.01 m)
  - Depth increase between 0.01 m and 0.03 m
  - Depth increase between 0.03 m and 0.15 m
  - Depth increase between 0.15 m and 0.3 m
  - Depth increase between 0.3 m and 0.4 m
  - Depth increase greater than 0.4 m
  - Decrease flood extent
  - Increase flood extent

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250 0 250 500 m

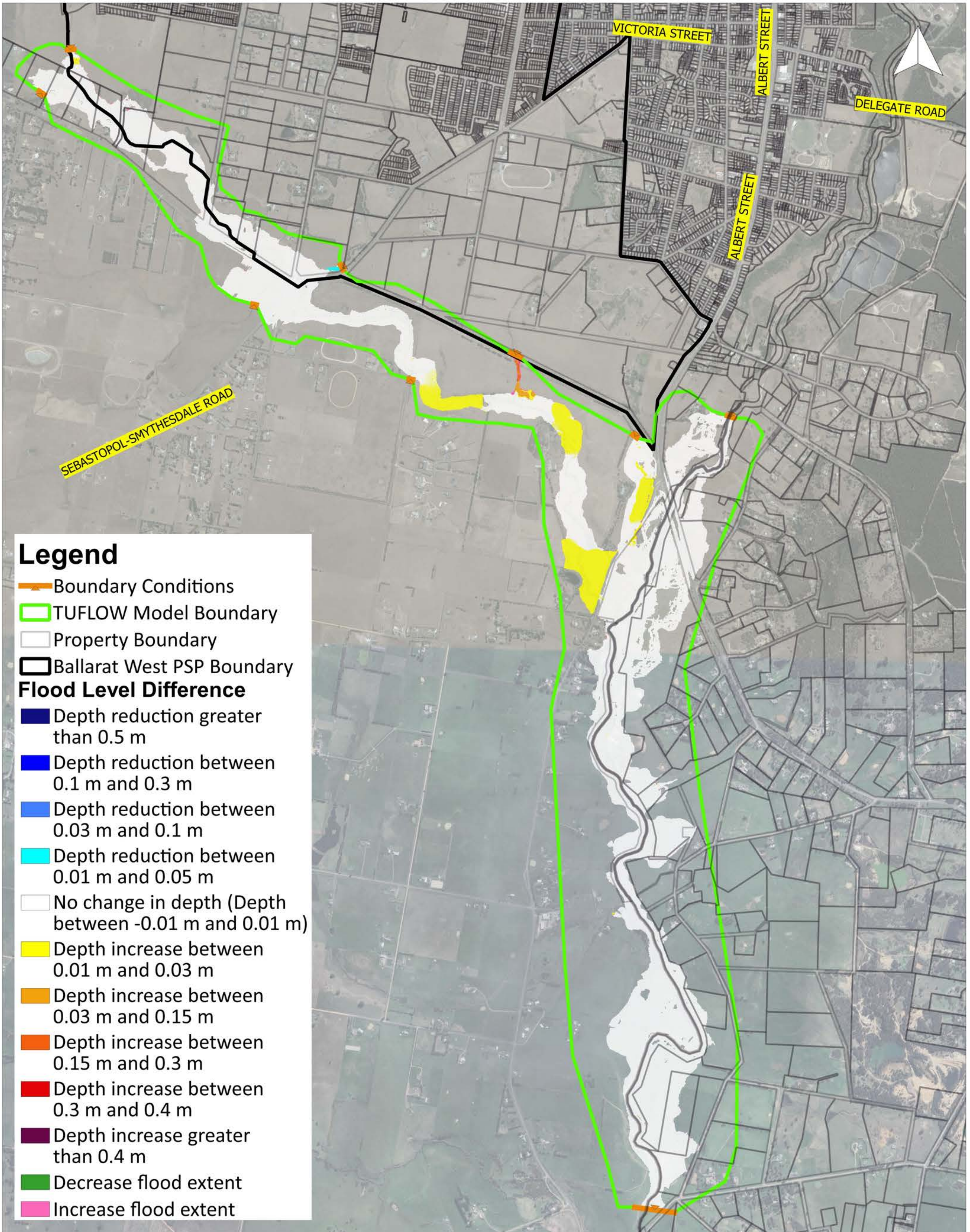
Scale in metres (1:10,000 @ A1)

Map Projection: Transverse Mercator  
Horizontal Datum: Geocentric Datum of Australia  
Vertical Datum: Australia Height Datum  
Grid: Map Grid of Australia, Zone 55

**Ballarat West PSP**

1 % AEP Flood Afflux  
Developed Conditions (SO1 - Larger RB27 )  
minus Existing Conditions

Job Number: VC2031\_001  
Revision: 0  
Drawn: HG  
Checked: GO  
Date: 23/2/2024



**Legend**

- Boundary Conditions
  - TUFLOW Model Boundary
  - Property Boundary
  - Ballarat West PSP Boundary
- Flood Level Difference**
- Depth reduction greater than 0.5 m
  - Depth reduction between 0.1 m and 0.3 m
  - Depth reduction between 0.03 m and 0.1 m
  - Depth reduction between 0.01 m and 0.05 m
  - No change in depth (Depth between -0.01 m and 0.01 m)
  - Depth increase between 0.01 m and 0.03 m
  - Depth increase between 0.03 m and 0.15 m
  - Depth increase between 0.15 m and 0.3 m
  - Depth increase between 0.3 m and 0.4 m
  - Depth increase greater than 0.4 m
  - Decrease flood extent
  - Increase flood extent

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250 0 250 500 m

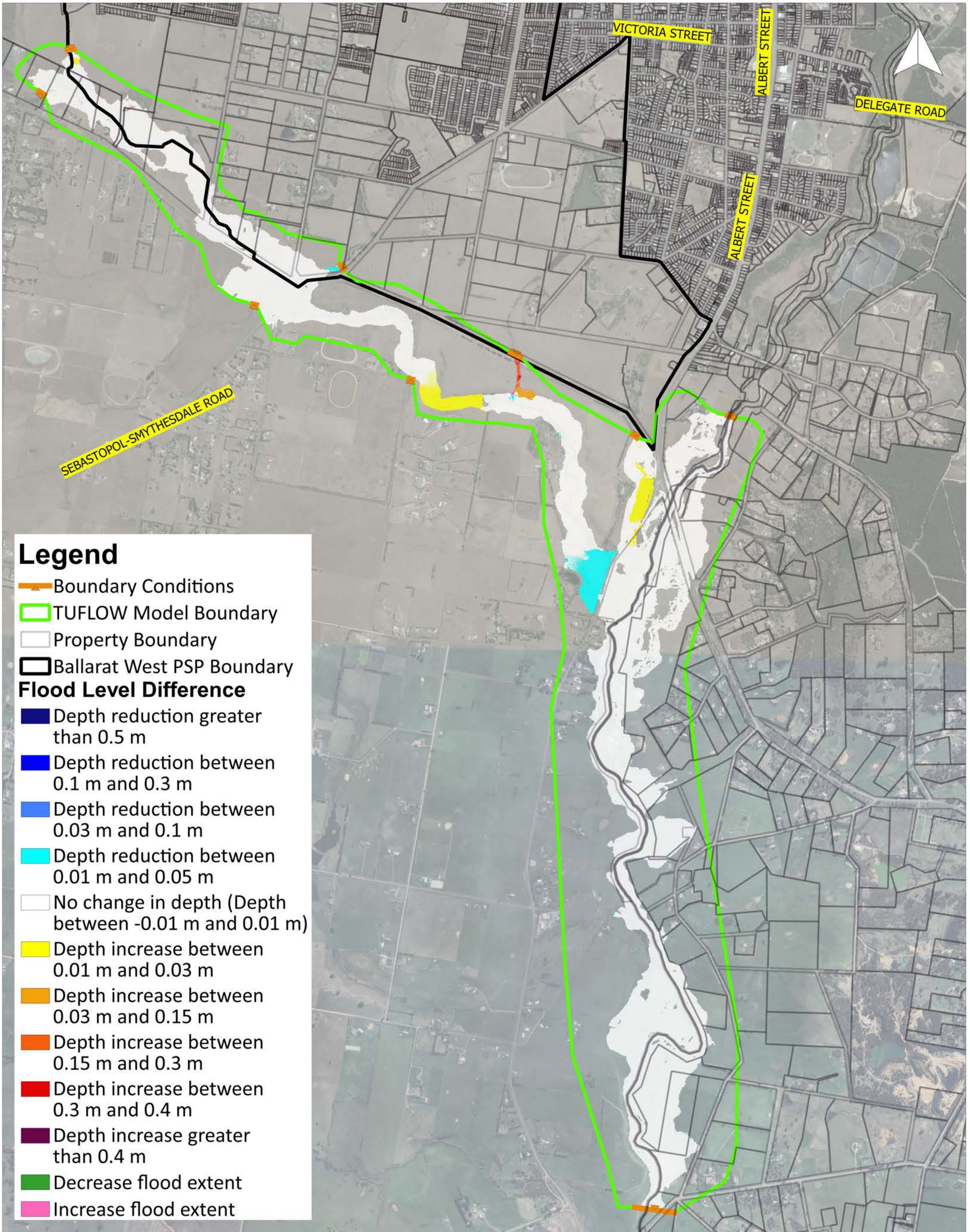
Scale in metres (1:10,000 @ A1)

Map Projection: Transverse Mercator  
Horizontal Datum: Geocentric Datum of Australia  
Vertical Datum: Australia Height Datum  
Grid: Map Grid of Australia, Zone 55

**Ballarat West PSP**

1 % AEP Flood Afflux  
Developed Conditions (SO2 - Smaller RB27 )  
minus Existing Conditions

Job Number: VC2031\_001  
Revision: 0  
Drawn: HG  
Checked: GO  
Date: 23/2/2024



**Legend**

- Boundary Conditions
  - TUFLOW Model Boundary
  - Property Boundary
  - Ballarat West PSP Boundary
- Flood Level Difference**
- Depth reduction greater than 0.5 m
  - Depth reduction between 0.1 m and 0.3 m
  - Depth reduction between 0.03 m and 0.1 m
  - Depth reduction between 0.01 m and 0.05 m
  - No change in depth (Depth between -0.01 m and 0.01 m)
  - Depth increase between 0.01 m and 0.03 m
  - Depth increase between 0.03 m and 0.15 m
  - Depth increase between 0.15 m and 0.3 m
  - Depth increase between 0.3 m and 0.4 m
  - Depth increase greater than 0.4 m
  - Decrease flood extent
  - Increase flood extent

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250 0 250 500 m

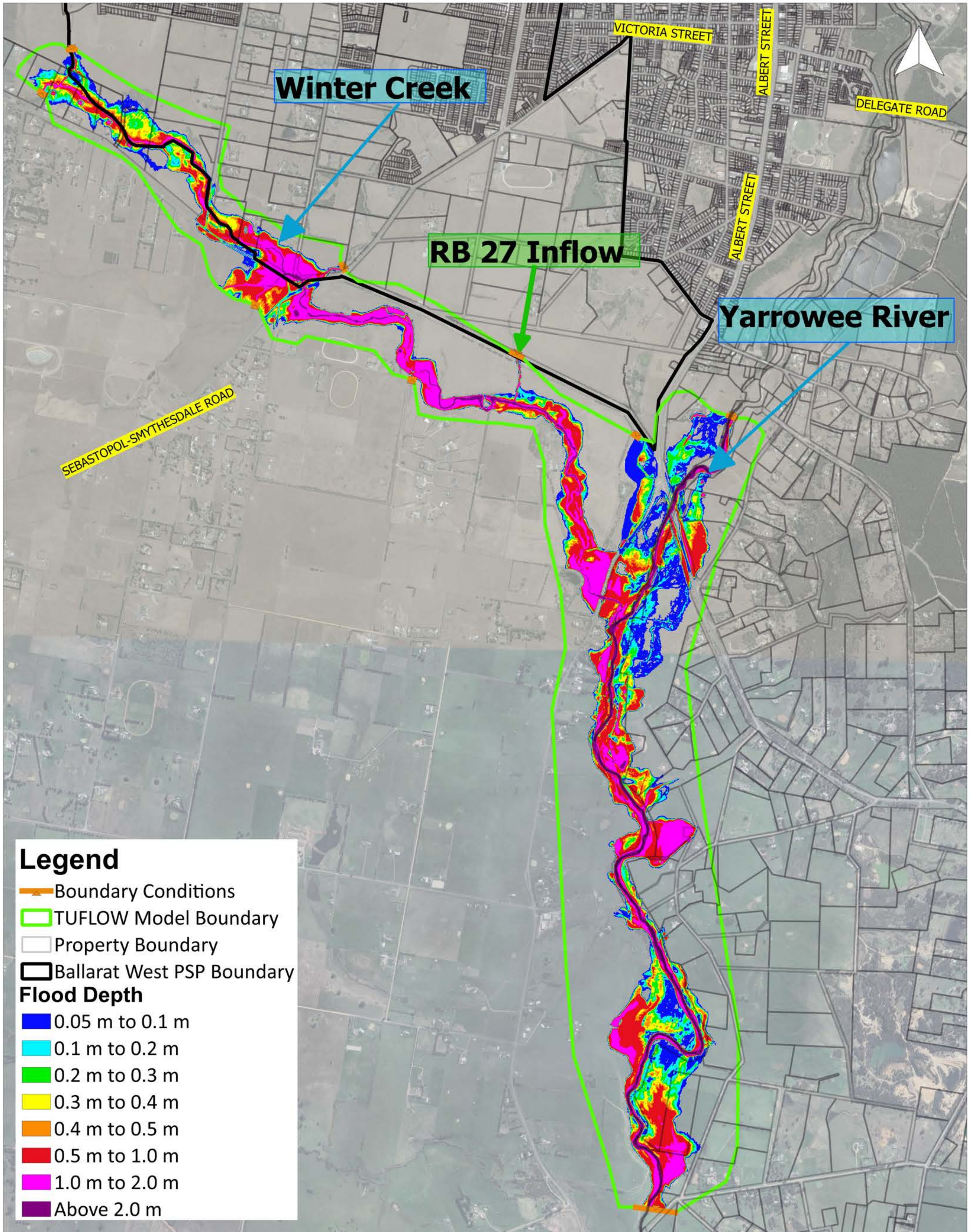
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Map Projection: Transverse Mercator  
Horizontal Datum: Geocentric Datum of Australia  
Vertical Datum: Australia Height Datum  
Grid: Map Grid of Australia, Zone 55

**Ballarat West PSP**

1 % AEP Flood Afflux  
Developed Conditions (SO3 - No RB27 ) minus  
Existing Conditions

Job Number: VC2031\_001  
Revision: 0  
Drawn: HG  
Checked: GO  
Date: 23/2/2024



**Legend**

- Boundary Conditions
  - TUFLOW Model Boundary
  - Property Boundary
  - Ballarat West PSP Boundary
- Flood Depth**
- 0.05 m to 0.1 m
  - 0.1 m to 0.2 m
  - 0.2 m to 0.3 m
  - 0.3 m to 0.4 m
  - 0.4 m to 0.5 m
  - 0.5 m to 1.0 m
  - 1.0 m to 2.0 m
  - Above 2.0 m

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250 0 250 500 m

Scale in metres (1:10,000 @ A1)

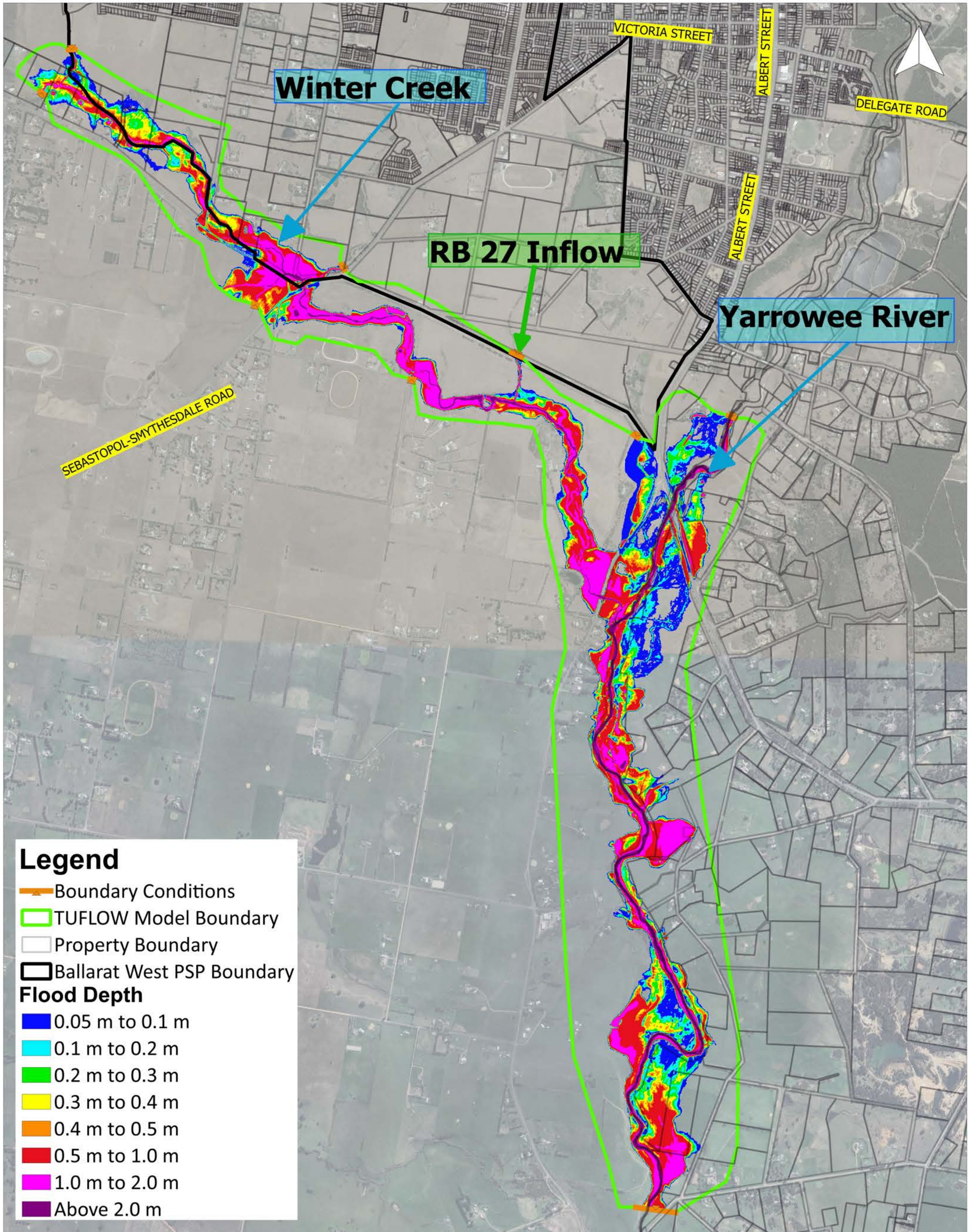
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Vertical Datum: Australia Height Datum  
Grid: Map Grid of Australia, Zone 55

**Ballarat West PSP**

1 % AEP Flood Depth  
Developed Conditions (SO1 - Larger RB27 )

Job Number: VC2031\_001  
Revision: 0  
Drawn: HG  
Checked: GO  
Date: 23/2/2024





**Legend**

- Boundary Conditions
  - TUFLOW Model Boundary
  - Property Boundary
  - Ballarat West PSP Boundary
- Flood Depth**
- 0.05 m to 0.1 m
  - 0.1 m to 0.2 m
  - 0.2 m to 0.3 m
  - 0.3 m to 0.4 m
  - 0.4 m to 0.5 m
  - 0.5 m to 1.0 m
  - 1.0 m to 2.0 m
  - Above 2.0 m

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250 0 250 500 m

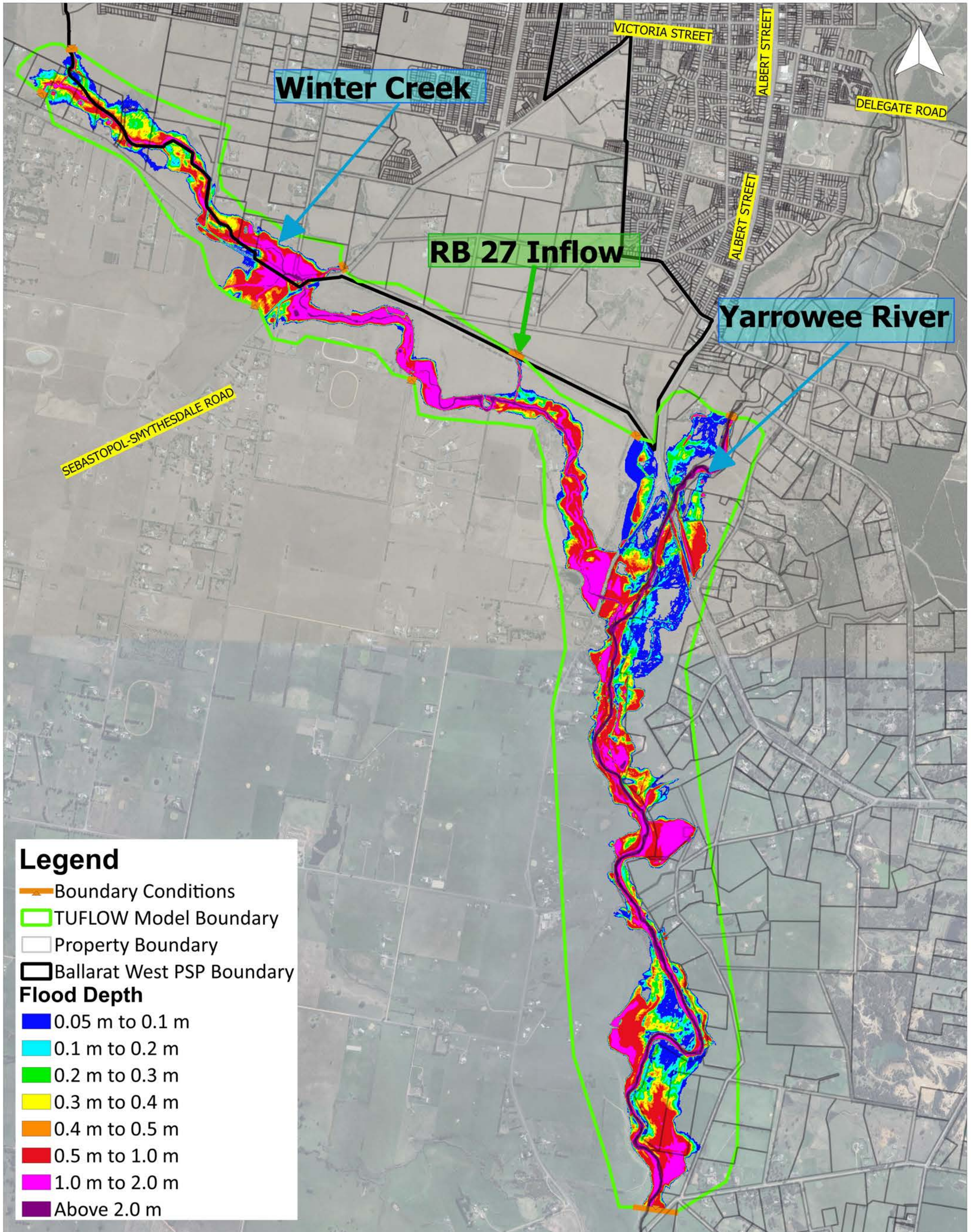
Scale in metres (1:10,000 @ A1)

Map Projection: Transverse Mercator  
Horizontal Datum: Geocentric Datum of Australia  
Vertical Datum: Australia Height Datum  
Grid: Map Grid of Australia, Zone 55

**Ballarat West PSP**

1 % AEP Flood Depth  
Developed Conditions (SO2 - Smaller RB27 )

Job Number: VC2031\_001  
Revision: 0  
Drawn: HG  
Checked: GO  
Date: 23/2/2024



**Legend**

- Boundary Conditions
  - TUFLOW Model Boundary
  - Property Boundary
  - Ballarat West PSP Boundary
- Flood Depth**
- 0.05 m to 0.1 m
  - 0.1 m to 0.2 m
  - 0.2 m to 0.3 m
  - 0.3 m to 0.4 m
  - 0.4 m to 0.5 m
  - 0.5 m to 1.0 m
  - 1.0 m to 2.0 m
  - Above 2.0 m

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250 0 250 500 m

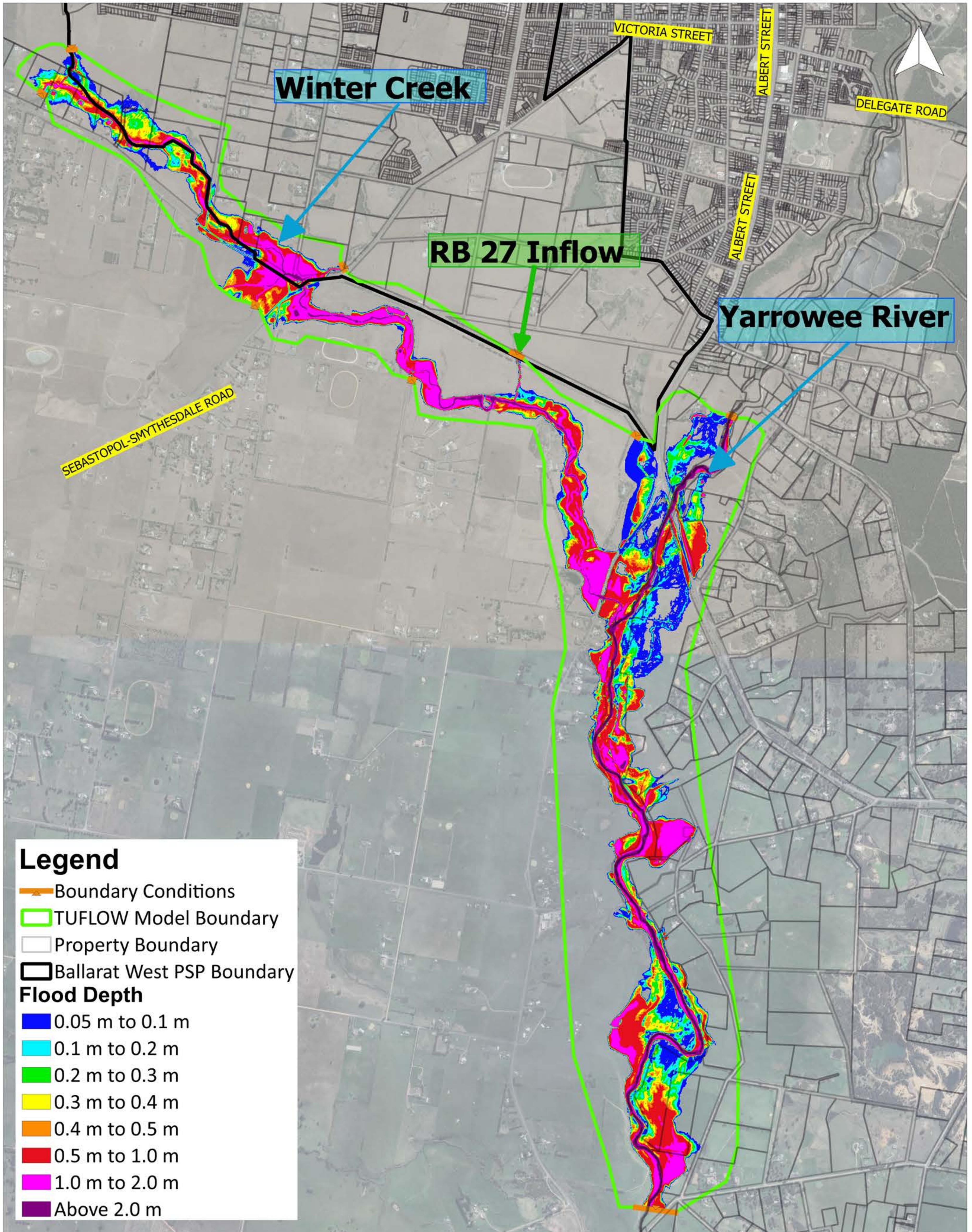
Scale in metres (1:10,000 @ A1)

Map Projection: Transverse Mercator  
Horizontal Datum: Geocentric Datum of Australia  
Vertical Datum: Australia Height Datum  
Grid: Map Grid of Australia, Zone 55

**Ballarat West PSP**

1 % AEP Flood Depth  
Developed Conditions (SO3 - No RB27 )

Job Number: VC2031\_001  
Revision: 0  
Drawn: HG  
Checked: GO  
Date: 23/2/2024



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250 0 250 500 m

Scale in metres (1:10,000 @ A1)

Map Projection: Transverse Mercator  
Horizontal Datum: Geocentric Datum of Australia  
Vertical Datum: Australia Height Datum  
Grid: Map Grid of Australia, Zone 55

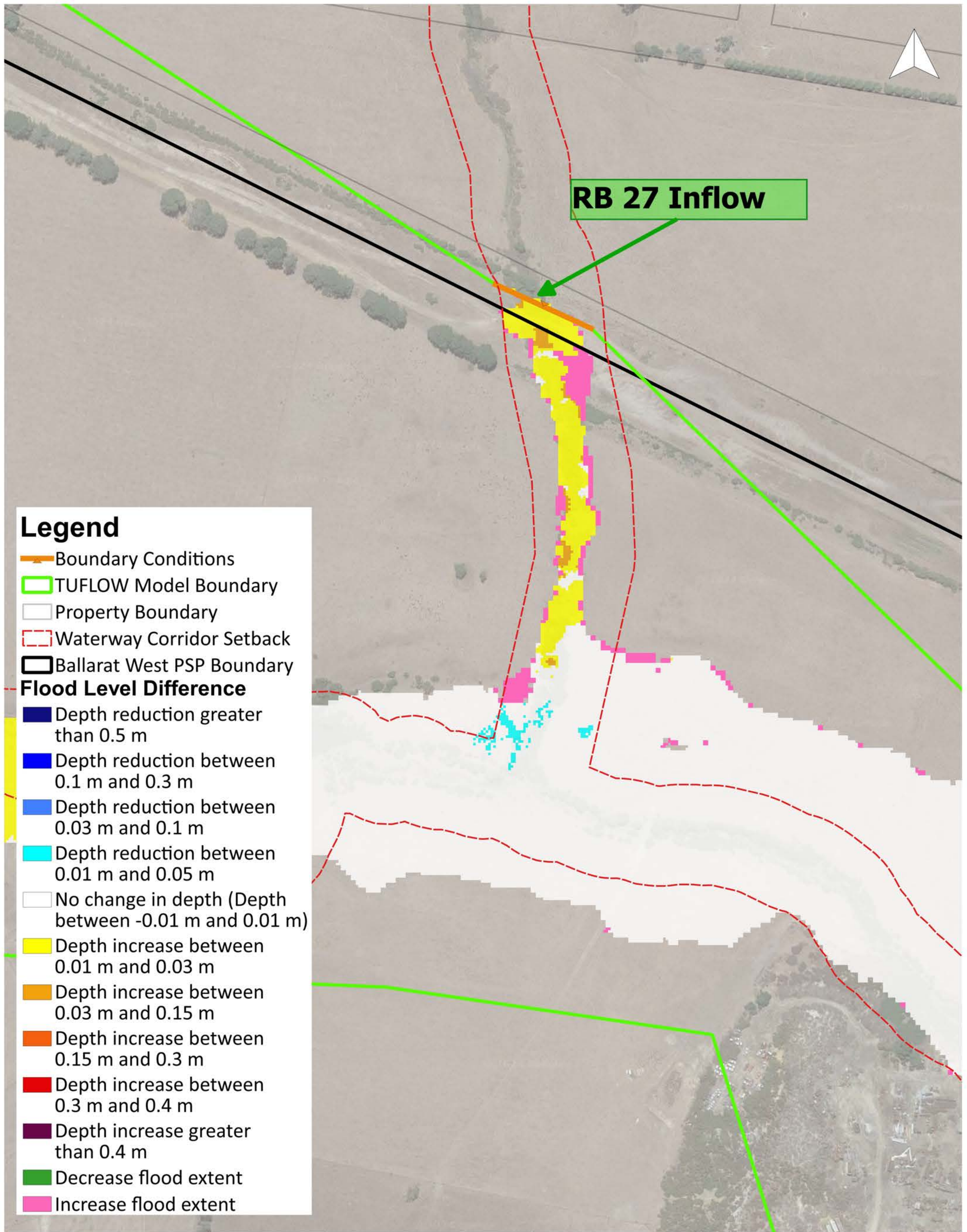
**Ballarat West PSP**

1 % AEP Flood Depth  
Existing Conditions

Job Number: VC2031\_001  
Revision: 0  
Drawn: HG  
Checked: GO  
Date: 23/2/2024

---

## APPENDIX G: FLOOD DEPTHS AND AFFLUX ZOOMED



**Legend**

- Boundary Conditions
  - TUFLOW Model Boundary
  - Property Boundary
  - Waterway Corridor Setback
  - Ballarat West PSP Boundary
- Flood Level Difference**
- Depth reduction greater than 0.5 m
  - Depth reduction between 0.1 m and 0.3 m
  - Depth reduction between 0.03 m and 0.1 m
  - Depth reduction between 0.01 m and 0.05 m
  - No change in depth (Depth between -0.01 m and 0.01 m)
  - Depth increase between 0.01 m and 0.03 m
  - Depth increase between 0.03 m and 0.15 m
  - Depth increase between 0.15 m and 0.3 m
  - Depth increase between 0.3 m and 0.4 m
  - Depth increase greater than 0.4 m
  - Decrease flood extent
  - Increase flood extent

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30 0 30 60 m

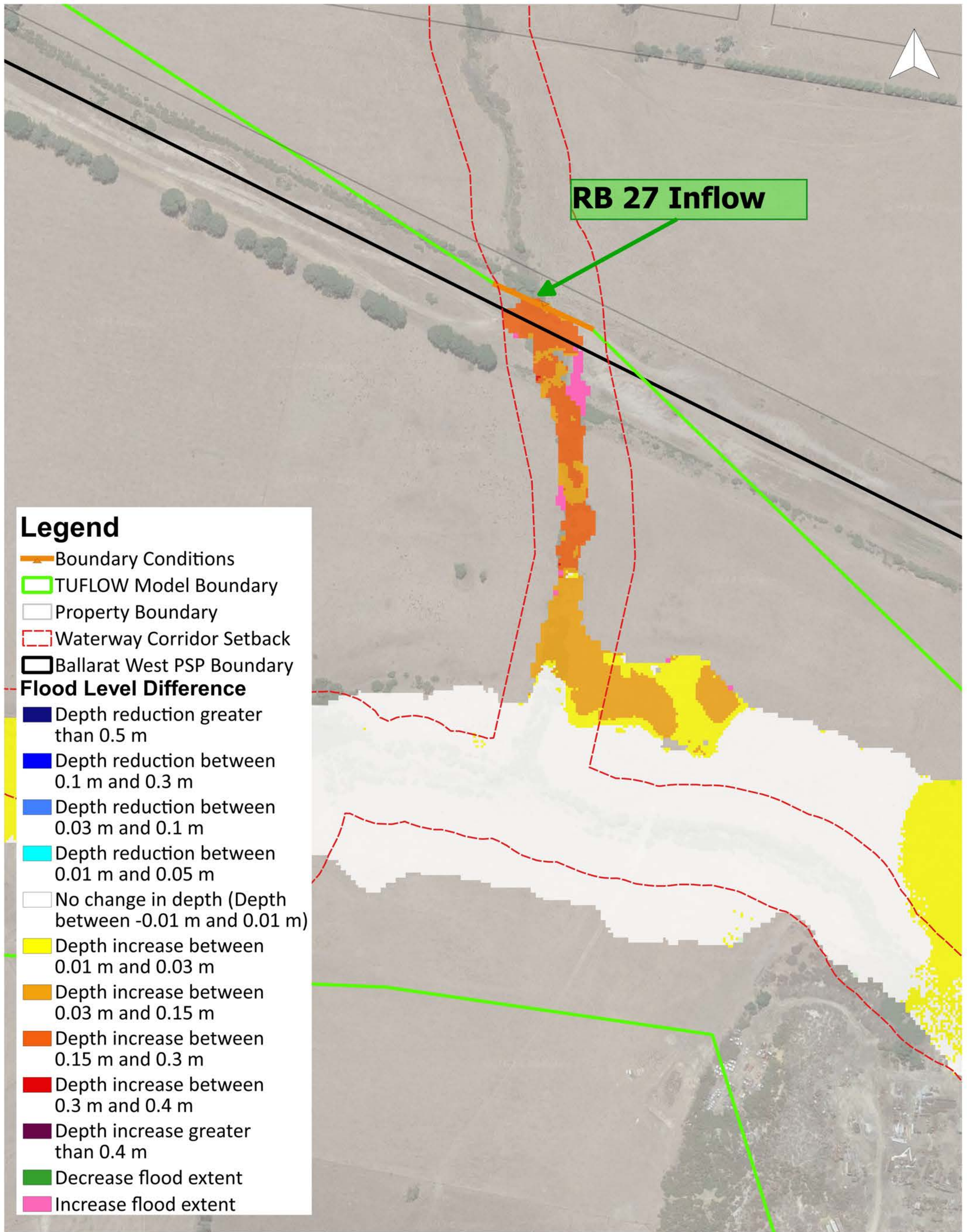
Scale in metres (1:1,000 @ A1)

Map Projection: Transverse Mercator  
Horizontal Datum: Geocentric Datum of Australia  
Vertical Datum: Australia Height Datum  
Grid: Map Grid of Australia, Zone 55


















**Ballarat West PSP**

1 % AEP Flood Afflux  
Developed Conditions (SO1 -  
Larger RB27 ) minus Existing  
Conditions

Job Number: VC2031\_001  
Revision: 0  
Drawn: HG  
Checked: GO  
Date: 17/1/2024




**Legend**

-  Boundary Conditions
-  TUFLOW Model Boundary
-  Property Boundary
-  Waterway Corridor Setback
-  Ballarat West PSP Boundary
- Flood Level Difference**
-  Depth reduction greater than 0.5 m
-  Depth reduction between 0.1 m and 0.3 m
-  Depth reduction between 0.03 m and 0.1 m
-  Depth reduction between 0.01 m and 0.05 m
-  No change in depth (Depth between -0.01 m and 0.01 m)
-  Depth increase between 0.01 m and 0.03 m
-  Depth increase between 0.03 m and 0.15 m
-  Depth increase between 0.15 m and 0.3 m
-  Depth increase between 0.3 m and 0.4 m
-  Depth increase greater than 0.4 m
-  Decrease flood extent
-  Increase flood extent

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30 0 30 60 m

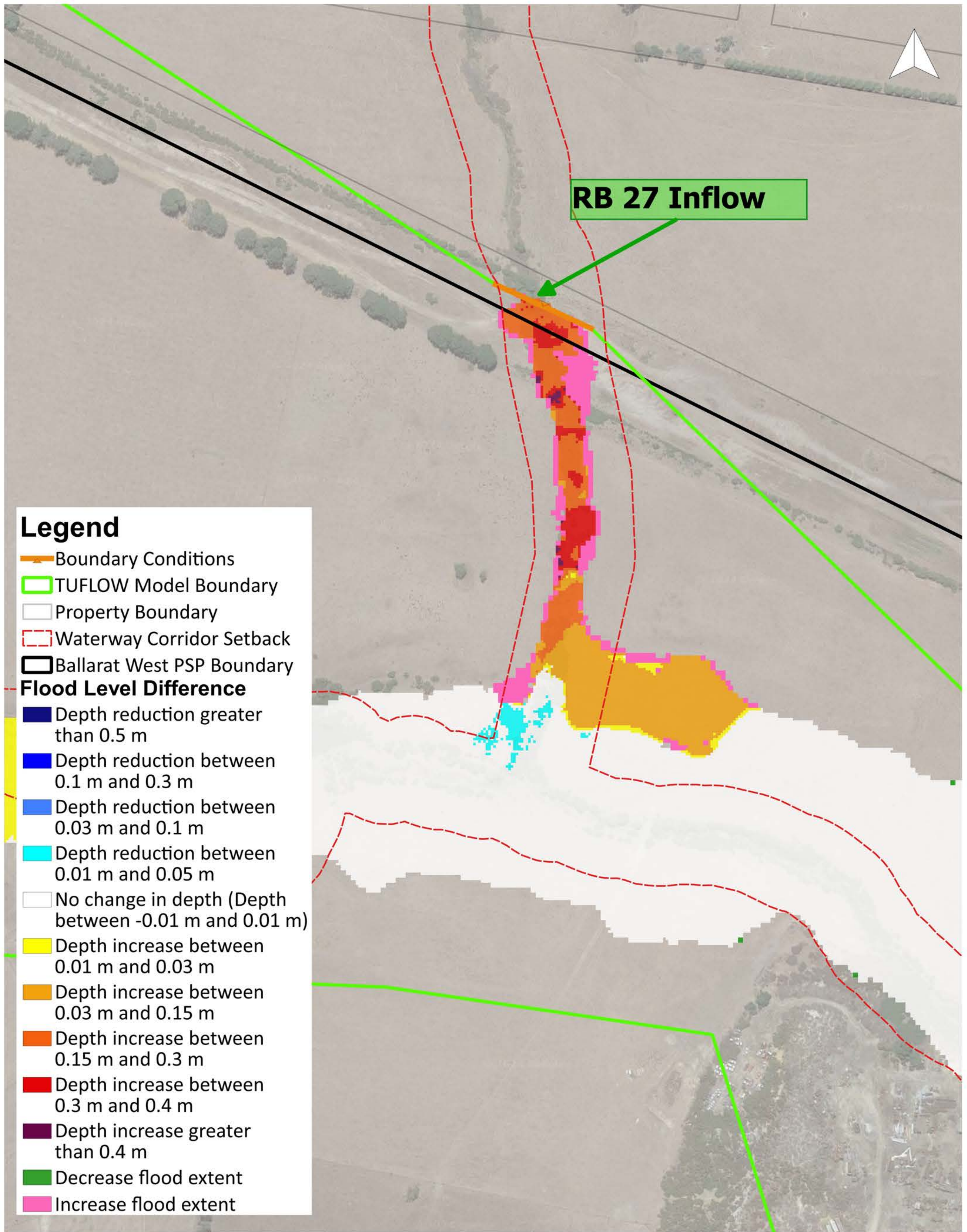
Scale in metres (1:1,000 @ A1)

Map Projection: Transverse Mercator  
Horizontal Datum: Geocentric Datum of Australia  
Vertical Datum: Australia Height Datum  
Grid: Map Grid of Australia, Zone 55

**Ballarat West PSP**

1 % AEP Flood Afflux  
Developed Conditions (SO2 -  
Smaller RB27 ) minus Existing  
Conditions

Job Number: VC2031\_001  
Revision: 0  
Drawn: HG  
Checked: GO  
Date: 17/1/2024



**Legend**

- Boundary Conditions
  - TUFLOW Model Boundary
  - Property Boundary
  - Waterway Corridor Setback
  - Ballarat West PSP Boundary
- Flood Level Difference**
- Depth reduction greater than 0.5 m
  - Depth reduction between 0.1 m and 0.3 m
  - Depth reduction between 0.03 m and 0.1 m
  - Depth reduction between 0.01 m and 0.05 m
  - No change in depth (Depth between -0.01 m and 0.01 m)
  - Depth increase between 0.01 m and 0.03 m
  - Depth increase between 0.03 m and 0.15 m
  - Depth increase between 0.15 m and 0.3 m
  - Depth increase between 0.3 m and 0.4 m
  - Depth increase greater than 0.4 m
  - Decrease flood extent
  - Increase flood extent

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30 0 30 60 m

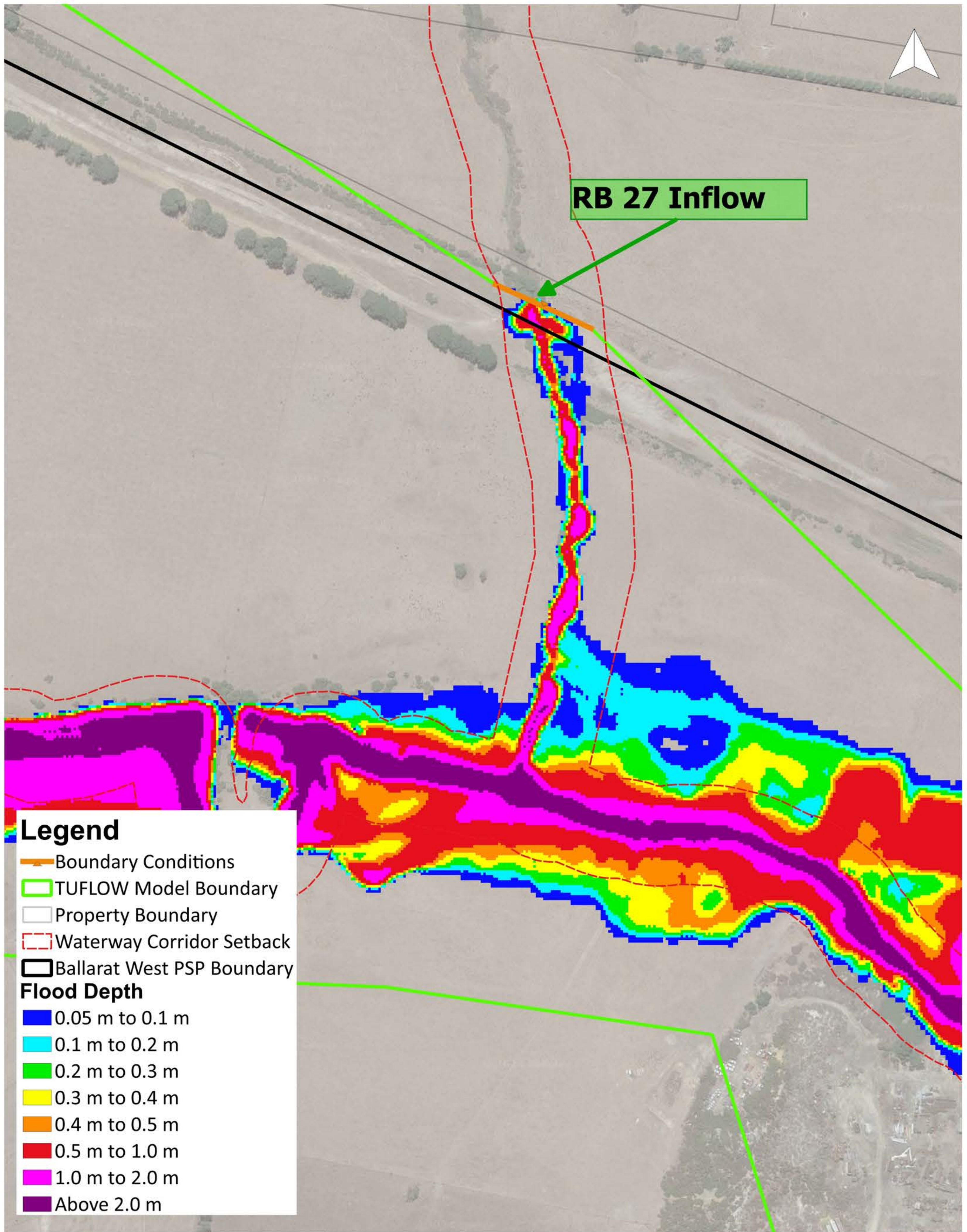
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Map Projection: Transverse Mercator  
Horizontal Datum: Geocentric Datum of Australia  
Vertical Datum: Australia Height Datum  
Grid: Map Grid of Australia, Zone 55

**Ballarat West PSP**

1 % AEP Flood Afflux  
Developed Conditions (SO3 - No  
RB27 ) minus Existing Conditions

Job Number: VC2031\_001  
Revision: 0  
Drawn: HG  
Checked: GO  
Date: 17/1/2024



**Legend**

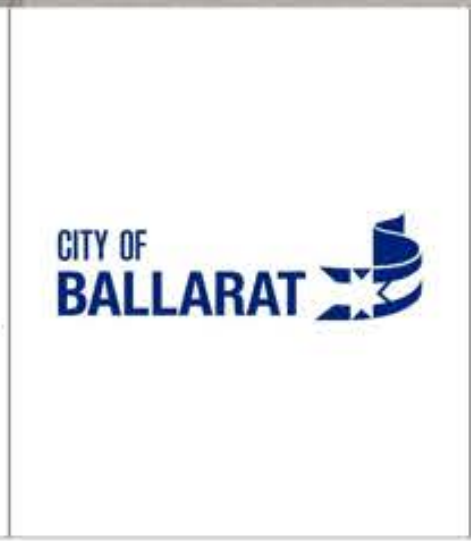
- Boundary Conditions
- TUFLOW Model Boundary
- Property Boundary
- Waterway Corridor Setback
- Ballarat West PSP Boundary

**Flood Depth**

- 0.05 m to 0.1 m
- 0.1 m to 0.2 m
- 0.2 m to 0.3 m
- 0.3 m to 0.4 m
- 0.4 m to 0.5 m
- 0.5 m to 1.0 m
- 1.0 m to 2.0 m
- Above 2.0 m

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30 0 30 60 m

Scale in metres (1:1,000 @ A1)

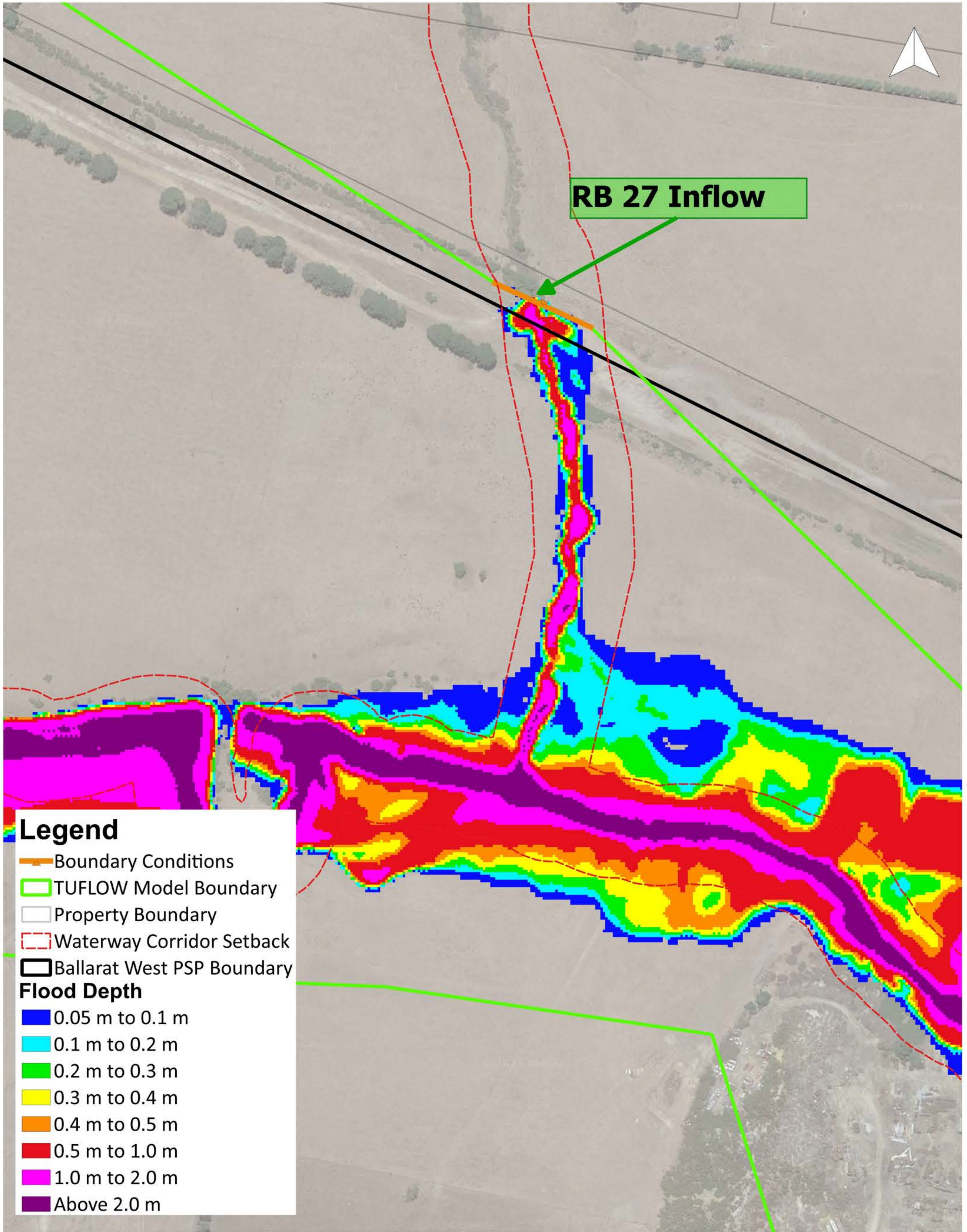
Map Projection: Transverse Mercator  
Horizontal Datum: Geocentric Datum of Australia  
Vertical Datum: Australia Height Datum  
Grid: Map Grid of Australia, Zone 55

**Ballarat West PSP**

1 % AEP Flood Depth  
Developed Conditions (SO1 -  
Larger RB27 )

Job Number: VC2031\_001  
Revision: 0  
Drawn: HG  
Checked: GO  
Date: 17/1/2024





**Legend**

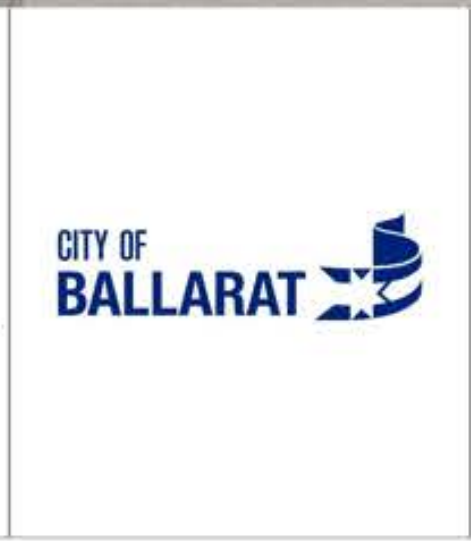
- Boundary Conditions
- TUFLOW Model Boundary
- Property Boundary
- Waterway Corridor Setback
- Ballarat West PSP Boundary

**Flood Depth**

- 0.05 m to 0.1 m
- 0.1 m to 0.2 m
- 0.2 m to 0.3 m
- 0.3 m to 0.4 m
- 0.4 m to 0.5 m
- 0.5 m to 1.0 m
- 1.0 m to 2.0 m
- Above 2.0 m

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30 0 30 60 m

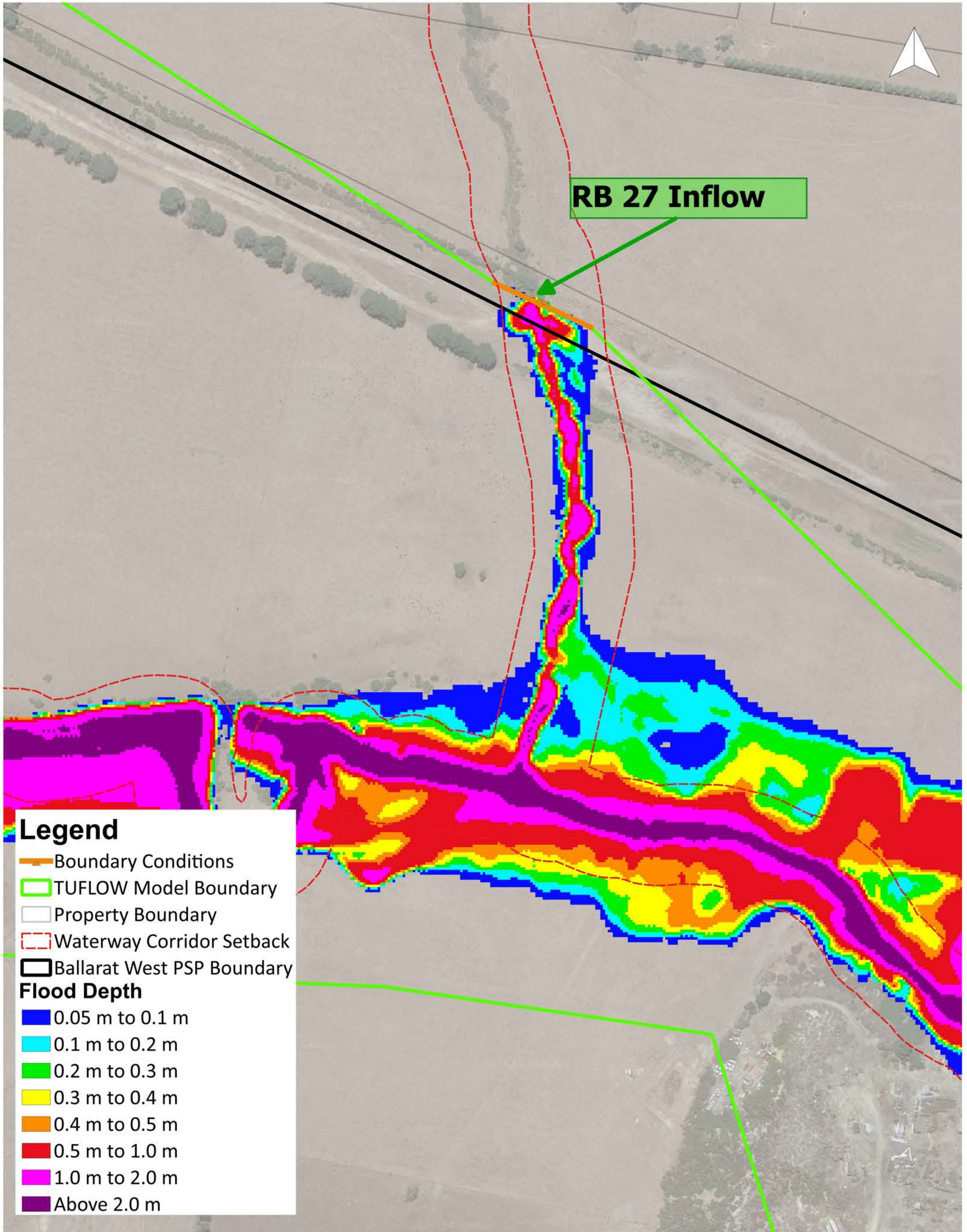
Scale in metres (1:1,000 @ A1)

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Horizontal Datum: Geocentric Datum of Australia  
Vertical Datum: Australia Height Datum  
Grid: Map Grid of Australia, Zone 55

**Ballarat West PSP**

1 % AEP Flood Depth  
Developed Conditions (SO2 -  
Smaller RB27 )

Job Number: VC2031\_001  
Revision: 0  
Drawn: HG  
Checked: GO  
Date: 17/1/2024



**Legend**

- Boundary Conditions
- TUFLOW Model Boundary
- Property Boundary
- Waterway Corridor Setback
- Ballarat West PSP Boundary

**Flood Depth**

- 0.05 m to 0.1 m
- 0.1 m to 0.2 m
- 0.2 m to 0.3 m
- 0.3 m to 0.4 m
- 0.4 m to 0.5 m
- 0.5 m to 1.0 m
- 1.0 m to 2.0 m
- Above 2.0 m

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30 0 30 60 m

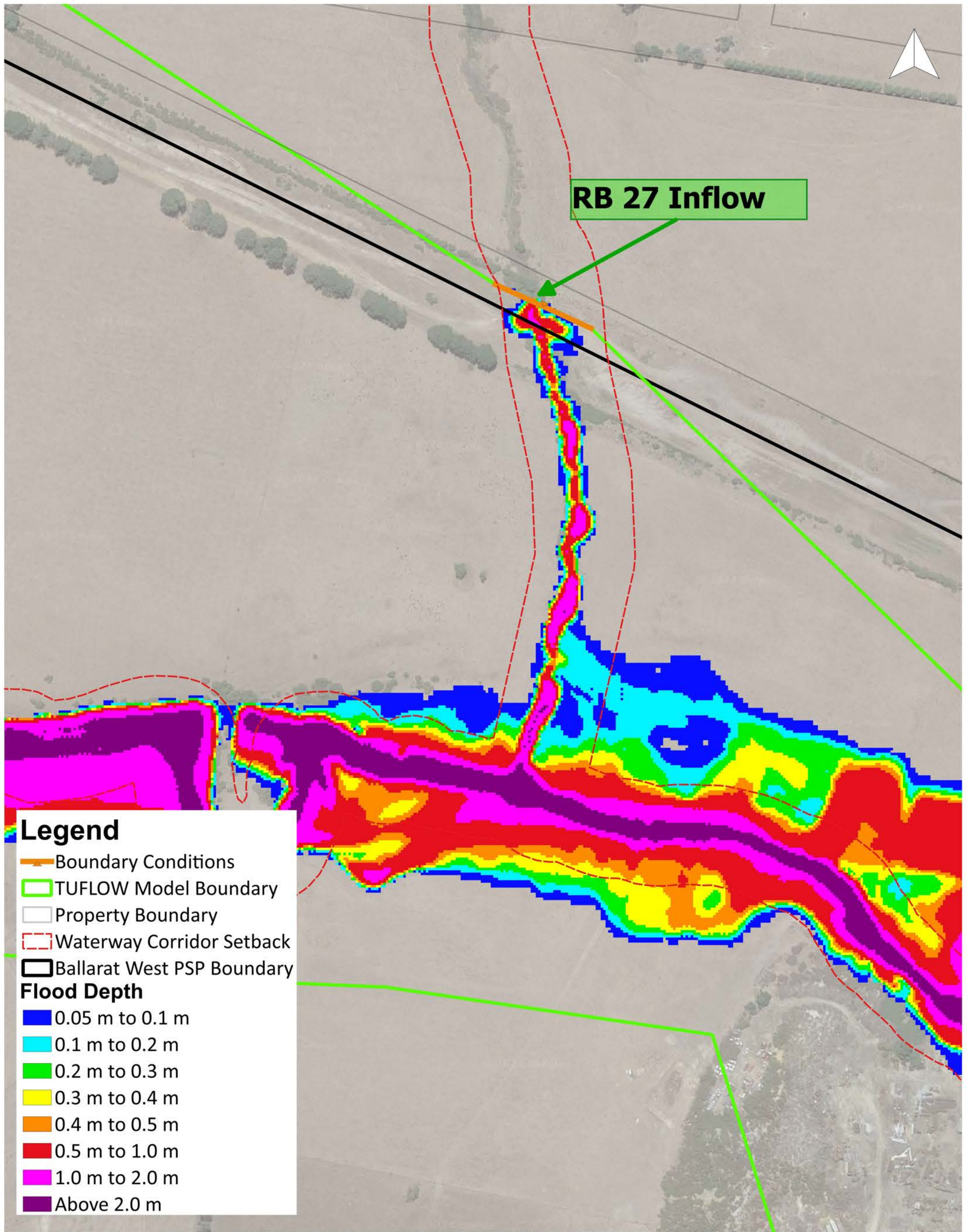
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Vertical Datum: Australia Height Datum  
Grid: Map Grid of Australia, Zone 55

**Ballarat West PSP**

1 % AEP Flood Depth  
Developed Conditions (SO3 - No  
RB27 )

Job Number: VC2031\_001  
Revision: 0  
Drawn: HG  
Checked: GO  
Date: 17/1/2024



**Legend**

- Boundary Conditions
- TUFLOW Model Boundary
- Property Boundary
- Waterway Corridor Setback
- Ballarat West PSP Boundary

**Flood Depth**

- 0.05 m to 0.1 m
- 0.1 m to 0.2 m
- 0.2 m to 0.3 m
- 0.3 m to 0.4 m
- 0.4 m to 0.5 m
- 0.5 m to 1.0 m
- 1.0 m to 2.0 m
- Above 2.0 m

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30 0 30 60 m

Scale in metres (1:1,000 @ A1)

Map Projection: Transverse Mercator  
Horizontal Datum: Geocentric Datum of Australia  
Vertical Datum: Australia Height Datum  
Grid: Map Grid of Australia, Zone 55

**Ballarat West PSP**

1 % AEP Flood Depth  
Existing Conditions

Job Number: VC2031\_001  
Revision: 0  
Drawn: HG  
Checked: GO  
Date: 17/1/2024



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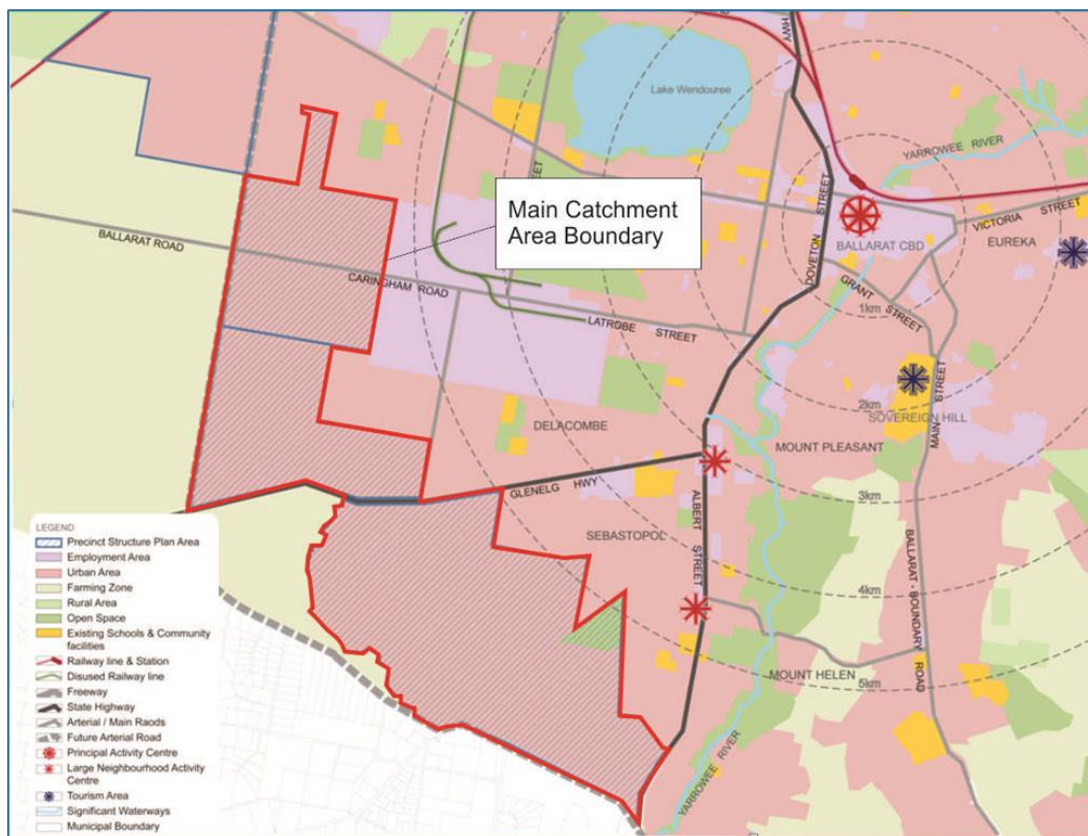
[www.opteonsolutions.com](http://www.opteonsolutions.com)

June 2024 Land Value Assessments  
for the Ballarat West  
Development Contributions Plan Review

File Reference: 18507140



## DESKTOP REPORT



DCP Area Map from the Ballarat West Development Contributions Plan, June 2017 (with minor alterations)

### June 2024 Land Value Assessments for the Ballarat West Development Contributions Plan Review

<b>Prepared For</b>	City of Ballarat
<b>Report Purpose and Intended Use</b>	To assess (indicative desktop) land values for the Ballarat West Development Contributions Plan Review.
<b>File Reference</b>	18507140

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 E info@opteonsolutions.com  
 W www.opteonsolutions.com

June 2024 Land Value Assessments  
 for the Ballarat West Development Contributions Plan Review  
 File Reference: 18507140



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for the Ballarat West Development Contributions Plan Review  
File Reference: 18507140



## 1.0 Instructions and Scope of Work

<b>Instructing Party</b>	Chris Duckett, Manager Sustainable Growth, City of Ballarat
<b>Client / Authorised Party</b>	City of Ballarat
<b>Report Purpose and Intended Use</b>	To assess (indicative desktop) land values for the Ballarat West Development Contributions Plan Review.
<b>Scope of Work</b>	The scope of work undertaken by the valuer has included: <ul style="list-style-type: none"> <li>• Collation of information from relevant parties regarding the subject properties;</li> <li>• Undertaking our own research regarding the subject properties;</li> <li>• Undertaking market research of similar properties;</li> <li>• Preparation of calculations; and</li> <li>• Preparation of this report.</li> </ul>
<b>Compliance/Departures with Valuation Standards</b>	The assessments have been prepared in accordance with the valuation principles contained in Ballarat West Development Contributions Plan, June 2017. The assessments have been prepared with reference to the International Valuation Standards (IVS), however, may not be in compliance due to publication and limitations on investigations being indicative desktop assessments.
<b>Independence of Valuer/Disclosure</b>	Unless otherwise disclosed, the valuer does not have any material connection or involvement with the subject property or the parties to the assessment that could limit the valuer's ability to provide an unbiased and objective assessment. The assessment has been assessed independently by the valuer without material assistance from others.

### 1.1 Key Assumptions

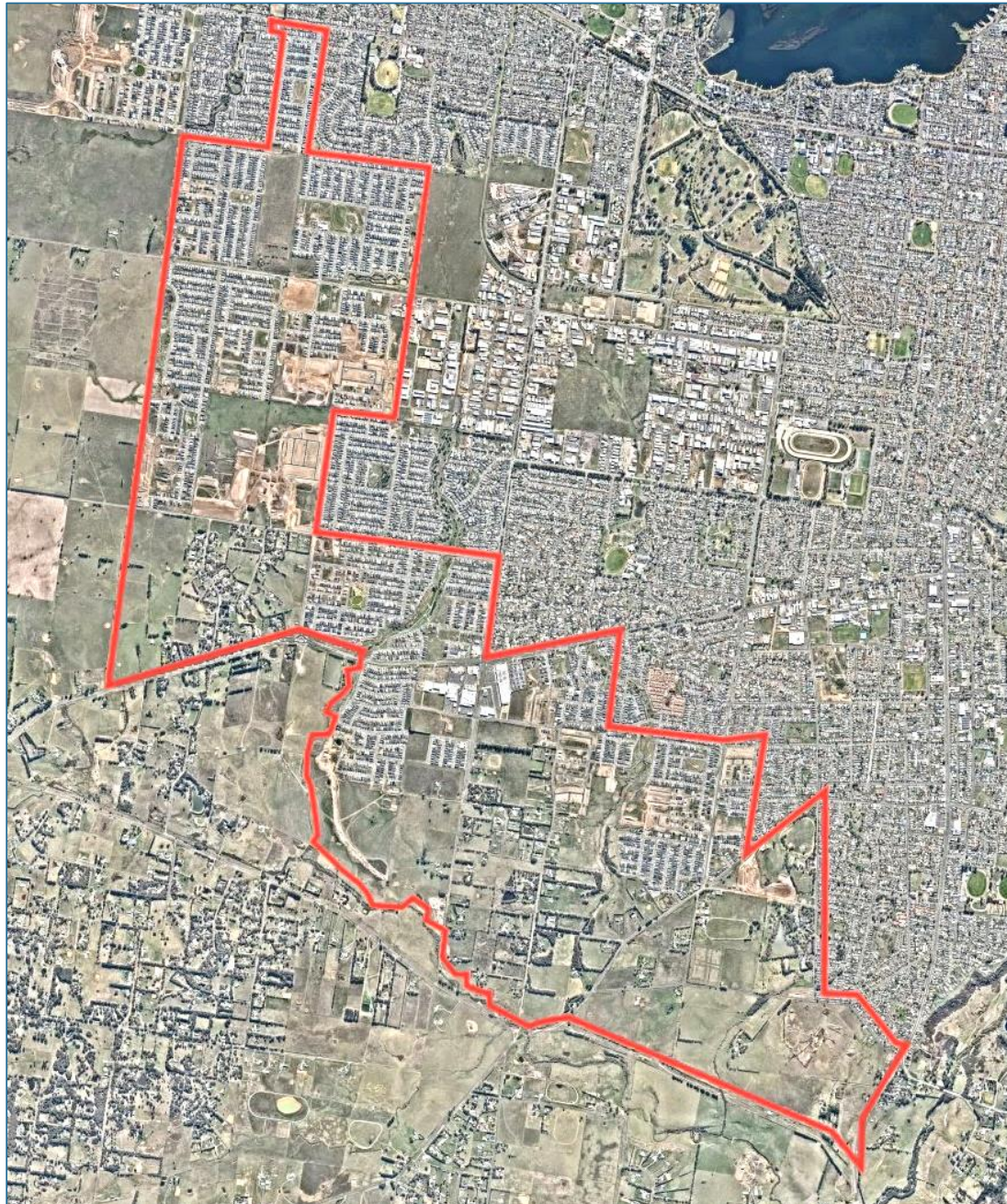
- The instructions and information supplied contain a full disclosure of all information that is relevant.
- The assessments have been completed with desktop inspections only based on information obtained about the improvements through sources such as aerial imagery and RPData, should the improvements or other key attributes vary materially differ to those assumed in the assessments that could affect the values estimated in this report. Assessments, completed with no recent inspection carries with it, by its nature, inherent risks of diminished accuracy than might or should be expected from a valuation where a thorough on-site inspection has been completed for each property.
- The assessments have been completed on a vacant possession basis assuming the properties are unencumbered by any long-term leases or by the owner's occupancy and have assessed the freehold interest only and have not considered other potential interests in the properties such as leasehold interests.
- This assessments assume clear and unencumbered titles and assuming that each property can generally be developed, in the future, as designated for in the Ballarat West Precinct Structure Plan. Due to the number of titles involved, preliminary nature, and sometimes hypothetical nature, of the assessments title searches have not been completed.

If any of these assumptions are proved incorrect, this may have a material impact on the assessments.

## 2.0 Location and Precinct

The Ballarat West Precinct now at the time of writing, no longer comprises mostly farmland designated for future development but, has been the city of Ballarat’s primary growth area for a number of years, with a population and development growth rate that has exceeded expectations and forecasts. It has become a mature growth area with, but a still developing residential growth corridor, incorporating areas of established and developing suburban residential housing and the sub-regional level Delacombe town and shopping centre.

An extract of Nearmap Aerial Imagery, dated 23 April 2024, is shown below marked up with the approximate outline of the Ballarat West Development Contribution Plan and Precinct Structure Plan area.







### 3.0 Basis of Value & Definitions

The Ballarat West Development Contribution Plan (DCP) states assessments for the land required for infrastructure items are to be carried out in accordance with the following principles (each of which is further elaborated on in the DCP):

1. The valuations are to be preliminary only.
2. Valuations are to take into account the specifics of the land required.
3. Normal valuation principles apply.
4. Availability of services are assumed.

Normal valuation principles have been assumed to include normal land compensation valuation principles. It is noted the DCP refers to the “before and after basis” which is consistent with this assumption, as it is typically used for compensation assessments.

The assessments are based on project descriptions and indicated land-acquisition locations land areas as provided to us as part of our instructions, with the property descriptions and ownership holdings being as described in the Ballarat West Development Contributions Plan and associated Ballarat West Precinct Structure Plan. We highlight, if the actual or ultimate projects, project locations or land areas required vary, or the ownership holdings vary, the acquired land values or acquisition costs or both could materially vary from the assessed land values. The assessments reflect levels of value prevailing to the prescribed Assessment Date, hypothetically assuming the acquisitions take place at the Assessment Date specified in this report (irrespective of when the acquisition is scheduled or if the acquisition has already occurred). Furthermore, the assessments are on a (per-property) ‘broad hectare’ basis (even if hypothetical) that the properties still have the same land areas and configuration, as specified in the Development Contribution and Precinct Structure Plans (and the properties remain undeveloped if applicable), such that any severance and injurious affection assessed remains based on the (original) properties as described in the Development Contributions and Precinct Structure Plans, for the development infrastructure levy purposes. We highlight this has been our interpretation of the land valuation method requirements of the Development Contributions Plan, adopted for the purpose of this report, should further certainty be sought as to compliance with the valuation method requirements prescribed by the Development Contributions Plan, we recommend seeking legal or other consultancy advice and seeking the valuations be updated accordingly if applicable, or providing us specific further instructions as to the prescribed valuation method.

Furthermore, we highlight these assessments pertain to land value only, there may be additional land acquisition costs, particularly including any landowner claims for disturbance, special value and solatium, as well as costs for conveyancing, surveying and legal services. This report does not make an allowance for such potential additional costs.

A description of pertinent valuation methods, principles and definitions used, follow.

#### Market Value Definition and Principles

<b>Market Value</b>	Market Value is defined in the International Valuation Standards as:  <i>The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm’s length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.</i>
<b>Highest &amp; Best Use</b>	Market Value is based on the highest and best use of the asset that may not necessarily be the existing use. Highest and Best Use is “ <i>the use of an asset that maximises its potential and that is possible, legally permissible and financially feasible</i> ”.

## Compensation Valuation Methods and Principles

### Before and After Method (Incorporating Severance and Injurious Affection)

The 'Before and After Method' (incorporating injurious affection) is described in the Principles and Practice of Property Valuation in Australia Third Edition as follows:

*The assessment of compensation is usually based on a before-and-after method, whereby the value in the before acquisition scenario is assessed (disregarding the public purpose) and the value in the after acquisition scenario (having regard to the public purpose) is assessed and the difference determined. ... -*

### Piecemeal Method

The piecemeal method is described and guidance for its application is given, in the following extract, from the NSW's Valuer General's Policy:

*The piece meal method can also be used to determine compensation where only part of the land is acquired. This method should be adopted when only a small piece of land is acquired and the difference in value resulting from the acquisition is too small to be reliably measured using the before and after method.*

*Using this method you must establish the market value of the whole property (excluding building improvements) to derive a rate per square metre or hectare and then apply the rate to the acquired land. This method will not capture the loss due to severance or the increase/decrease in the value of other land.*

*This method is appropriate to use where the acquisition is not considered to have an impact on the value of the residue land. Before adopting this method, you must consider the possible impact of the public purpose, on the value of the whole property.*

### Pointe Gourde and San Sebastian Principles

The Pointe Gourde (and San Sebastian) Principles are referred to by Kirby P in *Haig v The Minister Administering the National Parks and Wildlife Act 1974* 85 LGERA 143:

*It is so named after Pointe Gourde Quarrying and Transport Co Ltd v Sub-Intendent of Crown Lands [1947] AC 565. According to the principle, which is one devised by the judges, in valuing land for resumption purposes, any increase in the land's value which is entirely due to the scheme underlying the acquisition is to be disregarded. The converse of the principle is also accepted. Any diminution in the value of land which is entirely due to the resumption scheme, or to any blight caused by a step in the resumption process, is to be disregarded in determining the value of the land: see Housing Commission of New South Wales v San Sebastian Pty Ltd (1978) 140 CLR 196 at 214; ... Thus, where it is found that there is a direct causal connection between a restriction on land use imposed by planning and land use legislation and the proposed establishment of the public works for which the land might be resumed, the extent of such restriction on the value of the land must be ignored. Behind this principle lies a search for a fair valuation and an insistence upon just procedures. If it were not upheld in the determination of the value of resumed land, it would be possible for a resuming authority to use its power or influence, in respect of such matters as zoning, to diminish the value of the land to be resumed, to its own advantage and to the disadvantage of the owner at valuation.*

## 4.0 Planning

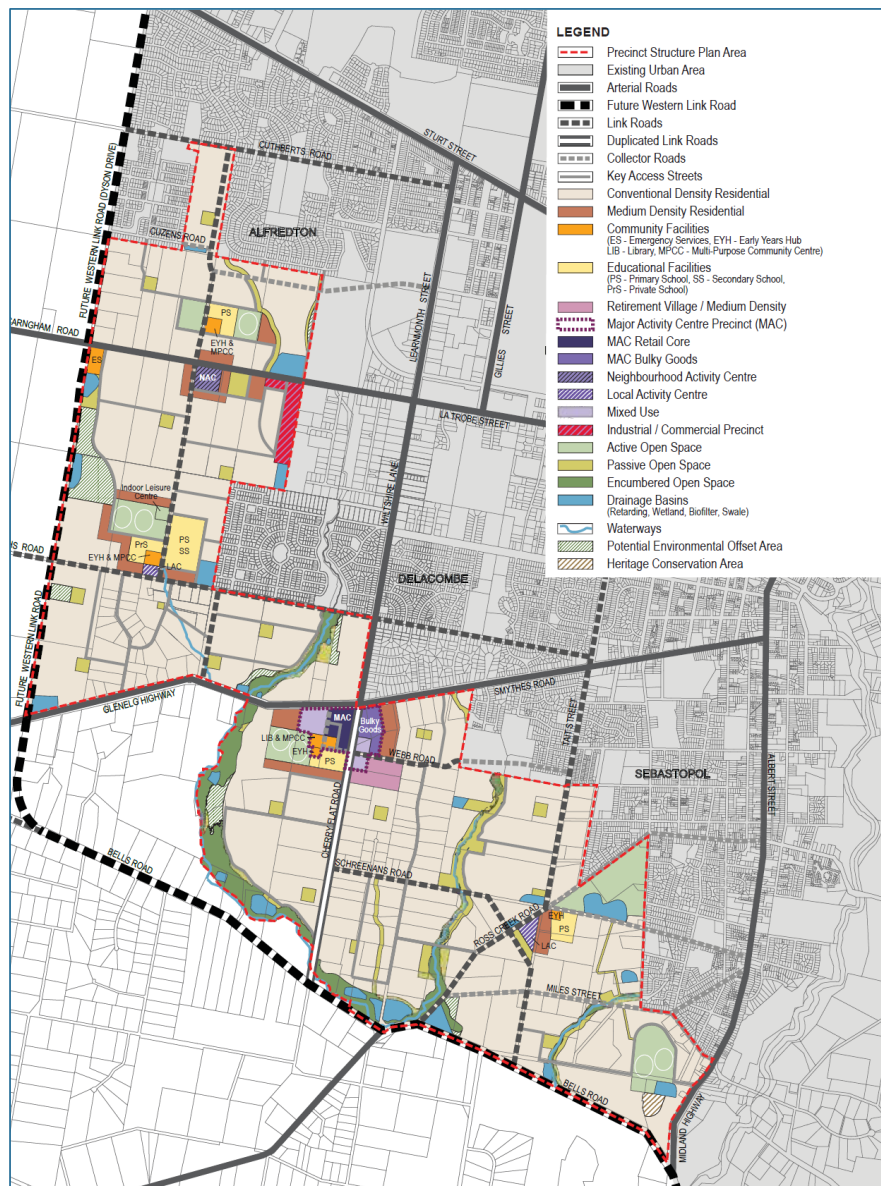
**Local Government Area** City of Ballarat

**Planning Scheme** Ballarat Planning Scheme

### 4.1 Zoning

The subject precinct has an urban growth zoning (UGZ). The objective of such zoning includes to manage the transition of non-urban land into urban land in accordance with a precinct structure plan.

The Ballarat West Precinct Structure Plan has been created and incorporated into the planning scheme. It designates the growth corridor to be for predominately residential development along with locations for associated amenities such as open space, retail centres, community and school sites. An extract of the future urban structure included in the Ballarat West Precinct Structure Plan is reproduced below.



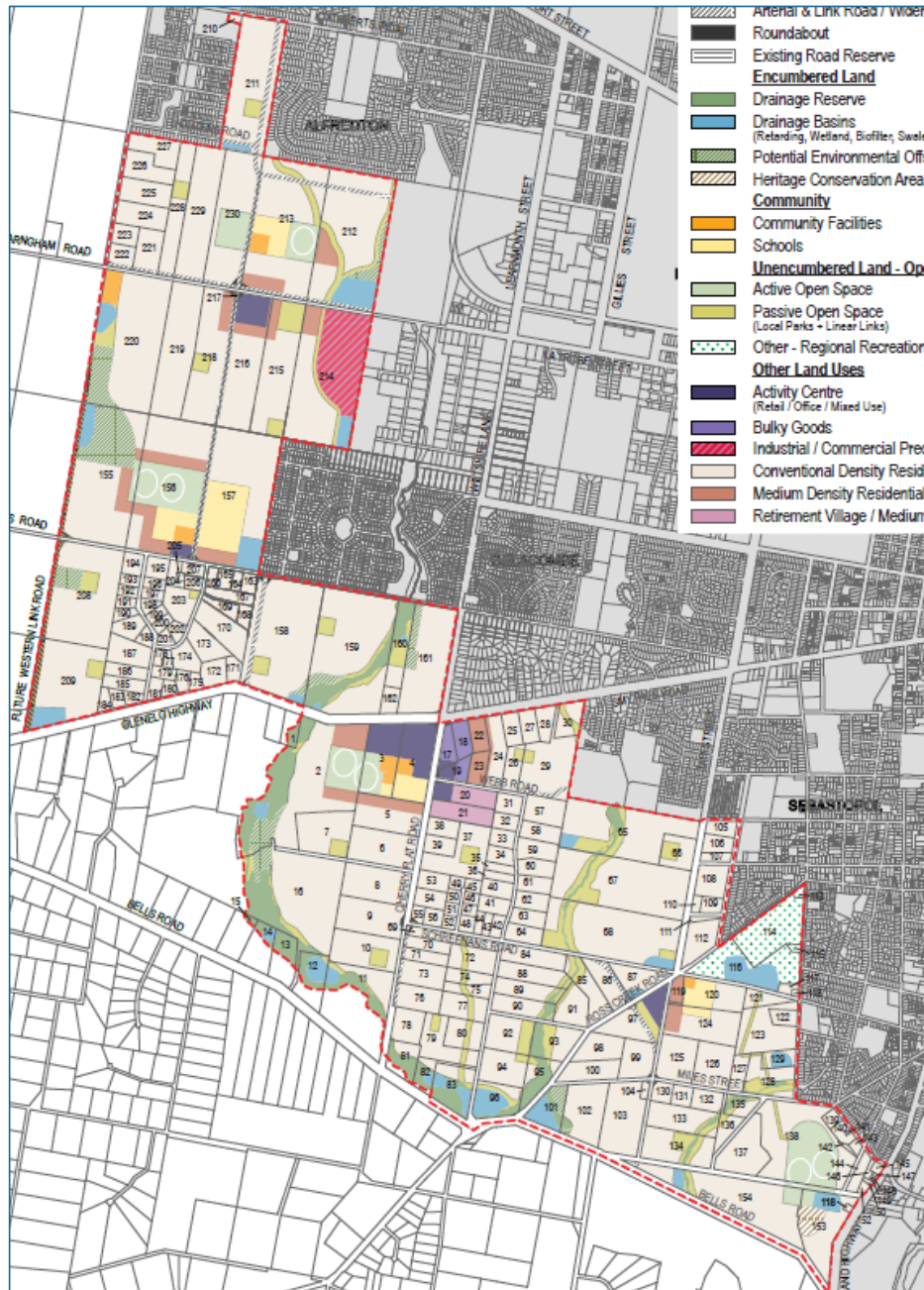
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### 5.0 Land Identification

The subject properties have been identified by reference to the Ballarat West Precinct Structure Plan and online cadastral plans and the acquisition areas by reference to the images supplied as part of our instructions and as reproduced under each Project section later in this report.

The assessments are based on the properties (including location, shape and land size) as described in the Ballarat West Precinct Structure Plan, and for which the same property number references are used in the Ballarat West Development Contribution Plan and in this report. An extract of the Land Use Budget Plan from the Precinct Structure Plan showing the subject properties (and their number reference) is below.



## 6.0 Development Costs and Requirements

The assessments have been completed using the comparable transaction method only and without the benefit of any prospective before or after project-related cost estimates, layout plans, or servicing timelines prepared by an independent quantity surveyor or engineer experienced in such projects. It is an assumption of this report that the costs and requirements for developing the subject properties are generally in line with other comparable projects in the locality, particularly regarding servicing including electricity, town water, sewerage, outfall drainage, native flora and fauna, aboriginal cultural heritage, contamination and geotechnical conditions.

### Services

Consistent with section 4.2.4 of the Development Contribution Plan it has been assumed that all the normal services are available for connection. However, taking into account *'normal valuation considerations such as location, topography, shape, views and development constraints'*. As such, for example, the normal valuation consideration has been taken into account that where a property is remote from the development front, the land value will likely be lower than would be the case for comparable properties at the development front.

## 7.0 Environmental, Social and Governance (ESG)

The assessments have been completed on the assumption the properties are not subject to flooding during normal climatic conditions (unless otherwise stated), landslips, acid sulphate soils, contamination, or subsidence (which is a relatively significant assumption, given the historic gold mining in the locality).

## 8.0 Assessment Methods and Approaches

### 'Before and After' Method for Partial Acquisitions

In line with compensation assessment principles and our understanding of the Development Contribution Plan requirements the 'Before and After' method has been used. The 'Before and After' method takes into consideration the relevant factors that may affect the individual property and how that acquisition may result in an overall detriment or benefit to the land. An example of such a factor may be an acquisition for a road or road widening, where the acquisition has left the residual land detrimentally affected by way of a reduced level of access or poorer shape. This in turn would leave the residual land less desirable to the general market place. Overall, this method seeks an equitable outcome for landowners with compensation paid in line with any change in value of the landowner's interest.

### Comparable Transactions and Residual Methods

The broad hectare land value rate basis derived from comparable transactions (direct comparison) method being an IVS Market Approach has been the method adopted, for the purposes of deriving the estimated land acquisition.

The land value rates have been adopted subject to the assumptions and qualifications within this report and particularly having regard to:

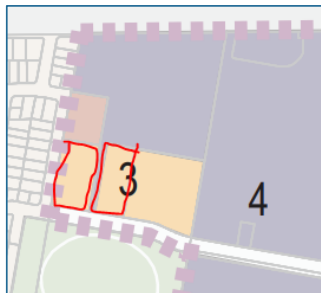
- the anticipated development potential of the subject properties (with particular reference to the Ballarat West Precinct Structure Plan);
- the land size and shape of each property (in each the before and after scenarios for partial acquisitions);
- prevailing market conditions as at the Assessment Date and;
- other individual property attributes.

Noting the 'before' assessment is based on the property's site area, pre the land acquisition, and the 'after' assessment is based on the property's residual site area, post the land acquisition, both assessments being at values levels prevailing at the Assessment Date.


Other methods that can also be used for consideration and weighting include the comparable transactions method on an anticipated development yield (e.g. anticipated residential lot) basis, and the residual (development cashflow or turnover) method, in each the before and after scenarios. However, as mentioned prior we have not been supplied with the detailed subdivision plans and cost estimates in each the before and after scenarios, to consider such, and accordingly this report is limited to the use of the comparable transaction method on a land value rate basis.

## 9.0 Projects

### DI\_LA\_2

<b>Acquisition Land</b>	<p>The assessment is based on the approximate location and shape of the acquisition land being as shown in the image to the right. That image was supplied as part of our instructions, along with the area of the acquisition land and the Property Number/s of the land to be acquired from. The Property Numbers correspond to the Ballarat West Development Contributions and Precinct Structure Plans, and the land areas for the properties as listed in the Precinct Structure Plan have been used (and assumed to be the prescribed valuation method under the Development Contribution Plan).</p>										
<b>Purpose of Acquisition</b>	<p>The acquisition purpose is described in the Development Contribution Plan as land acquisition for Early Years Hub comprising kindergarten, Maternal and Child Health and flexible community space. Land to be co-located with Primary School.</p>										
<b>Property Number &amp; Address</b>	Property 3 - 331 Glenelg Highway, Smythes Creek										
<b>Title Description</b>	Property 3 – Lot 1 on TP180590										
<b>Land Areas</b>	<table border="1"> <thead> <tr> <th></th> <th>Before Land Area</th> <th>Acquisition Land Area</th> <th>After Land Area</th> </tr> </thead> <tbody> <tr> <td>Property 3</td> <td>8.71 ha</td> <td>0.90 ha</td> <td>7.81 ha</td> </tr> </tbody> </table>				Before Land Area	Acquisition Land Area	After Land Area	Property 3	8.71 ha	0.90 ha	7.81 ha
	Before Land Area	Acquisition Land Area	After Land Area								
Property 3	8.71 ha	0.90 ha	7.81 ha								

### DI\_LA\_11

<b>Acquisition Land</b>	<p>The assessment is based on the approximate location and shape of the acquisition land being as shown in the image to the right. That image was supplied as part of our instructions, along with the area of the acquisition land and the Property Number/s of the land to be acquired from. The Property Numbers correspond to the Ballarat West Development Contributions and Precinct Structure Plans, and the land areas for the properties as listed in the Precinct Structure Plan have been used (and assumed to be the prescribed valuation method under the Development Contribution Plan).</p>														
<b>Purpose of Acquisition</b>	Land acquisition for the Glenelg Highway (MAC) Active Open Space Reserve.														
<b>Property Number/s &amp; Address/es</b>	Property 2 - Lot A Glenelg Highway, Smythes Creek Property 3 - 331 Glenelg Highway, Smythes Creek														
<b>Title Description/s</b>	Property 2 – (Part) Lot A on PS322892 Property 3 – Lot 1 on TP 18059														
<b>Land Areas</b>	<table border="1"> <thead> <tr> <th></th> <th>Before Land Area</th> <th>Acquisition Land Area</th> <th>After Land Area</th> </tr> </thead> <tbody> <tr> <td>Property 2</td> <td>35.77 ha</td> <td>0.50 ha</td> <td>35.27 ha</td> </tr> <tr> <td>Property 3</td> <td>8.71 ha</td> <td>3.00 ha</td> <td>5.71 ha</td> </tr> </tbody> </table>				Before Land Area	Acquisition Land Area	After Land Area	Property 2	35.77 ha	0.50 ha	35.27 ha	Property 3	8.71 ha	3.00 ha	5.71 ha
	Before Land Area	Acquisition Land Area	After Land Area												
Property 2	35.77 ha	0.50 ha	35.27 ha												
Property 3	8.71 ha	3.00 ha	5.71 ha												

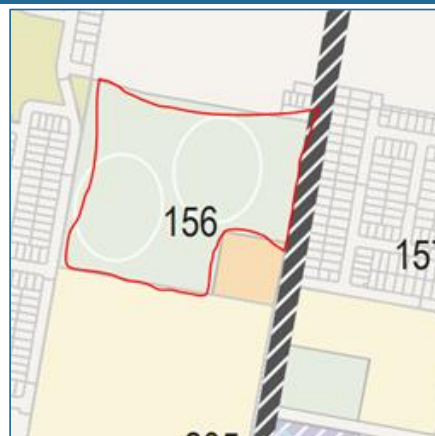
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### DI\_LA\_12

**Acquisition Land**

The assessment is based on the approximate location and shape of the acquisition land being as shown in the image to the right. That image was supplied as part of our instructions, along with the area of the acquisition land and the Property Number/s of the land to be acquired from. The Property Numbers correspond to the Ballarat West Development Contributions and Precinct Structure Plans, and the land areas for the properties as listed in the Precinct Structure Plan have been used (and assumed to be the prescribed valuation method under the Development Contribution Plan).



**Purpose of Acquisition** Land acquisition for the Greenhalghs LAC Active Open Space Reserve, including land for the Indoor Recreation Centre.

**Property Number/s & Address/es** Property 156 – Conventional-Density Residential

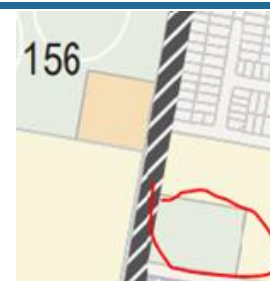
**Title Description/s** Property 156 – Lot 20 on TP892321

Land Areas	Before Land Area	Acquisition Land Area	After Land Area
Property 156	32.95 ha	9.03 ha	23.92 ha

### DI\_LA\_12A

**Acquisition Land**

The assessment is based on the approximate location and shape of the acquisition land being as shown in the image to the right. That image was supplied as part of our instructions, along with the area of the acquisition land and the Property Number/s of the land to be acquired from. The Property Numbers correspond to the Ballarat West Development Contributions and Precinct Structure Plans, and the land areas for the properties as listed in the Precinct Structure Plan have been used (and assumed to be the prescribed valuation method under the Development Contribution Plan).



**Purpose of Acquisition** Assumed to be for a local park or open space

**Property Number/s & Address/es** Property 156 – Conventional-Density Residential

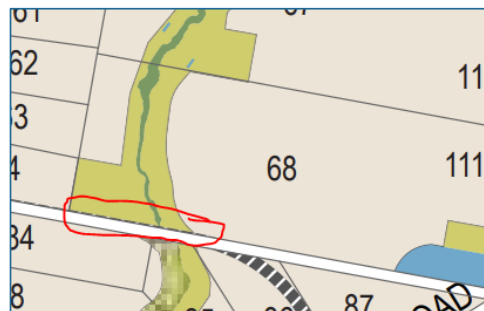
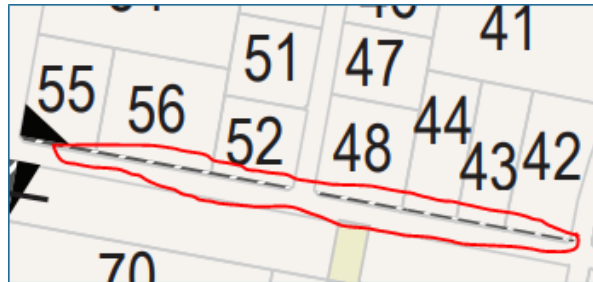
**Title Description/s** Property 156 – Lot 20 on TP892321

Land Areas	Before Land Area	Acquisition Land Area	After Land Area
Property 156	32.95 ha	1.30 ha	31.65 ha

**DI\_LA\_17**

**Acquisition Land**

The assessment is based on the approximate location and shape of the acquisition land being as shown in the image below. That image was supplied as part of our instructions, along with the area of the acquisition land and the Property Number/s of the land to be acquired from. The Property Numbers correspond to the Ballarat West Development Contributions and Precinct Structure Plans, and the land areas for the properties as listed in the Precinct Structure Plan have been used (and assumed to be the prescribed valuation method under the Development Contribution Plan).



<b>Purpose of Acquisition</b>	Land acquisition for Schreenans Road widening.
<b>Property Number/s &amp; Address/es</b>	Property 43 - 120 Schreenans Rd, Bonshaw Property 44 - 124 Schreenans Rd, Bonshaw Property 55 - 111 Cherry Flat Rd, Bonshaw Property 56 - Lot 2 Schreenans Rd, Bonshaw Property 52 - 1 Olivemay Crt, Bonshaw Property 48 - 8 Olivemay Crt, Bonshaw Property 42 - 134 Webb Rd, Bonshaw Property 64 - 133 Webb Rd, Bonshaw Property 68 - Tait St, Bonshaw
<b>Title Description/s</b>	Property 42 – Lot 2 on PS329735 Property 43 – Lot 1 on PS621834 Property 44 – Lot 2 on PS621834 Property 48 – Lot 8 on PS537913 Property 52 – Lot 1 on PS537913 Property 55 – Lot 1 on PS619874 Property 56 – Lot 2 on PS619874 Property 64 – Lot 17 on PS329735 Property 68 – Lot 1 on TP139116



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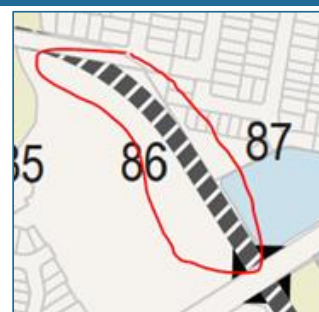


Land Areas	Before Land Area	Acquisition Land Area	After Land Area
Property 42	1.00 ha	0.03 ha	0.97 ha
Property 43	0.68 ha	0.02 ha	0.66 ha
Property 44	0.69 ha	0.02 ha	0.67 ha
Property 48	0.92 ha	0.04 ha	0.88 ha
Property 52	0.65 ha	0.03 ha	0.62 ha
Property 55	0.79 ha	0.03 ha	0.76 ha
Property 56	1.19 ha	0.05 ha	1.14 ha
Property 64	2.31 ha	0.09 ha	2.22 ha
Property 68	24.27 ha	0.11 ha	24.16 ha

### DI\_LA\_18

#### Acquisition Land

The assessment is based on the approximate location and shape of the acquisition land being as shown in the image to the right. That image was supplied as part of our instructions, along with the area of the acquisition land and the Property Number/s of the land to be acquired from. The Property Numbers correspond to the Ballarat West Development Contributions and Precinct Structure Plans, and the land areas for the properties as listed in the Precinct Structure Plan have been used (and assumed to be the prescribed valuation method under the Development Contribution Plan).



#### Purpose of Acquisition

Land acquisition for re-routed Schreenans Road between existing reserve and Ross Creek Road.

#### Property Number/s & Address/es

Property 86 – 36 Ross Creek Road, Bonshaw

#### Title Description/s

Property 86 - Lot 7 on PS405208

Land Areas	Before Land Area	Acquisition Land Area	After Land Area
Property 86	3.99 ha	0.69 ha	3.30 ha

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**DI\_LA\_24**

<b>Acquisition Land</b>	The assessment is based on the approximate location and shape of the acquisition land being as shown in the image to the right. That image was supplied as part of our instructions, along with the area of the acquisition land and the Property Number/s of the land to be acquired from. The Property Numbers correspond to the Ballarat West Development Contributions and Precinct Structure Plans, and the land areas for the properties as listed in the Precinct Structure Plan have been used (and assumed to be the prescribed valuation method under the Development Contribution Plan).
<b>Purpose of Acquisition</b>	Land acquisition for new north south road reserve.
<b>Property Number/s &amp; Address/es</b>	Property 211 - Lot 1 Cuthberts Road, Alfredton Property 218 - 165 Ballarat Carngham Road, Alfredton Property 230 - 180 Ballarat Carngham Road, Alfredton
<b>Title Description/s</b>	Property 211- Lot 4 on PS425732 Property 218 - Lot 2 on LP207558 Property 230 - Lot 3 on PS425732

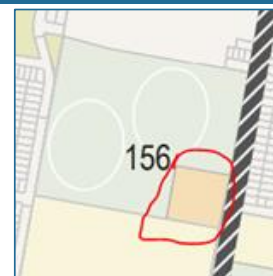


Land Areas	Before Land Area	Acquisition Land Area	After Land Area
Property 211	21.75 ha	1.94 ha	19.81 ha
Property 218	16.39 ha	1.94 ha	14.45 ha
Property 230	18.39 ha	2.01 ha	16.38 ha

### DI\_LA\_5

#### Acquisition Land

The assessment is based on the approximate location and shape of the acquisition land being as shown in the image to the right. That image was supplied as part of our instructions, along with the area of the acquisition land and the Property Number/s of the land to be acquired from. The Property Numbers correspond to the Ballarat West Development Contributions and Precinct Structure Plans, and the land areas for the properties as listed in the Precinct Structure Plan have been used (and assumed to be the prescribed valuation method under the Development Contribution Plan).



#### Purpose of Acquisition

Land acquisition of LAC Early Years Hub site.

#### Property Number/s & Address/es

Property 156 - CA21 Greenhalghs Road, Delacombe

#### Title Description/s

Property 156 – Lot 20 on TP892321

#### Land Areas

	Before Land Area	Acquisition Land Area	After Land Area
Property 156	32.95 ha	1.00 ha	31.95 ha

### DI\_LA\_BIO

#### Acquisition Land

The assessment is based on the approximate location and shape of the acquisition land being as shown in the image to the right. That image was supplied as part of our instructions, along with the area of the acquisition land and the Property Number/s of the land to be acquired from. The Property Numbers correspond to the Ballarat West Development Contributions and Precinct Structure Plans, and the land areas for the properties as listed in the Precinct Structure Plan have been used (and assumed to be the prescribed valuation method under the Development Contribution Plan).



#### Purpose of Acquisition

Acquisition of land for three Biofilters each 400m apart.

#### Property Number/s & Address/es

Property 158, 159 & 160 - 316 Glenelg Highway, Smythes Creek

#### Title Description/s

Property 158 - Lot 10 on TP310301  
Property 159 - Lot 11 on TP310301  
Property 160 - Lot 12A on TP292665

#### Land Areas

	Before Land Area	Acquisition Land Area	After Land Area
Property 158	27.51 ha	1.60 ha	25.91 ha
Property 159	32.86 ha	0.14 ha	32.72 ha
Property 160	5.31 ha	0.57 ha	4.74 ha

### DI\_LA\_RB1

#### Acquisition Land

The assessment is based on the approximate location and shape of the acquisition land being as shown in the image to the right. That image was supplied as part of our instructions, along with the area of the acquisition land and the Property Number/s of the land to be acquired from. The Property Numbers correspond to the Ballarat West Development Contributions and Precinct Structure Plans, and the land areas for the properties as listed in the Precinct Structure Plan have been used (and assumed to be the prescribed valuation method under the Development Contribution Plan).



<b>Purpose of Acquisition</b>	Acquisition of land for Retarding Basin 1.		
<b>Property Number/s &amp; Address/es</b>	Property 211 - Lot 1 Cuthberts Road, Alfredton		
<b>Title Description/s</b>	Property 211 - Lot 1 on TP946407		
<b>Land Areas</b>	<b>Before Land Area</b>	<b>Acquisition Land Area</b>	<b>After Land Area</b>
	Property 211	21.75 ha	0.50 ha
			21.25 ha

### DI\_LA\_RB11

#### Acquisition Land

The assessment is based on the approximate location and shape of the acquisition land being as shown in the image to the right. That image was supplied as part of our instructions, along with the area of the acquisition land and the Property Number/s of the land to be acquired from. The Property Numbers correspond to the Ballarat West Development Contributions and Precinct Structure Plans, and the land areas for the properties as listed in the Precinct Structure Plan have been used (and assumed to be the prescribed valuation method under the Development Contribution Plan).

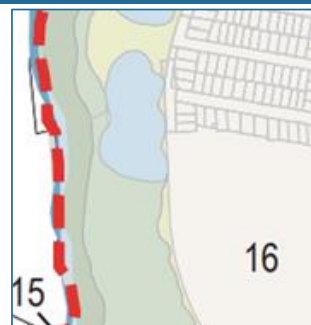


<b>Purpose of Acquisition</b>	Acquisition of land for a Retarding Basin.		
<b>Property Number/s &amp; Address/es</b>	Property 2 - Lot A Glenelg Highway, Smythes Creek		
<b>Title Description/s</b>	Property 2 - Lot A on PS322892		
<b>Land Areas</b>	<b>Before Land Area</b>	<b>Acquisition Land Area</b>	<b>After Land Area</b>
	Property 2	35.77 ha	1.90 ha
			33.87 ha

### DI\_LA\_RB12

**Acquisition Land**

The assessment is based on the approximate location and shape of the acquisition land being as shown in the image to the right. That image was supplied as part of our instructions, along with the area of the acquisition land and the Property Number/s of the land to be acquired from. The Property Numbers correspond to the Ballarat West Development Contributions and Precinct Structure Plans, and the land areas for the properties as listed in the Precinct Structure Plan have been used (and assumed to be the prescribed valuation method under the Development Contribution Plan).



**Purpose of Acquisition**

Acquisition of land for a Retarding Basin.

**Property Number/s & Address/es**

Property 2 - Lot A Glenelg Highway, Smythes Creek

**Title Description/s**

Property 2 - Lot A on PS322892

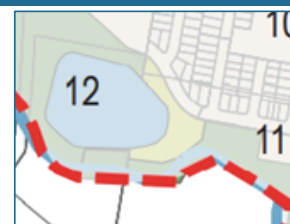
**Land Areas**

	Before Land Area	Acquisition Land Area	After Land Area
Property 2	35.77 ha	2.23 ha	33.54 ha

### DI\_LA\_RB13

**Acquisition Land**

The assessment is based on the approximate location and shape of the acquisition land being as shown in the image to the right. That image was supplied as part of our instructions, along with the area of the acquisition land and the Property Number/s of the land to be acquired from. The Property Numbers correspond to the Ballarat West Development Contributions and Precinct Structure Plans, and the land areas for the properties as listed in the Precinct Structure Plan have been used (and assumed to be the prescribed valuation method under the Development Contribution Plan).



**Purpose of Acquisition**

Acquisition of land for a Retarding Basin.

**Property Number/s & Address/es**

Property 11 - 132 Cherry Flat Road, Smythes Creek  
Property 12- Lot 8 Bells Road, Smythes Creek

**Title Description/s**

Property 11 – Lot 18 on LP4751  
Property 12 – Lot 8 on LP215107

**Land Areas**

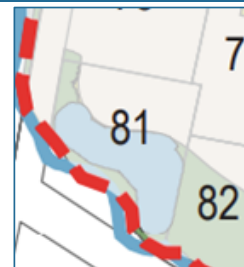
	Before Land Area	Acquisition Land Area	After Land Area
Property 11	7.61 ha	0.45 ha	7.16 ha
Property 12	5.16 ha	1.92 ha	3.24 ha



**DI\_LA\_RB14**

**Acquisition Land**

The assessment is based on the approximate location and shape of the acquisition land being as shown in the image to the right. That image was supplied as part of our instructions, along with the area of the acquisition land and the Property Number/s of the land to be acquired from. The Property Numbers correspond to the Ballarat West Development Contributions and Precinct Structure Plans, and the land areas for the properties as listed in the Precinct Structure Plan have been used (and assumed to be the prescribed valuation method under the Development Contribution Plan).



**Purpose of Acquisition**

Acquisition of land for a Retarding Basin.

**Property Number/s & Address/es**

Property 81 - 191 Cherry Flat Road, Bonshaw  
Property 82 - 33 Schreenans Road, Bonshaw

**Title Description/s**

Property 81 - Lot 1 on LP210894  
Property 82 - Lot 2 on LP21507

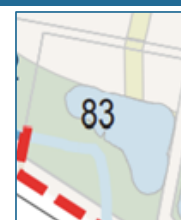
**Land Areas**

	Before Land Area	Acquisition Land Area	After Land Area
Property 81	3.15 ha	1.70 ha	1.45 ha
Property 82	2.36 ha	0.04 ha	2.32 ha

**DI\_LA\_RB15**

**Acquisition Land**

The assessment is based on the approximate location and shape of the acquisition land being as shown in the image to the right. That image was supplied as part of our instructions, along with the area of the acquisition land and the Property Number/s of the land to be acquired from. The Property Numbers correspond to the Ballarat West Development Contributions and Precinct Structure Plans, and the land areas for the properties as listed in the Precinct Structure Plan have been used (and assumed to be the prescribed valuation method under the Development Contribution Plan).



**Purpose of Acquisition**

Acquisition of land for a Retarding Basin.

**Property Number/s & Address/es**

Property 83 - 25 Schreenans Road, Bonshaw

**Title Description/s**

Property 83 - Lot 6 on TP278758

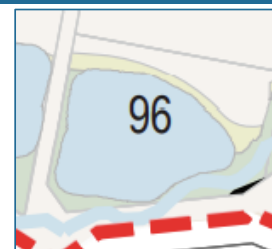
**Land Areas**

	Before Land Area	Acquisition Land Area	After Land Area
Property 83	6.17 ha	2.25 ha	3.92 ha

### DI\_LA\_RB17

**Acquisition Land**

The assessment is based on the approximate location and shape of the acquisition land being as shown in the image to the right. That image was supplied as part of our instructions, along with the area of the acquisition land and the Property Number/s of the land to be acquired from. The Property Numbers correspond to the Ballarat West Development Contributions and Precinct Structure Plans, and the land areas for the properties as listed in the Precinct Structure Plan have been used (and assumed to be the prescribed valuation method under the Development Contribution Plan).



**Purpose of Acquisition**

Acquisition of land for a Retarding Basin.

**Property Number/s & Address/es**

Property 96 - Lot 2 Ross Creek Road, Bonshaw

**Title Description/s**

Property 96 - Lot 2 on TP757574

Land Areas	Before Land Area	Acquisition Land Area	After Land Area
Property 96	5.43 ha	3.56 ha	1.87 ha

### DI\_LA\_RB18

**Acquisition Land**

The assessment is based on the approximate location and shape of the acquisition land being as shown in the image to the right. That image was supplied as part of our instructions, along with the area of the acquisition land and the Property Number/s of the land to be acquired from. The Property Numbers correspond to the Ballarat West Development Contributions and Precinct Structure Plans, and the land areas for the properties as listed in the Precinct Structure Plan have been used (and assumed to be the prescribed valuation method under the Development Contribution Plan).



**Purpose of Acquisition**

Acquisition of land for a Retarding Basin.

**Property Number/s & Address/es**

Property 65 - Lot 32A Tait Street, Bonshaw (Lot 32 on LP3975)

Property 67 - Lot E Tait St, Bonshaw

Land Areas	Before Land Area	Acquisition Land Area	After Land Area
Property 65	20.53 ha	0.40 ha	20.13 ha
Property 67	24.42 ha	0.64 ha	23.78 ha

### DI\_LA\_RB2

#### Acquisition Land

The assessment is based on the approximate location and shape of the acquisition land being as shown in the image to the right. That image was supplied as part of our instructions, along with the area of the acquisition land and the Property Number/s of the land to be acquired from. The Property Numbers correspond to the Ballarat West Development Contributions and Precinct Structure Plans, and the land areas for the properties as listed in the Precinct Structure Plan have been used (and assumed to be the prescribed valuation method under the Development Contribution Plan).



#### Purpose of Acquisition

Acquisition of land for a Retarding Basin.

#### Property Number/s & Address/es

Property 212 - CA9 Ballarat Carngham Road, Alfredton

#### Title Description/s

Property 212 – Lot 10 on TP843550

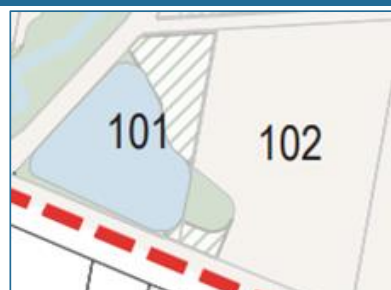
#### Land Areas

	Before Land Area	Acquisition Land Area	After Land Area
Property 212	32.60 ha	2.76 ha	29.84 ha

### DI\_LA\_RB24

#### Acquisition Land

The assessment is based on the approximate location and shape of the acquisition land being as shown in the image to the right. That image was supplied as part of our instructions, along with the area of the acquisition land and the Property Number/s of the land to be acquired from. The Property Numbers correspond to the Ballarat West Development Contributions and Precinct Structure Plans, and the land areas for the properties as listed in the Precinct Structure Plan have been used (and assumed to be the prescribed valuation method under the Development Contribution Plan).



#### Purpose of Acquisition

Acquisition of land for a Retarding Basin.

#### Property Number/s & Address/es

Property 101 –39 Miles Street, Sebastopol

Property 102 – 39 Miles Street, Sebastopol

#### Title Description/s

Property 101 - Crown Allotment 3 Section 7A Parish of Cardigan (TP930455)

Property 102 - Crown Allotment 2 Section 7A Parish of Cardigan

#### Land Areas

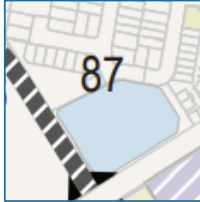
	Before Land Area	Acquisition Land Area	After Land Area
Property 101	4.21 ha	3.40 ha	0.81 ha
Property 102	8.22 ha	0.20 ha	8.02 ha



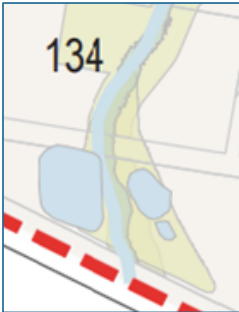
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**DI\_LA\_RB26**

<b>Acquisition Land</b>	The assessment is based on the approximate location and shape of the acquisition land being as shown in the image to the right. That image was supplied as part of our instructions, along with the area of the acquisition land and the Property Number/s of the land to be acquired from. The Property Numbers correspond to the Ballarat West Development Contributions and Precinct Structure Plans, and the land areas for the properties as listed in the Precinct Structure Plan have been used (and assumed to be the prescribed valuation method under the Development Contribution Plan).			
<b>Purpose of Acquisition</b>	Acquisition of land for a Retarding Basin.			
<b>Property Number/s &amp; Address/es</b>	Property 87 - Conventional-Density Residential			
<b>Title Description/s</b>	Property 87 - Lot 8 on PS405208			
<b>Land Areas</b>	<b>Before Land Area</b>	<b>Acquisition Land Area</b>	<b>After Land Area</b>	
	Property 87	4.00 ha	1.04 ha	2.96 ha

**DI\_LA\_RB27**

<b>Acquisition Land</b>	The assessment is based on the approximate location and shape of the acquisition land being as shown in the image to the right. That image was supplied as part of our instructions, along with the area of the acquisition land and the Property Number/s of the land to be acquired from. The Property Numbers correspond to the Ballarat West Development Contributions and Precinct Structure Plans, and the land areas for the properties as listed in the Precinct Structure Plan have been used (and assumed to be the prescribed valuation method under the Development Contribution Plan).			
<b>Purpose of Acquisition</b>	Assumed to be acquisition of land for drainage purposes.			
<b>Property Number/s &amp; Address/es</b>	Property 134 - 39 Miles Street, Sebastopol			
<b>Title Description/s</b>	Property 134 – Crown Allotment 5 Section 6A Parish of Cardigan			
<b>Land Areas</b>	<b>Before Land Area</b>	<b>Acquisition Land Area</b>	<b>After Land Area</b>	
	Property 134	8.11 ha	1.13 ha	6.98 ha

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**DI\_LA\_RB29**

**Acquisition Land**

The assessment is based on the approximate location and shape of the acquisition land being as shown in the image below. That image was supplied as part of our instructions, along with the area of the acquisition land and the Property Number/s of the land to be acquired from. The Property Numbers correspond to the Ballarat West Development Contributions and Precinct Structure Plans, and the land areas for the properties as listed in the Precinct Structure Plan have been used (and assumed to be the prescribed valuation method under the Development Contribution Plan).



<b>Purpose of Acquisition</b>	Acquisition of land for a Retarding Basin.												
<b>Property Number/s &amp; Address/es</b>	Property 153 - 362 Albert Street, Sebastopol Property 154 - 39 Miles Street, Sebastopol												
<b>Title Description/s</b>	Property 153 - Lot 2 on LP145877 Property 154 - Lot 1 on TP823413												
<b>Land Areas</b>	<table border="1"> <thead> <tr> <th></th> <th>Before Land Area</th> <th>Acquisition Land Area</th> <th>After Land Area</th> </tr> </thead> <tbody> <tr> <td>Property 153</td> <td>10.69 ha</td> <td>2.34 ha</td> <td>8.35 ha</td> </tr> <tr> <td>Property 154</td> <td>19.51 ha</td> <td>1.09 ha</td> <td>18.42 ha</td> </tr> </tbody> </table>		Before Land Area	Acquisition Land Area	After Land Area	Property 153	10.69 ha	2.34 ha	8.35 ha	Property 154	19.51 ha	1.09 ha	18.42 ha
	Before Land Area	Acquisition Land Area	After Land Area										
Property 153	10.69 ha	2.34 ha	8.35 ha										
Property 154	19.51 ha	1.09 ha	18.42 ha										

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**DI\_LA\_RB4**

**Acquisition Land**

The assessment is based on the approximate location and shape of the acquisition land being as shown in the image to the right. That image was supplied as part of our instructions, along with the area of the acquisition land and the Property Number/s of the land to be acquired from. The Property Numbers correspond to the Ballarat West Development Contributions and Precinct Structure Plans, and the land areas for the properties as listed in the Precinct Structure Plan have been used (and assumed to be the prescribed valuation method under the Development Contribution Plan).

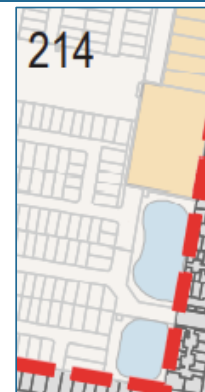


<b>Purpose of Acquisition</b>	Acquisition of land for a Retarding Basin.		
<b>Property Number/s &amp; Address/es</b>	Property 155 - 520 Glenelg Highway, Smythes Creek		
<b>Title Description/s</b>	Property 155 - Lot 19 on TP386245		
<b>Land Areas</b>	<b>Before Land Area</b>	<b>Acquisition Land Area</b>	<b>After Land Area</b>
Property 155	32.90 ha	0.81 ha	32.09 ha

### DI\_LA\_RB5

**Acquisition Land**

The assessment is based on the approximate location and shape of the acquisition land being as shown in the image to the right. That image was supplied as part of our instructions, along with the area of the acquisition land and the Property Number/s of the land to be acquired from. The Property Numbers correspond to the Ballarat West Development Contributions and Precinct Structure Plans, and the land areas for the properties as listed in the Precinct Structure Plan have been used (and assumed to be the prescribed valuation method under the Development Contribution Plan).



<b>Purpose of Acquisition</b>	Acquisition of land for Retarding Basin (developable - non-residential).		
<b>Property Number/s &amp; Address/es</b>	Property 214 - Lot 5 Carngham Road, Alfredton		
<b>Title Description/s</b>	Property 214 - Lot 5 on LP43014		
<b>Land Areas</b>	<b>Before Land Area</b>	<b>Acquisition Land Area</b>	<b>After Land Area</b>
	Property 214	32.38 ha	1.09 ha
			31.29 ha

### DI\_LA\_RB6

**Acquisition Land**

The assessment is based on the approximate location and shape of the acquisition land being as shown in the image to the right. That image was supplied as part of our instructions, along with the area of the acquisition land and the Property Number/s of the land to be acquired from. The Property Numbers correspond to the Ballarat West Development Contributions and Precinct Structure Plans, and the land areas for the properties as listed in the Precinct Structure Plan have been used (and assumed to be the prescribed valuation method under the Development Contribution Plan).

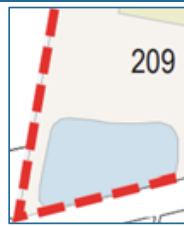


<b>Purpose of Acquisition</b>	Acquisition of land for a Retarding Basin.		
<b>Property Number/s &amp; Address/es</b>	Property 157 - CA21 Greenhalghs Road, Delacombe		
<b>Title Description/s</b>	Property 157 - Lot 21 on TP892321		
<b>Land Areas</b>	<b>Before Land Area</b>	<b>Acquisition Land Area</b>	<b>After Land Area</b>
	Property 157	32.91 ha	2.00 ha
			30.91 ha

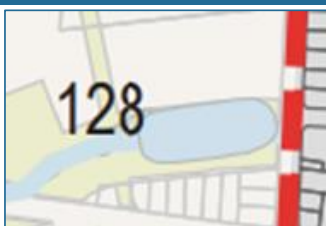
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### DI\_LA\_RB7

<b>Acquisition Land</b>	The assessment is based on the approximate location and shape of the acquisition land being as shown in the image to the right. That image was supplied as part of our instructions, along with the area of the acquisition land and the Property Number/s of the land to be acquired from. The Property Numbers correspond to the Ballarat West Development Contributions and Precinct Structure Plans, and the land areas for the properties as listed in the Precinct Structure Plan have been used (and assumed to be the prescribed valuation method under the Development Contribution Plan).										
<b>Purpose of Acquisition</b>	Acquisition of land for a Retarding Basin.										
<b>Property Number/s &amp; Address/es</b>	Property 209 - 520 Glenelg Highway, Smythes Creek										
<b>Title Description/s</b>	Property 209 - Lot 19 on TP342275										
<b>Land Areas</b>	<table border="1"> <thead> <tr> <th></th> <th>Before Land Area</th> <th>Acquisition Land Area</th> <th>After Land Area</th> </tr> </thead> <tbody> <tr> <td>Property 209</td> <td>19.72 ha</td> <td>3.86 ha</td> <td>15.86 ha</td> </tr> </tbody> </table>				Before Land Area	Acquisition Land Area	After Land Area	Property 209	19.72 ha	3.86 ha	15.86 ha
	Before Land Area	Acquisition Land Area	After Land Area								
Property 209	19.72 ha	3.86 ha	15.86 ha								

### DI\_LA\_SB30

<b>Acquisition Land</b>	The assessment is based on the approximate location and shape of the acquisition land being as shown in the image to the right. That image was supplied as part of our instructions, along with the area of the acquisition land and the Property Number/s of the land to be acquired from. The Property Numbers correspond to the Ballarat West Development Contributions and Precinct Structure Plans, and the land areas for the properties as listed in the Precinct Structure Plan have been used (and assumed to be the prescribed valuation method under the Development Contribution Plan).										
<b>Purpose of Acquisition</b>	Assumed to be acquisition of land for a Retarding Basin.										
<b>Property Number/s &amp; Address/es</b>	Property 128 – Crown Allotment 7 Miles Street Sebastopol										
<b>Title Description/s</b>	Property 128 - Crown Allotment 7 Section 35 Township of Sebastopol										
<b>Land Areas</b>	<table border="1"> <thead> <tr> <th></th> <th>Before Land Area</th> <th>Acquisition Land Area</th> <th>After Land Area</th> </tr> </thead> <tbody> <tr> <td>Property 128</td> <td>5.63 ha</td> <td>0.59 ha</td> <td>5.04 ha</td> </tr> </tbody> </table>				Before Land Area	Acquisition Land Area	After Land Area	Property 128	5.63 ha	0.59 ha	5.04 ha
	Before Land Area	Acquisition Land Area	After Land Area								
Property 128	5.63 ha	0.59 ha	5.04 ha								

## 10.0 Goods & Services Tax

<b>Treatment of GST</b>	The assessments are exclusive of GST unless otherwise specified.
<b>Recommendation</b>	If there is any uncertainty as to the treatment of GST then we recommend you seek advice from a qualified accountant regarding the nature of any potential transaction or services supplied, the GST status of the parties involved, and confirmation of any potential GST liability.

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## 11.0 Indicative Assessments

### Total of 'Before' Land Value Indicative Assessments:

**\$402,810,500**

(FOUR HUNDRED AND TWO MILLION, EIGHT HUNDRED AND TEN THOUSAND AND FIVE HUNDRED DOLLARS)

### Total of 'After' Land Value Indicative Assessments:

**\$348,208,250**

(THREE HUNDRED AND FORTY-EIGHT MILLION, TWO HUNDRED AND EIGHT THOUSAND AND TWO HUNDRED AND FIFTY DOLLARS)

### Difference (Total of Indicative Assessments of Land Value Compensation):

**\$54,602,250**

(FIFTY-FOUR MILLION, SIX HUNDRED AND TWO THOUSAND AND TWO HUNDRED AND FIFTY DOLLARS)

We highlight the assessments pertain to the market value of the land only, and there may be additional costs incurred as part of any land acquisition, including but not limited to costs for conveyancing, surveying, legal and consultancy fees and any compensation for disturbance, special value and solatium.

<b>Currency</b>	Australian Dollars (\$AUD).
<b>Assessment Purpose and Intended Use</b>	To assess (indicative desktop) land values for the Ballarat West Development Contributions Plan Review.
<b>Interests Assessed</b>	Fee simple vacant possession
<b>Assessment Date</b>	30 June 2024 pursuant to Section 4.1 of the Ballarat West Development Contribution Plan.  The values assessed are current as at the Assessment Date only. The values assessed herein may change significantly and unexpectedly over a relatively short period (including as a result of general market movements or factors specific to the particular property or factors that the Valuer could not have reasonably become aware of as at the Assessment Date). We do not accept liability for losses arising from such subsequent changes in value. We recommend the assessments be reviewed at regular intervals.
<b>Date Issued</b>	6 August 2024
<b>Signatories</b>	<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">   <b>Matthew Walkerden</b> AAPI CPV                      Senior Valuer – Commercial/Development Specialist                      API No: 63459                      Valuer                 </div> <div style="text-align: center;">   <b>Andrew Downie</b> AAPI CPV                      Associate Director                      API No: 85668                      Supervising Member                 </div> </div>

<b>Important</b>	<i>The assessments are subject to the definitions, qualifications and disclaimers and other comments contained within this report.</i>
<b>Supervising Member Declaration</b>	<i>The Supervising Member has reviewed the report and working papers and based upon that review is satisfied that there is a reasonable basis for the valuation process undertaken and the methodology adopted by the Primary Valuer. The Supervising Member did not inspect the subject property and may not have inspected comparable evidence. The opinion of value has been arrived at by the Primary Valuer who undertook the inspection and prepared the calculations. The Supervising Member confirms that the report is genuine and is endorsed by Opteon Property Group Pty Ltd.</i>

## 12.0 Assumptions, Conditions & Limitations

<b>Acid Sulphate Soils</b>	<i>We are not experts in this area and therefore, in the absence of an environmental consultant's report concerning the presence of ASS on the subject property, this assessment is made on the assumption that the property is unaffected by ASS. Should it subsequently transpire that an expert report establishes that there is an ASS risk we reserve the right to review this assessment.</i>
<b>Area</b>	<i>In the event actual surveyed areas of the property are different to the areas adopted in this assessment the survey should be referred to the valuer for comment on any assessment implications. We reserve the right to amend our assessment in the event that a formal survey of areas differs from those detailed in this report.</i>
<b>Environmental</b>	<i>The assessments assume there are no environmental issues with the property or hazardous or toxic materials present unless specifically identified within this report. We are not experts in environmental matters and make no representations about any environmental matters relating to the property. If an environmental assessment is subsequently carried out, or the property is otherwise found to contain contamination or other environmental hazards, we reserve the right to review and, if necessary, amend this report.</i>
<b>Full Disclosure</b>	<i>This report assumes that any information, documentation and data provided by you or any third parties is accurate and is a full disclosure of information which may impact on the value of the property. Whilst the Valuer has taken reasonable steps to verify the information supplied, we do not accept any liability whatsoever for any information being insufficient, inaccurate or misleading. If inaccuracies in the information are subsequently discovered, we reserve the right to review and, if necessary, amend our assessments.</i>
<b>Future Value</b>	<i>Any comments made in relation to future values are based on general knowledge and information currently available. These comments should not be construed as a prediction of future value levels or a warranty of future performance as the property market is susceptible to potential rapid and unexpected change caused by multiple factors. Ultimately current expectations as to trends in property values may not prove to be accurate.  <i>Due to possible changes in the property market, economic conditions, occupancy status and property specific factors, we recommend the value of the property be reassessed at regular intervals</i></i>
<b>Geotechnical</b>	<i>The assessments assume there are no adverse geotechnical conditions affecting the property. We are not experts in civil or geotechnical engineering and do not make any comment as to the geotechnical integrity of the property. If it is subsequently determined that there are adverse geotechnical conditions, we reserve the right to review and, if necessary, amend this report.</i>
<b>Heritage</b>	<i>This report assumes that heritage, including Aboriginal and Torres Strait Islander cultural heritage, matters do not have a discernible impact on the property's value or potential use, unless specified otherwise. This report does not replace or substitute for the need to engage with qualified professionals who specialise in heritage assessments and cultural considerations. By accepting and using this report, you acknowledge that heritage and cultural issues may have potential impacts on the property that are not addressed within the scope of this report. We reserve the right to review and, if necessary, amend our assessments if onerous heritage and/or cultural restrictions are identified through formal searches.</i>

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<b>Identification</b>	<i>The property has been identified as per details provided within this report. The identification comments are not provided in the capacity of an expert, and a surveyor (not a valuer) would be able to confirm the identification of the property and/or any encroachments by way of undertaking a site survey.</i>
<b>Inconsistencies in Assumptions</b>	<i>If there is found to be any variance, inconsistency or contradiction in any of the assumptions within this report then this may have an impact on the market value of the property and we recommend this assessment be referred back to the Valuer for comment.</i>
<b>Market Evidence Information Availability</b>	<i>In preparing this report we have undertaken those investigations reasonably expected of a professional valuer having regard to normal industry practice so as to obtain the most relevant, available, comparable market evidence. Whilst we believe the market information obtained to be accurate, all details may not have been formally verified.</i>
<b>Planning and Building Approvals</b>	<i>Town planning and zoning information was informally obtained from the relevant local and State Government authorities or online sources which should be verified if considered necessary. These assessments assume all necessary and appropriate town planning and/or building, consents, approvals and certifications have been issued unless specified otherwise within the report. If formal searches subsequently obtained contains additional or contrary information, we reserve the right to review and, if necessary, amend the assessments.</i>
<b>Publication of Report</b>	<i>The publication of the assessments or report in whole or any part, or any reference thereto, or the names and professional affiliations of the valuers is prohibited without the prior written approval of the valuer as to the form and context in which it is to appear.</i>
<b>Site Survey</b>	<i>This report is not a site survey and any comments relating to survey matters are not given in the capacity as an expert surveyor. Unless specified otherwise, the assessments are made on the basis that there are no encroachments by or upon the property and this should be confirmed by a current survey report if considered necessary. If any encroachments are noted by a survey we reserve the right to review and, if necessary, amend the assessments.</i>
<b>Structural</b>	<i>This report is not a structural survey and any comments relating to the condition of the improvements on the property are not given in the capacity as an expert. Unless specified otherwise, we have not sighted a structural report nor have we inspected unexposed or inaccessible parts of the premises. We therefore cannot comment on the structural integrity, defects, rot or infestation of the improvements nor can we comment on any knowledge of the use in construction materials such as asbestos or other materials which are considered hazardous, other than matters which are obvious. The assessments assume any buildings are structurally sound; building services are adequate and appropriately maintained; the building complies with applicable building, health, safety and fire laws and regulations. If an expert's report establishes structural issues we reserve the right to review and, if necessary, amend this report.</i>
<b>Third Party</b>	<i>This report has been prepared for the private and confidential use of our Client for the specified purpose. It should not be reproduced in whole or part without the express written authority of Opteon Property Group Pty Ltd or relied upon by any other party for any purpose and the valuer shall not have any liability to any party who does so. Our warning is registered here, that any party, other than those specifically named in this paragraph should obtain their own assessment before acting in any way in respect of the subject property.</i>



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**Title and Unregistered Instruments**

*Recent copies of title searches have not been provided or completed for the relevant properties. The assessments assume clear and unencumbered titles for the subject properties. Any encumbrances, encroachments, restrictions, leases or covenants, not identified in this report, may affect the value of the property. If any such, are identified we reserve the right to review and, if necessary, amend the assessments.*

*The assessments assume the properties are unaffected by encumbrances (such as mortgages or other charges) that are normally and expected to be discharged prior to transfer of the property.*

*Unless specified otherwise, this assessment assumes there are no native title interests affecting the property.*

*If a property is strata titled, the assessments assume the property has an equitable unit entitlement. The assessments have been completed without the benefit of a search of the owner's corporation records and assumes there are no abnormal assets or liabilities within the owner's corporation.*

*Planning and Environment Act 1987*

## **Ballarat Planning Scheme**

### **Amendment C234ball**

#### **Explanatory Report**

##### **Overview**

The amendment proposes to implement into the Ballarat planning scheme the *Ballarat West Precinct Structure Plan (PSP) August 2024 and Development Contributions Plan (DCP) July 2024*, by revising Schedule 2 to the Urban Growth Zone, Schedule 1 to the Development Contributions Plan Overlay and other operational provisions to facilitate the delivery of infrastructure within the Ballarat West PSP area. Specifically, Schedule 1 to the Development Contributions Plan Overlay proposes to introduce revisions to infrastructure costs and to the Development Infrastructure Levy (DIL).

##### **Where you may inspect this amendment**

The amendment can be inspected free of charge at the City of Ballarat website at: [www.ballarat.vic.gov.au](http://www.ballarat.vic.gov.au)

And:

The amendment is available for public inspection, free of charge, during office hours at the following places:

Ballarat City Council

The Phoenix Building

25 Armstrong Street South

Ballarat VIC 3350

The amendment can also be inspected free of charge at the Department of Transport and Planning website at <http://www.planning.vic.gov.au/public-inspection> or by contacting the office on 1800 789 386 to arrange a time to view the amendment documentation.

##### **Submissions**

Include for exhibited amendments and remove at adoption.

Any person may make a submission to the planning authority about the amendment. Submissions about the amendment must be received by **[insert submissions due date]**.

A submission must be sent to:

Sustainable Growth, Ballarat City Council

**By post:** The Phoenix, 25 Armstrong Street South, Ballarat VIC 3350

**In person:** The Phoenix, 25 Armstrong Street South, Ballarat VIC 3350

**By email:** [growthareas@ballarat.vic.gov.au](mailto:growthareas@ballarat.vic.gov.au)

### **Panel hearing dates**

**Include for exhibited amendments and remove at adoption.**

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- Directions hearing: TBC
- Panel hearing: TBC

### **Details of the amendment**

#### **Who is the planning authority?**

This amendment has been prepared by Ballarat City Council as the planning authority for this amendment.

The amendment has been made at the request Ballarat City Council.

#### **Land affected by the amendment**

The amendment applies to land designated within the Ballarat West Precinct Structure Plan. The land is generally bounded by properties along Cuthberts Road (Alfredton) to the north, part of Midland Highway (Sebastopol) and M R Power Park (Sebastopol) to the east, Winter Creek to the south and properties along Dyson Drive (part of Alfredton and Winter Valley) and the proposed Link Road (Winter Valley) to the west.

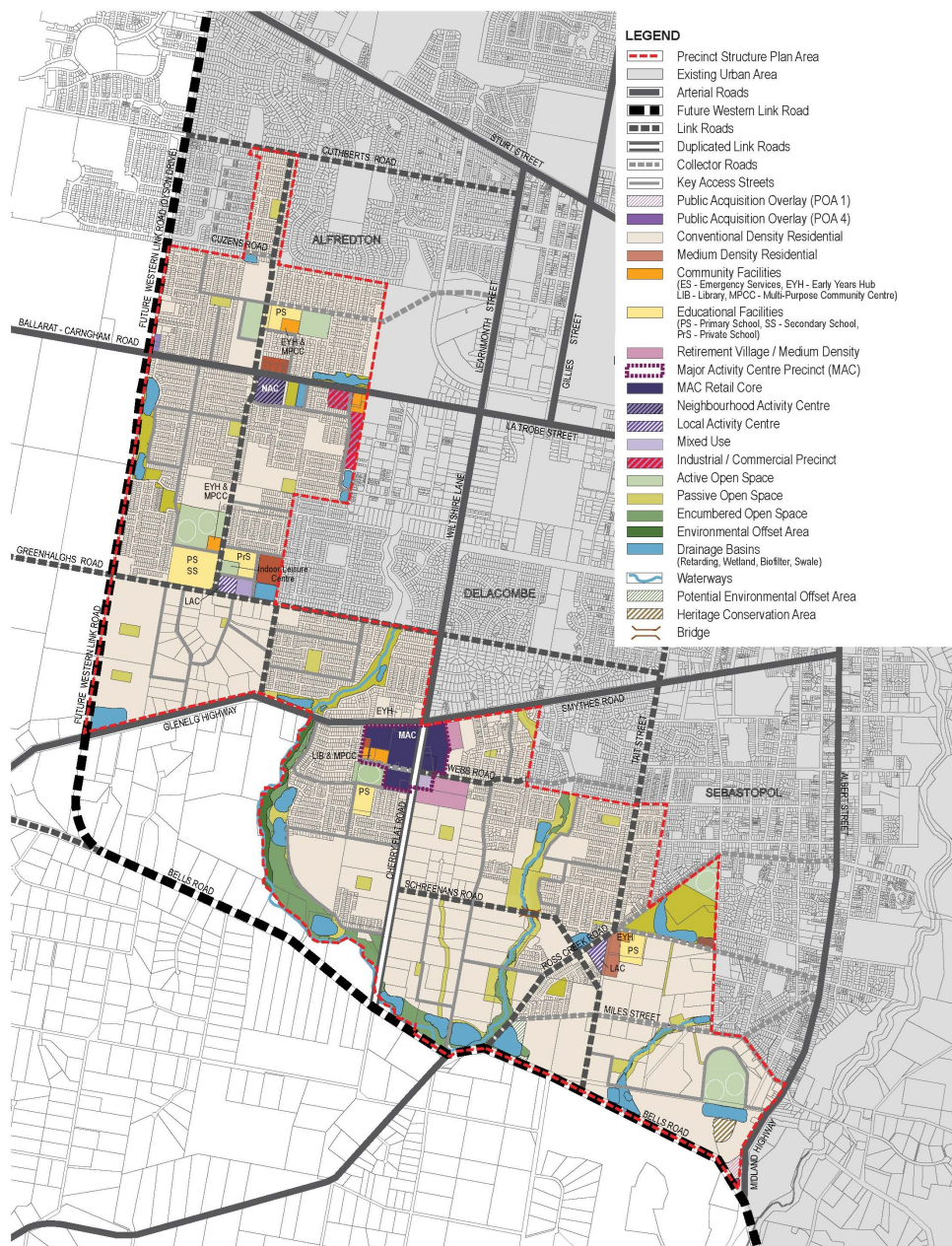


Figure 1: Ballarat West Precinct Structure Plan Area

### What the amendment does

The amendment proposes to implement the findings and recommendations of various technical reports summarised in the *Ballarat West Precinct Structure Plan Review Background Report 2024, City of Ballarat*. The background report recommends that *Ballarat West Precinct Structure Plan (PSP) August 2024* and *Development Contributions Plan (DCP) July 2024* are revised and incorporated into

the Ballarat planning scheme.

Specifically, the amendment makes the following changes:

- Amends the Schedule 2 to Clause 37.07 Urban Growth Zone to:
  - Include a revised future urban structure plan dated July 2024.
  - Update Section 3 – Prohibited Use to ensure consistency with the permissible uses under the relevant Applied Zones in the Ballarat Planning Scheme.
  - Delete the first bullet point: “Create no more than one additional lot” to remove ambiguity over whether subdivision of un-serviced lots can involve multi-lot subdivision.
  - Update the requirement for existing dwelling to connect to reticulated sewerage water system or wastewater to reflect the changes in Amendment VC203.
  - Update requirements for potentially contaminated land to reflect the latest Planning Practice Note 30 and the Environment Protection Act 2017.
  - Remove the Development Contributions Plan condition as there is currently an incorporated Development Contributions Plan for Ballarat West.
  - Update the dates of the relevant updated documents.
- Corrects an error in the Schedule 2, 2.2 to Clause 37.07 Urban Growth Zone to update the Applied Zone from Commercial 1 Zone to Commercial 2 Zone in Table 1 (Land as shown on Plan 1 of this schedule) for “all other land in the precinct on which sensitive uses are not permitted in accordance with Part 5.2 of the incorporated Ballarat West Precinct Structure Plan”.
- Amends the Schedule to Clause 45.06 Development Contributions Plan Overlay to introduce revised charges in the Development Infrastructure Levy (DIL), which is paid by developers and the Community Infrastructure Levy (CIL) which is paid by homeowners. The proposed changes to both levies are shown in table 1 and table 2, below.
- Amends the Schedule to Clause 72.04 Incorporated Documents by inserting the following documents:
  - *Ballarat West Precinct Structure Plan October (August 2024)*; and
  - *Ballarat West Development Contributions Plan (July 2024)*.

Table 1: Proposed changes to DIL charges

Charge area	Original DIL (Jan 2012)	Current DIL (Indexed July 2024)	Proposed revised DIL (July 2024)
Residential (per hectare NDA)	\$201,470.84	\$341,627.65	\$422,774.96
Commercial (per	\$147,753.24	\$235,924.55	\$277,795.60

hectare NDA)			
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Table 2: Proposed changes to CIL charges

Original CIL (Jan 2012)	Current CIL (July 2024)	Proposed CIL (July 2024)
\$900 per dwelling	\$1450 per dwelling	\$1450 per dwelling

## Strategic assessment of the amendment

### Why is the amendment required?

The PSP and DCP were incorporated into the City of Ballarat planning scheme in 2012 and 2014 respectively.

The primary purpose of the PSP was to facilitate a new growth area in Ballarat’s west that would deliver around 14,500 dwellings accommodating around 36,000 people.

The accompanying DCP included funding mechanisms and an implementation strategy required to deliver key infrastructure including transport, drainage and community infrastructure.

Significant development has occurred in the PSP area since 2014 with around 40% of developable residential land titled, 13% under construction and 47% undeveloped. The review is required to respond to on the ground changes that have occurred through development since the documents were incorporated into the Ballarat planning scheme and where appropriate and reasonable, update objectives to reflect current state planning policy.

The amendment is also required to ensure that all the required precinct wide infrastructure is planned for and can be delivered and funded in a timely and fiscally responsible manner. The review has found that there is a need to update the scope and costings of projects which are included in the revised DCP.

Legislation requires that City of Ballarat periodically undertakes a full review of the content of the PSP and DCP to ensure that the documents are effective in delivering development and infrastructure outcomes that meet the community’s needs. The review considers things like updated population projections in Ballarat West, changes in planning policy and changes in infrastructure specifications and costings.

The amendment is required because both the PSP and DCP are incorporated documents and the revised versions will need to be incorporated into the planning scheme. Associated Victoria Planning Provisions such as the Schedules to the Urban Growth Zone and Development Contributions Plan Overlay will also need to be amended.

The review has been informed by the following:

- The Victoria Planning Provisions including the Planning Policy Framework in the City of Ballarat Planning Scheme
- Victorian Planning Authority PSP Guidelines 2.0
- Development Contributions Guidelines- Department of Sustainability and Environment 16 June 2003- as amended March 2007
- Ballarat West Precinct Structure Plan Review- Community and Recreation Infrastructure ASR, May 2024
- Transport Projects Review, Ballarat West Precinct Structure Plan Milward, February 2024
- Ballarat West PSP Review Drainage Strategy Update Engeny April 2024
- Opteon Solutions Land Value Assessments for the Ballarat West DCP Review June 2024
- Practical Ecology: Ballarat West Precinct Targeted Growling Grass Frog Surveys, 2023
- Ballarat West Precinct Structure Plan SMEC, August 2024
- Ballarat West Development Contributions Plan, Urban Enterprise, July 2024

As part of the review, Ballarat City Council has undertaken an audit on the Native Vegetation Precinct Plan and the land uses through the PSP area including the Major Activity Centre Precinct. The findings of the audits have informed the changes to the plans in the Ballarat West PSP and Ballarat West DCP.

The review recommended the following changes to the Ballarat West PSP and DCP documents:

#### Ballarat West Precinct Structure Plan

The amendment proposes to update the incorporated *Ballarat West Precinct Structure Plan, 2012 (amended October 2016)* to:

- Update the plans to reflect the land use changes informed by the review of the community and recreation infrastructure, road and intersection infrastructure, drainage infrastructure and indicative Growling Grass Frogs habitat in Ballarat West.
- Update to Table 1 Summary Land Use Budget and Attachment 1: Property Specific Land Budget that reflects the land use changes in the Ballarat West area.
- Update to Table 2 Distribution of Housing Densities and Attachment 2: Property Specific Land Use Budget – Housing Yield that reflects the land use changes in the Ballarat West area.
- Update to the Ballarat West PSP informed by the review of the community and recreation infrastructure, road and intersection infrastructure, and drainage infrastructure.
- Update references to State Government, Council plans and strategies to reflect current editions such as Plan Melbourne 2017-2050.
- Update references to Clause 52.01 Public Open space Contributions to Clause 53.01 Public Open Spaces Contributions.

- Update the total floor area from 20,000sqm to 23,000sqm for the Major Activity Centre in Table 5 Activity Centre and Employment Hierarchy (page 57) to be consistent with what has been constructed and approved.
- Remove references of gas in the Ballarat West PSP in accordance with Amendment VC250.
- Remove Plan 23 Natural Gas Network (Page 92) in accordance with Amendment VC250.
- Remove Plan 22 Central Highlands of Water Ease of Servicing (Page 91) at the request of Central Highlands Water.
- Insert new concept plans to provide guidance for community and recreation infrastructure:
  - M R Power Park Community Facilities
  - Delacombe Major Activity Centre Community Facilities
  - Ballarat-Carngham Road Community Facilities
  - Greenhalghs Road Community Facilities
  - Two linear link open space reserves
- Insert a concept plan for the Masada Boulevard/Fay Drive precinct to provide landowners guidance of how existing parcel configuration could be further developed in the future, having regard of the orderly planning of the area.
- Insert a cross section for Key Access Streets as part of the recommendations in the Transport Projects Review prepared by Milward Engineering.
- Add a new intersection between Webb Road and Schreenans Road in the Ballarat West PSP.
- Add reference of the 18 metres road width for local access streets in accordance with the Infrastructure Design Manual in the Ballarat West PSP.

#### Ballarat West Development Contributions Plan

The amendment proposes to update the incorporated *Ballarat West Development Contributions Plan, 2014 (amended July 2017)* to:

- Index the values of transport, community and recreation and drainage infrastructure to 2024/2025.
- Update infrastructure project costs and specifications associated with changes to drainage, transport, and community and recreation infrastructure.
- Update references to Clause 52.01 Public Open space Contributions to Clause 53.01 Public Open Spaces Contributions.
- Update the Housing Yield table to reflect 'as-built' development and increasing the density on undeveloped land to up to 20 dwellings per hectares to better reflect market trends and densities outlined in the VPA's Precinct Structure Planning Guidelines: New Communities in Victoria.
- Updated land valuations in accordance with *Land Valuation Assessment for the Ballarat West Development Contributions Plan Review, Opteon, June 2024*.
- Update land areas associated with changes to drainage, transport, and community and recreation infrastructure.



### Community and Recreation Infrastructure

Ballarat City Council has engaged ASR Research to undertake a review of the community and recreation infrastructure in the Ballarat West area. ASR Research made the following recommendations in their report:

- Adopt the VPA's Benchmark Infrastructure costs of Community and Recreation Infrastructure and incorporate these into the Ballarat West DCP.
- Adopt changes and costings for Early Years Hubs in Ballarat West to meet State Government's Three-Year-Old kinder reform program and incorporate these into the Ballarat West DCP. This applies to the Early Years Hubs that have not been delivered in the Ballarat West area.
- Update the names and descriptions of community and recreation infrastructure to be consistent with naming and description conventions used in contemporary PSPs and DCPs.
- M R Power Park
  - Identify M R Power Park as a regional open space with predominantly passive open space and informal recreation function (13.63 hectares) and a smaller active open space function (4 hectares).
  - Removal of the construction of the indoor recreation facility for M R Power Park and relocate the indoor recreation facility to Community Hub 3.
  - Adjust the cost apportionment of the construction of the MR Power Park Reserve
- Ballarat West Major Activity Centre Precinct
  - Removal of the Early Years Hub (comprising kindergarten, Maternal and Child health and flexible community space)
  - Update the project description for Community Hub 2 to include Early Years Hub and library.
  - Decrease the size of the library from 1 Ha to 0.9 Ha.
  - Decrease the size of the Active Open Space reserve in from 8 Ha to 3.5 Ha.
  - Decrease the size of the Primary school (non-DCP Project) from 3.5 Ha to 3.42 Ha.
- Winterfield North Local Activity Centre
  - Decrease the size of Active Open Space reserve from 11 Ha to 10.30 Ha.
  - Relocate the indoor recreation centre to the eastern side of the link road and increase the size of the indoor recreation centre from 1 Ha to 1.3 Ha.
  - Adjust the cost apportionment of the construction of the indoor recreation centre.
  - Relocate the Early Years Hub to the eastern side of the link road and reduce the size of the Early Years Hub from 1.3 Ha to 1 Ha.
  - Relocate the Government secondary school and private primary school from the western side of the link road to the eastern side.
- Carngham Road Neighbourhood Activity Centre/Hub

- Relocate the Government primary school and the Early Years Hub in sub-precinct 4.
  - Update the project description of the construction of the Active Open space reserve to apportion the 4 Ha that has been constructed and the remaining 4 Ha that is yet to be constructed.
- Decrease the size of the active open space reserve of Mining Park from 12.22 Ha to 11.13Ha to accommodate the increase in area of Drainage Basin RB29 based on the Engeny review.

#### Transport Infrastructure

Ballarat City Council has engaged Milward Engineering to undertake a review of road and intersection projects in Ballarat West. Milward Engineering made the following recommendations:

- Road projects
  - Increase the length of the north-south link road between Greenhalghs Road and the northern boundary of sub-precinct 2 from 670m to 758m.
  - Increase the length of the north-south link road between Greenhalghs Road and Glenelg Highway from 400m to 462m.
  - Increase the length of Cherry Flat Road between Schreenans Road and Bells Road from 190m to 750m.
  - Increase the length of Cobden Street between Ross Creek Road and Miles Street from 378m to 400m.
  - Decrease the length of Cobden Street between Miles Street and Bells Road from 491m to 480m.
- Intersection projects
  - Update the project description from roundabout to signalised intersection between Ballarat-Carngham Road and the new north-south road in sub-precinct 4.
  - Update the project description from roundabout to signalised intersection between Greenhalghs Road and the new north-south road in sub-precinct 2.
  - Update the costing for the intersection between Glenelg Highway to new north-south road (Innsbruck Road) from local road standard to the arterial road (Department of Transport) standard.
  - Incorporate a new roundabout concept design for the intersection at Cherry Flat Road and Schreenans Road and the intersection at Ross Creek Road / Schreenans Road extension / Cobden Street

#### Drainage Infrastructure

Ballarat City Council has engaged Engeny to undertake a review of the status of the current Stormwater Strategy and its implementation in Ballarat West. Engeny made the following recommendations:

- Update the drainage sub-catchments and drainage assets (comprising of underground pipes and retarding basins).
- Adjustment to the sizes and locations of multiple drainage pipes.
- Update the drainage modelling based on future densities of 20 dwellings per hectare in accordance with the VPA's Precinct Structure Planning Guidelines: New Communities in Victoria.

#### Strategic Planning Preparation Costs

- The amendment includes strategic planning preparation costs as a project.
  - The original DCP did not include strategic planning costs associated with the preparation of DCP. It is assumed this is because at that time legislation in the Planning and Environment Act 1987 or Ministerial Guideline did not enable planning costs as a project.
  - In 2015 the Act amended S. 46I(1)(b) to allow the inclusion of, "...reasonable costs and expenses incurred by the planning authority in preparing the plan and any strategic plan or precinct structure plan relating to, or required for, the preparation of the development contributions plan (the plan preparation costs )."
  - In light of the legislative change and that it is now common practice to include strategic planning costs in DCPs, it is appropriate to include the costs associated with the preparation of the PSP and DCP. The total costs amount to \$432,465.

This amendment is also required to:

- Correct errors and inconsistency in the Schedule to the Urban Growth Zone. These have been identified through the day-to-day use of the Ballarat Planning Scheme and if left unaddressed, will lead to confusion for the community and council officers administering the Scheme.
- Remove requirement for subdivision application within Rural Interface Area identified in plan 11 of the Ballarat West Precinct Structure Plan as the area identified as 'rural interface' on plan 11 of the PSP has been developed as conventional residential density.

#### **How does the amendment implement the objectives of planning in Victoria?**

The amendment is consistent with the objectives of planning in Victoria by encouraging and facilitating appropriate and considered change in the Ballarat West Precinct Structure Plan area. The Amendment implements the relevant objectives in Section 4 of the Planning and Environment Act 1987 (the Act), in particular:

*(a) Provide fair, orderly, economic and sustainable use, and development of land.*

The amendment will result in fair, orderly, economic and sustainable use and development of land by enabling future development and infrastructure that addresses the needs of the future community of Ballarat.

*(b) to provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity.*

The amendment will ensure that consideration is given to ecology in particular with regard to the habitat of the Growling Grass Frog.

*(c) to protect public utilities and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community.*

The amendment will protect public utilities by planning for development and infrastructure in a responsible and orderly manner.

*(d) Facilitate development in accordance with the objectives;*

The amendment facilitates development in accordance with State, regional and local policy.

*(e) Balance the present and future interests of all Victorians.*

The amendment will consider the interests of all Victorians by ensuring that the sustainable development of this community continues to benefit existing and future users of the land.

### **How does the amendment address any environmental, social and economic effects?**

#### Environmental

There will be some positive and negative environmental impacts as a result of the review.

It is proposed to remove most of the environmental offset areas in the PSP. The reasons for this are:

- The environmental offset areas in the BWVSP have not been used to secure any first party native vegetation offsets
- It is likely that this is because legislation has changed twice since the BWNVPP was prepared and that the native vegetation guidelines now allow for third party offsets
- Providing offset areas in an urbanised setting may increase risk to life and property
- The removal of the offsets will make the PSP consistent with Schedule 2 to the UGZ which was amended under C203 in 2017 to delete the requirement for offset areas to be used for native vegetation offsets.

The amendment has updated the stormwater strategy for the precinct and has given consideration to climate change in the management of peak flow from a projected increase in rainfall intensity.

The strategy also seeks to improve the social and environmental outcomes by

managing the risk of pollution from stormwater runoff recommending the inclusion of gross pollutant traps in wetland assets to help reduce the load of litter entering the system.

As the amendment seeks to continue development that is already occurring there will be a neutral impact on air quality and buffer distances.

#### Social

The amendment will ensure that infrastructure is delivered in a timely and fiscally responsible manner. Furthermore by providing greater certainty around the scope and funding of infrastructure, the amendment will facilitate the delivery of housing.

Of particular social importance will be ensuring that the community and recreation infrastructure is fit for purpose for the existing and future community both in terms of the scope and cost of the facilities.

The amendment proposes a modest increase in the housing yield which will provide for more housing and more choice of housing in the Ballarat West PSP area.

#### Economic

The amendment will have some economic effects due to the increase in development levies which may impact the viability of some developments. There is also the possibility that some developers may decide to pass the additional cost onto future homeowners.

The amendment will also provide for economic benefits and opportunities, particularly in the construction industry as it will facilitate infrastructure provision and housebuilding activity.

In consideration of the environmental, social and economic effects there will be both positive and negative; overall the amendment will deliver net community benefit as the planning and infrastructure outcomes are essential for a sustainable community to be realised in a fiscally responsible manner.

#### **Does the amendment address relevant bushfire risk?**

The Amendment meets bushfire policy in Clause 13.02 of the City of Ballarat Planning Scheme because it meets the objective of strengthening the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.

It meets that objective by providing greater certainty that infrastructure will be delivered that will contribute to the resilience of the PSP area. For instance provision of road upgrades will provide safer access and egress. Delivering land allocated for open space will bring in more robust land management which will help reduce the risk of grass fire.

The Country Fire Authority (CFA) will be formally consulted when the planning scheme amendment is exhibited.

**Does the amendment comply with the requirements of any other Minister's Direction applicable to the amendment?**

The amendment has been generally drafted in accordance with the Ministerial Direction – *Form and Content of Planning Schemes* under section 7(5) of the *Planning and Environment Act 1987*. Schedule 1 to the Clause 45.06 Development Contributions Plan Overlay has used non-standard tables as Council has been reporting on non-standard facility items in this DCP area for 13-years and it is now difficult to change reporting conventions for this DCP. The amendment also complies with the following relevant Ministerial Directions:

Direction No. 1 – Potentially Contaminated Land

This amendment does not change the location of sensitive uses currently identified in the Ballarat West PSP. The Ballarat West PSP and Schedule 2 to Clause 37.07 Urban Growth Zone identifies areas which are subject to low, medium and high contamination including areas which are subject to an Environmental Audit Overlay.

Direction No. 11 – Strategic Assessment of Amendments

The amendment complies with the Ministerial Direction No.11 under section 12 of the *Planning and Environment Act 1987*. The amendment is consistent with this direction which ensures a comprehensive strategic evaluation of a planning scheme amendment and the outcomes it produces.

This direction seeks to ensure a comprehensive strategic evaluation of a planning scheme amendment. Council has undertaken a thorough review and examination of the Ballarat West PSP and DCP and associated planning scheme ordinances and has determined that updates are required to ensure the documents reflect the need to deliver housing and infrastructure that meets the needs of the existing and future community. The review was informed by a range of studies:

- Review of community infrastructure by ASR Research.
- Review of transport infrastructure by Cardno.
- Review of drainage infrastructure by Engeny
- Land valuations undertaken by Opteon.

Direction No. 12 – Urban Growth Areas

This direction applies to the preparation of a planning scheme amendment that provides for changes to an incorporated precinct structure plan or proposes changes to provisions in a schedule to the Urban Growth Zone.

The Ballarat West PSP and DCP were developed by the City of Ballarat in accordance with the PSP Guidelines prepared by the Growth Areas Authority (now Victorian Planning Authority) in 2009. The review of the Ballarat West PSP and DCP documents identified the need to update some of the infrastructure projects together with ensuring that the plan reflects development that has occurred to date and is expected to continue into the future.

By undertaking this review Council has responded to changing circumstances including the need to review the Development Infrastructure Levy to ensure funds are collected to make an ongoing contribution to the delivery of the infrastructure needed to service the Ballarat West PSP area.

Direction No. 19 – Preparation and Content of Amendments that may significantly impact the environment, amenity and human health

This amendment does not change the location of sensitive uses and buffer areas currently identified in the Ballarat West PSP.

Direction No. 20 – Major Hazards Facilities

There are no major hazard facilities proximate to the Ballarat West PSP area.

Ministerial Direction on the Preparation and Content of Development Contributions Plans

This amendment proposes to change Schedule 1 to Clause 45.06 Development Contributions Plan to exempt the following from paying the development infrastructure levy or a community infrastructure levy:

- non-government schools
- housing provided by or on the behalf of the Department of Health and Human Services.
- a small second dwelling.

A new category that will be funded by the DIL is the plan preparation costs.

**How does the amendment support or implement the Planning Policy Framework and any adopted State policy?**

The proposed amendment is consistent with the following clauses of the Planning Policy Framework and will assist in achieving objectives of the clauses:

- *Clause 11.02-3S Sequencing of development:* This amendment proposes changes to the Ballarat West PSP and DCP documents to ensure that adequate funds can be collected to acquire land and the construction of

essential infrastructure required to service the growth of the precinct.

- *Clause 11.03-2S Growth areas:* This amendment proposes to encourage average overall residential densities in Ballarat West area from a minimum of 15 dwellings per net developable hectare to up to 20 dwellings per net developable hectare. This amendment will also support Clause 11.03-2S with the increase of average residential densities to guide a diversity of housing type and distribution throughout Ballarat West.
- *Clause 12.01-1S Protection of biodiversity and Clause 12.01-2S Native Vegetation management:* No changes are proposed to the management of biodiversity or native vegetation identified in the Ballarat West PSP and Native Vegetation Precinct Plan.
- *Clause 13.02-1S Bushfire planning:* This amendment is within a bushfire prone area. Council is required to consider the strategic implications of the amendment on the potential for bushfire and implement the requirements of Clause 13.02 should any applications be submitted for subdivision or development.
- *Clause 16.01-1S Housing supply and Clause 16.01-2S Housing affordability:* This amendment maintains an area identified for the delivery of residential development and supports a diversity of housing styles and sizes that are located close to jobs, transport and services. The Ballarat West PSP identifies land suitable for high, medium and conventional residential densities.
- *Clause 17.01-1S Diversified economy and Clause 17.01-1R Diversified economy – Central Highlands:* This amendment does not propose any changes to the Major Activity Centre, Neighbourhood Activity Centre and Local Activity Centre. These employment areas are significant to the municipality and will continue to facilitate growth in employment in these areas.
- *Clause 18.01-1S Land use and transport integration and Clause 18.01-2:* This amendment proposes to update road and intersection projects to the Ballarat West DCP to ensure that adequate transport infrastructure is delivered to service the growth of the community. This amendment also supports the efficient, co-ordinated reliable movement of people and goods, including walking and cycling networks and reducing reliance on private motor vehicles.
- *Clause 18.02-1S Walking, Clause 18.02-2R Cycling and Clause 18.02-4S Roads:* This amendment maintains the walking, cycling and road networks to facilitate sustainable transport as envisioned in the Ballarat West PSP.
- *Clause 19.02-2S Education facilities and Clause 19.02-4S Social and cultural infrastructure:* This amendment supports the future planning of education and early childhood facilities to meet the existing and future education needs of communities. This amendment does not propose to change the number of community facilities and ensures that the design of community places can be adapted as the population changes and different patterns of work and social life emerges.



- *Clause 19.02-6S Open space*: This amendment seeks to maintain the integration of open space within subdivisions. This amendment will also incorporate concept plans to provide guidance to enhance connections between major parks, activity areas and along waterways in Ballarat West.
- *Clause 19.03-1S Development and infrastructure contribution plans*: This amendment proposes changes to the Ballarat West DCP to ensure that infrastructure can continue to be delivered in a timely and fiscally responsible manner.
- *Clause 19.03-3S Integrated water management*: Changes are proposed to the size and location of drainage assets within the Ballarat West PSP to cater for future growth, minimise flooding risk, and provide an urban environment that is more resilient to the effects of climate change.

### **How does the amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?**

The amendment is supported by Clause 21 (the MSS) of the Ballarat Planning Scheme to reflect the key principles set out in the Ballarat West PSP and Ballarat West DCP.

The amendment will encourage development that provides a range of housing choice and diversity to meet the needs of a growing and changing community and demand for different housing types. The amendment will also ensure that services and infrastructure is in keeping with the population and housing growth in Ballarat West into the future.

### **Does the amendment make proper use of the Victoria Planning Provisions?**

The amendment makes appropriate use of the Victorian Planning Provisions by applying:

- The Urban Growth Zone to manage development in a PSP area. This amendment proposes to amend Schedule 2 to Clause 37.07 Urban Growth Zone to reflect changes identified in the explanatory report.
- The Development Contributions Plan Overlay to collect funds for development of essential infrastructure to service the growth of the precinct. This amendment proposes to amend Schedule 2 to Clause 45.06 Development Contributions Plan to reflect changes identified in this explanatory report.

### **How does the amendment address the views of any relevant agency?**

This amendment has been prepared in consultation with the following agencies:

- Catholic Education Melbourne

- Central Highlands Water (CHW)
- Corangamite Catchment Management Authority (CCMA)
- Country Fire Authority (CFA)
- Department of Transport and Planning (DTP)
- Department of Education (DE)
- Department of Energy, Environment and Climate Action (DEECA)
- Department of Health (DH)
- Department of Jobs, Skills, Industry and Regions (DJSIR)
- Department of Justice and Community Safety (DJCS)
- Homes Victoria (HV)
- Parks Victoria
- Sports and Recreation Victoria (SRV)
- Wadawurrung Traditional Owners Aboriginal Corporation (WTOAC)

In preparing the Ballarat West Community and Recreation Infrastructure Review (which informed the amendment), several state government agencies were informed. The agency inputs are as follows:

- The Department of Justice and Community Safety provided an initial response that the current PSP had allocated 2 hectares of land for emergency facilities on Ballarat-Carngham Road, which has since been developed into residential uses. The revised Future Urban Structure Plan has been updated with the emergency services and police station re-allocated to another location on Ballarat-Carngham Road. The Department had requested that this land be reinstated as part of the review to accommodate a variety of service. If more land is required, it is recommended that this be addressed through the provision in one of the future western growth areas.
- The Department of Health provided comments that long-term planning is required for Aboriginal-led service delivery to be co-located with community hubs or early years hub. A statement will be included in the revised PSP to reflect this.
- Sports and Recreation Victoria (SRV) provided comments that the Construction of Indoor Recreation Centre adjacent to the Greenhalghs Road Active Open Space Reserve (8 courts) at Community Hub 3 will support the demand for sports participation and programming in Ballarat West.
- Homes Victoria (HV) provided comments on the locational preferences and expectations for social and affordable housing.

The Department of Education were also consulted on the preferred sizes of government schools in Ballarat West. The changes requested by the Department are reflected in the concept plans that will be incorporated into the revised Ballarat West PSP and DCP.

#### Major Activity Centre Precinct

The future state primary school site in the Major Activity Centre Precinct in the current Ballarat West PSP is not consistent with the Department's site selection criteria. The Department is agreeable with additional land with an area of 0.47ha acquired via the subdivision of the land on PSP Property No. 5.

The City has commenced the land acquisition negotiations with the landowner of PSP Property No. 5 and in the short term, this will become a Council reserve which will then sold to Department of Education at a time they decide to develop the land as a school site.

#### Greenhalghs Road Local Activity Centre

The future state primary and secondary school site in the Greenhalghs Road Local Activity Centre is not consistent with the Department's site selection criteria. The Department will consider the option of a proposed government school site in sub-precinct 2 of Ballarat West.

The City has notified the Department of Transport and Planning (Transport) on the Ballarat West Transport Projects Review. The Department had concerns over the changes to the intersection of the Ballarat-Carngham Road and Presentation Boulevard from a roundabout to a signalised intersection.

Council officers have been in discussions with the Department regarding to the design change. Both parties have agreed to work together on the intersection to reach a consensus on the most appropriate outcome.

Options include amending the draft DCP to revert to a roundabout and to proceed with a signalised intersection.

Central Highlands Water (CHW) provided an initial response that the increased dwelling densities in Ballarat West would affect the City's infrastructure planning. CHW have clarified that this information would assist them in their infrastructure planning when designing appropriate pipe sizes and system.

Another issue was in relation to the timing of the road upgrades generally in the Schreenans Road, Bells Road and Ross Creek area. The City is committed to co-ordinate the concurrent installation of water and sewerage mains with CHW.

Government agencies and authorities will be able to further review the amendment documentation when it is exhibited and provide a written submission.

#### **Does the amendment address relevant requirements of the Transport Integration Act 2010?**

This amendment updates the Ballarat West DCP to include revised transport projects from the *Transport Projects Review, Ballarat West Precinct Structure Plan*. The proposed transport projects will ensure that the transport network will continue to run efficiently.

The transport system will meet the following transport system objectives in Division 2

of the *Transport Integration Act 2010*:

- Providing an interconnected road system that responds to the likely level of use generated by the Ballarat West area.
- Enabling efficient access to existing and planned employment services across the Ballarat West and wider region.
- Ensuring the road network minimises impacts to the site's topography, native vegetation and water flow regimes.
- Designing the function and scale of roads to match the expected travel demand.

## **Resource and administrative costs**

### **What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

The amendment is not expected to have any significant impact on the administrative costs of the Responsible Authority.

However whilst the DIL and CIL make a large contribution towards the infrastructure funding in Ballarat West, there is a significant funding gap between the amount of dollars collectable under the DCP and the overall cost of the infrastructure required. This means that other funding will need to be provided by Council as the delivery agency for the DCP.

BALLARAT PLANNING SCHEME

10/08/2017  
C203

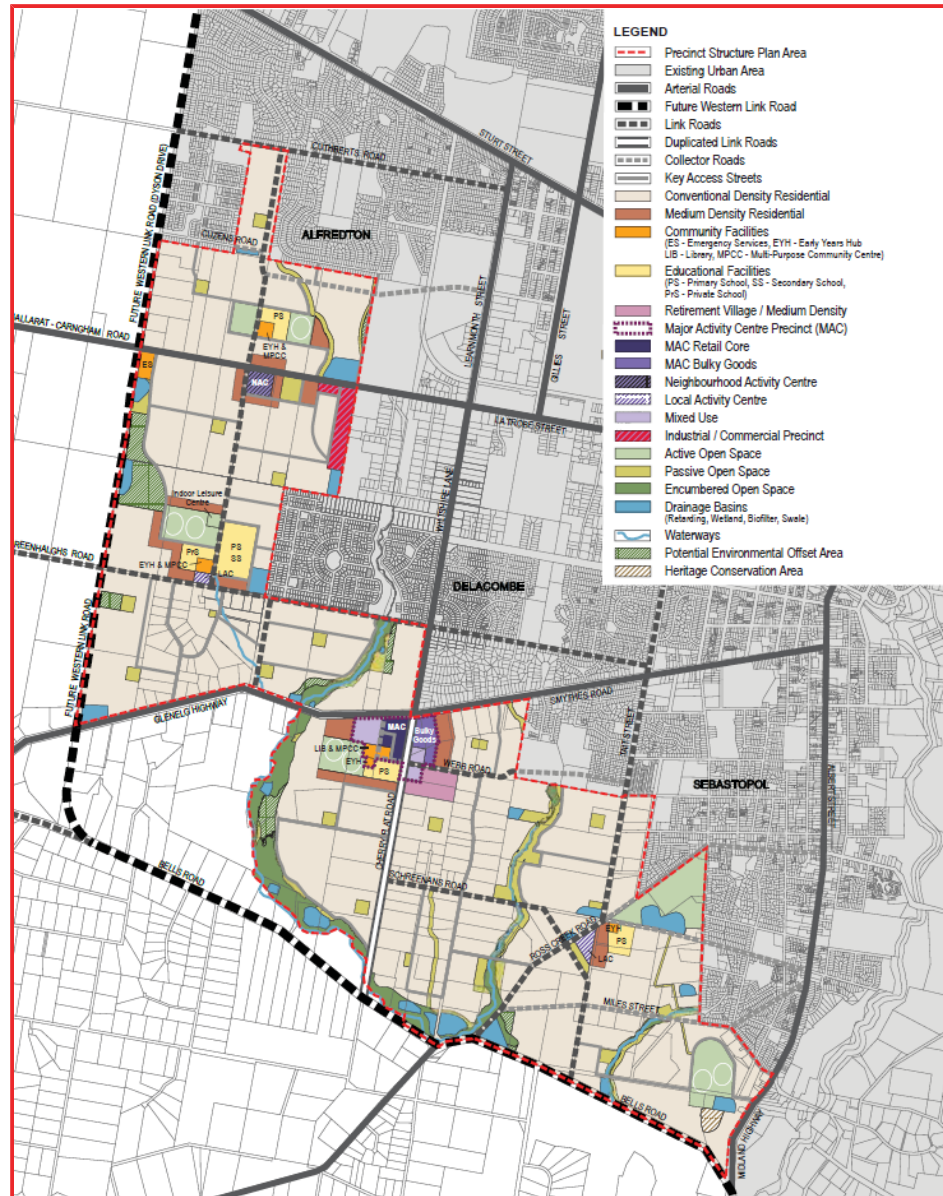
**SCHEDULE 2 TO CLAUSE 37.07 URBAN GROWTH ZONE**

Shown on the planning scheme map as **UGZ2**.

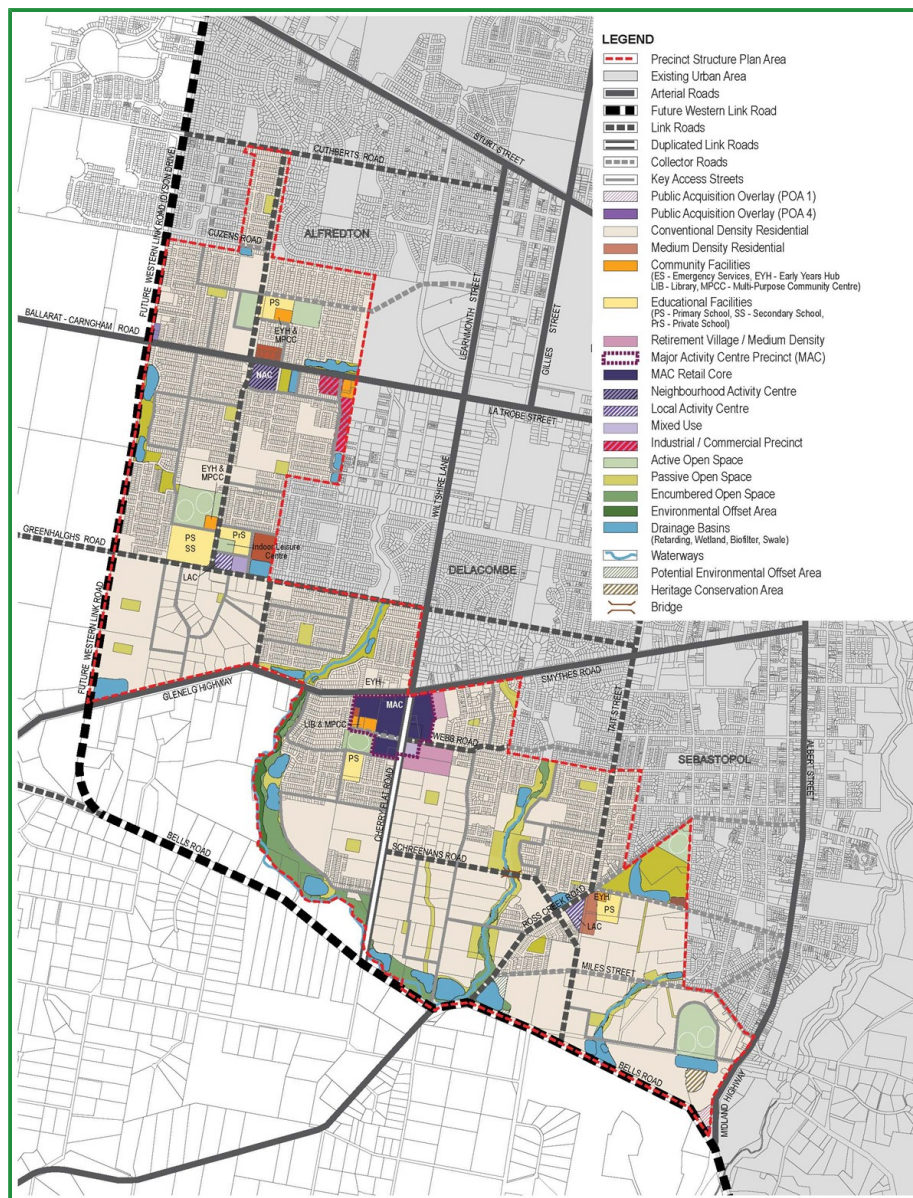
**BALLARAT WEST PRECINCT STRUCTURE PLAN**

**1.0 The Plan**

10/08/2017  
6269 Proposed C234ball  
Plan 1 shows the future urban structure proposed in the Ballarat West Precinct Structure Plan updated ~~October 2016~~ August 2024.



**BALLARAT PLANNING SCHEME**



**2.0 Use and development**

10/08/2017  
G203 Proposed C234ball

**2.1 The Land**

10/08/2017  
C203

The provisions specified in this schedule apply to the land as shown in Plan 1 and shown as UGZ2 on the planning scheme maps.

**2.2 Applied zone provisions**

11/08/2022  
G214ball Proposed C234ball

The provisions of the following zones in this scheme apply to the use and subdivision of land, construction of a building and construction and carrying out of works, in accordance with Plan 1 of this schedule.

## BALLARAT PLANNING SCHEME

Table 1: Applied zone provisions

Land as shown on Plan 1 of this schedule	Applied Zone Provisions
Active Open Space	Clause 36.02 – Public Park and Recreation Zone
Drainage Basins – immediately adjacent to any land shown as Active Open Space only	Clause 36.02 – Public Park and Recreation Zone
Drainage Basins – immediately adjacent to any land shown as Encumbered Open Space only	Clause 36.03 – Public Conservation and Resource Zone
Encumbered Open Space	Clause 36.03 – Public Conservation and Resource Zone
Industrial / Commercial Precinct	Clause 34.02 – Commercial 2 Zone
Major Activity Centre Precinct – Bulky Goods only	Clause 34.02 – Commercial 2 Zone
Major Activity Centre Precinct – Community Facilities – Library and Multi-Purpose Community Centre only	Clause 34.01 – Commercial 1 Zone
Major Activity Centre Precinct – Mixed Use only	Clause 32.04 – Mixed Use Zone
Major Activity Centre Precinct – Retail Core only, Neighbourhood Activity Centre and Local Activity Centre	Clause 34.01 – Commercial 1 Zone
Medium Density Residential	Clause 32.07 – Residential Growth Zone
All other land in the precinct on which sensitive uses are not permitted in accordance with Part 5.2 of the incorporated Ballarat West Precinct Structure Plan	Clause 34.02 – Commercial <del>4</del> 2 Zone
All other land in the precinct	Clause 32.08 – General Residential Zone

## 2.3

## Specific provisions – Use of land

11/08/2022  
G214ball  
Proposed C234ball

## Section 1 - Permit not required

Use	Condition
Dwelling or dwellings in a <del>Mixed</del> Mixed Use Zone	The area identified for residential use is within an Urban Design Framework approved under this schedule.
Informal outdoor recreation where the applied zone is the Mixed Use Zone	The area identified for Informal outdoor recreation is within an Urban Design Framework approved under this schedule
Office where the applied zone is the Commercial 1 Zone	The area identified for office use that exceeds the maximum combined leasable floor area stated in the schedule if the office floor area is in accordance with an Urban Design Framework approved under this schedule
<b>Any use listed in Clause 62.01</b>	Must meet requirements of Clause 62.01.

## Section 2 - Permit required

Use	Condition
Informal outdoor recreation where the applied zone is the Commercial 2 Zone	

## BALLARAT PLANNING SCHEME

Use	Condition
Office where the applied zone is the Commercial 1 Zone	The combined office floor area exceeds 3,000 square metres.
Office where the applied zone is the Mixed Use Zone	The area identified for office use that exceeds the maximum combined leasable floor area stated in the schedule if the office floor area is in accordance with an Urban Design Framework approved under this schedule
<b>Any other use not in Section 1 or 3</b>	

**Section 3 – Prohibited**

Use
<del>Industry in the Commercial 2 Zone</del>
<del>Industry in the Mixed Use Zone</del> Any use listed in Section 3 in the Table of uses of the applicable applied zone.
<del>Warehouse in the Commercial 2 Zone</del>
<del>Warehouse in the Mixed Use Zone</del>

**2.4****Specific provisions – Subdivision**

~~40/08/2017~~  
~~G203~~ Proposed C234ball A permit to subdivide land on an existing un-serviced lot to must meet the following criteria:

- ~~Create no more than one additional lot.~~
- Demonstrate that each resulting parcel is capable of future serviced subdivision in accordance with the incorporated Ballarat West Precinct Structure Plan.
- The owner of the land must enter into an agreement under section 173 of the Act which:
  - prohibits the construction of a further dwelling on the resulting lots prior to the land being fully serviced to the satisfaction of the Responsible Authority;
  - prohibits the construction of any other structure without the consent of the Responsible Authority; and
  - requires that any further subdivision of the land be fully serviced to the satisfaction of the Responsible Authority;
- Any lot used for an existing dwelling must meet the following requirements:
  - Access to the dwelling must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles.
  - The dwelling must be connected to a reticulated sewerage system ~~or the waste water, if available. If reticulated sewerage is not available all waste water from the dwelling~~ must be treated and retained ~~on-site~~ within the lot in accordance with the ~~State Environment Protection Policy (Waters of Victoria)~~ requirements of the Environmental Protection Regulations under the ~~Environment Protection Act 1970~~ 2017.
  - The dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use as well as for fire fighting purposes.

The dwelling must be connected to a reticulated electricity supply or have an alternative energy source



**BALLARAT PLANNING SCHEME****2.5**10/08/2017  
C203**Specific provisions – Buildings and works**

No permit is required to construct a building or construct or carry out works for the following: to construct or extend one dwelling on a lot with an area less than 300 square metres where:

- An approved building envelope as defined in Part 4 of the Building Regulations 2006 applies to the lot, and;
- The approved building envelope complies with the Small Lot Housing Code in the Ballarat West Precinct Structure Plan; and
- The dwelling is constructed or extended in compliance with the approved building envelope.

A permit is required to construct a building or construct or carry out works for the following:

- A fence within 3 metres street on a lot of between 250 and 300 square metres unless the Front Fence Height Standard in Table A2 of Clause 54.06-2 is met.

**3.0**10/08/2017  
C203**Application requirements**

The following application requirements apply to an application for a permit under Clause 37.07, in addition to those specified in Clause 37.07 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

**Subdivision application**

An application for a residential subdivision must be accompanied by a site analysis and design response as detailed in Clause 56.01. In addition, the site analysis and design response must show or address the following to the satisfaction of the Responsible Authority:

- Any planning and design guidelines in the Ballarat West Precinct Structure Plan.
- A table setting out the amount of land allocated to the proposed uses.
- Integration with existing or proposed subdivision of adjoining properties including through alignment and configuration of the street network and landscape themes.
- The staging of the development.
- Where any proposed community infrastructure or public open space areas are to be located and in respect of open space, its intended recreation function.

An application for a residential subdivision of 10 lots or more must be accompanied by:

- A written statement that explains how the subdivision meets the objectives and planning and design guidelines for the Ballarat West Precinct Structure Plan
- A Transport Impact Assessment Report to the satisfaction of the Responsible Authority.
- An Integrated Water Management Statement which addresses how the objectives and planning and design guidelines of the Integrated Water Management plan (Part 5.7 of the Ballarat West Precinct Structure Plan) are achieved.
- A Public Infrastructure Plan which addresses the following, as applicable:
  - the provision, staging and timing of stormwater drainage works;
  - what land may be affected or required for the provision of infrastructure works;
  - the provision, staging and timing of roadworks internal and external to the land consistent with any relevant traffic report or assessment;
  - the landscaping of any land;
  - the provision of public open space and land for any community facilities;

### BALLARAT PLANNING SCHEME

- what, if any, infrastructure set out in the Ballarat West Development Contributions Plan is sought to be provided as "works in lieu" subject to the consent of the Collecting Agency; and
- any other matter required by the Responsible Authority.

#### **Subdivision application – Existing rural residential areas**

Any application for the subdivision of land within and abutting the existing rural residential areas must:

- Create an integrated road network within the existing rural residential area and provide opportunities for road connections to abutting landholdings where possible;
- Avoid the creation of cul-de-sacs; and
- Provide through-connections (road, walking and cycling) between the existing rural residential area and surrounding parcels to integrate the rural residential area with the broader community.

#### **Subdivision application – Rural Interface Area**

Any application for subdivision within the Rural Interface Area identified on Plan 11 of the Ballarat West Precinct Structure Plan must demonstrate how the application achieves the objectives and planning and design guidelines in Part 5.2 of the Ballarat West Precinct Structure Plan and must include:

- A detailed site survey which shows existing and proposed levels;
- Details of any proposed earthworks / cut and fill.

#### **Subdivision, use and buildings and works applications – Noise Emission Buffer**

Any application for the subdivision of land, use or buildings and works for sensitive land uses within the 'Noise Emission Buffer: Night Period – No Noise Attenuation' shown on Plan 11 of the incorporated Ballarat West Precinct Structure Plan is to be accompanied by an acoustics report prepared by a suitably qualified acoustic consultant.

An acoustics report may not be required if the Responsible Authority is satisfied that an acoustic report is not required.

The report must demonstrate how the proposed subdivision and/or future sensitive use will achieve an acceptable noise environment having regard to the standards and amenity sought to be protected and achieved by SEPP N-1 and Part 5.2 of the incorporated Ballarat West Precinct Structure Plan.

Any proposed noise attenuation measures must achieve the objectives and planning and design guidelines in Part 5.2 of the incorporated Ballarat West Precinct Structure Plan.

#### **Industrial/Commercial Precinct**

Any application for restricted retail premises uses which would cause the combined leasable floor area for all restricted retail premises in the Industrial / Commercial Precinct (Commercial 2 Zone) to exceed 8,500 square metres is to be accompanied by an economic assessment of the impact of the proposal on the role and hierarchy of existing and proposed activity centres within Ballarat, to the satisfaction of the Responsible Authority.

Any application for office uses which would cause the combined leasable floor area for all offices in the Industrial / Commercial Precinct to exceed 10,000 square metres is to be accompanied by an economic assessment of the impact on the Central Business District and the hierarchy of existing and proposed activity centres within Ballarat.

## BALLARAT PLANNING SCHEME

### Growling Grass Frog Offset Trigger Area

Any application for development within the Growling Grass Frog Offset Trigger Area shown in Figure 3 of the Ballarat West Conservation Management Plan must be accompanied by a statement detailing how the Ballarat West Conservation Management Plan has been addressed.

If future development will trigger translocation of Growling Grass Frogs the application must demonstrate how suitable compensatory habitats are to be provided in accordance with the Ballarat West Conservation Management Plan.

### Prince of Wales/Bonshaw Company former gold mining site

Any application for the subdivision of land, use or buildings and works on any land adjacent to the Prince of Wales/Bonshaw Company former gold mining site (Heritage Overlay 194) is to be accompanied by a cultural heritage assessment of whether the land contains any elements of significance to the Prince of Wales/Bonshaw Company former gold mining site.

## 4.0 Conditions and requirements for permits

16/08/2017  
G203 Proposed C234ball

Any permit must contain conditions and requirements as appropriate which give effect to any relevant part of the Ballarat West Precinct Structure Plan, Ballarat West Development Contributions Plan and the Ballarat West Native Vegetation Precinct Plan as incorporated into the Ballarat Planning Scheme.

### Land identified as having a Medium Potential for Contamination

Any permit issued for development of a sensitive land use on land identified as having a Medium Potential for Contamination on Plan 7 of the Ballarat West Precinct Structure Plan must contain the following conditions:

Before the development associated with the subdivision starts, (this requirement does not apply to bore holes and excavation associated with ~~an environmental site assessment~~, ~~an environmental site assessment~~ a preliminary site investigation), a preliminary site investigation of the land by a suitably qualified professional must be undertaken which provides the following information:

- The nature of the previous and existing land use / activities on the land.
- An assessment of the potential level and nature of contamination on the land.
- Advice on whether the environmental condition of the land is suitable for the proposed use/s and whether an environmental audit of all or part of the land is recommended having regard to the Potentially Contaminated Land ~~General Planning Practice Note Jan 2005~~, ~~DSE 30 July 2021~~, DELWP.

If ~~an environmental site assessment~~ a preliminary site investigation recommends an environmental audit of all or part of the land, then;

- Before the commencement of any use for a sensitive purpose; or
- Before any buildings or works; or
- Before the certification of a plan of subdivision

Whichever is the earlier in respect of all or that part of the land as the case maybe, the following must be provided to the responsible authority, either:

- A Certificate of Environmental Audit issued for the relevant land in accordance with Part ~~1XD8.3~~ of the Environment Protection Act ~~1970~~2017, or
- A Statement of Environmental Audit Issued for the relevant land in accordance with Part ~~1XD8.3~~ of the Environment Protection Act ~~1970~~2017 stating that the environmental conditions of the relevant land are suitable for sensitive use (with or without conditions on the use of the site).

### BALLARAT PLANNING SCHEME

If a Statement of Environmental Audit is provided rather than a Certificate of Environmental Audit and the Statement of Environmental Audit indicates that the environmental conditions of the relevant land are suitable for a sensitive use subject to conditions, the owner of the land must enter into an agreement with the responsible authority under section 173 of the *Planning and Environment Act 1987* before the construction of any building on the relevant land providing for the:

- Implementation and on-going compliance with all conditions in the Statement of Environmental Audit; and
- The payment of the responsible authority's legal costs and expenses of drafting / reviewing and registering the agreement by the owner of the relevant land.

#### Land where an Environmental Audit Overlay applies

If an Environmental Audit under the *Environment Protection Act 1970/2017* is conducted and a Statement of Environmental Audit is provided rather than a Certificate of Environmental Audit and the Statement of Environmental Audit indicates that the environmental conditions of the land are suitable for a sensitive use subject to conditions, the owner of the land must enter into an agreement with the Responsible Authority under section 173 of the *Planning and Environment Act 1987* before the construction of any building on the relevant land providing for the:

- Implementation and on-going compliance with all conditions in the Statement of Environmental Audit; and
- The payment of the Responsible Authority's legal costs and expenses of drafting/reviewing and registering the agreement by the owner of the relevant land.

#### Development Contributions Plan

~~Where a Development Contributions Plan has not been incorporated into this scheme, a Statement of Compliance in respect of subdivision of land must not be issued unless the owner enters into an agreement under section 173 of the Planning and Environment Act 1987 providing for development contributions to the satisfaction of the Responsible Authority.~~

#### Noise Emission Buffer

If the noise assessment provided with an application specifies minimum construction standards for dwellings or other sensitive uses in the 'Noise Emission Buffer: Night Period – No Noise Attenuation' shown in Plan 11 of the incorporated Ballarat West Precinct Structure Plan, the permit may include a condition which requires the owner to enter into an agreement under section 173 of the Act which requires the construction of a dwelling or other sensitive use to comply with the noise attenuation recommendations of the noise assessment, or to the satisfaction of the Responsible Authority.

#### Growling Grass Frog Offset Trigger Area

Unless otherwise agreed with the Responsible Authority, a permit to use, subdivide land, construct a building or carry out works within the Growling Grass Frog Offset Trigger Area shown in Figure 3 of the Ballarat West Conservation Management Plan must contain the following conditions:

Prior to the commencement of works a Construction Environmental Management Plan (CEMP) prepared in accordance with the Ballarat West Conservation Management Plan is to be submitted to and approved by the Responsible Authority. The CEMP must meet all requirements of the incorporated Ballarat West Conservation Management Plan.

#### 5.0

10/08/2017  
C203

#### Exemption from notice and review

None specified.

**BALLARAT PLANNING SCHEME**

**6.0 Decision guidelines**

~~16/08/2017~~  
~~6283~~ Proposed C234ball

The following decision guidelines apply to an application for a permit under Clause 37.07, in addition to those specified in Clause 37.07 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The appropriate staging of development and provision of infrastructure.
- The Ballarat West Precinct Structure Plan updated ~~October 2016~~ August 2024
- The Ballarat West Development Contributions Plan ~~2014~~ July 2024
- The Ballarat West Native Vegetation Precinct Plan 2012.
- The Ballarat West Conservation Management Plan 2011.
- Any Urban Design Framework or Masterplan approved under this Schedule.



**7.0 Signs**

11/08/2022  
 C214ball

Sign requirements are at Clause 52.05.

A permit may be granted, for a period of not more than 5 years, to display a sign that promotes the sale of land or dwellings, whether or not the sign is located on the land for sale.

**BALLARAT PLANNING SCHEME**

11/08/2022  
C214ball

**SCHEDULE 1 TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY**

Shown on the planning scheme map as **DCPO1**.

**BALLARAT WEST DEVELOPMENT CONTRIBUTIONS PLAN**

**1.0 Area covered by this development contributions plan**

11/08/2022  
C214ball Proposed C234ball Land in Ballarat West within the DCPO1 area as shown in the Ballarat Planning Scheme maps.

**2.0 Summary of costs**

11/08/2022  
C214ball Proposed C234ball

Facility	Total cost \$	Time of provision	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
Community Infrastructure (construction)	\$ <del>34,364,970</del> 64,143,130.43	Refer DCP	\$ <del>34,364,970</del> 64,143,130.43	100%
Community Facilities (land and construction)	\$ <del>40,316,700</del> 24,203,266.83	Refer DCP	\$ <del>9,373,400</del> 22,650,808.34	94%
Drainage (land and construction)	\$ <del>87,509,888</del> 178,702,538.87	Refer DCP	\$ <del>86,791,888</del> 177,868,569.48	99%
Open Space (land and construction)	\$ <del>64,589,916</del> 141,364,369.27	Refer DCP	\$ <del>39,495,646</del> 112,362,188.08	64%
Roads (land and construction)	\$ <del>45,237,510</del> 78,487,563.76	Refer DCP	\$ <del>43,666,379</del> 76,073,396.06	97%
Traffic Management (land and construction)	\$ <del>14,760,050</del> 24,222,966.86	Refer DCP	\$ <del>8,796,411</del> 14,630,385.80	60%
Other	\$ <del>743,000</del> 1,455,133.63	Refer DCP	\$ <del>743,000</del> 1,455,133.63	100%
<b>TOTAL</b>	\$ <del>257,522,034</del> 512,578,949.65		\$ <del>223,231,694</del> 469,138,591.82	<b>87%</b>

Note: Costs are listed in January 2012/July 2024 values.

## BALLARAT PLANNING SCHEME

## 3.0 Summary of contributions

11/08/2022  
G214ball Proposed C234ball

Facility	Levies payable by the development (\$)		
	Development Infrastructure	Development Infrastructure	Community Infrastructure
	Commercial	Residential	Residential
Community Infrastructure	\$0	\$0	* <del>\$2,407,184</del> 1,133.47
Community Facilities	\$0	<del>\$10,303,382</del> 24,203,266.83	\$0
Drainage	<del>\$91,599.97</del> 182,985.48	<del>\$91,599.97</del> 182,985.48	\$0
Open Space	\$0	<del>\$43,414.21</del> 120,656.52	\$0
Roads	<del>\$46,085.40</del> 78,261.87	<del>\$46,085.40</del> 78,261.87	\$0
Traffic Management	<del>\$9,283.71</del> 15,051.27	<del>\$9,283.71</del> 15,051.27	\$0
Other	<del>\$784.16</del> 1,496.97	<del>\$784.16</del> 1,496.97	\$0
<b>Total</b>	<del>\$147,753.24</del> 277,795.60 <b>per Net Developable Hectare</b>	<del>\$201,470.84</del> 422,774.96 <b>per Net Developable Hectare</b>	<del>\$1,150.00</del> 1,450.00 <b>Per Dwelling</b>

Note: Development Infrastructure Contributions are listed in ~~January 2012~~ July 2024 values.

The Development Contribution for each item must be adjusted as follows:

- In relation to the costs associated with all development infrastructure items other than land, the cost must be adjusted and the contribution amounts recalculated according to the following method:
  - The capital costs of each infrastructure item must be adjusted by reference to the Producer Price Indexes Australia, General construction (41) Victoria (Table 15 Selected Output of Division E Construction - Building Construction Victoria (for buildings) and Road and Bridge Victoria (for roads, intersections, trails, bridges etc.) published by the Australian Bureau of Statistics – Catalogue No. 6427.0.
  - The revised infrastructure costs and the adjustment of the contributions will be calculated as at 1 July in each year.
- In relation to the cost of land required under the DCP, the land value must be adjusted by adopting a revised land value for each parcel of land to be acquired based on the same valuation principles used for the original valuations.
- The revised land value and the adjustment of the contributions must be calculated as at 1 July in each year.
- Within 14 days of the adjustments being made, the Responsible Authority must publish a notice of the amended contributions in a newspaper circulating in the municipality.

**The Community Infrastructure Levy (CIL) payable under this Development Contributions Plan (DCP)**

Section 46L of the *Planning and Environment Act 1987* sets the maximum CIL amount that can be collected under an approved DCP

## BALLARAT PLANNING SCHEME

If the maximum amount of the CIL which may be collected under an approved DCP is varied under section 46L of the *Planning and Environment Act 1987*, the collecting agency may adjust the amount of the CIL payable under this DCP in accordance with section 46L of the *Planning and Environment Act 1987*.

If the collecting agency adjusts the amount of the CIL payment under this DCP, the collecting agency will publish the adjusted amount of the CIL payable under this DCP on its website.

### 4.0 Land or development excluded from development contributions plan

<sup>11/08/2022</sup>  
<sup>G214ball</sup> Proposed C234ball Development of the following is exempt from the provisions of this overlay:

- Existing or approved dwelling
- Non-government school
- Housing provided by or on behalf of the Department of Health and Human Services

~~None specified~~ The development of land for a small second dwelling is exempt from the requirement to pay a development infrastructure levy and a community infrastructure levy.

*Note:* This schedule sets out a summary of the costs and contributions prescribed in the development contributions plan. Refer to the incorporated *Ballarat West* development contributions plan for full details.



## BALLARAT PLANNING SCHEME

15/01/2024  
VC249

## SCHEDULE TO CLAUSE 72.04 INCORPORATED DOCUMENTS

## 1.0 Incorporated documents

27/03/2024  
GC222 Proposed C234ball

Name of document	Introduced by:
Alfredton West Precinct Structure Plan 2011	C150
Australian Standard AS2021-2015, Acoustics – Aircraft Noise Intrusion – Building Siting and Construction, Standards Australia Limited, 2015	VC107
Ballarat & Queen's Anglican Grammar School Foundation Ltd, Lot 2 (PS622085) Gillies Road, Mount Rowan 9 April 2013	C169
Ballarat Base Hospital New Facilities Project, April 2013	C171
Ballarat GovHub Incorporated Document, January 2018	C209
Ballarat Heritage Precincts – Statements of Significance, 2006 (revised August 2014)	C164
Ballarat Heritage Precincts Study Part A 2006 – Incorporated Plan (revised June 2014)	C182
Ballarat Heritage Precincts Study Part A 2006 – Statements of Significance	C107
Ballarat Line Upgrade Incorporated Document, August 2018	GC95
Ballarat Planning Scheme Heritage Control 2004 – Incorporated Plan (revised October 2015)	C199
Ballarat Saleyards (former) - Statement of Significance, November 2019	C222ball
Ballarat Station Precinct Redevelopment Incorporated Document, August 2016 (Amended April 2021)	C229ball
Ballarat Strategy Plan 1998	NPS1
Ballarat Terminal Station Incorporated Document September 2017	C208
Ballarat Tourism Marketing Strategy 1995	NPS1
<i>Ballarat West Development Contributions Plan</i> (Urban Enterprise, <del>December 2023</del> July 2024)	VG249C234ball
Ballarat West Groundwater Supply Project - Incorporated Plan	C112
Ballarat West Native Vegetation Precinct Plan 8 March 2012	C158
Ballarat West Precinct Structure Plan <del>October 2016</del> August 2024	E203C234ball
Ballarat Western Link Road (Stage 2) Incorporated Document, September 2016	C170
Burrumbeet Creek Catchment Local Floodplain Development Plan 2015 – Incorporated Document	C178
Central Victoria Livestock Exchange, Ballarat October 2015	C185
Eureka Stadium Upgrade Project Incorporated Document, March 2016	C197
Former Eureka Gold Sluicing Company pumping site Statement of Significance, 2019	C211ball
Invermay Miniature Railway July 2002 - Incorporated Plan	C50
Invermay Regional Study and Land Management Plan 1991	NPS1
Koala Plan of Management - Koala Planning Map July 2006	C95
Lake Federation Resort Draft Master Plan A C511 CP 055b, dated August 2004	C64
Lake Federation Resort Main Components Plan C511 CP 039c dated August 2004	C64

**BALLARAT PLANNING SCHEME**

<b>Name of document</b>	<b>Introduced by:</b>
Lake Federation Resort Staging Plan C511 CP 037b dated August 2004	C64
Plan for the future development of the Western Freeway titled "Proposed Works Area" and dated 26/7/2000	C13

## 8.2. ANNUAL PARTNERSHIP AND GRANTS REPORT 2023/24

**Division:** Community Wellbeing  
**Director:** Matthew Wilson  
**Author/Position:** Nicky Davidge – Coordinator Community Development

### PURPOSE

1. The purpose of this report is to provide an overview of the Annual Partnerships and Grants Report for financial year 2023/24.

### BACKGROUND

2. In 2023/24, the City of Ballarat offered three grant programs:
  - a. City Partnerships.
  - b. Community Impact Grant.
  - c. Tourism and Events Grant.
3. Existing partnerships for the Strategic Partnerships Program continued to be funded in 2023/24, however new applications were not accepted for this program as it has been discontinued and replaced by the City Partnership Program.
4. In 2023/24, there were two rounds for the Community Impact Grant Program, monthly assessments of the Tourism and Events Grants Program, and the City Partnerships Grant Program completed its first round in this new format.
5. The City Partnerships Grant Program accepted applications from October 2022 to March 2023, with partnerships commencing after 1 July 2023.

### KEY MATTERS

6. In 2023/24, 124 new applications were received and seven Strategic Partnerships were in place through their multi-year agreements.
7. Total payments to the value of \$1,865,500.84 were made to 91 community groups and organisations. The itemised grant funding paid in 2023/24 is as follows:
  - a. Strategic Partnerships Grants –\$499,459.00 was paid to seven organisations.
  - b. City Partnerships Grants –\$919,074.00 was paid to 13 organisations.
  - c. Community Impact Grants – \$293,467.84 was paid to 58 community groups and organisations.
  - d. Tourism Events Grants –\$153,500.00 was paid to 13 event organisers.

#### Strategic Partnerships Program

8. There were seven Strategic Partnerships in place in 2023/24. Five existing partnerships will continue through to next year, while two partnerships have concluded.

#### City Partnerships Program

9. The City Partnerships Program supports organisations or businesses to deliver Council-identified priorities.

10. The new format City Partnerships Program was advertised between October 2022 and March 2023 and 23 applications were received. Final assessments were conducted in July 2023 with payments commencing shortly after.

### Community Impact Grant Program

11. The Community Impact Grant program aims to support not-for-profit community groups to deliver projects, programs and events that provide a benefit to the community.
12. In 2023/24, the Community Impact Grant Program was run over two rounds, with funding available up to \$20,000 for each application in each round.
13. Across the two rounds, 80 applications were received, which is an increase of five applications from 2022/23. 58 applications were funded for an approval rate of 73%, compared to 2022/23 reporting a 66% approval rate.

<b>Community Impact Grant Program</b>	<b>2022/23</b>	<b>2023/24</b>
Number of applications received	75	80
Number of successful applicants	47	58
<b>Total amount funded</b>	<b>\$277,926.73</b>	<b>\$293,468.84</b>

### Tourism Events Grant Program

14. The Tourism Events Grant Program supports tourism events and activities that advance and encourage increased visitation, participation, and yield across the Ballarat Municipality. The program aims to support events and activities that market the municipality as a tourism destination of choice.
15. In 2023/24, the Tourism Events Grant Program was available all year with assessments taking place each month and up to \$20,000 available for each application.
16. Throughout the year, a total of 21 applications were received which was a slight decrease of two applications from 2022/23. 13 applications were funded for an approval rate of 62%, an increase from 2022/23 having a 61% approval rate.

<b>Tourism Events Grant Program</b>	<b>2022/23</b>	<b>2023/24</b>
Number of applications received	23	21
Number of successful applicants	14	13
<b>Total amount funded</b>	<b>\$155,000.00</b>	<b>\$153,500.00</b>

17. In our commitment to continuous improvement, the following work is underway:
- Due to the election period for the 2024 Local Government elections, the Community Impact Grant Program will only hold one round for 2024/25, opening in February 2025. This round will be strongly promoted, increasing awareness of the grant round.
  - A review of the Partnerships and Grants Policy will be undertaken, and any recommendations presented to the new Council in early 2025.
  - Newly introduced acquittal workshops delivered in collaboration with the Ballarat East Neighbourhood House as part of their Strategic Partnership have

been a success, with all successful applicants from round two of the Community Impact Grants attending and improving their understanding of requirements of the grant funding. The ongoing benefits of this partnership and delivery of these workshops will be evident in the acquittal process that will be undertaken and reported in the 2023/24 Annual Report.

## OFFICER RECOMMENDATION

### 18. That Council:

#### 18.1 Receive and note the report outlining the delivery and outcomes of the City of Ballarat's Partnerships and Grants programs in 2023/24.

## ATTACHMENTS

1. Governance Review [8.2.1 - 2 pages]
2. Annual Partnerships and Grants Report 2023 24 [8.2.2 - 48 pages]

## OFFICIAL

**ALIGNMENT WITH COUNCIL VISION, COUNCIL PLAN, STRATEGIES AND POLICIES**

1. All grant programs were administered in 2023/24 in accordance with the Partnership and Grants Policy that was current at the time.
2. Council's partnerships and grants programs are provided for community groups and organisations to deliver events, programs and activities that align with the goals of the Council Plan 2021-2025:
  - a. An environmentally sustainable future
  - b. A healthy, connected and inclusive community
  - c. A city that fosters sustainable growth
  - d. A city that conserves and enhances our natural and built assets
  - e. A strong and innovative economy and city

**COMMUNITY IMPACT**

3. The City of Ballarat's Partnerships and Grants programs aim to support community groups, organisations and businesses seeking funding for programs, events, products, and services that bring a range of benefits to Ballarat.
4. The City of Ballarat's Partnerships and Grants programs have delivered outcomes on both Council's strategic objectives and for the community in 2023/24 by:
  - a. The delivery of large-scale events that have promoted visitation to the city.
  - b. Effective use of funds to manage infrastructure and assets.
  - c. Provision of support to the local small business community.
  - d. Promotion of wellbeing, physical activity and participation in sport.
  - e. The support of a strong network of community organisations that promote a strong resilient community, and support for their delivery of activities to diverse community members in a range of interest areas.

**CLIMATE EMERGENCY AND ENVIRONMENTAL SUSTAINABILITY IMPLICATIONS**

5. There are no climate emergency or environmental sustainability implications.

**ECONOMIC SUSTAINABILITY IMPLICATIONS**

6. Grant programs are not designed to provide ongoing funding, and it is recommended that funded parties make the appropriate arrangements for the projects to be financially sustainable.

**FINANCIAL IMPLICATIONS**

7. The Partnerships and Grants programs all operate within allocated budgets.

**LEGAL AND RISK CONSIDERATIONS**

8. Financial and legal considerations include the use of funding agreements and acquittal processes to ensure compliant financial management.

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#### **HUMAN RIGHTS CONSIDERATIONS**

9. It is considered that the report does not impact on any human rights identified in the *Charter of Human Rights and Responsibilities Act 2006*.

#### **COMMUNITY CONSULTATION AND ENGAGEMENT**

10. No consultation was required in the development of this factual report.

#### **GENDER EQUALITY ACT 2020**

11. Applicants are expected to provide detail as to the consideration they have given to the impact of their event, program or activity on people of different genders, abilities, cultures, ages, and outline efforts to make their activities accessible to a broad range of people.
12. Applicants are referred to City of Ballarat's 'How to make your project more inclusive' guide to provide some guidance about access and inclusion.
13. A Gender Impact Assessment was developed for the grants program to review and ensure grant programs were equitable and accessible to all genders. This assessment helped identify potential biases and implement strategies to promote gender inclusivity in our grant opportunities. Recommendations were made to amend the grant guidelines to encourage more inclusive applicants and promote overall inclusion.

#### **CONFLICTS OF INTEREST THAT HAVE ARISEN IN PREPARATION OF THE REPORT**

14. Council officers affirm that no general or material conflicts need to be declared in relation to the matter of this report.

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OFFICIAL



CITY OF BALLARAT  
**Annual Partnerships  
and Grants Report  
2023/24**





—

The City of Ballarat acknowledges the Traditional Custodians of the land we live and work on, the Wadawurrung and Dja Dja Wurrung People, and recognises their continuing connection to the land and waterways.

We pay our respects to their Elders past, present and emerging and extend this to all Aboriginal and Torres Strait Islander People.

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Cover image credit: Bing Du & Jim Zhu & Jixiang Pang.

This event was successful in Round 1 of the Community Impact Grant Program (of 2023/24 )  
titled the 2024 Chinese New Year Gala Concert for the Chinese Australian Cultural Society Ballarat Inc.

## Executive Summary

### Welcome to the 2023/24 Annual Partnerships and Grants Report.

The City of Ballarat's 2023/24 Annual Partnerships and Grants Programs continued to support recipients to deliver quality programs, events, products and services which provided great benefit to Ballarat, and contributed to the social, economic, and cultural vibrancy of the region.

In 2023/24, the programs received a strong response, with a total of 124 applications received. A total amount of \$1,865,500.84 was funded to 91 community groups and organisations. This is an increase in funding and applications from 2022/23, with a total of 121 applications received and payments to the amount of \$1,267,416.23.

The grant funding paid out in 2023/24 is as follows:

- **Strategic Partnerships Grants:** A sum of \$499,459.00 was allocated to seven organisations.
- **City Partnerships Grants:** A sum of \$919,074.00 was allocated to 13 organisations.
- **Community Impact Grants:** A sum of \$293,467.84 was allocated to 58 community groups and organisations.
- **Tourism Events Grants:** A sum of \$153,500.00 was allocated to 13 event organisers.

Grant funding continued to be offered across three categories: City Partnerships, Community Impact Grants and Tourism Events Grants. Each of these categories provided funds to a diverse range of community groups and organisations to achieve agreed goals aligning to the priorities in the Council Plan.

Funding agreements in 2023/24 have been categorised across several sectors supported, these sectors include:

- **Arts and Events:** 28% of funding
- **Infrastructure and Asset Management:** 6% of funding
- **Sport:** 23% of funding
- **Education and Development:** 13% of funding
- **Business and Commerce:** 28% of funding

The funding agreements have also been categorised in alignment with the Council Plan goals, with five of the Council's six goals being represented. The majority of grants, 73 percent, fell under the alignment of fostering a healthy, connected, and inclusive community, reflecting our ongoing commitment to social well-being. The itemised goal alignment with each applicant is as follows:

- **An environmentally sustainable future:** 5% of grants
- **A healthy, connected and inclusive community:** 73% of grants
- **A city that fosters sustainable growth:** 0% of grants
- **A city that conserves and enhances our natural and built assets:** 9% of grants
- **A strong and innovative economy and city:** 12% of grants
- **A council that provides leadership and advocates for its community:** 1% of grants

Applications received increased in 2023/24 to 124 from 121 in 2022/23. An increase was also recorded in the approval rate across all grant funding programs from 64 percent in 2022/23 to 67 percent in 2023/24. The highest approval rate was recorded in the Community Impact Grant Program with 80 applications received, 58 applications funded with an approval rate of 73 percent.

In 2022/23, the Strategic Partnership Program was discontinued in its current form, with funding continuing to all existing partnerships until their expiration dates.

Five grant writing workshops were delivered by Ballarat East Neighbourhood House in 2023/24, with 57 participants attending. Of the 58 successful applications for the Community Impact Grant Program, 16 applicants attended one of the 2023/24 grant writing workshops, presenting 28 percent of applicants that attended were successful, this is the same success rate as in 2022/23.

Based on applicant feedback, a new grant acquittal workshop was delivered for successful Community Impact Grant applicants. The workshop aimed at increasing knowledge and understanding of how to successfully complete the grant process and provided clear guidance on meeting grant acquittal expectations and requirements. The workshops were introduced following round 2 of the Community Impact Grant Program and were attended by all 14 successful applicants in that round.

The 2023/24 Annual Partnerships and Grants Program has demonstrated the City of Ballarat's commitment to fostering community development and engagement. Through strategic funding and support, the program has successfully facilitated a broad spectrum of initiatives that enrich the social, economic, and cultural fabric of the region.

This report will provide an overview of the grant recipients including community benefits and project outcomes achieved through these grants, alongside strategies for continuous improvement to meet the evolving needs of our community.



## Introduction

**The City of Ballarat's grant funding categories each have specific objectives designed to foster strong partnerships between the Council and the community, benefiting Ballarat's diverse population. These programs are outlined in the City of Ballarat City Partnership, Community Impact and Tourism Event Program Grant Guidelines.**

**Strategic Partnerships Program** (discontinued with all existing partnerships to be funded as per their agreement until expiry)

Although the Strategic Partnerships Program has been discontinued, existing partnerships continued to be funded as per their agreements and will do until their expiration. This program was a large grant program designed to support initiatives that aligned with the Council Plan, Health and Wellbeing Plan, and Council Grants Policy. Funding was provided in excess of \$20,000 and allowed for multi-year agreements to foster long-term community development projects.

**City Partnerships Program** (replacing Strategic Partnerships)

With the adoption of the revised Partnerships and Grants Policy in August 2022, the City Partnerships Program introduced a structured approach to funding impactful community and commercial projects. The City Partnerships Program is a comprehensive partnership initiative designed to fund projects aligning with the 2021 – 2025 Council Plan. The program is divided into two funding streams: community and commercial. Applications are open once per year, accommodating funding exceeding \$20,000 and allowing for up to three years of support. The 2023/24 financial year marks the first reporting period for this new program.

### Community Impact Grants

The Community Impact Grants Program supports not-for-profit community groups in delivering projects, programs, and events that benefit the community. This program promotes:

- Environmental sustainability
- Healthy, connected and inclusive communities
- Community capacity building

In 2023/24, the program was conducted over two rounds, with grants available up to \$20,000 per application in each round. Three streams were available: under \$2,000, \$2,000 – \$10,000, and over \$10,000. In 2023/24, a simplified application process was introduced for grants under \$2,000, making it more accessible for smaller community groups.

### Tourism Events Grants

The Tourism Events Grants Program aims to support events and activities that increase visitation, participation, and economic yield across the Ballarat municipality. The program offered three distinct streams: Business, Sport, and Leisure. By marketing Ballarat as a premier tourism destination, this program ensured the promotion and support of events that enhanced the city's profile. Grants were available for applications monthly, with funding up to \$20,000 per application.

## Strategic Partnerships Program

**The Strategic Partnerships Program provides funding to organisations or businesses to run projects that meet strategic objectives of the Council Plan, Health and Wellbeing Plan and other plans and strategies of Council.**

In 2023/24, the Strategic Partnerships Program continued to drive community engagement, cultural enrichment, and economic development in the City of Ballarat for those partnerships remaining. Despite the program transitioning to the City Partnerships Program, the strategic focus remained on the current partnerships fostering significant projects that align with the Council Plan, Health and Wellbeing Plan, and other strategic frameworks.

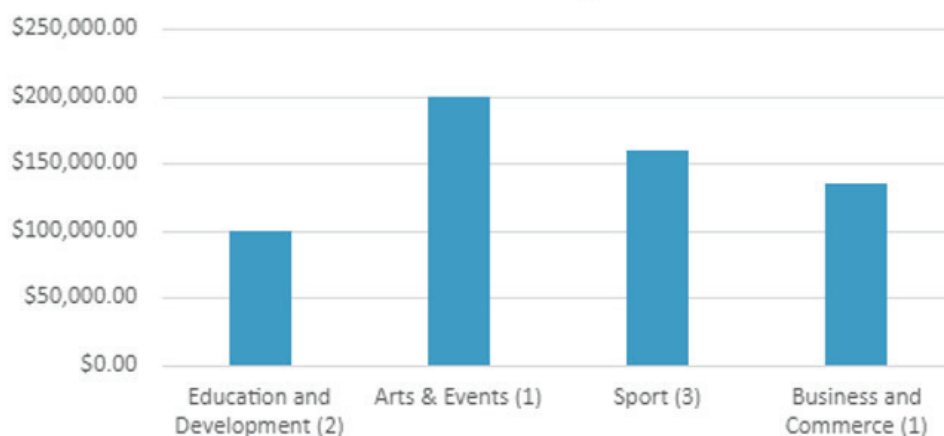
There were seven Strategic Partnerships in place for 2023/24 with a total of \$499,459.00 invested. Five existing partnerships will continue through to the 2024/25 year, while two partnerships concluded.

The below table shows the Strategic Partnerships and the expiration dates of each agreement.

Ongoing Strategic Partnerships	Expiry Date
Ballarat Cricket Association	June 2025
Ballarat Sports Foundation	June 2025
Clemente Partnership	June 2025
Ballarat East Neighbourhood House Inc.	July 2025
Rowing Victoria	June 2028
Expired Strategic Partnerships	
Baallarat Mechanics Institute	July 2024
Ballarat International Foto Biennale	June 2024

Strategic Partnerships grants can be categorised into relevant sectors which the funding benefits. The below graph outlines the funding amount spent in each sector across the 2023/24 Strategic Partnerships.

### Sector and Spend



The following section of this report contains a profile on each of the Strategic Partnerships providing an overview of the project, the community benefits and amount allocated over the agreed period of time.



The Melbourne Renegades Women's Team during a cricket match at Eastern Oval in October 2022.

## Ballarat Cricket Association

In 2023/24, the Ballarat Cricket Association (BCA) successfully leveraged the efforts of cricket community volunteers and utilised the Council's financial contributions through the Strategic Partnership to achieve significant outcomes. The focus remained on increasing participation in junior, women, and all-abilities cricket while ensuring high standards of wicket preparation and maintenance.

### Key Outputs:

- Hosted the Cricket Australia Boys Under-17 carnival over eight days.
- Implemented the "coach the junior coach" program with events attracting 30 junior coach participants.
- Established a dedicated sub-committee to support junior and senior female cricket, resulting in a 134 percent increase in women's participation from 64 in 2022 to 150 in 2024.
- Increased senior women's teams from four to nine.
- Playing numbers for all-abilities cricketers rose from 21 to 58, a 176 percent increase over three years.
- Fielded multiple junior girls' and boys' teams in regional and state competitions.
- Continued junior programs such as the Blaster Program and introduced an under-11 girls' competition with six teams.
- Turf wicket preparation and maintenance continued with clubs ensuring high standards and compliance with Occupational, Health & Safety requirements.
- Clubs maintained, repaired, and replaced synthetic wickets at 23 ovals and 14 practice facilities.

### Community Benefits:

- Increased opportunities for junior, women, and all-abilities cricket through targeted programs and competitions.
- Enhanced community engagement through major events such as the Cricket Australia Boys Under-17 carnival and local competitions.
- Promoted inclusivity and accessibility in cricket by expanding all-abilities programs.
- Improved community facilities and infrastructure for cricket, fostering a vibrant local sports culture.

### Sustainability and Legacy:

- Strengthened pathways for cricket development, particularly for junior players, ensuring ongoing participation growth.
- Sustained focus on inclusivity and diversity in cricket participation, particularly for women and all-abilities players.
- Ensured high standards of wicket preparation and maintenance, securing Ballarat's reputation as a premier cricket destination.
- Maintained sustainable ground maintenance practices, activating more spaces for major cricket events, and boosting local interest.

**Milestones and Acquittal:** All milestones have been completed, and the 2023/24 acquittal report was received and approved by Executive Manager Recreation Services, Mark Patterson on 29 May 2024.

**Total Funding Amount:** The total funding amount over the five-year agreement will be \$500,000.



## Ballarat Sports Foundation

The Ballarat Sports Foundation provides support and encouragement to local athletes, promoting sporting excellence. Through its structured financial assistance and strong community partnerships, BSF has maintained its commitment to helping athletes achieve their goals at state, national, and international levels.

### Key Outputs:

- Awarded \$9,000 in scholarships to 18 athletes, enabling them to pursue high-performance opportunities.
- Developed and relaunched a new website with an online application process, streamlining the procedure for lodging applications.
- Welcomed Olympic swimming gold medallist Shayne Reese OAM as a new patron, alongside continued support from Olympian and marathon runner Steve Moneghetti AM.

### Community Benefits:

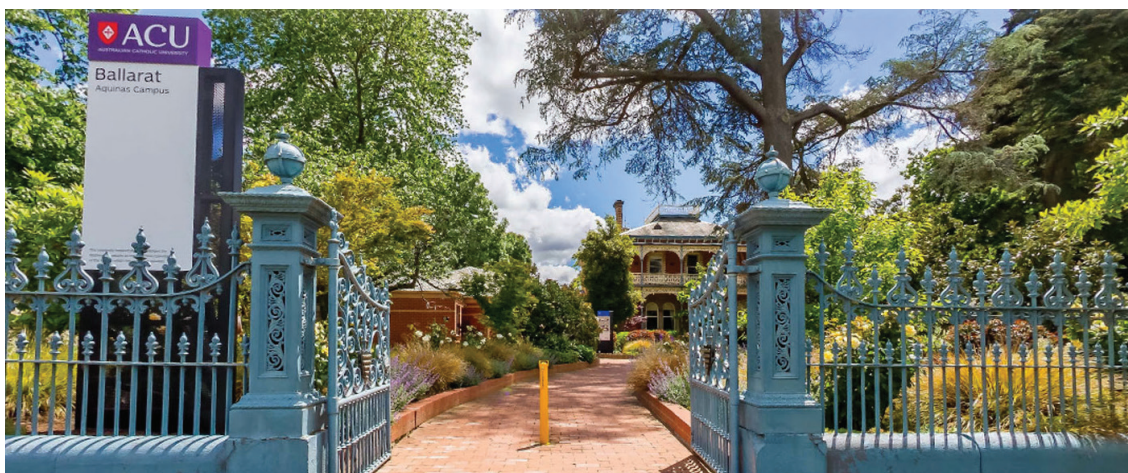
- Ballarat Sports Foundation provides a coordinated structure for community financial support to athletes, building partnerships between the community and the corporate sector.
- Offers financial scholarships and encouragement to local sportspeople, fostering community pride and supporting their pursuit of sporting excellence.
- Encourages participation in a healthy lifestyle through support for local athletes, contributing to the overall well-being of the community.

### Sustainability and Legacy:

- Maintained strong community and corporate partnerships, ensuring ongoing support for local athletes.
- Since its inception in 1996, Ballarat Sports Foundation has supported numerous Ballarat athletes, enhancing the city's reputation as a sporting hub of national significance.
- Continued support from Ballarat Sports Foundation is expected to help future generations of Ballarat athletes achieve their dreams and contribute to the city's sporting legacy.

**Milestones and Acquittal:** All milestones have been completed, and the 2023/24 acquittal report was received and approved by Executive Manager Recreation Services, Mark Patterson on 27 May 2024.

**Total Funding Amount:** The total funding amount over the three-year agreement will be \$15,000.



## Clemente Partnership

The Clemente Program in Ballarat is a transformative, higher education initiative for disadvantaged adults. This program is a collaboration between Australian Catholic University, Federation University, CatholicCare Victoria, The Ballarat Foundation, and the City of Ballarat. It aims to support adults facing significant disadvantages by providing free, supported tertiary education within Humanities. The program provides a pathway for participants to rebuild their lives through education, boosting self-esteem, and developing essential life skills.

### Key Outputs:

- Delivered University-level Humanities courses with the support of volunteer Learning Partners and Academic staff.
- Provided wrap-around support including tutoring, counselling, and mentoring to ensure student success and well-being.
- Participants who completed four units received a Certificate of Liberal Arts from Australian Catholic University, opening doors to further education and employment opportunities.
- In semester two 2023, there were seven students who studied Global History; one new student, and six return students, all with a desire to learn.
- Semester one 2024, saw nine students enrol at the beginning of the semester: three new students, and six returning. In this semester, students studied Early Modern Europe.
- One student completed and passed four units at the end of semester two 2023. This resulted in the student graduating, receiving a Certificate in Liberal Arts.
- Two recent students are now studying a Bachelor of Arts degree at Australian Catholic University Ballarat.

- For Semester Two 2024, starting in August, so far there are two new students and eight returning students. This semester students will be studying Global Society and Change
- There are six Learning Partners who volunteer their time to provide academic support and encouragement through the students process of learning.

### Community Benefits:

- Enabled adults facing significant disadvantages to access higher education and develop new skills.
- Enhanced self-esteem and confidence among participants through educational achievement and community support.
- Fostered a sense of community and belonging among participants, reducing social isolation, and promoting engagement.

### Sustainability and Legacy:

- Continued collaboration with partner organisations ensures the program's sustainability and ability to adapt to changing community needs.
- Established a lasting impact by providing a clear pathway for further education and personal development.
- Strengthened community ties and created a legacy of inclusivity and support for participants in Ballarat.

**Milestones and Acquittal:** All milestones have been completed, and the 2023/24 acquittal report was received and approved by Executive Manager Engaged Communities, Pete Appleton on 18 July 2024.

**Total Funding Amount:** The total funding amount over the five-year agreement will be \$75,000.





## Ballarat East Neighbourhood House Inc.

The Ballarat East Neighbourhood House, a community-managed charity based at Barkly Square, Ballarat East, continues to support local community organisations in improving their governance through the Strategic Partnership with the City of Ballarat. The funding provided by the City of Ballarat supports workshops, one on one training sessions, and resources aimed at building capacity and capability in community groups.

### Key Outputs:

- During the reporting period, 28 workshops were conducted on topics identified through a community survey, including:
  - Introduction to Child Safe Standards
  - Grant Writing
  - Committees and Boards; what are they?
  - Online communication for community groups
  - Privacy online for community groups
  - Collaborating for success
- The workshops received 374 registrations with 247 attendances.
- Collaborations with Ballarat and Grampians Community Legal Service, Community Bank Buninyong, Ballarat Tool library, Styled for Success, Ballarat Neighbourhood Centre, City of Ballarat staff, Ballarat Cemeteries Trust and Food is Free organisations.
- Continued to engage with over 180 community groups and organisations.
- Articles published in local media including the Ballarat Times and Ballarat Courier.
- Collected participant feedback and implemented suggestions.

### Community Benefits:

- Improved governance skills and knowledge among community groups, leading to better program delivery and efficient use of time.
- Increased participation and engagement: Participants reported feeling more informed and inspired to engage in community leadership roles.
- Workshops provided valuable networking opportunities for community members, fostering a sense of community and collaboration.

### Sustainability and Legacy:

- Maintained a dedicated page on the Ballarat East Neighbourhood House website for Community Governance support and resources.
- Continued efforts to establish a community of practice group to facilitate idea-sharing and networking on a quarterly basis.
- Developed and maintained an annual calendar of free workshops, informed by community surveys, to identify and address the training needs of community groups.
- Conducted regular surveys to understand the evolving needs of community groups and adapt the workshop program accordingly, ensuring ongoing relevance and impact.

**Milestones and Acquittal:** All milestones have been completed, and the 6 month 2023/24 acquittal report was received and approved by Executive Manager Engaged Communities, Pete Appleton on 6 November 2023.

**Total Funding Amount:** The total funding amount over the three-year agreement will be \$333,784.



A photo captured in the Ballarat Courier for the launch of the Rowing Victoria calendar. Photo credit Ballarat Courier.

## Rowing Victoria

Rowing Victoria is the governing body for rowing in Victoria, which includes the Ballarat region. The Strategic Partnership objectives are to make rowing in Ballarat more accessible and enjoyable for the community, increase awareness of rowing and its benefits to the community, improve the support to clubs, schools and associations to serve the needs of their members, and provide an economic benefit to Ballarat.

### Key Outputs:

- The delivery of the Ballarat Head of Lake event on 25 February 2024, attracting 542 competitors and 3500 spectators.
- Delivery of the Head of School Boys Championships on 10 February 2024, attracting 1111 athletes, an increase of 22 percent from last year.
- The delivery of the Victorian State Championships from the 1-3 March 2024, 2221 athletes competed over three days with a large proportion of visitors from outside of Ballarat, contributing significantly to the local economy.

### Community Benefits:

- Providing support for hosting rowing events at Lake Wendouree has encouraged greater interest in the sport.
- Offering high level competitions locally has provided a progression pathway for interested and talented athletes.
- Increased events provide the Ballarat community, visitors and spectators greater opportunities for participation.

### Sustainability and Legacy:

- Stability in annual and regular events that are delivered in Ballarat contributing to the local economy.
- Provide ongoing support to local athletes through increased competitions and competition levels.
- Justification for the ongoing maintenance and improvement program designed to provide a high class eight lane rowing facility on Lake Wendouree.

**Milestones and Acquittal:** All milestones have been completed, and the 2023/24 acquittal report was received and approved by Executive Manager Recreation Services, Mark Patterson on 21 June 2024.

**Total Funding Amount:** The total funding amount over the ten-year agreement will be \$420,000.



## Ballaarat Mechanics Institute

Established in 1859 and independently run, the Ballaarat Mechanics Institute continues to be a cornerstone of the community, providing a comprehensive library service that includes lending heritage books and archives. The Ballaarat Mechanics Institute is also a vibrant cultural hub, hosting tours, cultural events, and exhibitions, alongside offering venue hire for various community and City of Ballarat events.

### Key Outputs:

- Hosted over 60 cultural events, including exhibitions, concerts, and community forums, drawing over 5,000 attendees.
- Lent out over 25,000 heritage books and archival materials to the public, promoting local history and literacy.
- Provided a venue for over 40 City of Ballarat events during the renovation of Her Majesty's Theatre.

### Community Benefits:

- The Ballaarat Mechanics Institute maintain a full library service, host public events and provide community activities and volunteer programs to support the Ballarat community.
- Provided a venue for City of Ballarat events whilst Her Majesties Theatre was undertaking renovations.

### Sustainability and Legacy:

- Established a permanent calendar of community talks, forums, and presentations, ensuring regular and ongoing community engagement.
- Developed strong relationships with local groups and community organisations to deliver a range of ongoing programs that meet diverse community needs.

- Continued restoration and preservation of the heritage building in Ballarat's arts precinct, providing enhanced facilities for hosting significant events and preserving local heritage.
- Maintained a well-managed Heritage Book and Photographic collection, documenting the rich history of Ballarat and making it accessible to the public.
- Provided ongoing support for local performers and small businesses through events and programs, fostering local talent and economic growth.
- Actively participated in Ballarat City Tourism events, contributing to the promotion and growth of Ballarat's cultural tourism sector.
- Implemented environmentally sustainable practices within the Institute, including energy-efficient lighting and waste reduction programs, aligning with the City's sustainability goals.

**Milestones and Acquittal:** All milestones have been completed, and the 2023/24 acquittal report was received and approved by Executive Manager Engaged Communities, Pete Appleton on 8 March 2023.

**Total Funding Amount:** The total funding amount over the three-year agreement was \$135,000.



## Ballarat International Foto Biennale

The Ballarat International Foto Biennale partnership was formed to enable the delivery of the 2021 and 2023 Biennale Events. Held every two years, the Ballarat International Foto Biennale showcases work from domestic and international photographic artists. Founded in 2005, the Ballarat International Foto Biennale is a world-class event that continues to evolve, expand, and attract audiences and renowned photographic artists from across the globe.

### Key Outputs:

- Hosted over 25 exhibitions for the Ballarat community, featuring over 130 photographers, including 15 international artists.
- Presented ten First Nations photographic exhibitions, strengthening partnerships with the National Aboriginal Photography Collective, BlakLens.
- Delivered an open program of free exhibitions in over 90 locations across Ballarat, featuring photographs from artists of all ages, cultures, and abilities.
- Continued delivery of Ballarat International Foto Biennale education programs for primary, secondary, and tertiary students.
- Enhanced the events program to engage visitors in meaningful exchanges of ideas and experiences.
- Established new local business partnerships to showcase a range of Ballarat produce and services.

### Community Benefits:

- With audiences growing to over 260,000, the festival has significantly boosted the Ballarat economy in the lead-up to and during the event.
- Expanded locations provided more variety and options for viewing exhibitions, enhancing accessibility.

- The education programs offered through the Ballarat International Foto Biennale presented valuable learning opportunities for students.
- Increased promotion and opportunities for artists of all ages, cultures, and abilities, fostering a more inclusive artistic community.
- Strengthened community engagement through interactive events and public discussions.

### Sustainability and Legacy:

- The Biennale has established itself as Australia’s most significant and prestigious photographic festival, ensuring continuity and growth for the Ballarat community and economy.
- Ongoing opportunities for established and emerging photographers to showcase their work, encouraging artistic development.
- Continued championing of the work of local, national, and international photographers.
- Offered masterclasses, competitions, community programs, and interactive exhibitions as part of ongoing collaboration with artists and artistic development.
- Progressed plans for the development of a permanent gallery and art institution, ensuring a lasting legacy for the Ballarat International Foto Biennale and its contributions to the arts.

**Milestones and Acquittal:** All milestones have been completed, and the 2023/24 acquittal report was received and approved by Executive Manager Arts & Events, Jeff Johnson on 8 August 2023.

**Total Funding Amount:** The total funding amount over the four-year agreement was \$800,000, with \$50,000 per year of in-kind support from City of Ballarat.

## City Partnerships

On 24 August 2022 Council formally adopted a revised Partnerships and Grants Policy with new arrangements for the City Partnerships Program, including an internal assessment process and the creation of a City Partnerships Delegated Committee. This structure ensured a transparent and efficient allocation of resources to impactful projects and initiatives.

The City Partnerships Program is based on two streams of funding: a community stream and a commercial stream.

Community Stream:

- Available exclusively for not-for-profits and charitable organisations.
- Organisations based primarily in Ballarat.
- Funding range \$20,000 - \$100,000 per applicant, each financial year.
- Assessment based on alignment with Council Plan, project need, use of local suppliers, community benefit (participation rates and community inclusion), value for money and contribution from applicant.

Commercial Stream:

- Open to businesses, not-for-profit and charitable organisations.

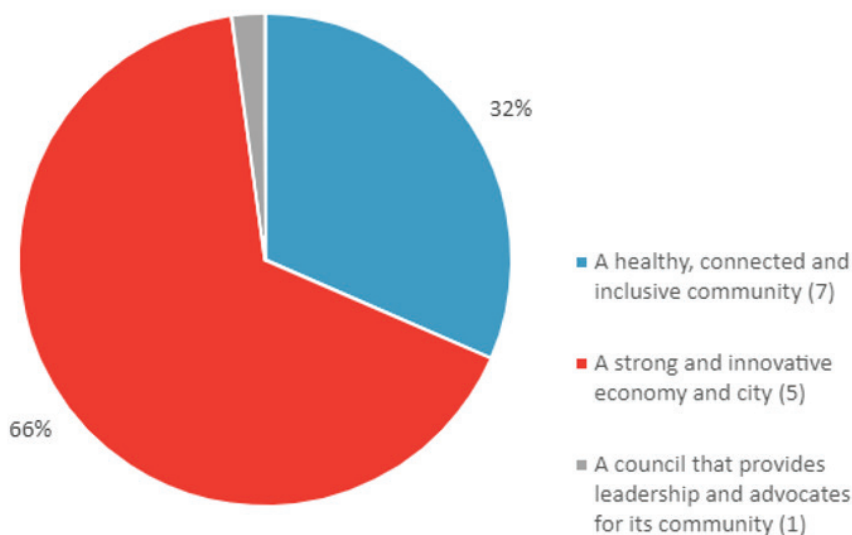
- Funding range; Applications greater than \$20,000.
- Assessment based on alignment with current Council Plan, project need, economic return on investment and community benefit / inclusion.

Partnerships are funded for a maximum of three years, providing sustained support for community initiatives.

In 2023/24, the first year of the City Partnership Program, Council received 23 applications: 13 in the Community Stream and 10 in the Commercial Stream. Twelve applications were successful with a total of \$919,074 allocated in year one. Nine partnerships will continue into the new year, providing ongoing support for initiatives.

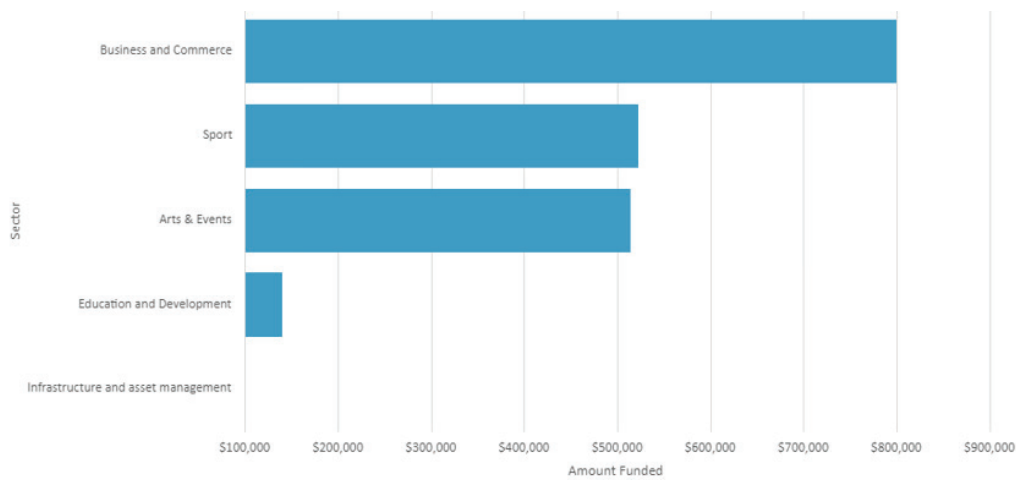
The City Partnership Program supported a range of initiatives across both community and commercial streams, promoting economic development and community well-being. By aligning with the Council Plan, the program aims to ensure that the funded initiatives not only addressed immediate needs but also contributed to the long-term sustainability and growth of the City of Ballarat.

The below graph shows the percentage of how the funds were distributed across Council's goals.



City Partnerships grants can be categorised into relevant sectors which the funding benefits. The below graph outlines the funding amount spent in each sector across the 2023/24 City Partnerships.

### Sector and Spend



The below table shows the City Partnerships and the expiration dates of each agreement.

Ongoing Strategic Partnerships	Expiry Date
<b>COMMUNITY STREAM</b>	
Bridge Mall Business Association Inc	June 2024
Committee for Ballarat	June 2024
Western United Football Club	June 2025
Ballarat Athletic Club Inc.	June 2026
Ballarat Carols by Candlelight	June 2026
Rotary Club of Ballarat South	June 2026
WestVic Academy of Sport	June 2026
<b>COMMERCIAL STREAM</b>	
Ballarat Agricultural and Pastoral Society	June 2024
Ballarat Basketball	June 2026
Ballarat Evolve Creative Industries	June 2026
Royal South Street Society	June 2026
Sovereign Hill Museums Association	June 2026

The following section of this report contains a profile on each of the City Partnerships providing an overview of the project, the community benefits and amount allocated over the agreed period of time.



## Bridge Mall Business Association Inc

The Bridge Mall Business Association (BMBA) is dedicated to supporting and promoting the Bridge Mall precinct in Ballarat. The BMBA works to maintain a vibrant and active community space, fostering local businesses, and engaging the community through various events and initiatives. The partnership between the BMBA and the City of Ballarat focuses on activating the Bridge Mall precinct during significant construction and redevelopment phases. This collaboration aims to ensure the continuity of community events and the overall vibrancy of the bridge mall.

### Key Outputs:

- Maintained and kept the Market functioning in the CBD during construction, partnering with Rotary to grow the market post-redevelopment.
- Continued the Xmas festival, Secret Santa, and Easter events, keeping the community engaged and creating a buzz about the evolving space.
- Delivered 16 markets, a Xmas festival with Santa, a Secret Santa event, and an Easter festival with activities for children.

### Community Benefits:

- Ensured continuous community engagement with the precinct during construction.
- Provided family entertainment and maintained festive events.
- Enabled access to locally grown produce and locally made products through the markets.

- Supported local traders by maintaining business exposure during events.
- Benefited the community, visitors, suppliers, market stall holders, and traders in the Bridge Mall community.

### Sustainability and Legacy:

- The partnership aims to rebuild the Mall precinct into a sustainable, events-based community hub.
- It supports the growth of businesses and employment within the community.
- Attracts capital investment and fosters a commercially sustainable environment.
- Ensures continuous community engagement with the CBD through ongoing events.
- Works with the City of Ballarat's events team to incorporate annual attractions into the space.

**Milestones and Acquittal:** The 2023/24 acquittal report was received and approved by Executive Manager of Economic Growth, Kelli Moran on 1 July 2024.

**Total Funding Amount:** The total funding amount over the one-year agreement was \$70,000.



Image:committeeforballarat.com

## Committee for Ballarat

The Committee for Ballarat is a strategic membership body with a long-term focus on promoting regional development, collaboration, and leadership. The organisation works closely with local government, businesses, and community leaders to advocate for sustainable growth and address key issues affecting the region. The City Partnership is aimed at delivering the Future Shapers regional community leadership program, which brings together emerging leaders to foster community development and leadership.

### Key Outputs:

- Successfully ran the 2023 Future Shapers program, with 20 participants graduating on 30 November 2023.
- Launched four community projects addressing local challenges, all of which are expected to continue into 2024 and beyond:
  - Life After Release
  - Volunteering Awards
  - Project Management Training Workshop
  - Catering and Event Support for Project Management Program Days
- Significant growth in the program's profile within the community and among stakeholder organisations.

### Community Benefits:

- The program enhances the skills and capabilities of emerging community leaders.
- Increased engagement through participant-led program days and community projects.

- Addressed various local challenges through community projects, benefiting vulnerable groups and promoting social cohesion.
- Contributed to the local economy through events and activities associated with the program.

### Sustainability and Legacy:

- Established a legacy of ongoing community engagement and leadership development.
- Secured funding through memberships, sponsorships, grants, and donations to support operational costs.
- Encouraged collaboration among local government, businesses, and community organizations to enhance service delivery and project implementation.
- Demonstrated resilience by adapting to funding challenges and continuing to support the community during times of change.

**Milestones and Acquittal:** The 2023/24 acquittal report was received and approved by Executive Manager of Economic Development, Kelli Moran on 5 February 2024.

**Total Funding Amount:** The total funding amount over the one-year agreement was \$20,000.00.





Image: wufc.com.au

## Western United Football Club

The City of Ballarat and WUFC collaboration has not only strengthened Victoria's major events calendar but has also showcased Ballarat as a premier destination for women's football and other major events, driving economic activity and community engagement. WUFC Women's Team's presence in Ballarat has significantly contributed to the growth and visibility of women's sport in the region. This collaboration has driven economic activity, fostered community pride, and supported the development of local sports infrastructure.

### Key Outputs:

- Hosting A-League Women's matches at Morshead Park.
  - ALW vs Perth Glory (Morshead Park, 4 February 2023): 545 attendees
  - ALW vs Newcastle Jets (Morshead Park, 8 February 2023): 320 attendees
- Conducting the Western United Cup, attracting teams from across Australia.
  - 48 teams and over 700 participants
  - Total of 3,000 people across the three-day tournament.
- Implementing the United Football Program, including a three-day pre-season training camp.
- Extensive marketing and media engagement to promote women's football in Ballarat.
- Approximately 50% of attendees from outside Ballarat, including interstate travellers.

- Increased local economic activity through tourism and event-related spending. \$200,000 of estimated economic activity generated in the region.
- Enhanced community engagement and pride by showcasing elite women's sport.
- Improved youth participation in football through junior engagement initiatives.
  - Juniors (12-14 years old) engaged as ball kids and for half-time games.
  - 12 ball kids and 40 half-time players at each game, sourced from local clubs.
- Strengthened relationships between local and interstate football clubs.

### Sustainability and Legacy:

- Establishment of Ballarat as a destination for major football events.
- Ongoing support for high-performance pathways for female athletes.
- Long-term economic benefits from sustained tourism and event hosting.
- Legacy of increased female participation in sports within the community.
- Strengthened relationships between WUFC and local clubs.

**Milestones and Acquittal:** The 2023/24 acquittal report was received and approved by Executive Manager Recreation Services, Mark Patterson on 27 June 2024.

**Total Funding Amount:** The total funding amount over the two-year agreement will be \$140,000.

### Community Benefits:



## Ballarat Athletic Club

The Ballarat Athletic Club (BAC) has organised the Ballarat Gift for over 100 years. It is one of Australia's premier professional running events; second only to the Stawell Gift in terms of status and entries on the Victorian Athletic League circuit. The club has a long-standing tradition of fostering community engagement in a 2-day carnival and promoting health and well-being through athletics, attracting, junior, amateur as well as elite athletes to races from 70m to 3,200m and fostering community engagement.

### Key Outputs:

- The 2024 Ballarat Gift included its wide range of athletic events such as the 70m Handicap, 120m Junior Gifts, 400m Open Handicap, and more, attracting significant participation from elite athletes.
- Over 30 partners and sponsors contributed to the success of the Gift.
- The event saw an estimated attendance of 2,000 people, who enjoyed the relaxation, excitement and community involvement while contributing to the local economy.
- Environmentally sustainable practices were a highlight and included use of recycled materials for event furniture, provision of chilled water fountains.
- This year's gift included community stalls for the first time as well as a greater array of food and drink vendors.
- The event was live streamed.

### Community Benefits:

- Significant economic benefits from visitor stays and local supplier engagement, with the majority of event expenses spent with local suppliers.
- The Ballarat Gift fosters a sense of community through various activities, including the Little Athletics Dash for Sash, Footballers Sprint, Sponsors Challenge, and Stable Relay.

- Promotes a healthy lifestyle and community involvement through athletic events, enhancing the region's cultural and social vibrancy.

### Sustainability and Legacy:

- Commitment to reducing the event's carbon footprint through sustainable practices and partnerships with local businesses like Michael Unwin Wines.
- Continuous support for the local economy through visitor spending on accommodation, meals, and other services.
- The Ballarat Gift serves as a platform for fostering community spirit, engaging various demographic groups, and promoting inclusivity and equality in sports.

**Milestones and Acquittal:** The 2023/24 Acquittal report was received by Executive Manager Recreation Services, Mark Patterson, on 5 August 2024 and is currently being reviewed.

**Total Funding Amount:** The total funding amount over the one-year agreement was \$63,050.00.



## Ballarat Carols by Candlelight

Carols by Candlelight is a cherished Christmas tradition in Ballarat, celebrating its over 70-year history. The family-friendly event features a variety of local talent and culture, promoting social connectivity and community causes.

### Key Outputs:

- Successfully staged the 2023 Ballarat Carols by Candlelight at Mars Stadium.
- Delivery of a high calibre event with over 10,000 local attendees.
- Engaged local suppliers, contractors, and performers, including an orchestra and MCs from Ballarat.
- Hosted a diverse pre-show featuring local children, Emotion21 Dance Group, and the Chinese Dance Society.

### Community Benefits:

- Supported local businesses through contracts and participation. –
- Provided a platform for over 60 local performers and various community groups.
- Raised \$2,211 for Child and Family Services (CAFS) through donations.
- Ensured accessibility with low-cost entry, disability-friendly features, and Auslan interpreters.
- Providing a free family-based event for the community.
- Opportunities for homegrown talent who have started their performance journey at this event and are now performing professionally on a national and international level.

### Sustainability and Legacy:

- The event remains an annual community fixture, fostering local pride and cultural heritage.
- The partnership with the City of Ballarat helps ensure the event's continuation and success.
- Aims to become self-sustaining in the future, despite being a free event.
- The committee is committed to maintaining the event's quality and inclusivity, reflecting Ballarat's community values.
- Providing local food and beverage vendors to be a part of the event and benefit financially.

**Milestones and Acquittal:** The 2023/24 acquittal report was received and approved by Executive Manager Arts & Events, Jeff Johnson on 8 July 2024.

**Total Funding Amount:** The total funding amount over the three-year agreement will be \$90,000.