



CITY OF BALLARAT

# A guide for creating Public Infrastructure Plans

CITY OF  
BALLARAT 



# Purpose of Public Infrastructure Plans

A Public Infrastructure Plan (PIP) is an important document which sets out the location, type and timing of infrastructure delivery required as a result of a development (including subdivision).

A PIP is an application requirement for most developments within the City of Ballarat's Growth areas. A PIP is required when a planning permit is lodged (rather than after a permit has been issued) to clearly establish expectations (both the City of Ballarat and the Applicant) and, to speed up implementation and on the ground delivery.

**This document is intended to inform the creation of PIPs within the City of Ballarat's Growth Areas. This is not an exhaustive resource and should be used as an indication of City of Ballarat expectations only. This is a fluid document to be amended, adapted and improved overtime.**

## How to use this template

This document is intended to inform the writing of PIPs for new developments within the City of Ballarat Growth Areas. This is not an exhaustive resource and additional information may apply.

A template has been created for an *Example Subject Site* which contains:

- A public primary school site
- An activity centre
- DCP and non-DCP roads
- Land required for road widening (non- DCP funded)
- Encumbered and unencumbered open space
- A DCP intersection
- Active open space
- Land for residential development

## Elements of a PIP

Correct identification of all relevant infrastructure and land items is the first step to creating a PIP. Depending on the complexity of the site, items may be all or partly listed in the relevant planning permit condition. However, it is important to note that additional items (not necessarily shown in the DCP or PSP) may be required to be shown on the PIP.

## A PIP must include:

**A map:** Showing the approved development/subdivision layout (including staging) and, all relevant DCP and non-DCP infrastructure items. This may include items within the site which are not being delivered by the developer and items in proximity to the site as applicable.

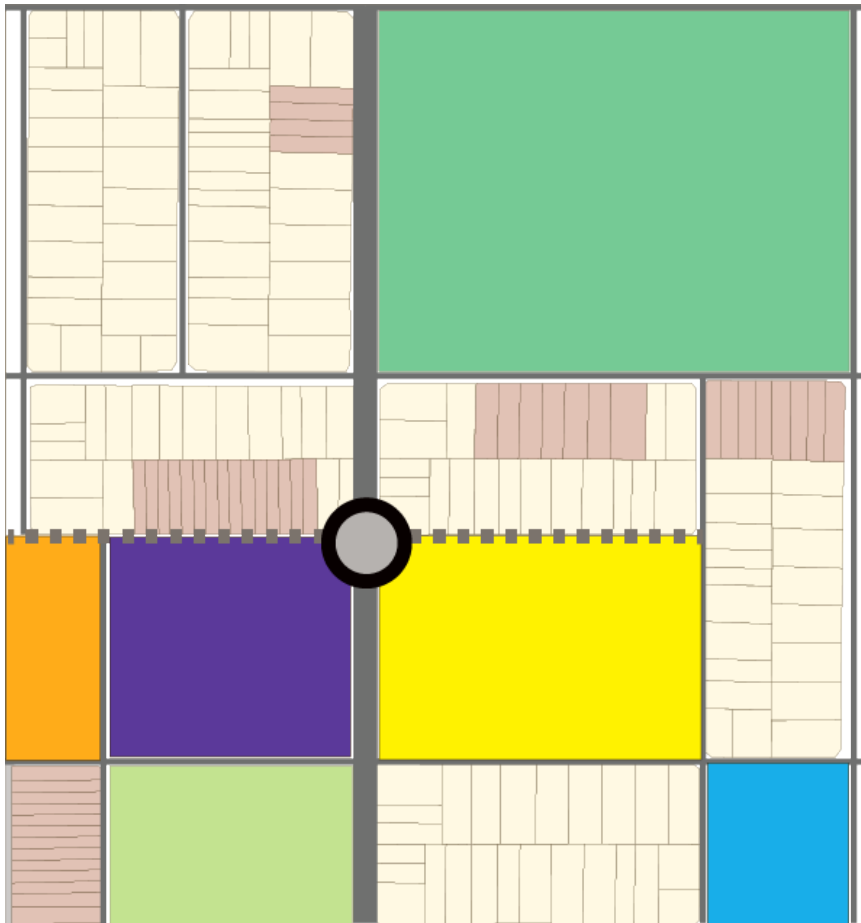
The map must include a legend indicating the location and type of infrastructure.













**A project item table:** Which identifies each infrastructure item shown on the plan and includes corresponding information including, who is responsible delivering the item, if works are be provided in-kind and expected delivery timeframes.

**Notes:** Relevant notes are detailed on the following pages.

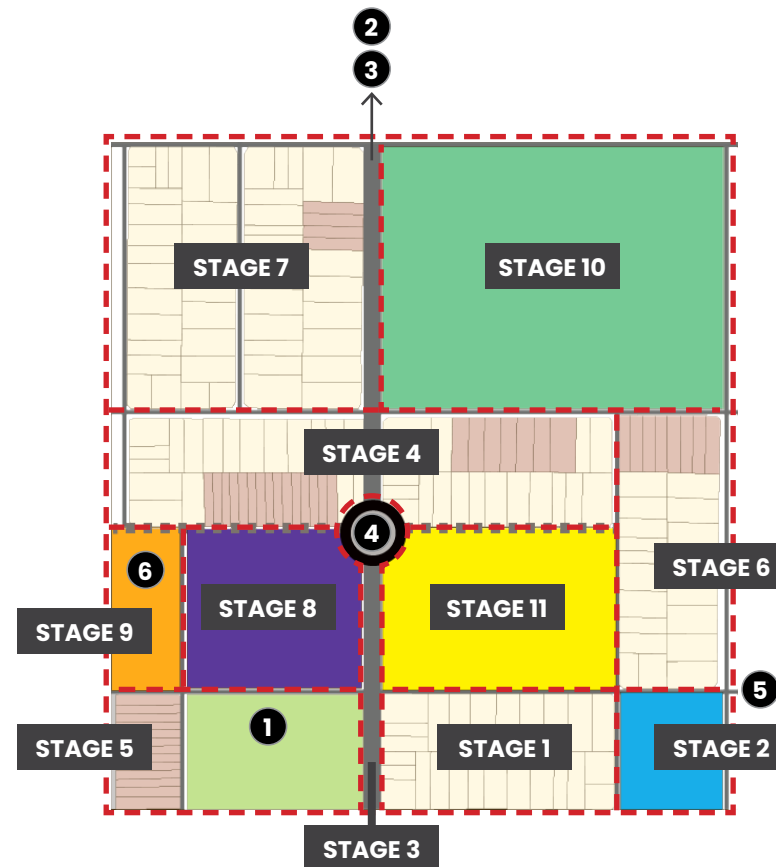


## Example Site



- |   |                    |   |                      |
|---|--------------------|---|----------------------|
|   | Community Facility |   | Conventional Density |
|  | School             |  | Medium Density       |
|  | Activity Centre    |  | Roundabout           |
|  | Passive Open Space |  | DCP Road             |
|  | Active Open Space  |  | Key Access Street    |
|  | Drainage Basin     |  | Collector Road       |

## Example PIP



Map item reference no.	Stage no.	Description	Developer Works (Non DCP Item)	Works in Kind Lieu (of DCP payment) *	DCP Reference	Responsibility for Construction (or acquisition)	Per centage of project to be delivered	Expected financial year for delivery**
1	5	Provision of land for unencumbered passive open space	Yes	No	DI_OS_01	Developer	100	2025
2	3	Provision of land for North-South Road in sub-precinct x	Yes	No	DI_LA_01	Developer	100	2025
3	3	Construction of North-South Road	No	No	DI_RD_01	Developer	100	2026
4	4	Provision of land for intersections	No	Yes	DI_LA_01	Developer	100	2026
5	4	Construction of signalised Intersection at North-South Road and Collector Street	No	Yes	DI_JNC_01	Developer	100	2027-2028
6	9	Provision of land for Early Years Hub (Community Facility)	No	No	DI_LA_03	City of Ballarat	100	2028

# Public Infrastructure Plan

## Plan

The PIP must clearly show:

- The subject site, including all boundaries.
- The proposed development/subdivision, including the approved lot layout.
- Applicable staging boundaries.
- Proposed super-lots.
- Infrastructure items (discussed below).
- Adjoining land where infrastructure continues or is shared.

## Item Colours

All PIP items must be represented in individual and contrasting colours.

Some land may be subject to multiple DCP items (ie. road construction & land purchase).

Each item must be represented individually (ie. by a separate colour).

*See items 5 & 6 on example PIP for overlapping land and construction road items.*

## Arrow heads

Arrow heads are not permitted as they do not clearly delineate where items commence/terminate.

*See item 5 PIP on example PIP for road construction item (page 4).*

## Legend

A legend must include:

- The item number (taken from the PIP table)
- A brief (1 line) description of the item and
- The item colour as shown on the PIP plan.

*See example PIP legend.*

## Super-lots

Super-lots (including traditional residential super-lots, as well as future schools, activity centre sites, employment land etc) which do not form part of the proposal and which are not to be transferred to the City of Ballarat, are to be shown on the plan as a large lot and not further identified.

## Drainage Items

Drainage items (i.e. drainage basins, reserves and pipes) are to be shown on the PIP.

## DCP & Non-DCP Items

The PIP must clearly show all relevant DCP and non DCP items:

### DCP Items

- All land and construction DCP items within the site must be shown, whether or not they are being provided by the developer as part of the proposal.
- Any relevant land and/or construction DCP items within proximity to the site, or with a nexus to the development, are to be shown, whether or not they are being provided by the developer.

### Non-DCP Items

- In rare circumstances non-DCP items which are not being provided by the developer may also need to be shown on the PIP.

*See item 7 on example PIP, localised non-DCP item to be provided by developer.*

## Open space

Both encumbered and unencumbered open space is required to be shown on the PIP. Encumbered and unencumbered land must be clearly differentiated.

## Road and intersection extents

Road projects and intersection extents are required to be shown on the PIP. Land, construction and traffic management items may overlap but are required to be clearly distinguished.

Alternative colours/markings are to be used to differentiate land and construction items as well as, to differentiate the road and intersection extents (as applicable).

## Road

- Road land items may extend over land which falls under an intersection-construction item.
- Road construction items do not usually include road construction within intersection extents. This is because the construction of DCP intersections are separate items which include the carriageway within the intersection extent.

## Intersections

- Intersections may extend to all four legs of the intersections and include the carriageway (road) within the intersection extent as well as the applicable traffic management item i.e. signals.
- Land required for the corner splays of the intersection does not form part of either the road-land item or the intersection construction item.

## Item Number

The item number shown in the table must be consistently shown on PIP, legend and table.

## Description

The item description should be taken directly from the PSP or relevant permit condition, wherever possible. Descriptions should be brief with additional information (i.e. extent of construction) included in the corresponding Section 173 Agreement, if required.

However, where the DCP reference is for the purchase of land and, where that land is to be credited against relevant development contributions, purchase is be amended to provision.

## Yes/No Answers

Answer must be written in complete words. *i.e.*

*Yes or No not Y or N.*

## Partial delivery of items

Where a portion of an item is to be constructed/ provided, the item description, as shown in the DCP/ permit condition, is to be listed in full.

Detail indicating partial delivery of items (i.e. extent of construction) is to be primarily shown pictorially on the PIP Plan and/or outlined in the corresponding Section 173 Agreement.

Small additions may sometimes be appropriate in the PIP table at the City of Ballarat's instruction.

## Developer works (Non DCP item)

This column shows if the works are a DCP item or a non-DCP item.

- For DCP items answer 'No'.
- For non-DCP items being provided by the developer answer 'Yes'.

## Works in lieu (of DCP payments)

This column indicates if works are to be provided in lieu of DCP payments (i.e. works-in-kind).

*Column heading to be followed by '\*\*' (see PIP Notes on following page).*

## DCP Reference

To be taken from the relevant DCP or 'N/A'.

## Responsibility for construction (or acquisition)

To be shown as 'Developer' or 'Others' only.

## Expected year for delivery

The year as specified in the DCP. If the year has passed, then it will be when the developer reasonably expects to complete the item (shown as a financial year time period).

Specific milestones (tied to development stages) will be outlined in the accompanying Section 173 Agreement not listed in the PIP table.

*Column heading to be followed by '\*\*' (see PIP Notes on following page).*



## PIP Notes

The below notes must be included on any PIP.

The corresponding asterisk relate the PIP table:

- \* Relates to the 'works in lieu (of DCP payments)' column of the PIP Table.
- \*\* Relates to the 'expected year for delivery' column of the PIP Table

The below must be shown on all PIPs within the relevant PSP area.

## Ballarat West PSP

- \* Where the PIP is for land in the Ballarat West PSP area, the provision of land or extent of works to be credited (Value and/or per cent) to be determined as part of the related Section 173 Agreement.
- \*\*Or as agreement in a related Section 173 Agreement registered on-title.
- The Ballarat West PSP and Ballarat Planning Scheme requires a 5.31 per centage contribution towards Public Open Space.
- Open Space equalisation in accordance with the Ballarat West PSP to be addressed as part of a Section 173 Agreement Registered on title.