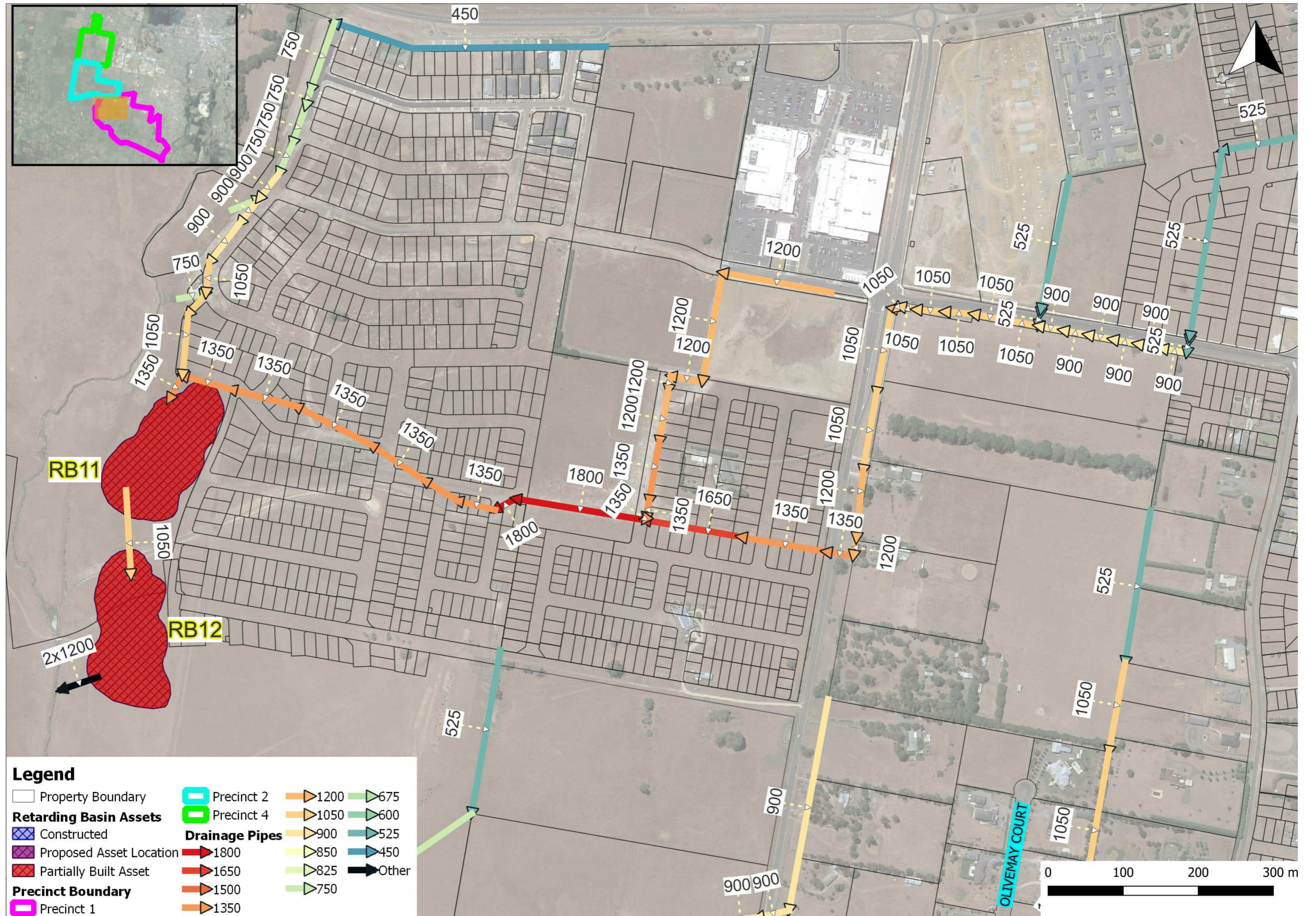
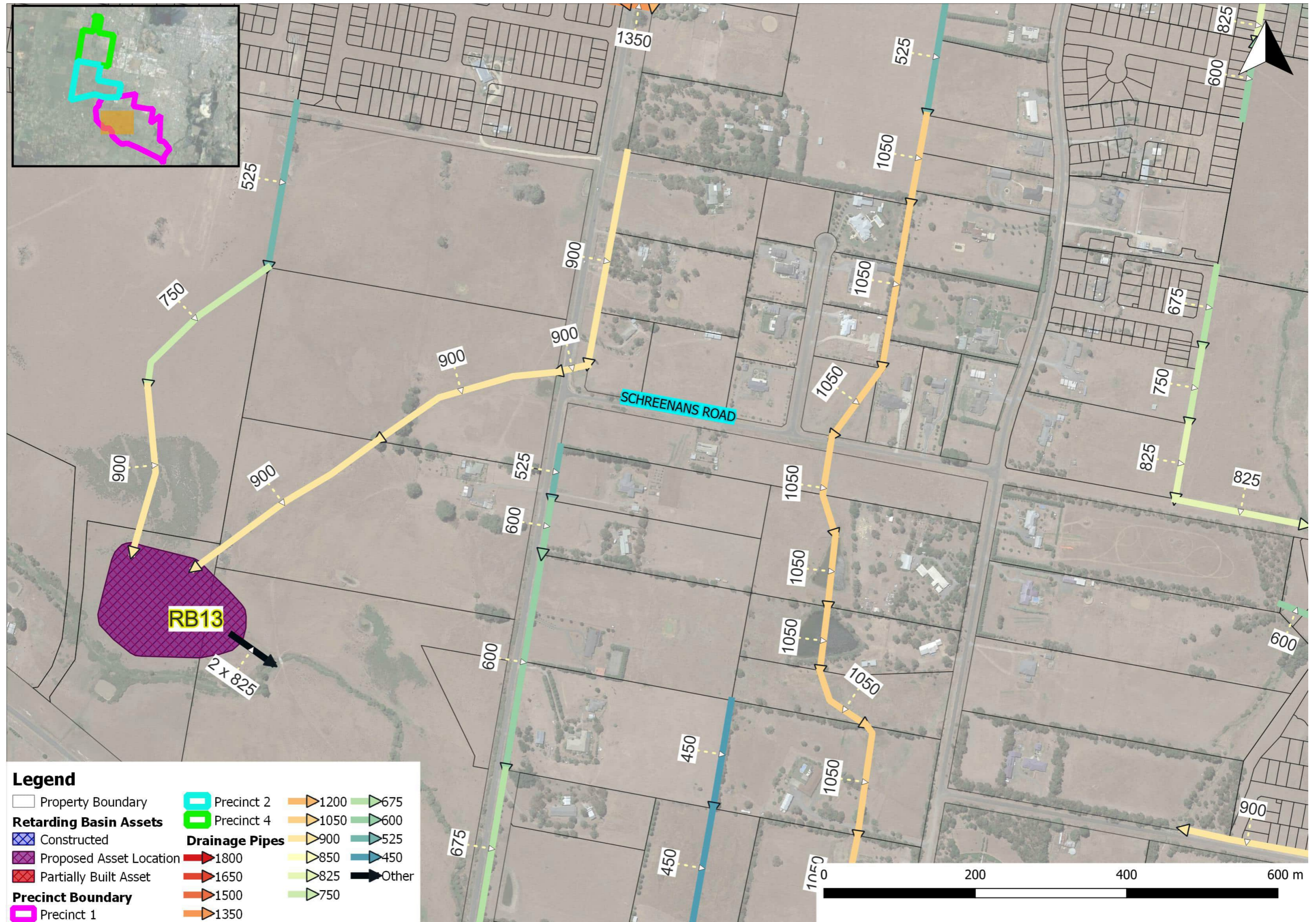
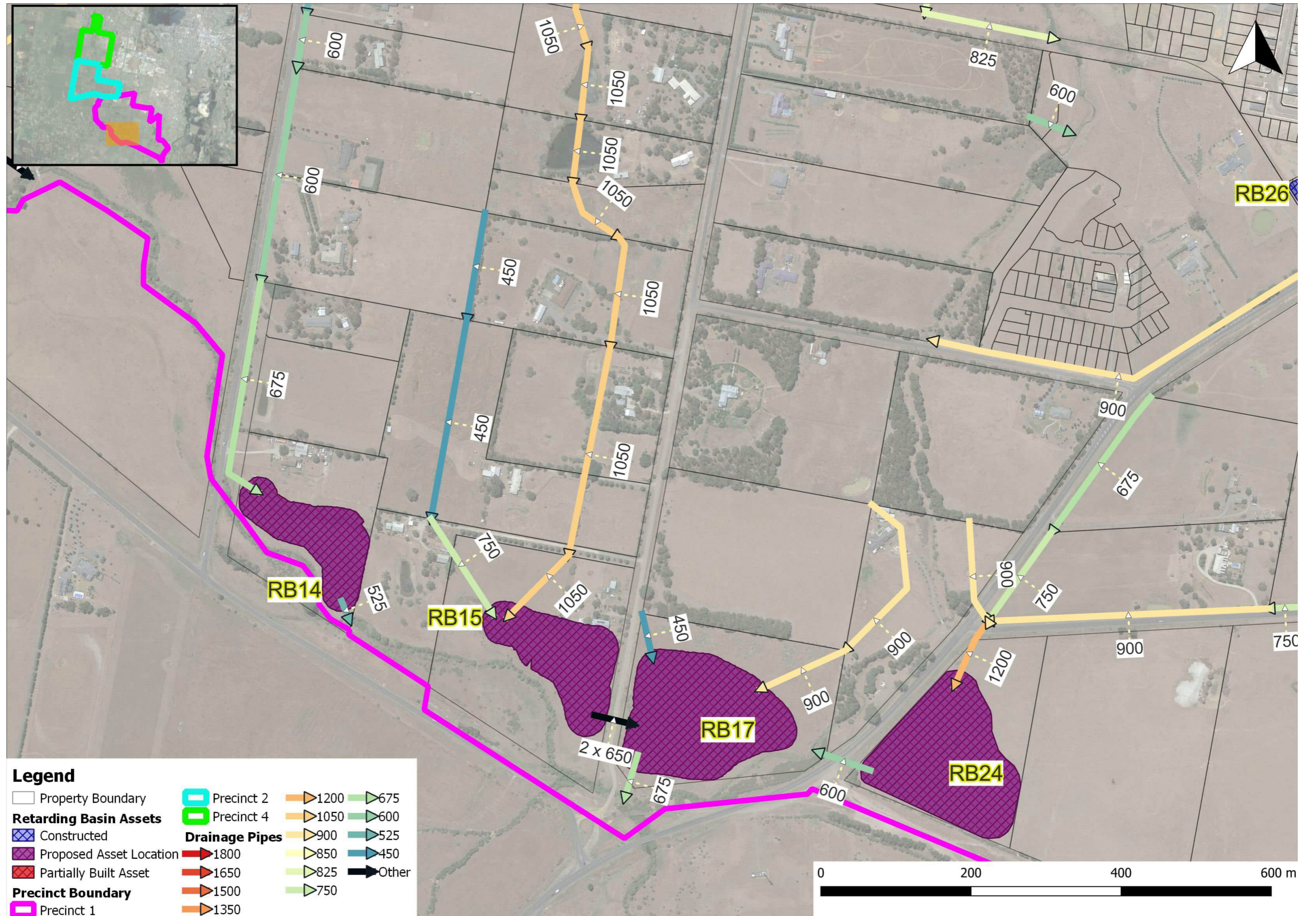
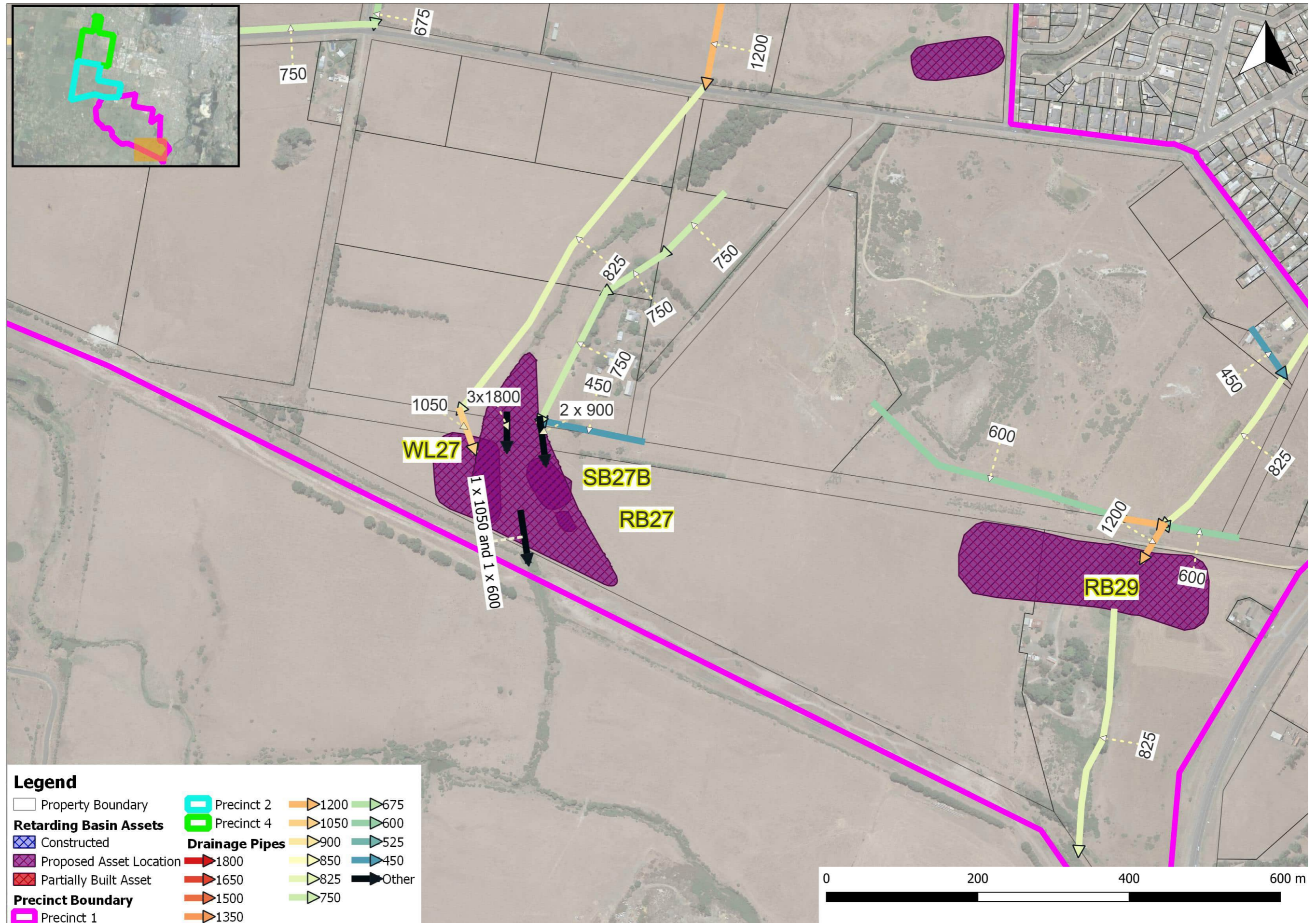
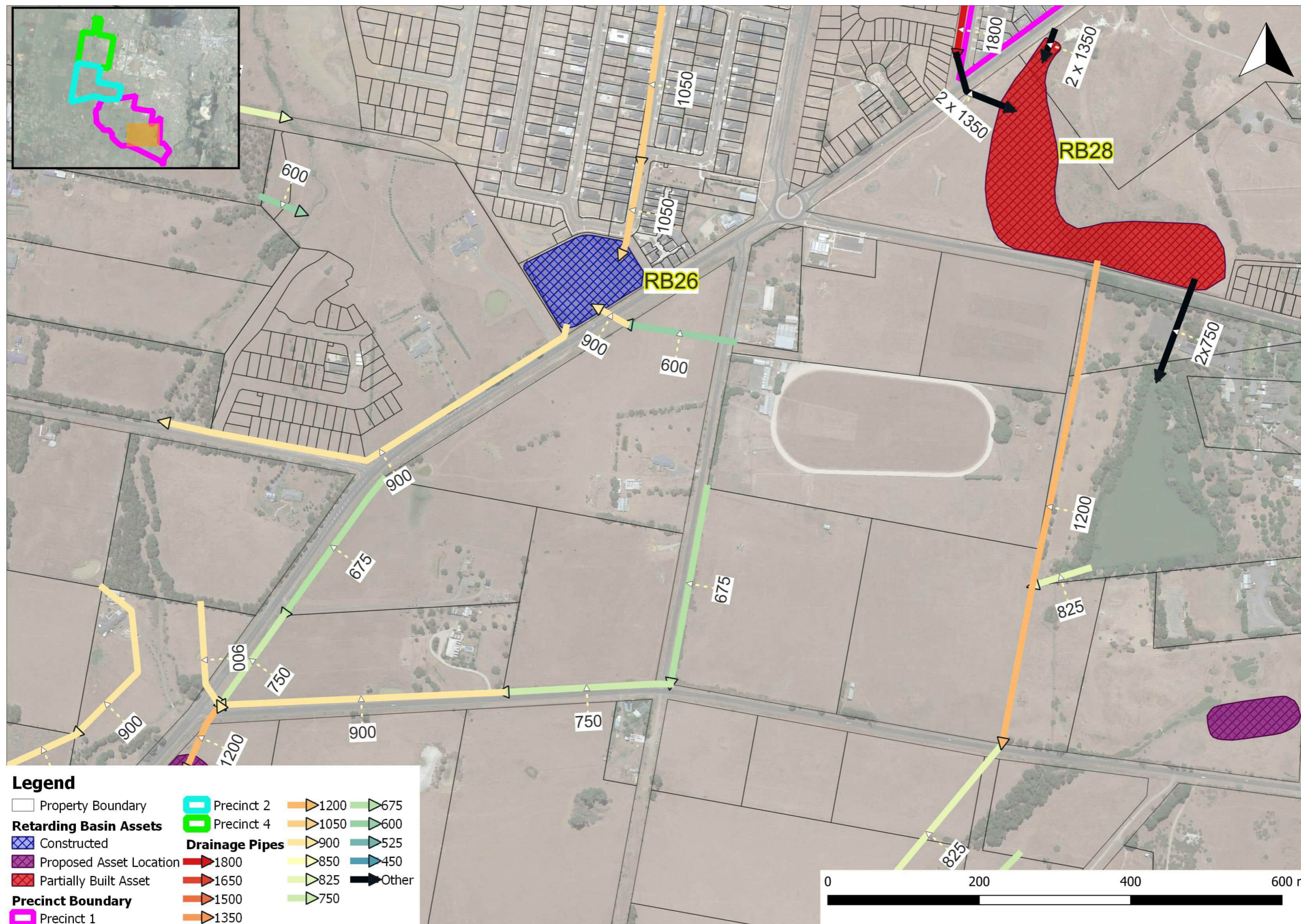

APPENDIX D: UPDATED DRAINAGE STRATEGY LAYOUT

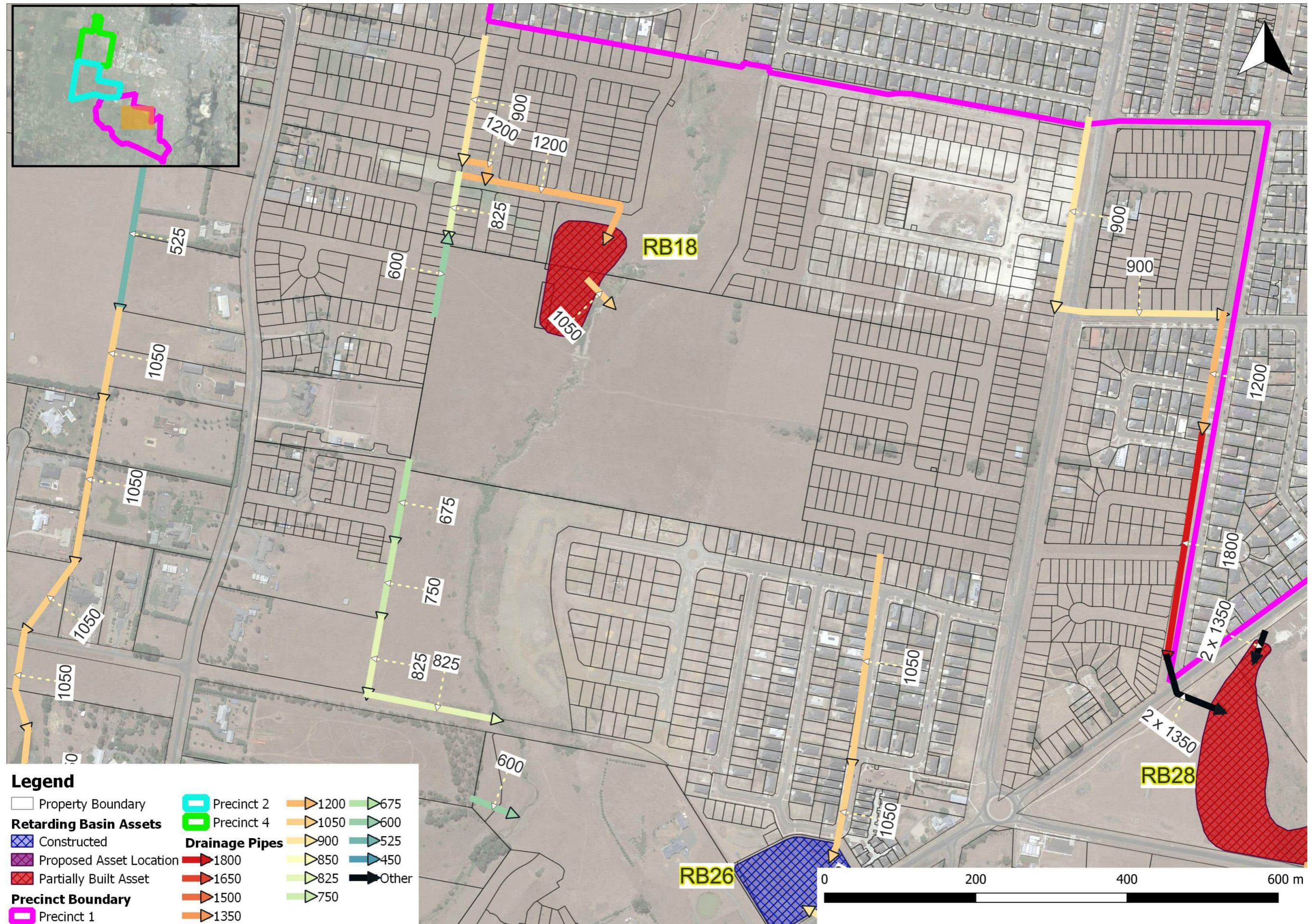


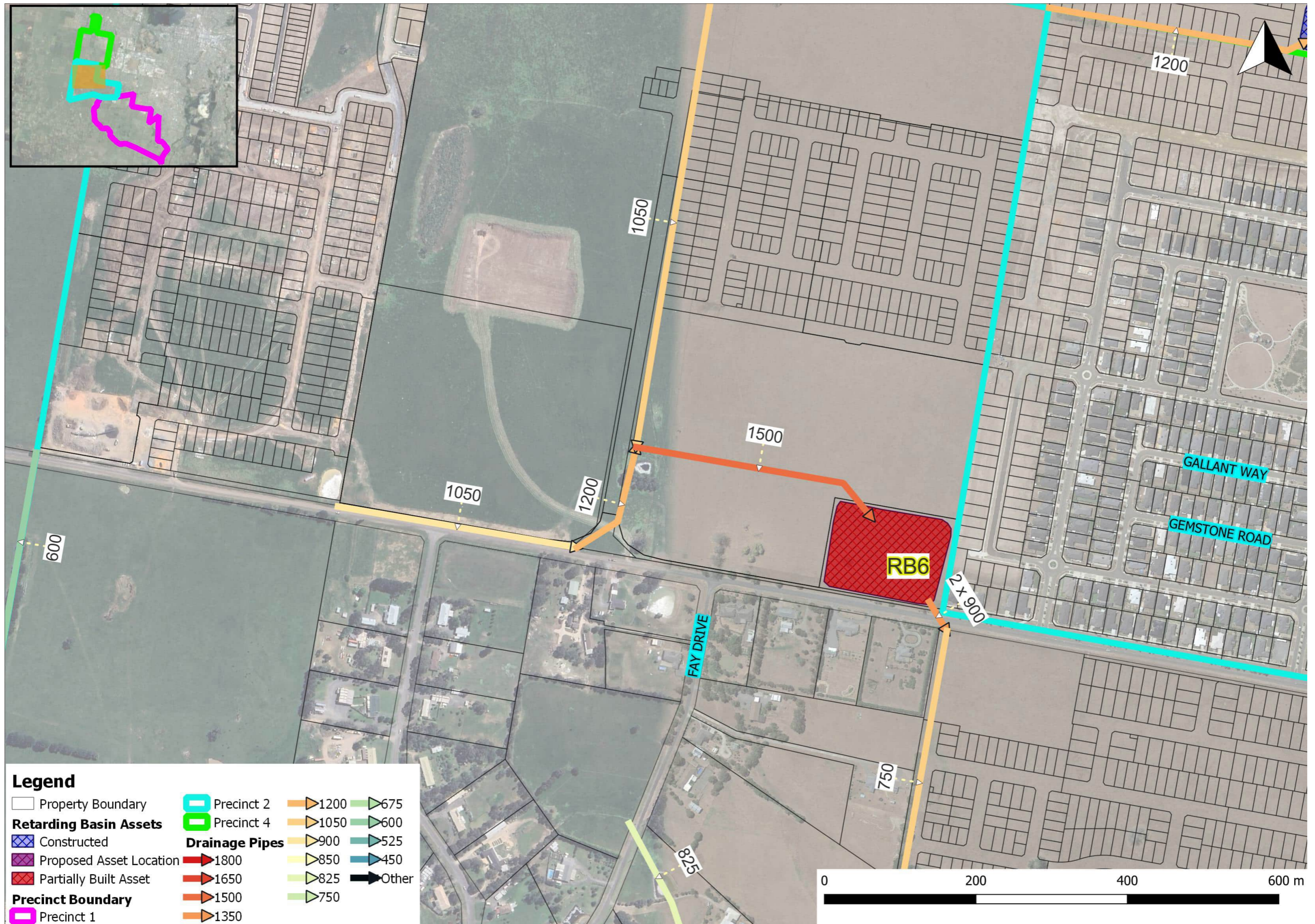




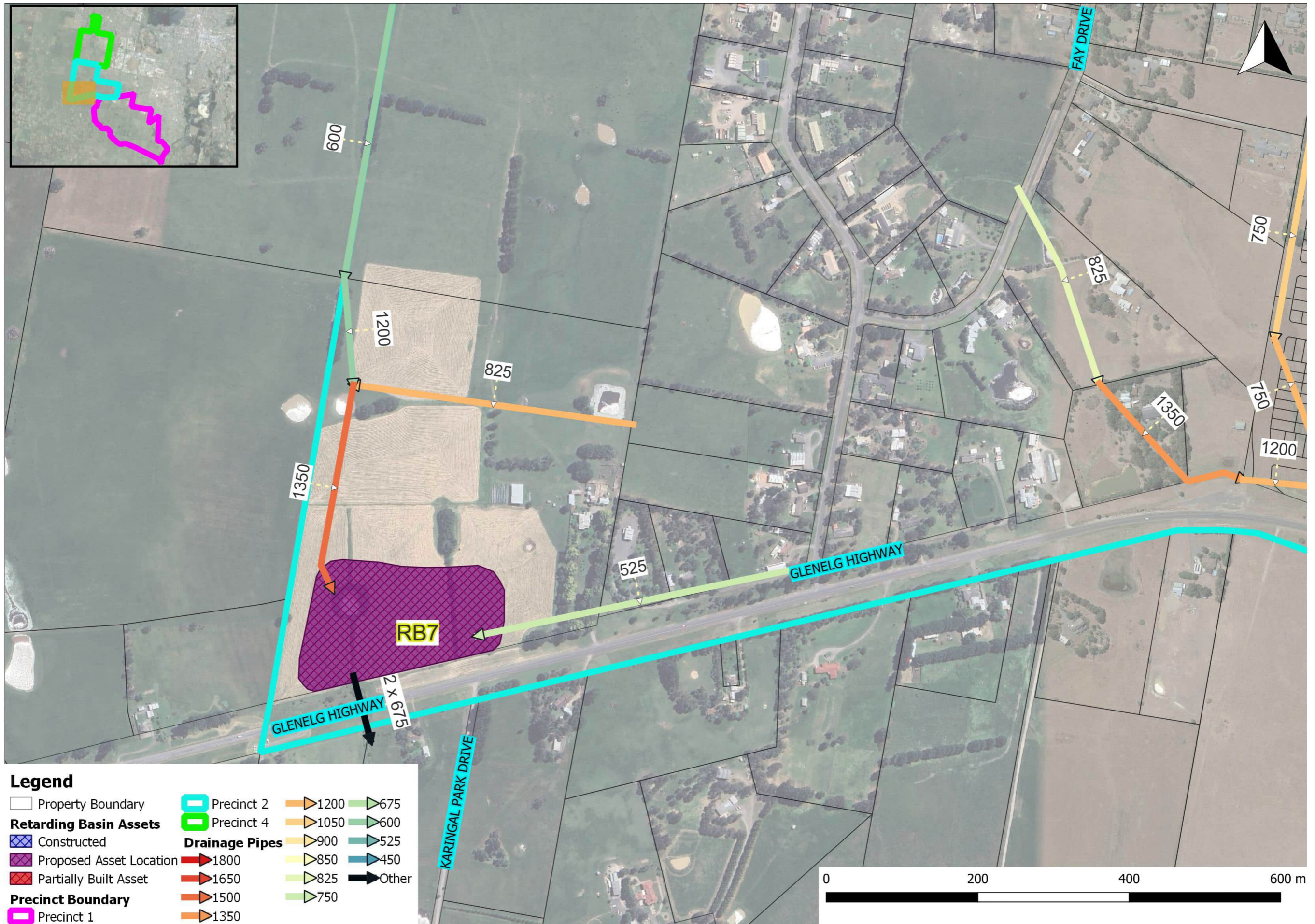


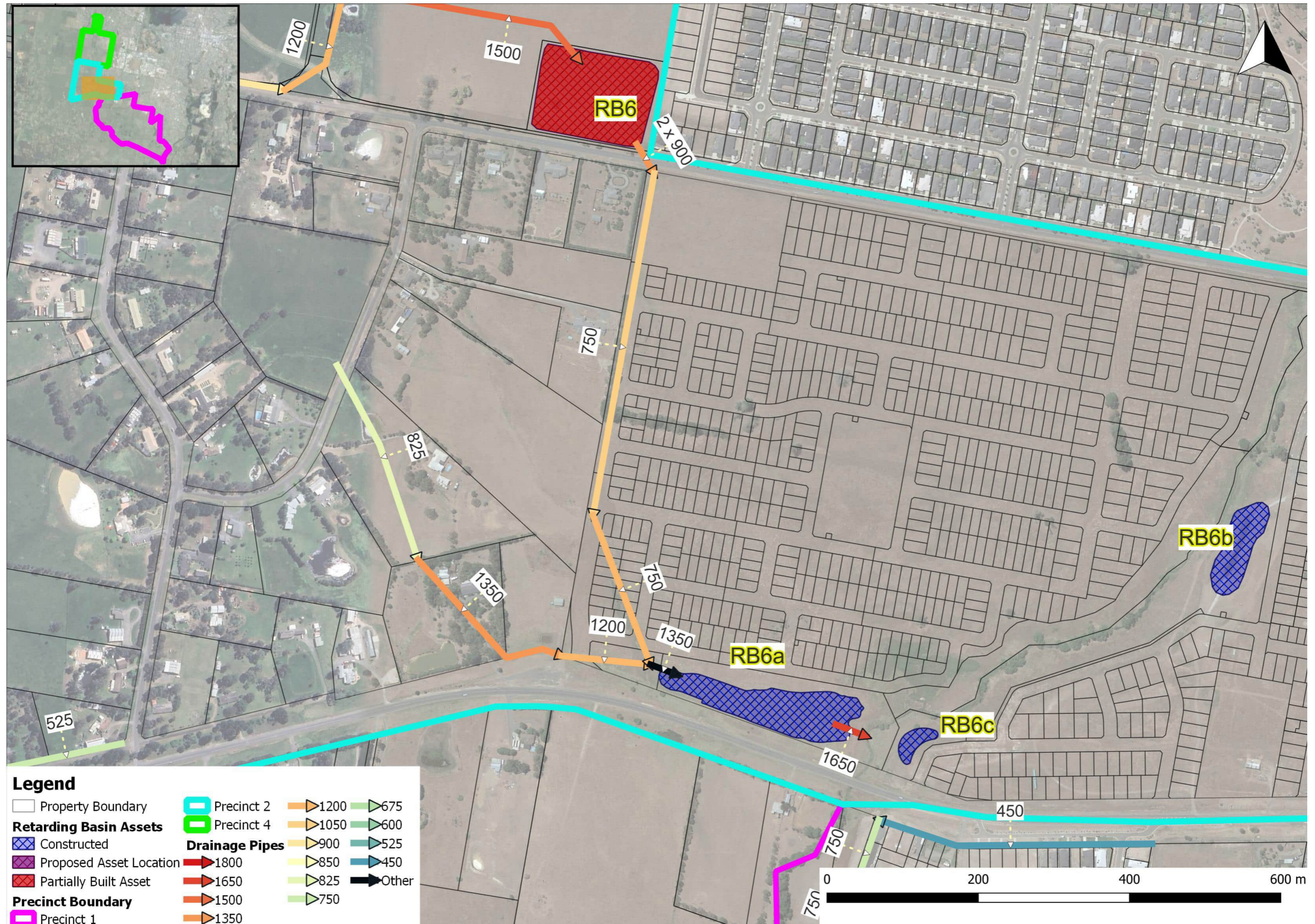


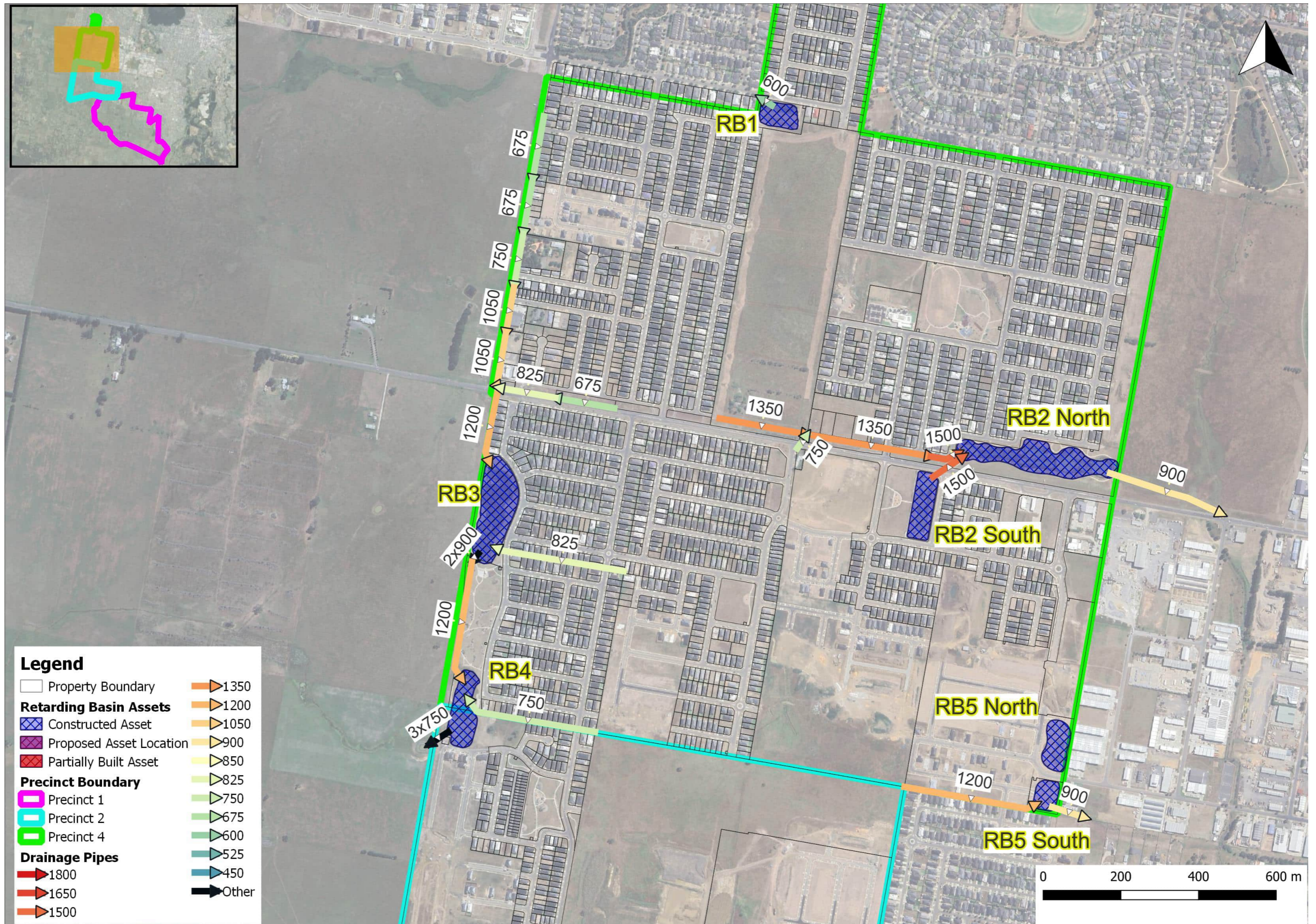


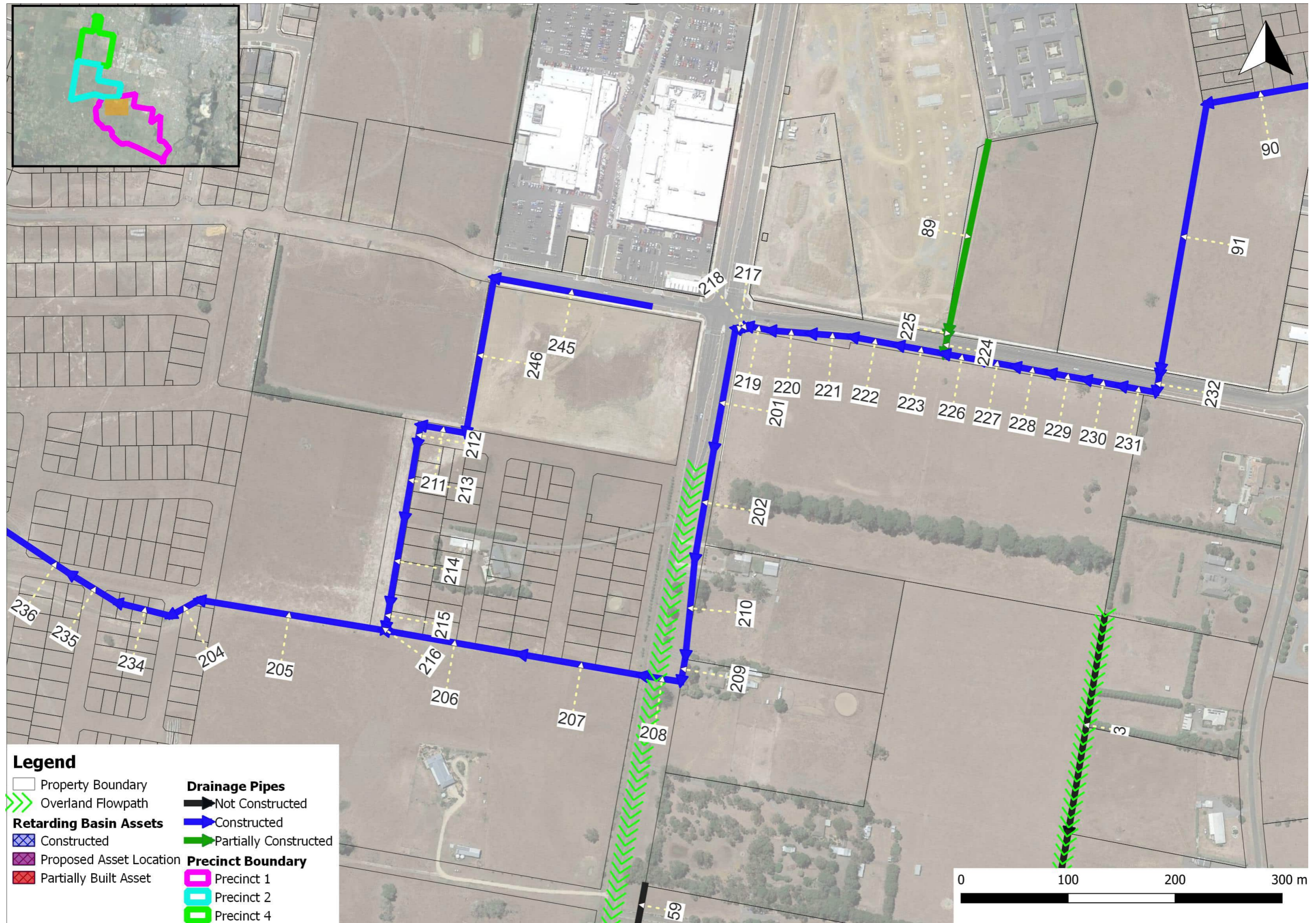


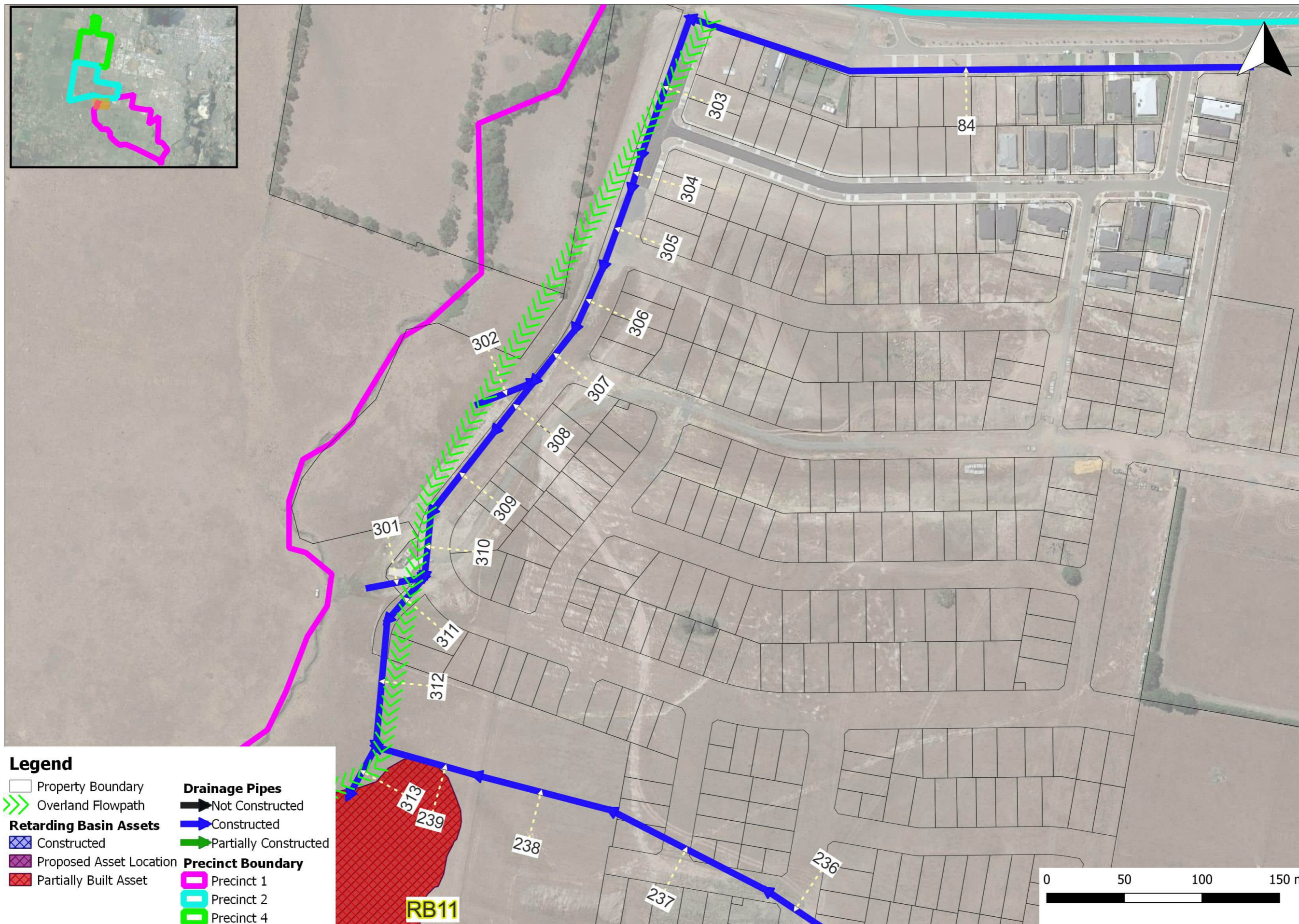
Legend			
	Property Boundary		Precinct 2
	Precinct 4		Precinct 1
Retarding Basin Assets			
	Constructed		1200
	Proposed Asset Location		1050
	Partially Built Asset		900
Drainage Pipes			
	1800		675
	1650		600
	1500		525
	1350		450
	Other		825
			750

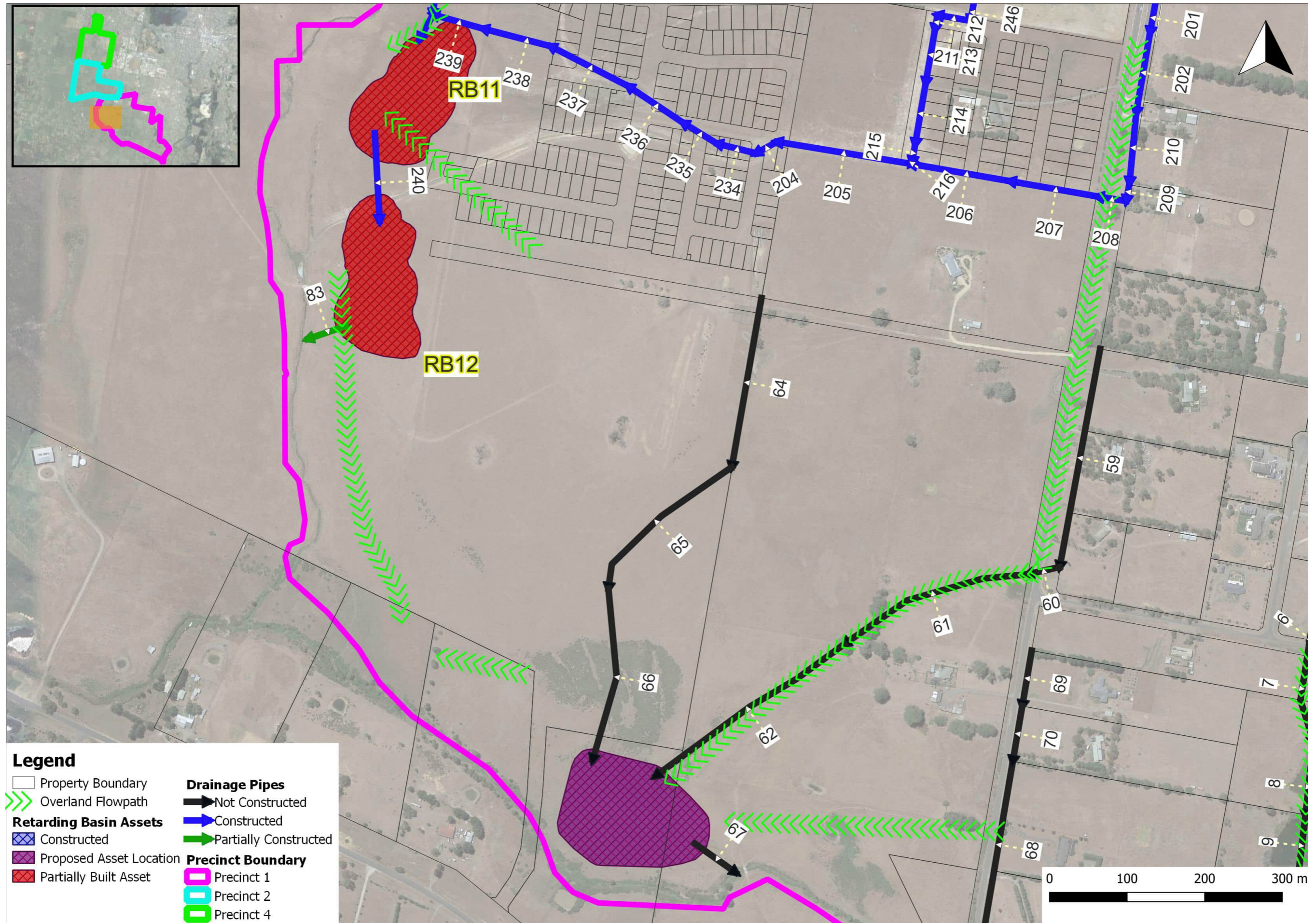


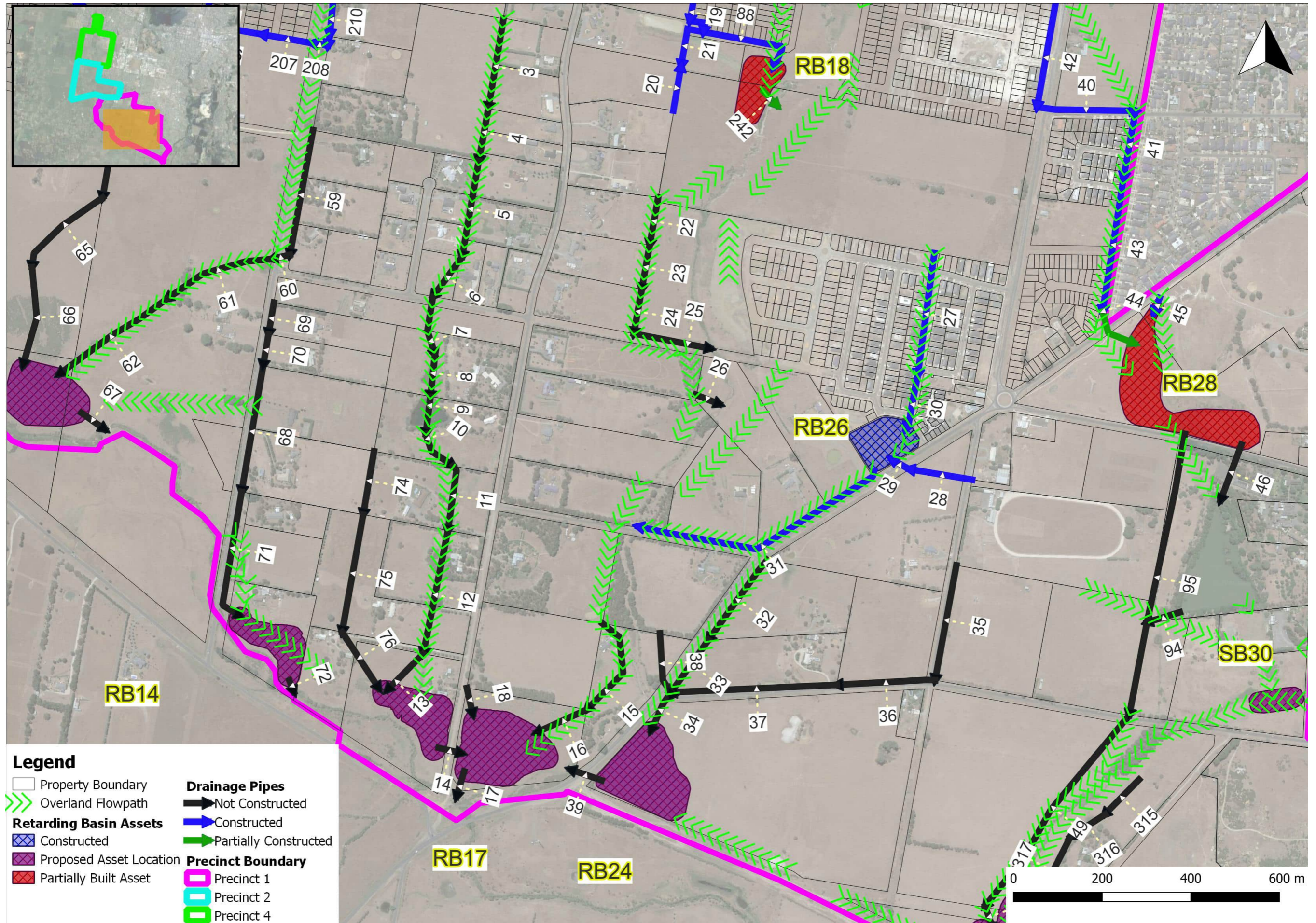


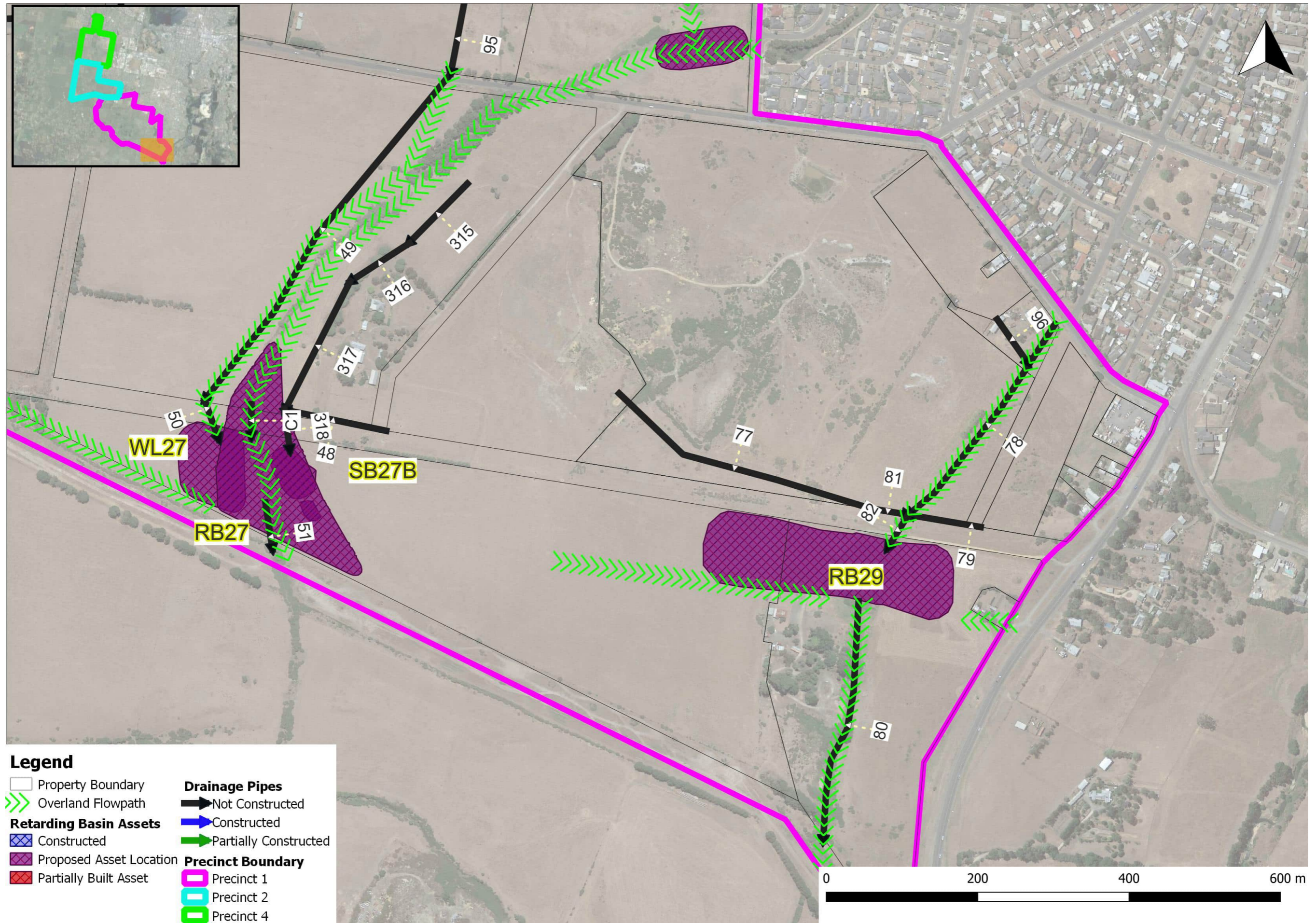


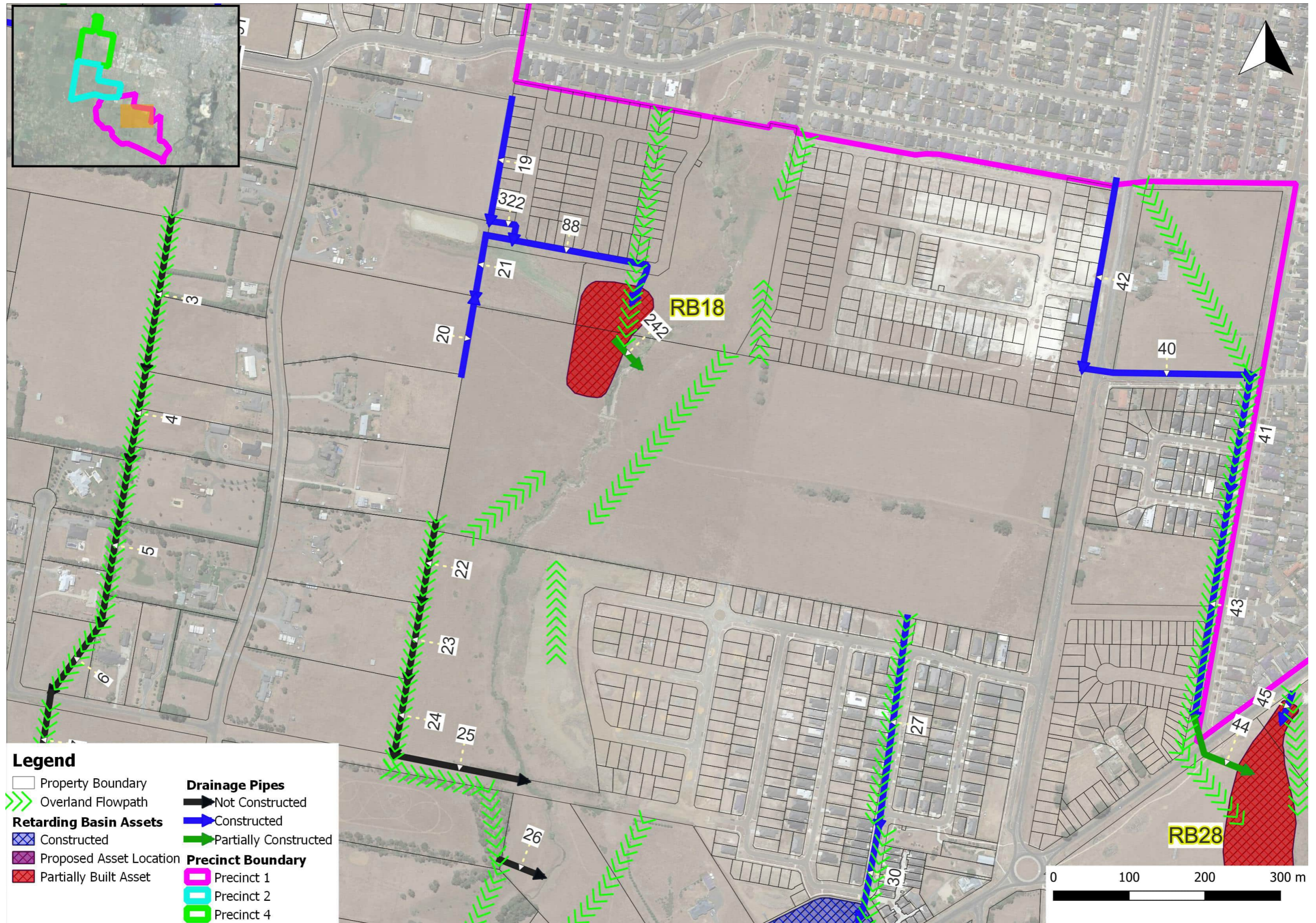


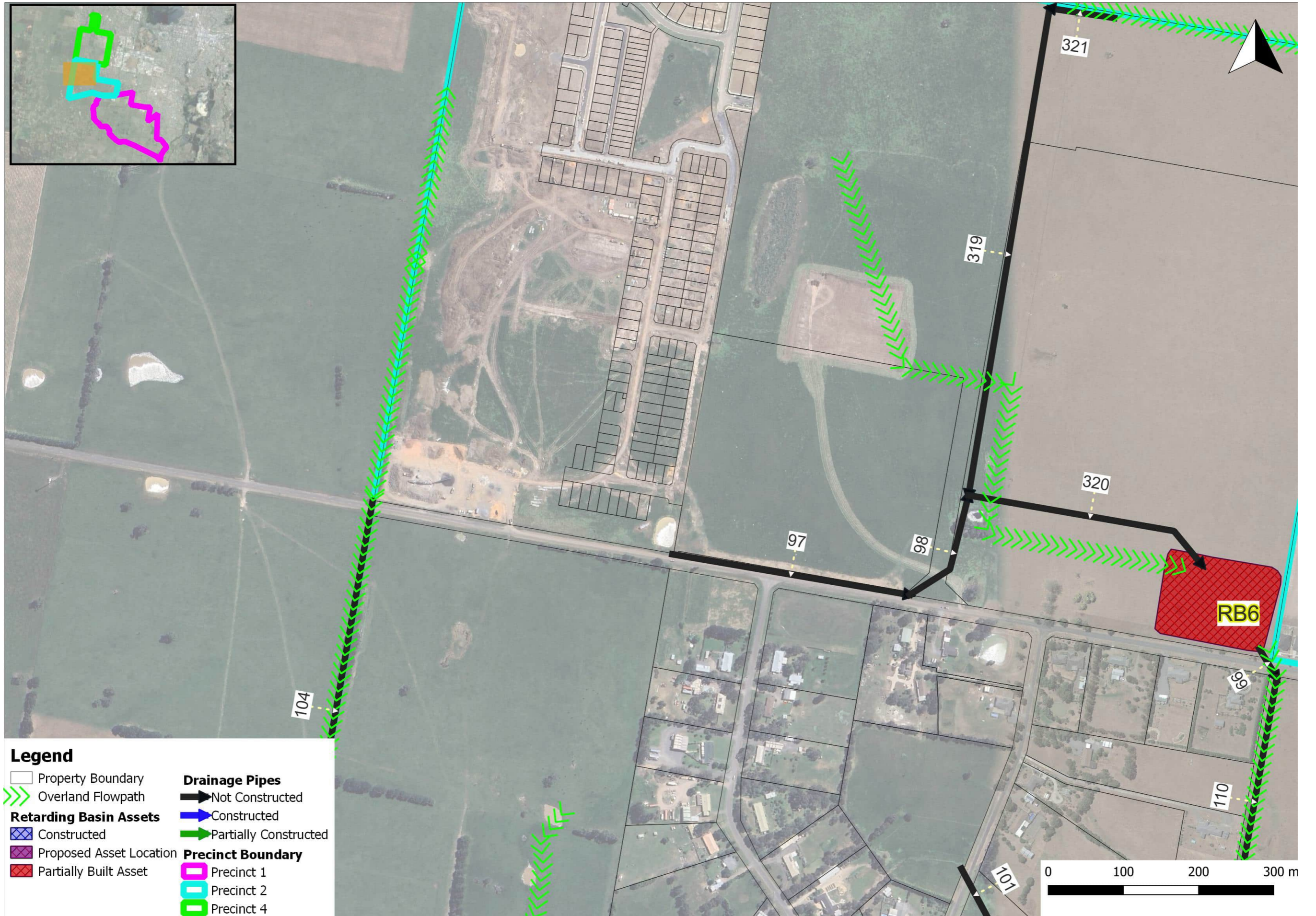


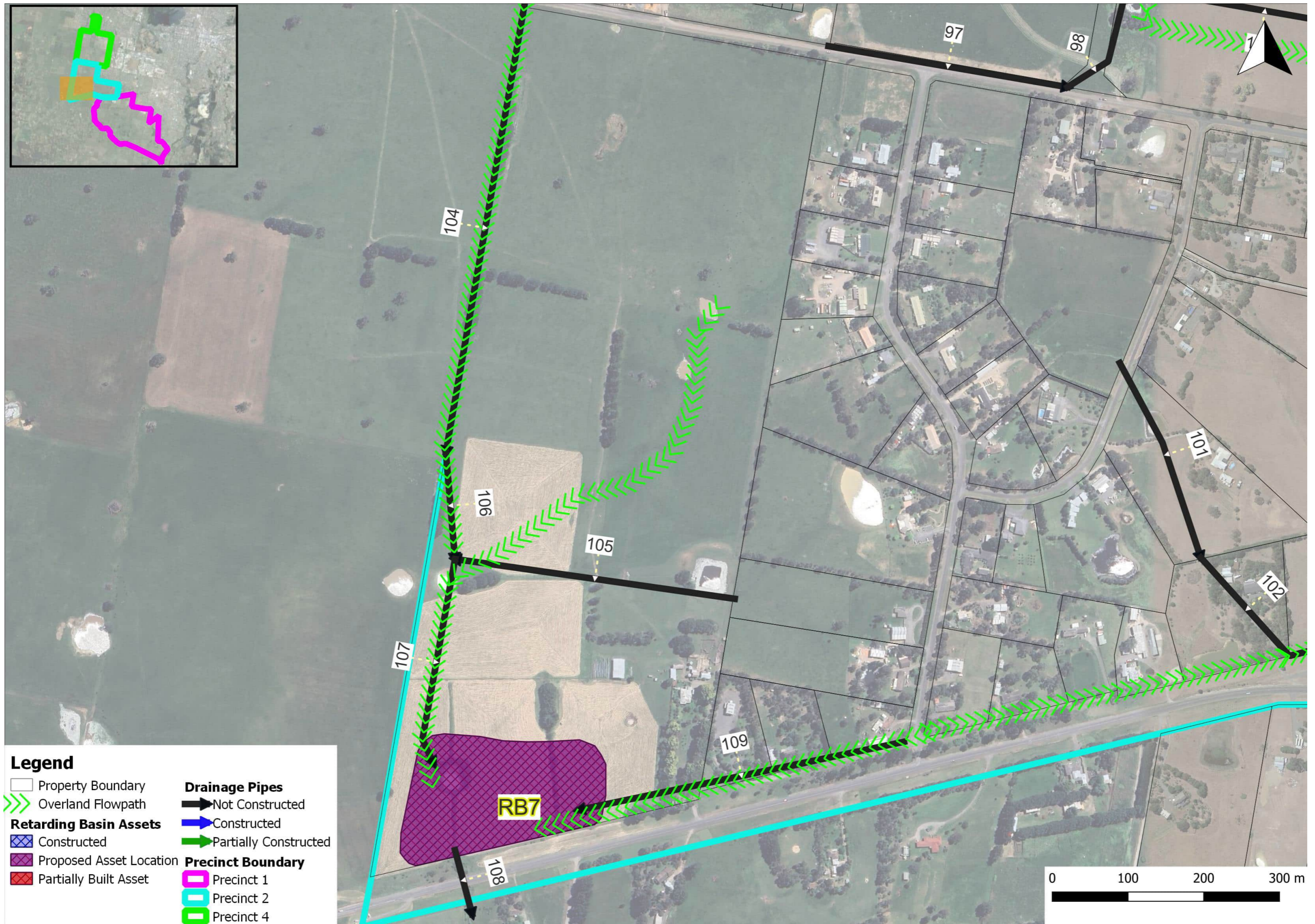


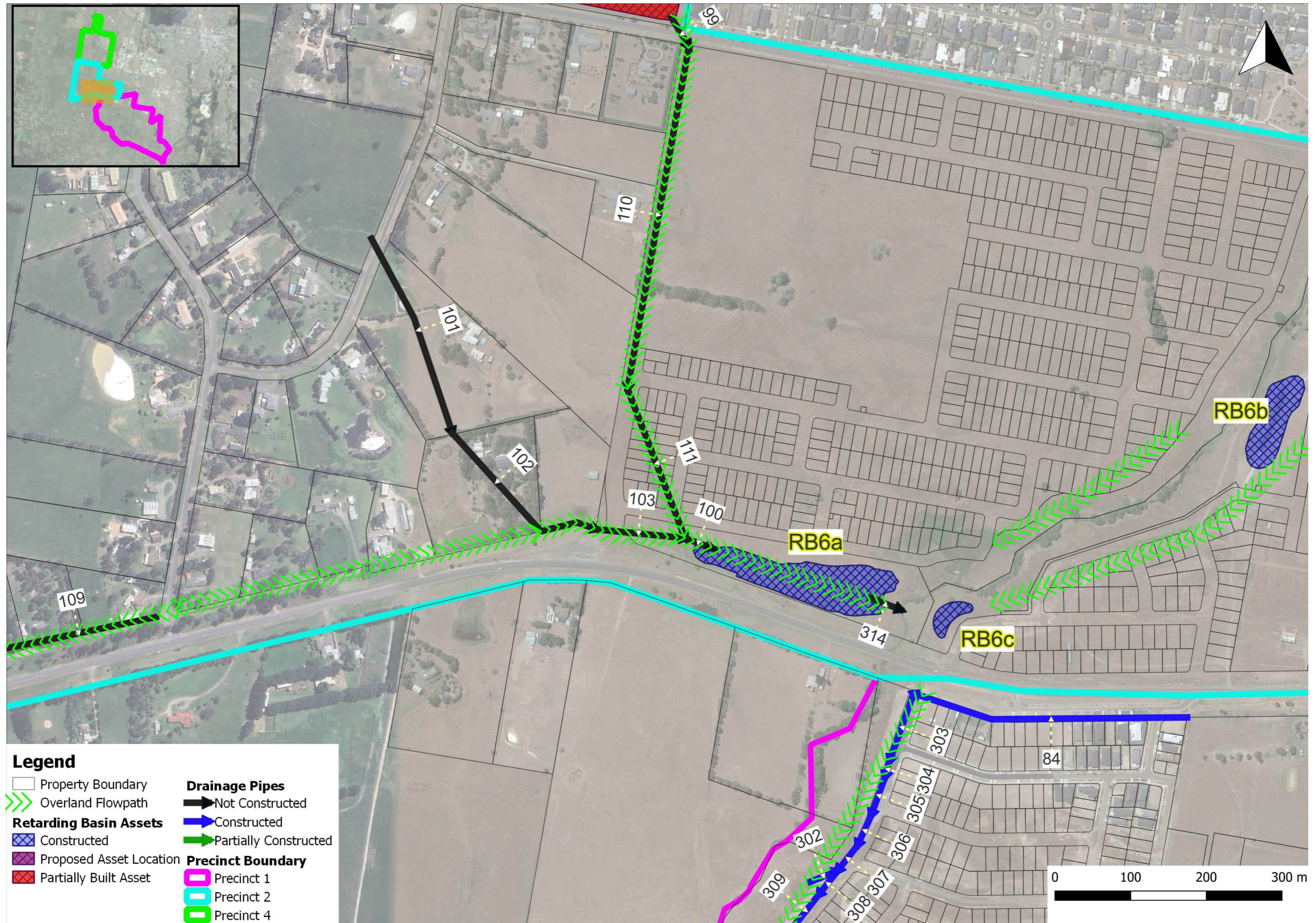


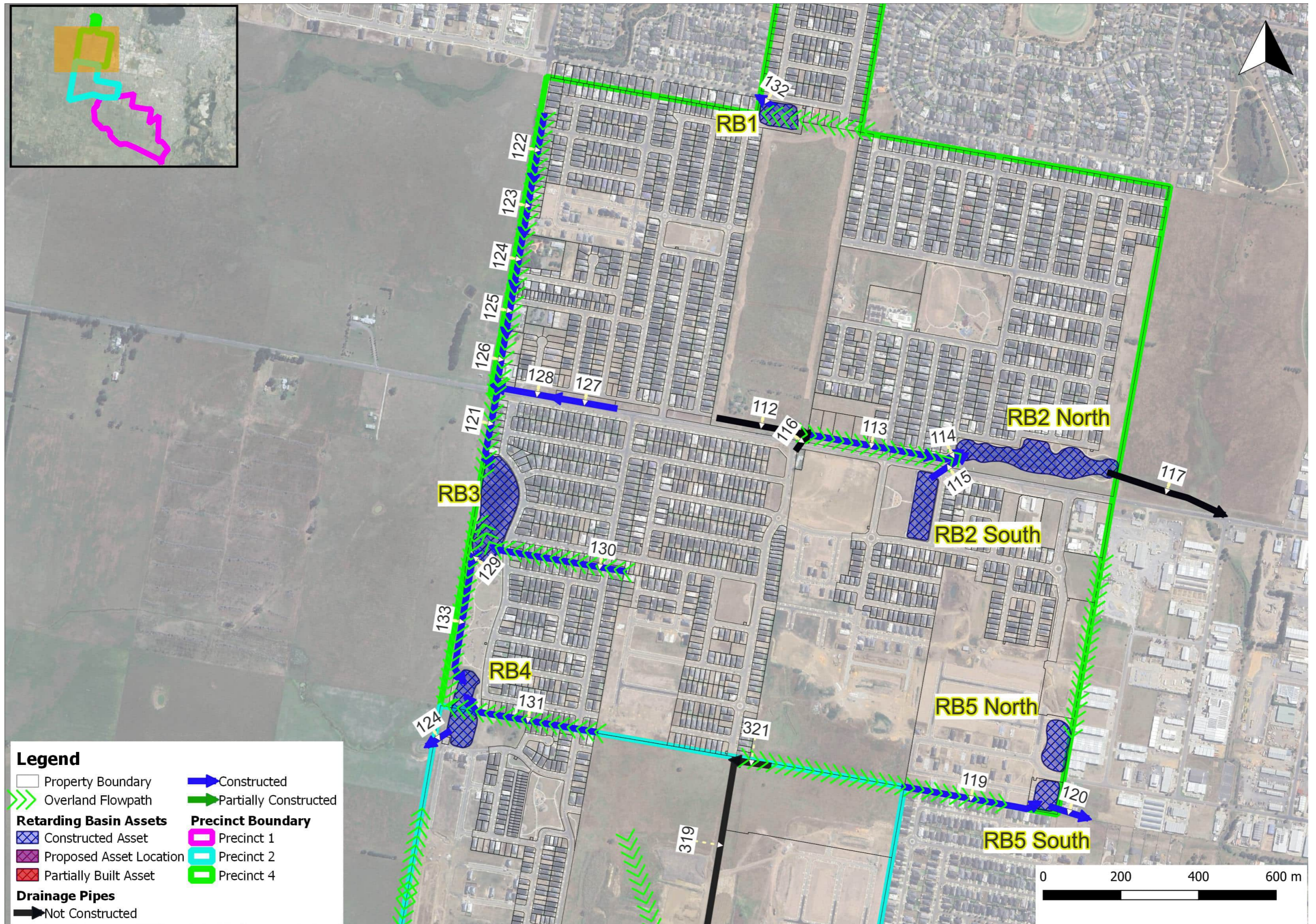




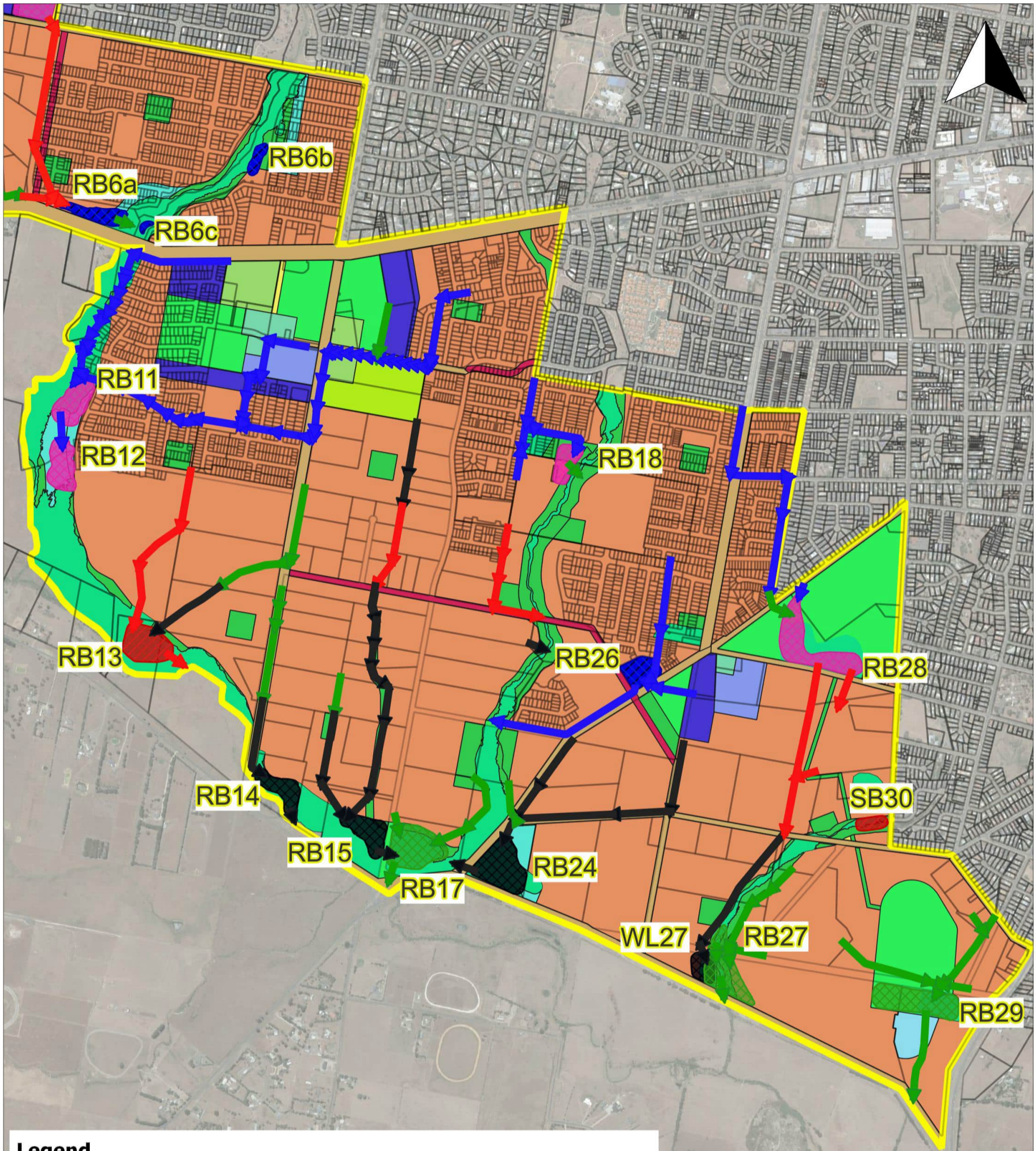








APPENDIX E: STAGING PLANS



Legend		
Parcel Boundaries	Medium Term	Medium Density
Ballarat West PSP Boundary	Proposed PSP future landuses	Open Space
Asset Staging	Activity Centre	Passive Open Space
Constructed	Environmental Offset	Residential
Partially Built	Heritage	Road
Long Term	Industry	School
Short Term	Road Link	Road Widening

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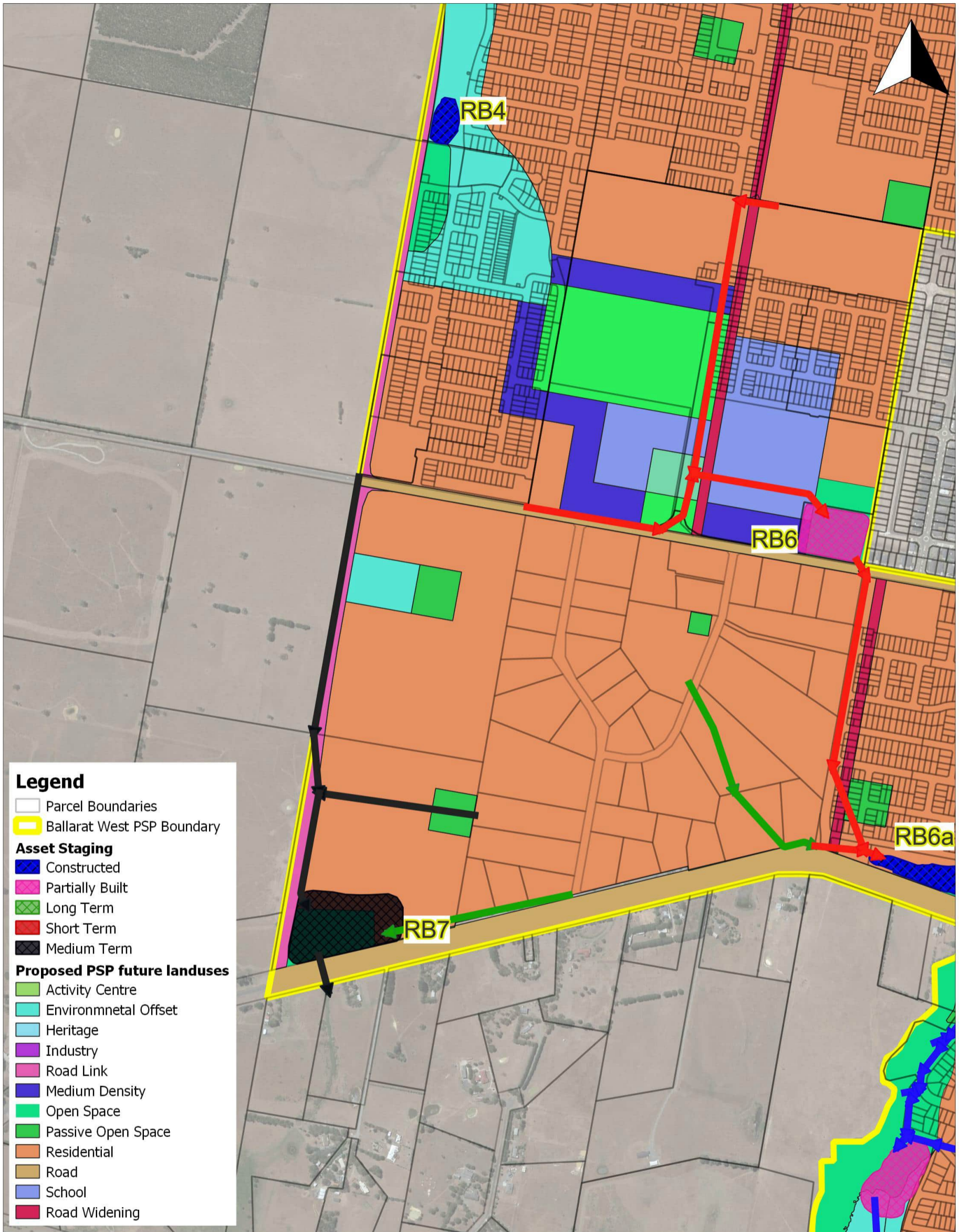


Scale in metres (1:14,000@ A3)
 Map Projection: Transverse Mercator
 Horizontal Datum: Geocentric Datum of Australia
 Vertical Datum: Australia Height Datum
 Grid: Map Grid of Australia, Zone 55

Ballarat West PSP

Asset Staging Plan - Precinct 1

Job Number:
 VC3000_2031_001
 Revision: 0
 Drawn: HG
 Checked: GO
 Date: 23/1/2024



Legend

- Parcel Boundaries
- Ballarat West PSP Boundary
- Asset Staging**
- Constructed
- Partially Built
- Long Term
- Short Term
- Medium Term
- Proposed PSP future landuses**
- Activity Centre
- Environmental Offset
- Heritage
- Industry
- Road Link
- Medium Density
- Open Space
- Passive Open Space
- Residential
- Road
- School
- Road Widening

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Scale in metres (1:8,000 @ A3)

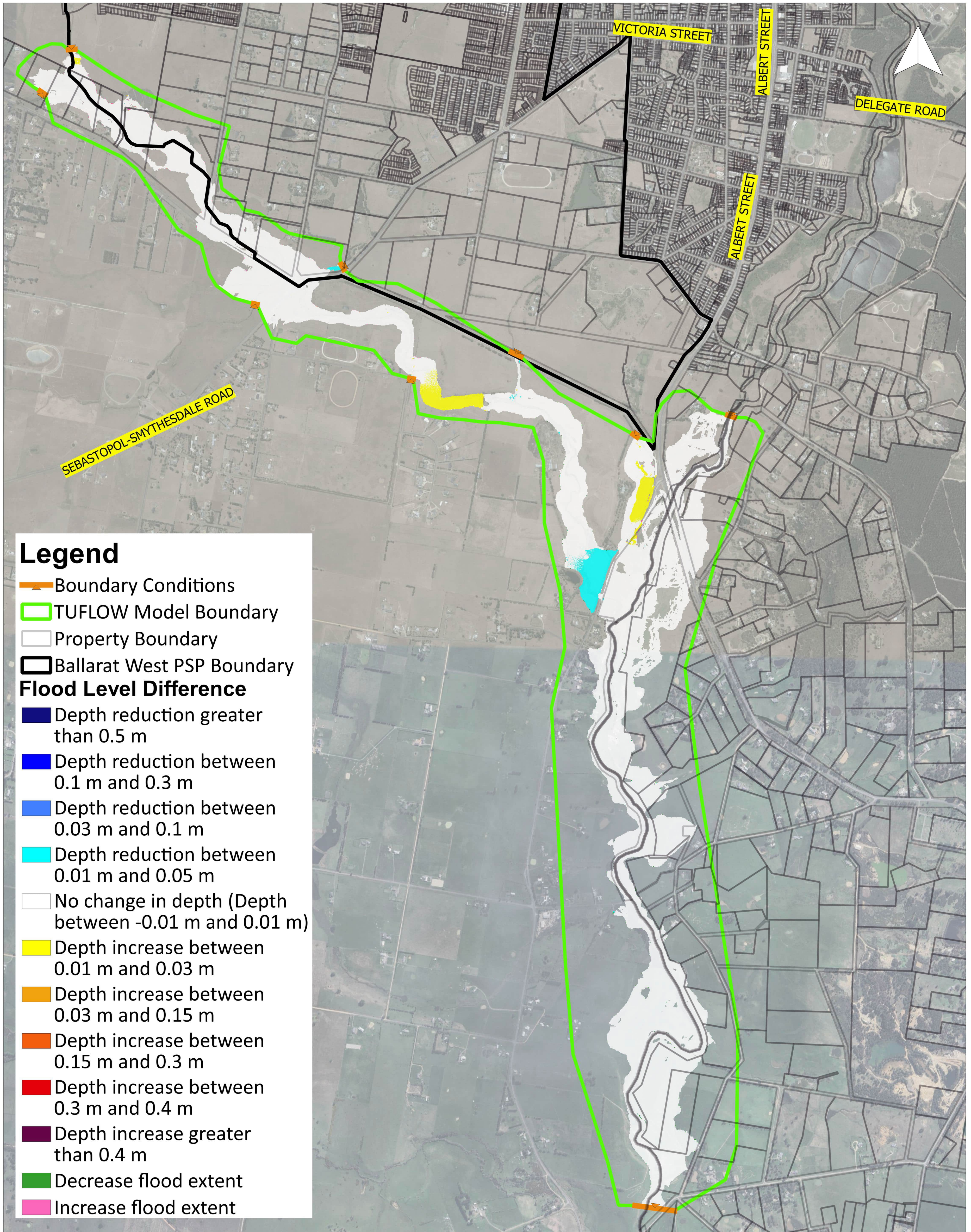
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 Horizontal Datum: Geocentric Datum of Australia
 Vertical Datum: Australia Height Datum
 Grid: Map Grid of Australia, Zone 55

Ballarat West PSP

Asset Staging Plan - Precinct 2

Job Number:
 VC3000_2031_001
 Revision: 0
 Drawn: HG
 Checked: GO
 Date: 23/1/2024

APPENDIX F: FLOOD DEPTHS AND AFFLUX OVERVIEW



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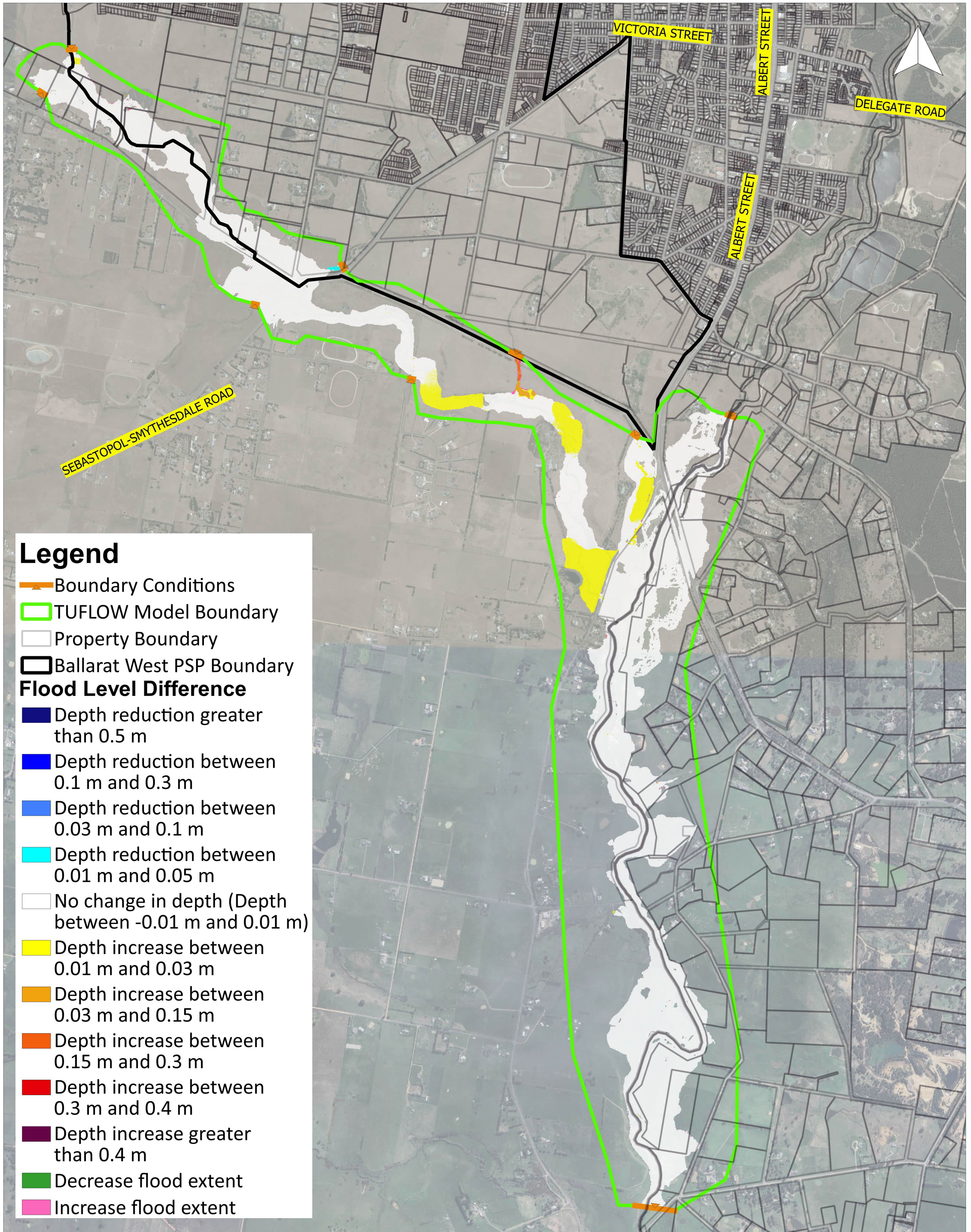
Scale in metres (1:10,000 @ A1)

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

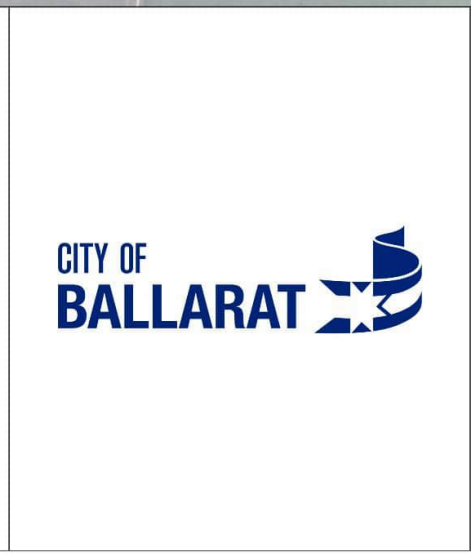
1 % AEP Flood Afflux
Developed Conditions (SO1 - Larger RB27)
minus Existing Conditions

Job Number: VC2031_001
Revision: 0
Drawn: HG
Checked: GO
Date: 23/2/2024



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250 0 250 500 m

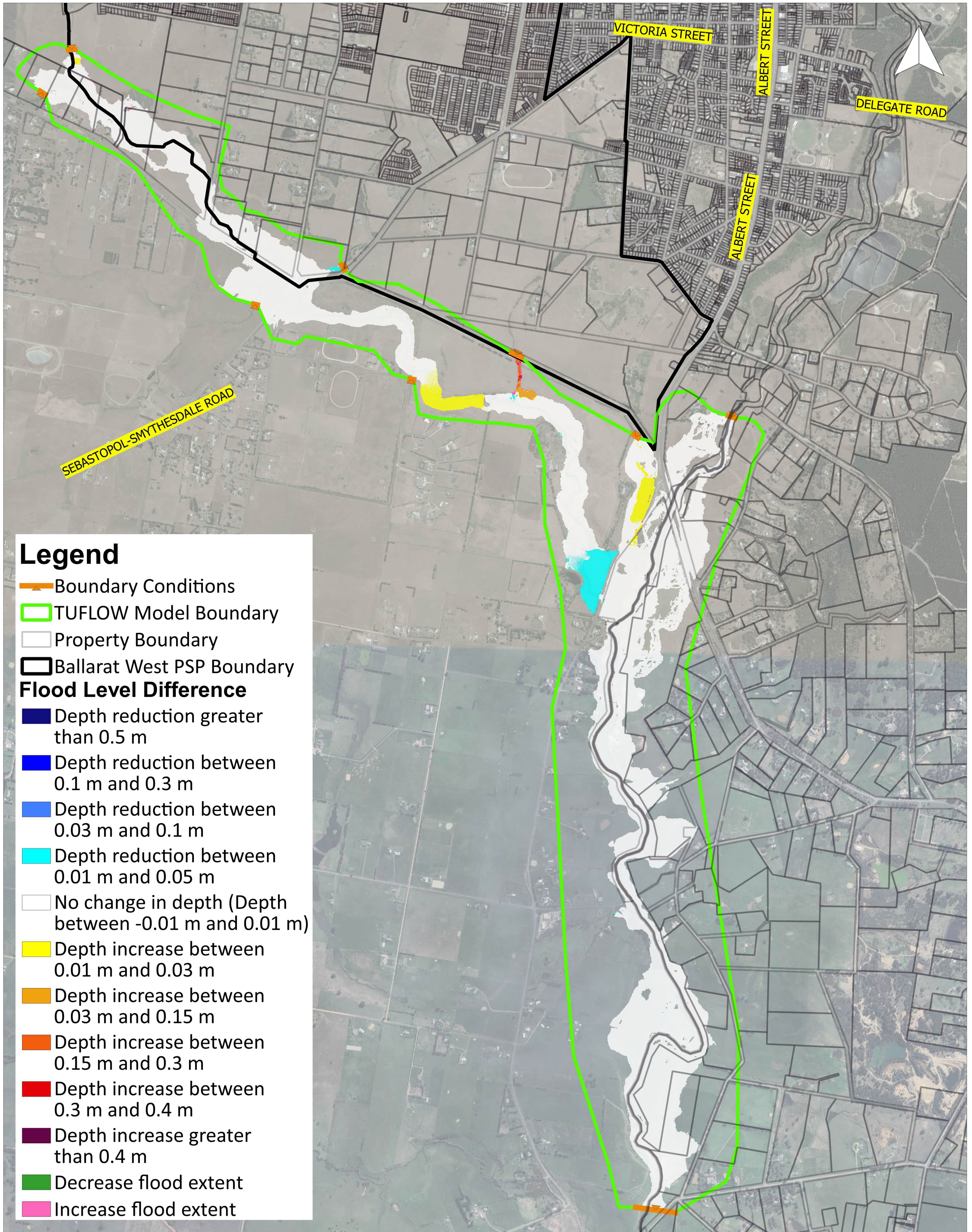
Scale in metres (1:10,000 @ A1)

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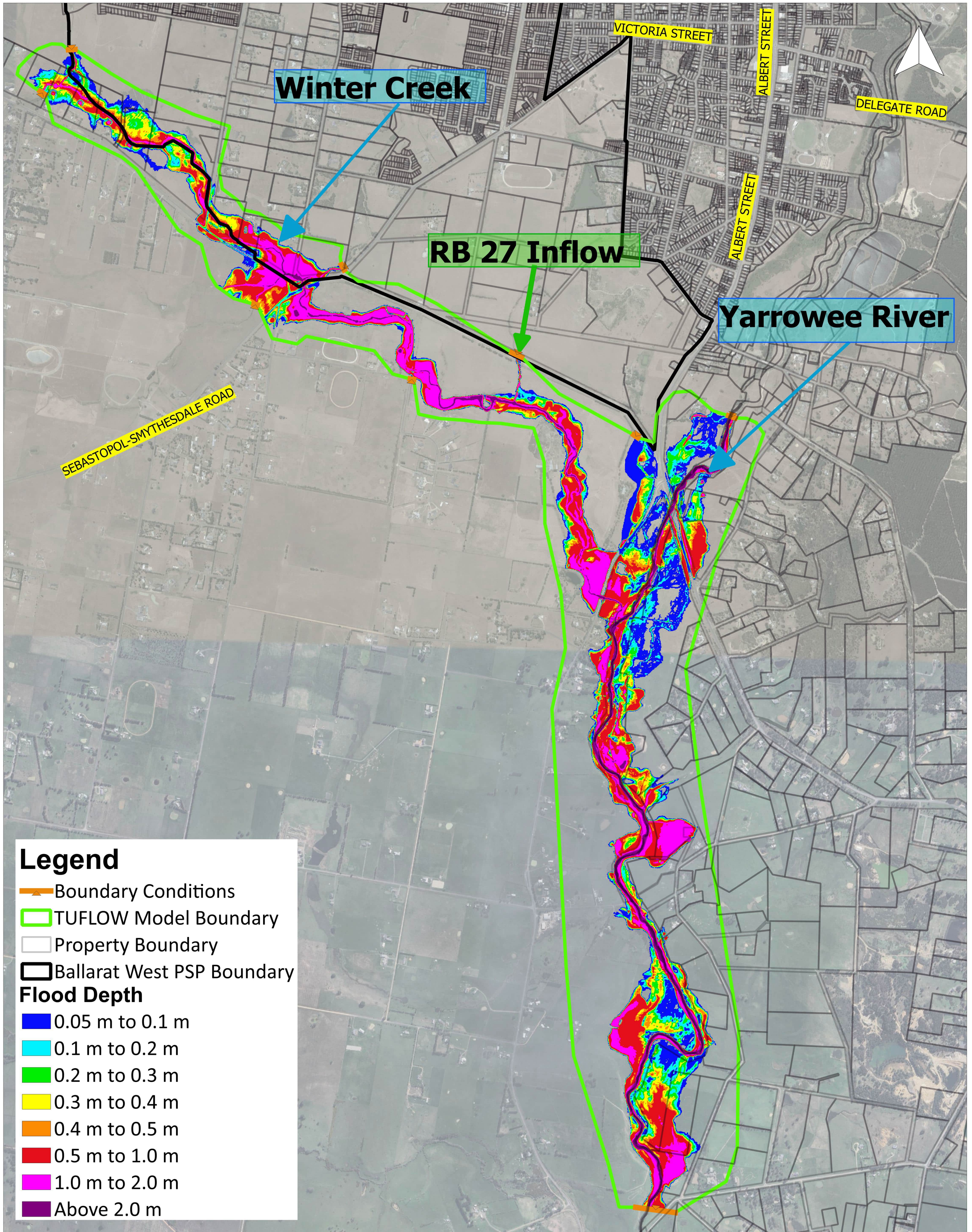
Scale in metres (1:10,000 @ A1)

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 (SO3 - No RB27) minus
Existing Conditions

Job Number: VC2031_001
Revision: 0
Drawn: HG
Checked: GO
Date: 23/2/2024



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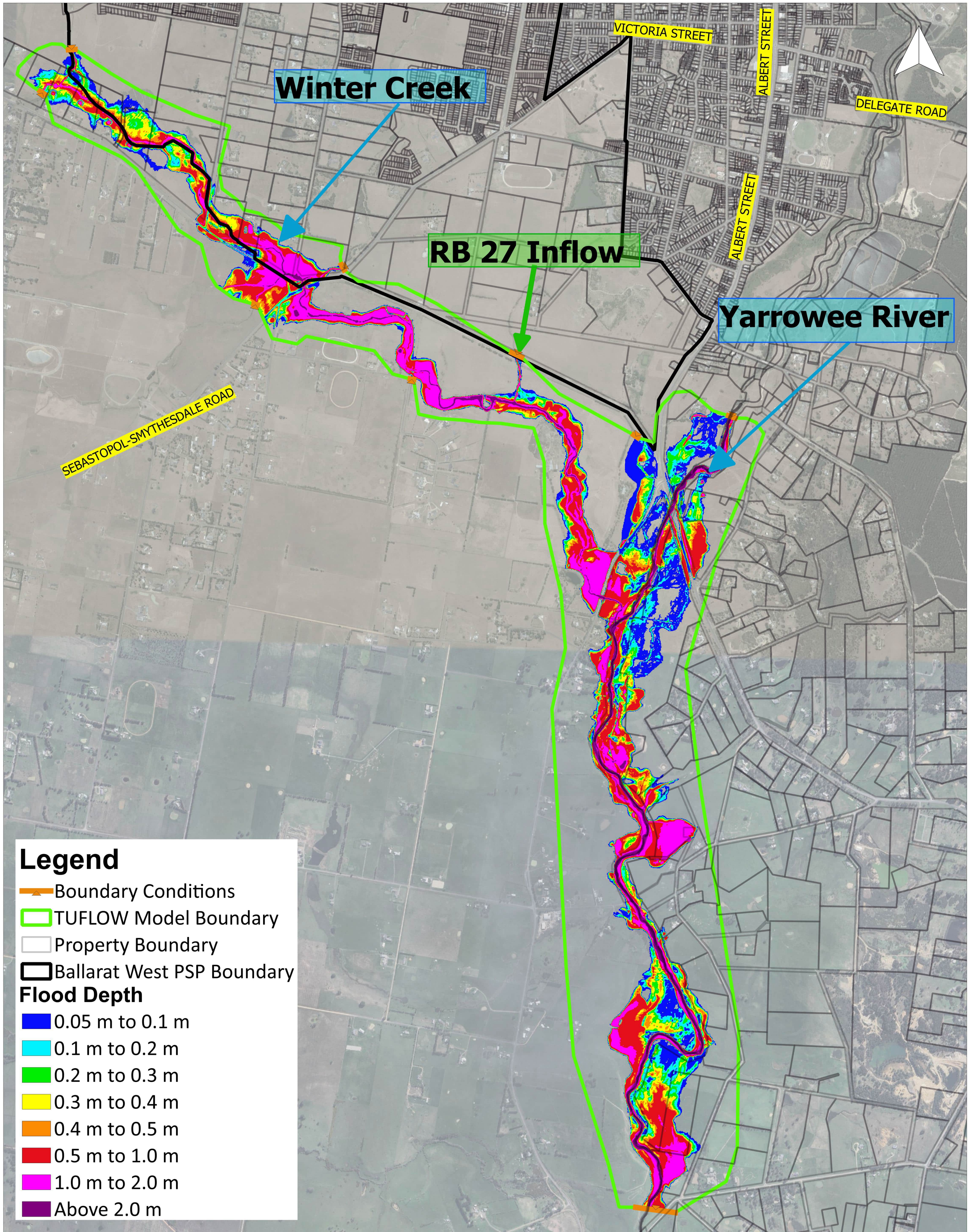
Scale in metres (1:10,000 @ A1)

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 (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

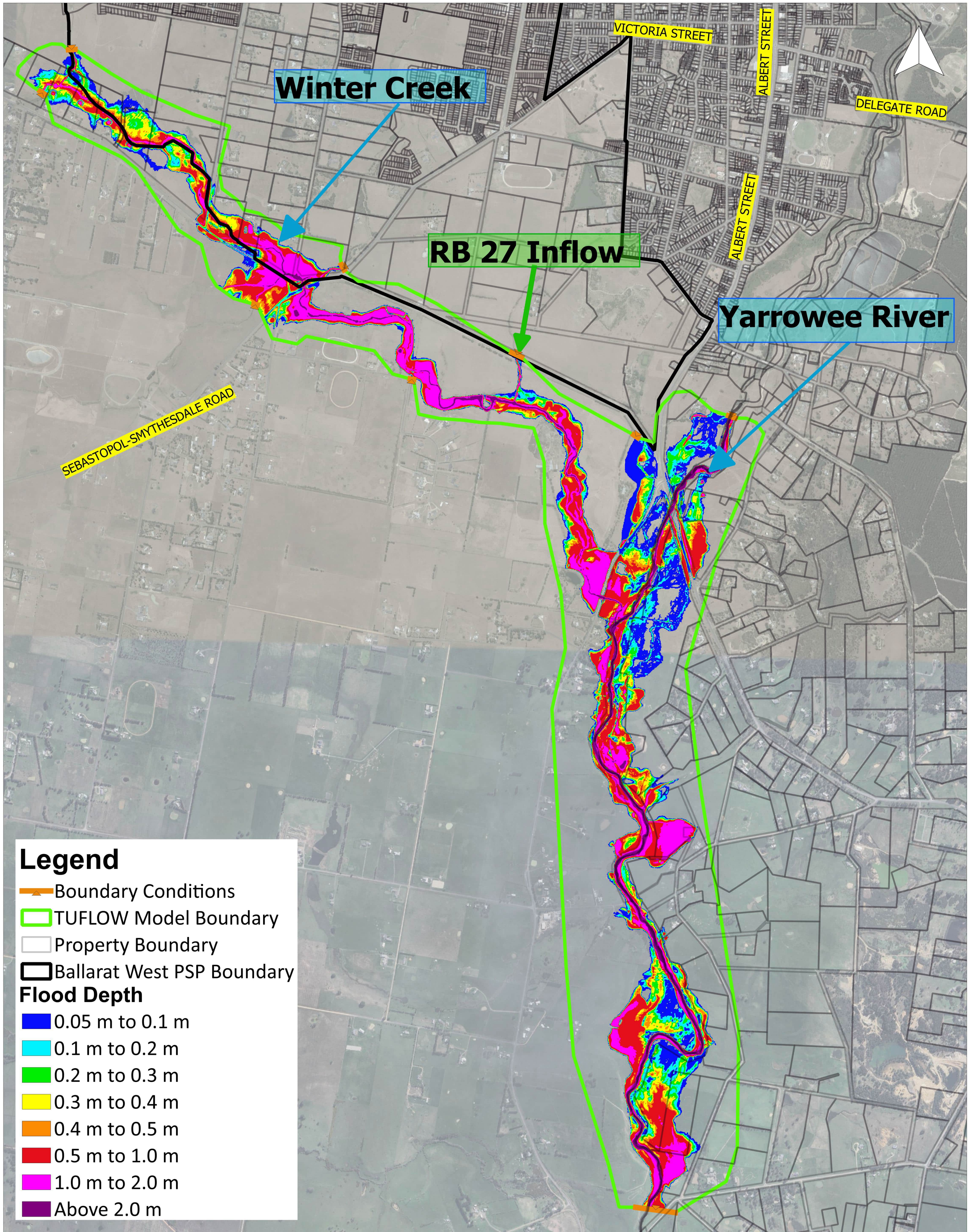
Scale in metres (1:10,000 @ A1)

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

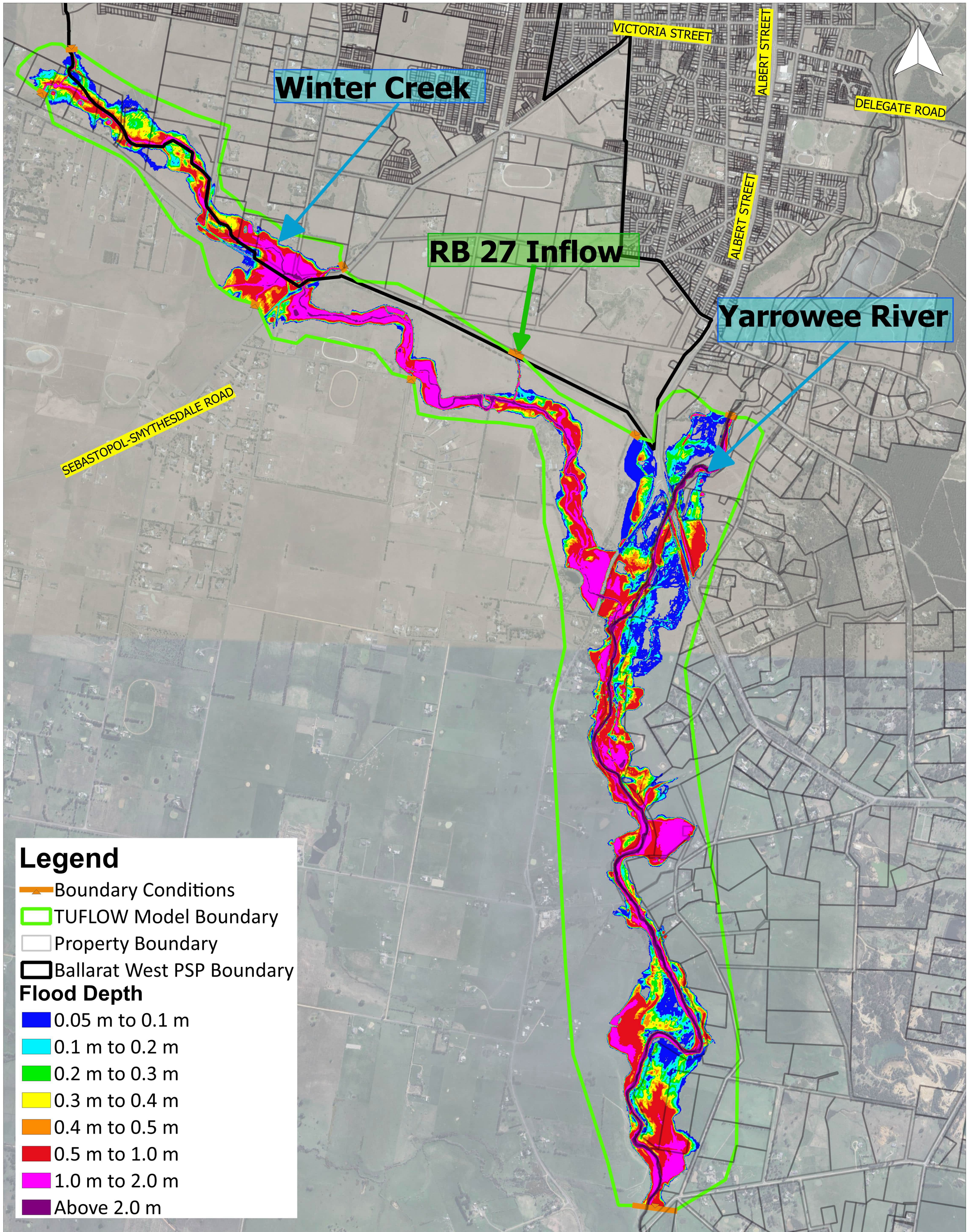
Scale in metres (1:10,000 @ A1)

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



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

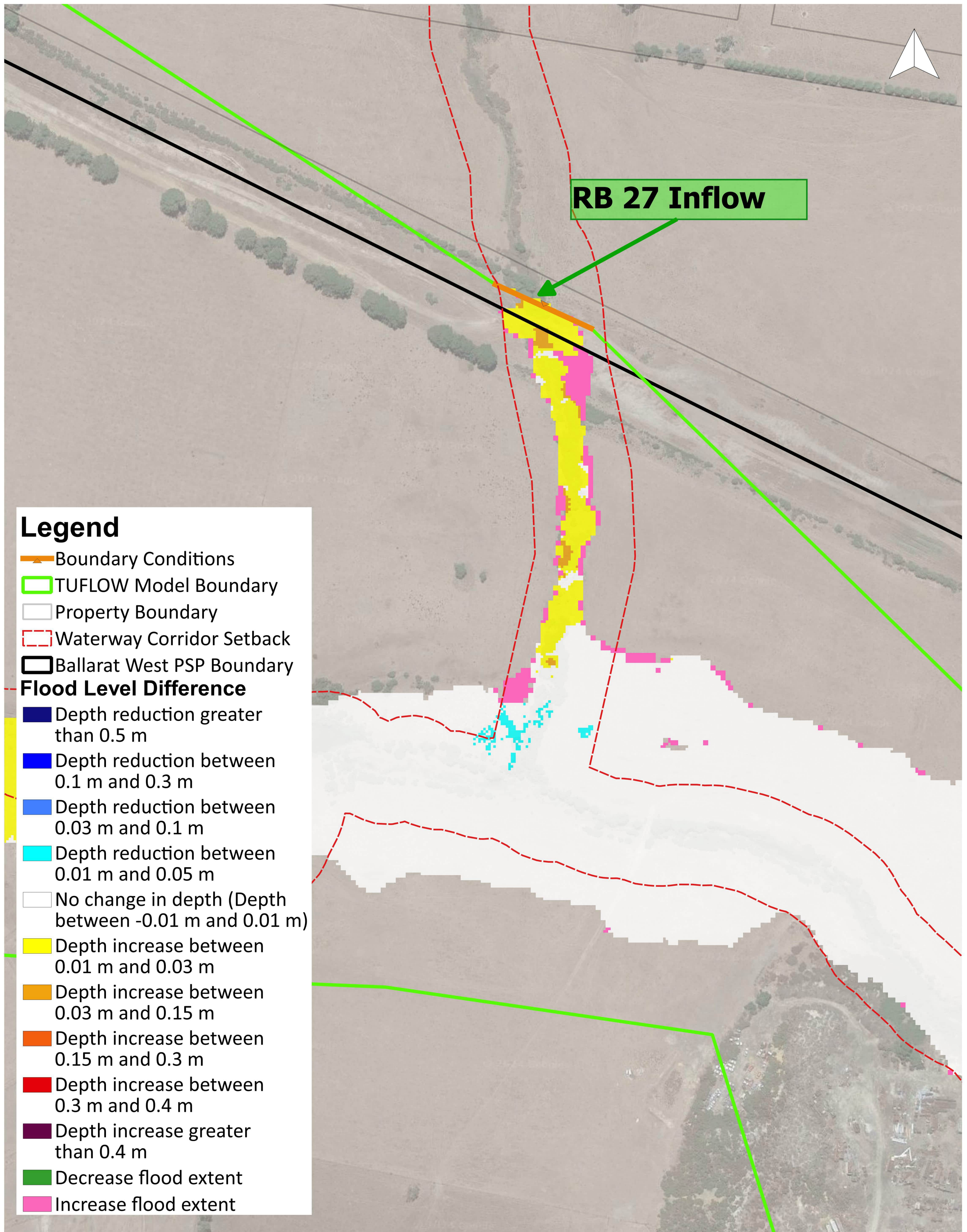
Map Projection: Transverse Mercator
Horizontal Datum: Geocentric Datum of Australia
Vertical Datum: Australia Height Datum
Grid: Map Grid of Australia, Zone 55

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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CITY OF BALLARAT

30 0 30 60 m

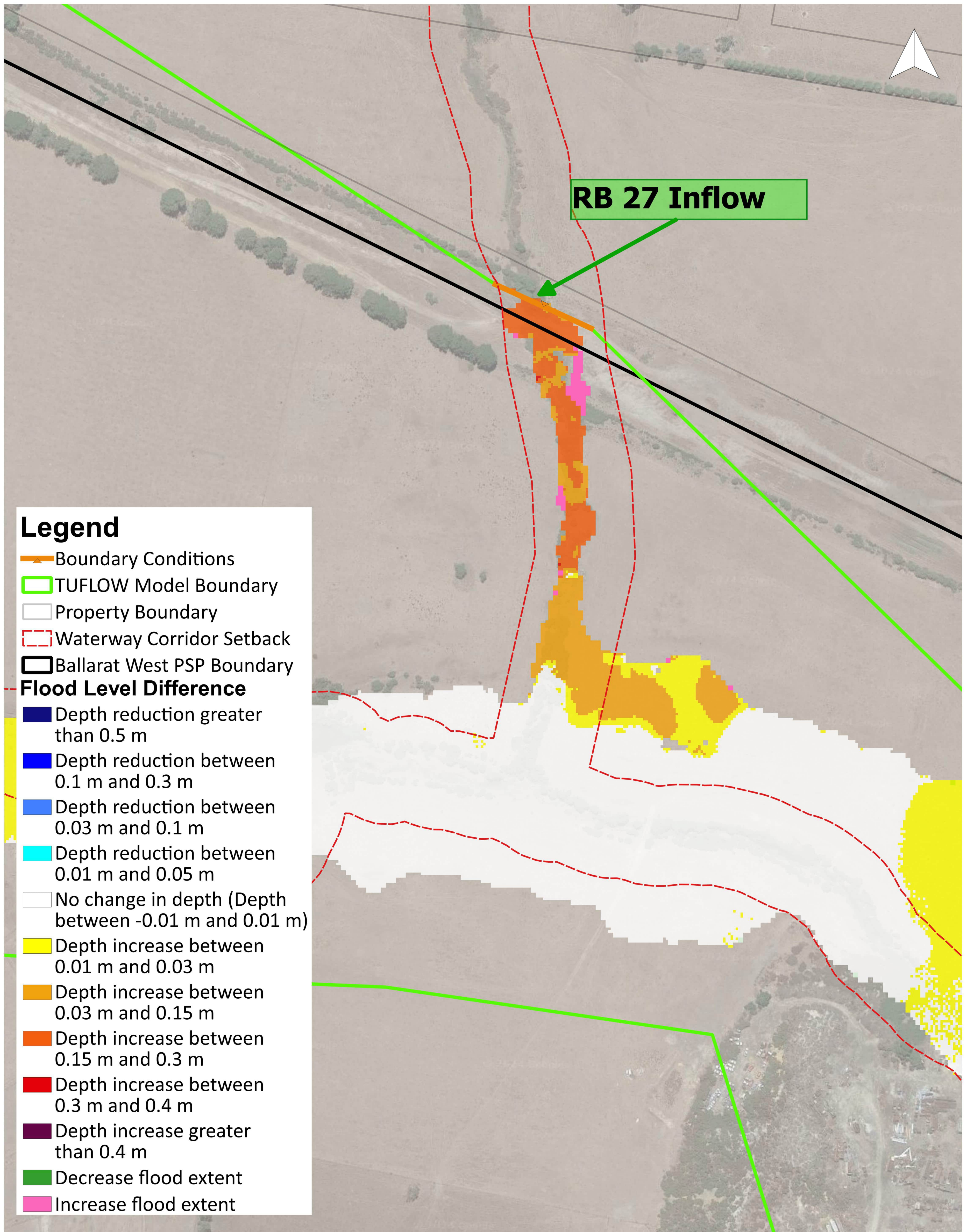
Scale in metres (1:1,000 @ A1)

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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CITY OF BALLARAT



30 0 30 60 m

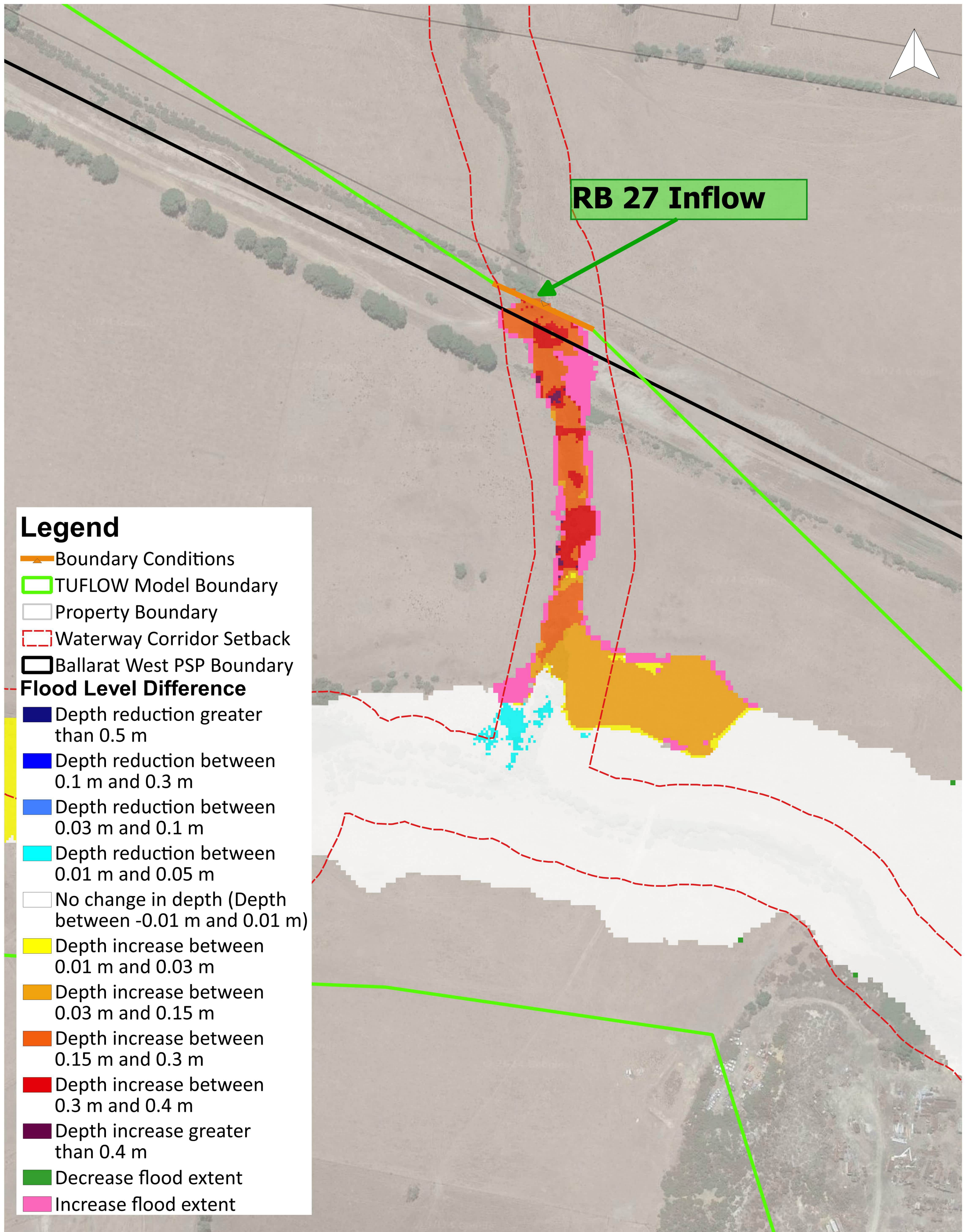
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Map Projection: Transverse Mercator
Horizontal Datum: Geocentric Datum of Australia
Vertical Datum: Australia Height Datum
Grid: Map Grid of Australia, Zone 55

Ballarat West PSP


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

Job Number: VC2031_001
Revision: 0
Drawn: HG
Checked: GO
Date: 17/1/2024



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30 0 30 60 m

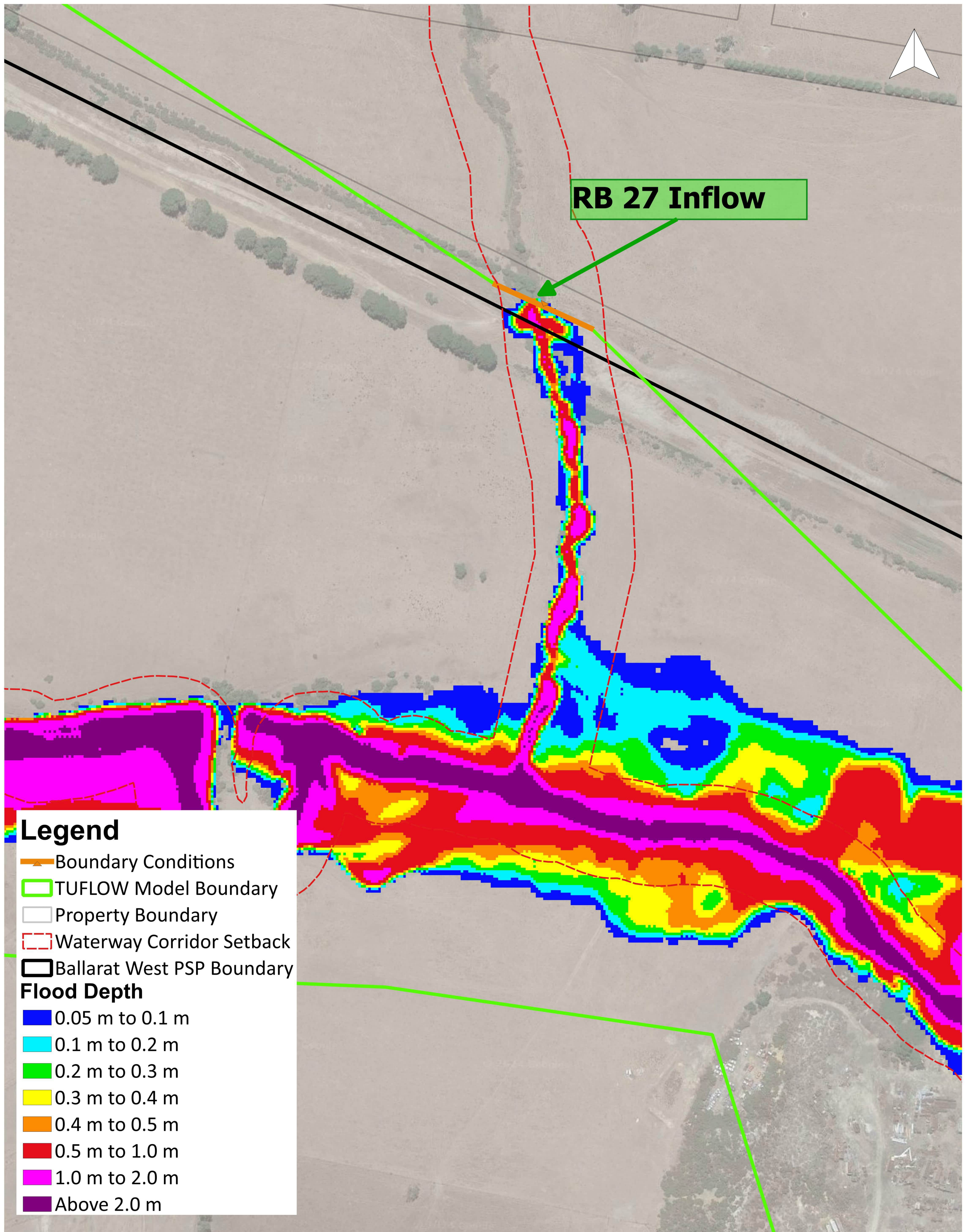
Scale in metres (1:1,000 @ A1)

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 (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

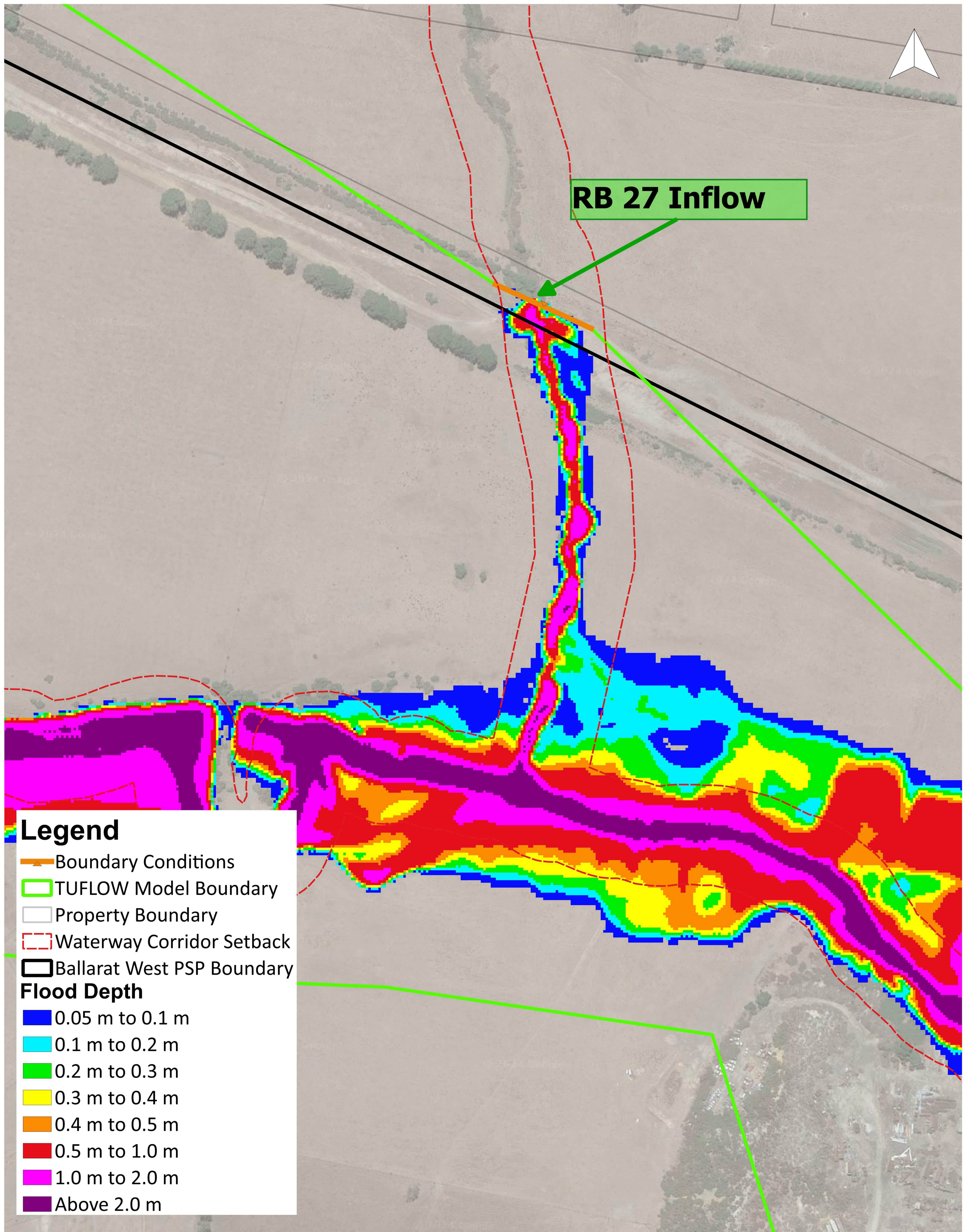
Scale in metres (1:1,000 @ A1)

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

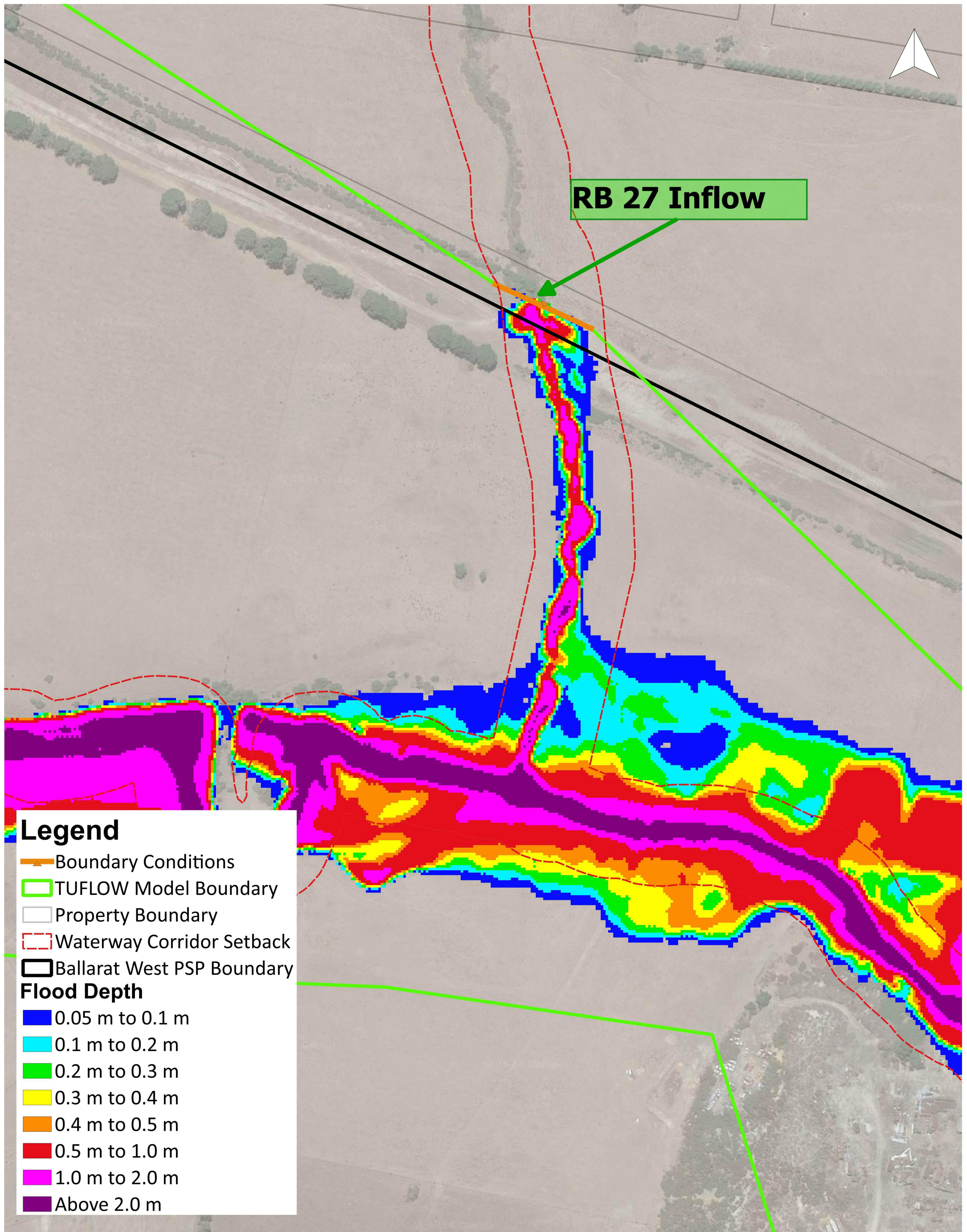
Scale in metres (1:1,000 @ A1)

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: 17/1/2024



Legend

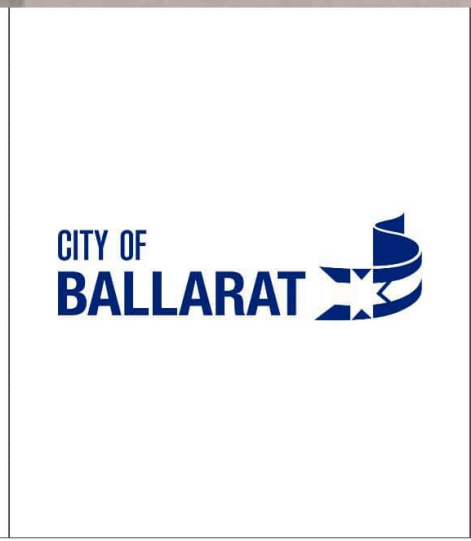
- Boundary Conditions
- TUFLOW Model Boundary
- Property Boundary
- Waterway Corridor Setback
- Ballarat West PSP Boundary

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

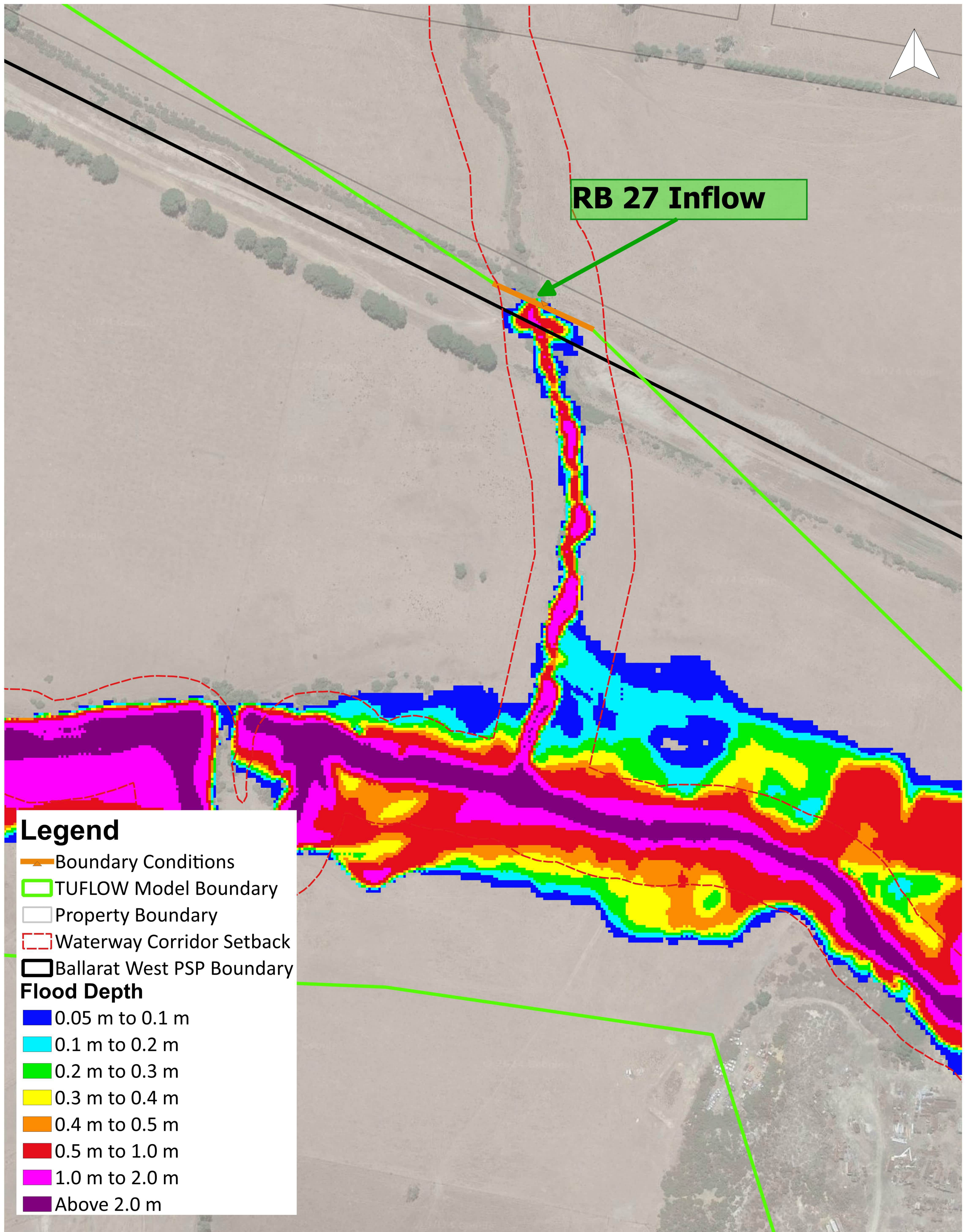
Scale in metres (1:1,000 @ A1)

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 (SO3 - No
RB27)

Job Number: VC2031_001
Revision: 0
Drawn: HG
Checked: GO
Date: 17/1/2024



Legend

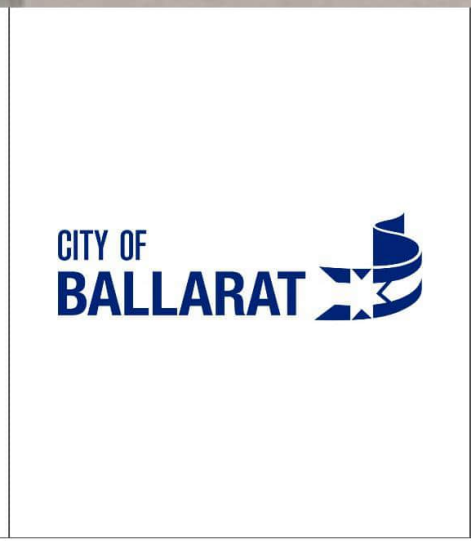
- Boundary Conditions
- TUFLOW Model Boundary
- Property Boundary
- Waterway Corridor Setback
- Ballarat West PSP Boundary

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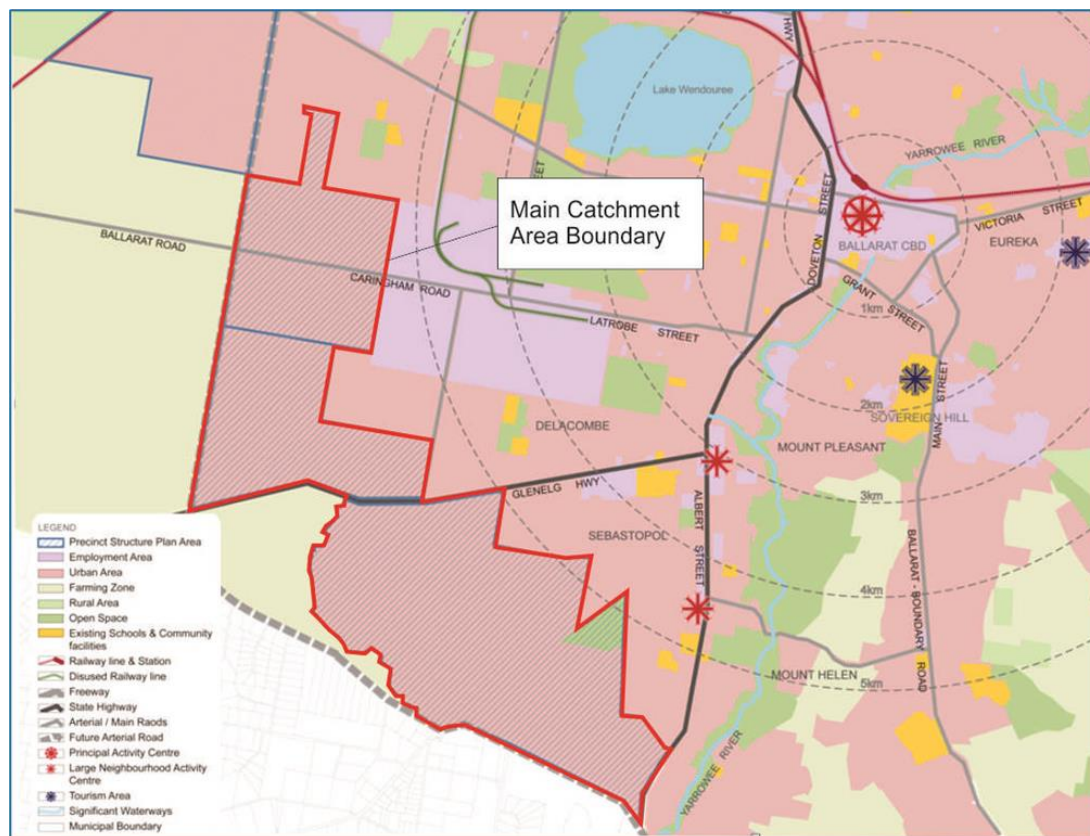
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June 2024 Land Value Assessments
for the Ballarat West
Development Contributions Plan Review

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

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

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1.0 Instructions and Scope of Work

Instructing Party	Chris Duckett, Manager Sustainable Growth, City of Ballarat
Client / Authorised Party	City of Ballarat
Report Purpose and Intended Use	To assess (indicative desktop) land values for the Ballarat West Development Contributions Plan Review.
Scope of Work	The scope of work undertaken by the valuer has included: <ul style="list-style-type: none"> • Collation of information from relevant parties regarding the subject properties; • Undertaking our own research regarding the subject properties; • Undertaking market research of similar properties; • Preparation of calculations; and • Preparation of this report.
Compliance/Departures with Valuation Standards	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.
Independence of Valuer/Disclosure	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.

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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

Market Value

Market Value is defined in the International Valuation Standards as:

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.

Highest & Best Use

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 “*the use of an asset that maximises its potential and that is possible, legally permissible and financially feasible*”.

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

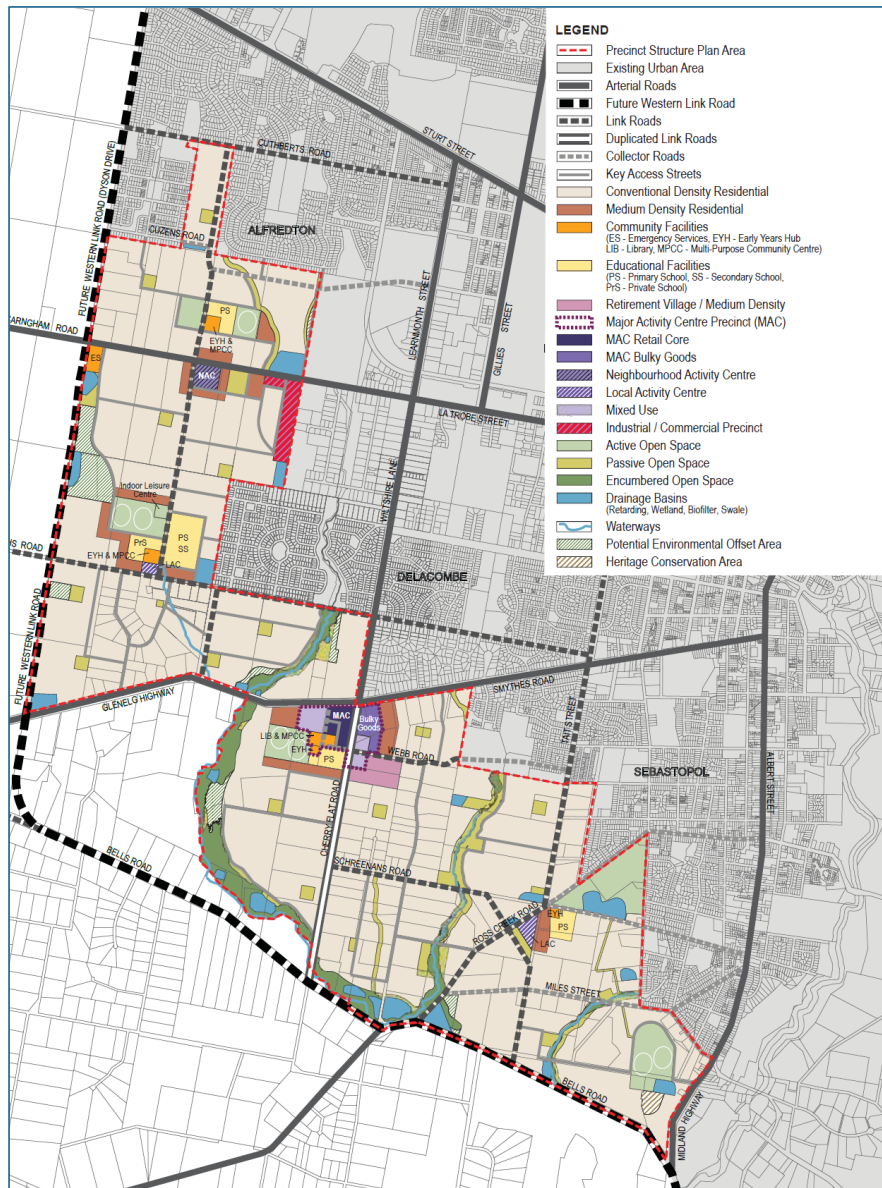
Local Government Area City of Ballarat

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.



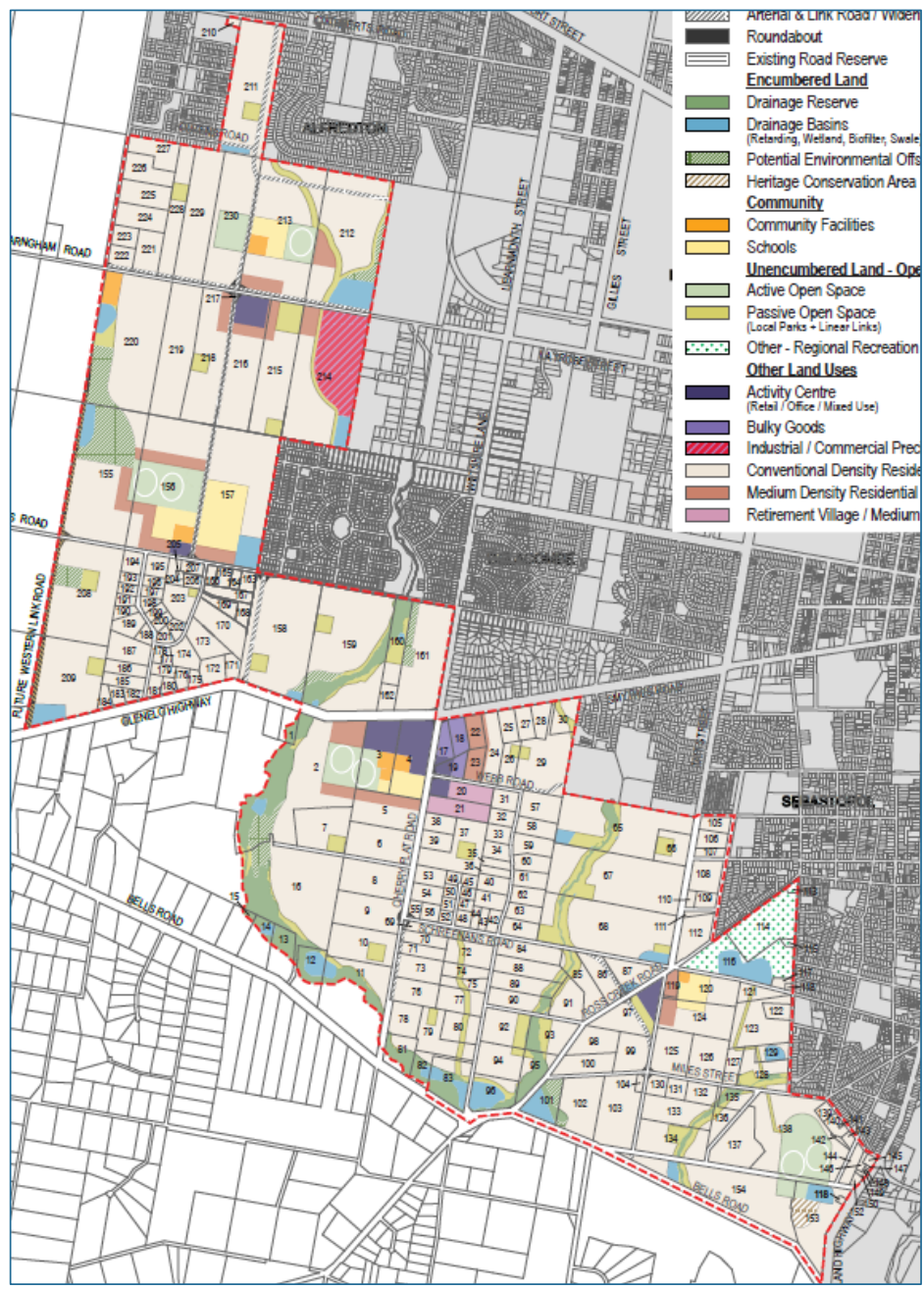
June 2024 Land Value Assessments
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5.0 Land Identification

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.

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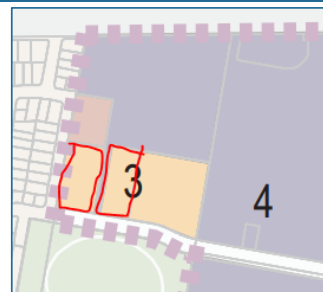


9.0 Projects

DI_LA_2

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

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.

Property Number & Address

Property 3 - 331 Glenelg Highway, Smythes Creek

Title Description

Property 3 – Lot 1 on TP180590

Land Areas

	Before Land Area	Acquisition Land Area	After Land Area
Property 3	8.71 ha	0.90 ha	7.81 ha

DI_LA_11

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 Glenelg Highway (MAC) Active Open Space Reserve.

Property Number/s & Address/es

Property 2 - Lot A Glenelg Highway, Smythes Creek
Property 3 - 331 Glenelg Highway, Smythes Creek

Title Description/s

Property 2 – (Part) Lot A on PS322892
Property 3 – Lot 1 on TP 18059

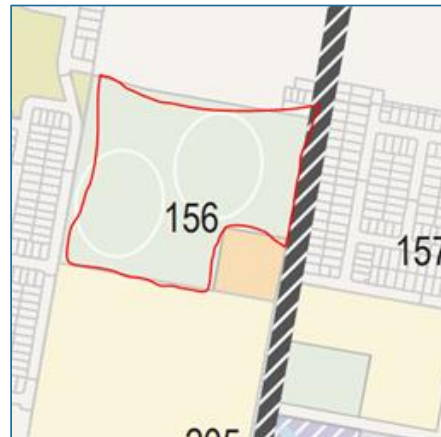
Land Areas

	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

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).



Purpose of Acquisition	Land acquisition for Schreenans Road widening.
Property Number/s & Address/es	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
Title Description/s	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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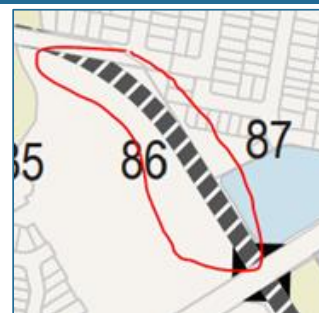


Land Areas	Before Land Area	Acquisition Land Area	After Land Area
Property 42	1.00 ha	0.03 ha	0.97 ha
Property 43	0.68 ha	0.02 ha	0.66 ha
Property 44	0.69 ha	0.02 ha	0.67 ha
Property 48	0.92 ha	0.04 ha	0.88 ha
Property 52	0.65 ha	0.03 ha	0.62 ha
Property 55	0.79 ha	0.03 ha	0.76 ha
Property 56	1.19 ha	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

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 new north south road reserve.

Property Number/s & Address/es
Property 211 - Lot 1 Cuthberts Road, Alfredton
Property 218 - 165 Ballarat Carngham Road, Alfredton
Property 230 - 180 Ballarat Carngham Road, Alfredton

Title Description/s
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

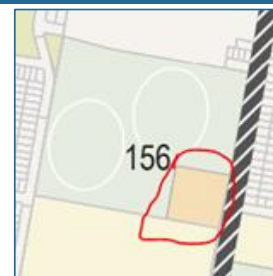
June 2024 Land Value Assessments
for the Ballarat West Development Contributions Plan Review
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DI_LA_5

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).

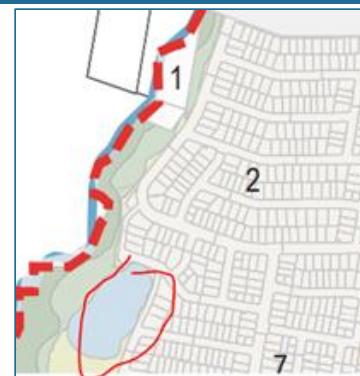


Purpose of Acquisition	Acquisition of land for Retarding Basin 1.		
Property Number/s & Address/es	Property 211 - Lot 1 Cuthberts Road, Alfredton		
Title Description/s	Property 211 - Lot 1 on TP946407		
Land Areas	Before Land Area	Acquisition Land Area	After Land Area
Property 211	21.75 ha	0.50 ha	21.25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

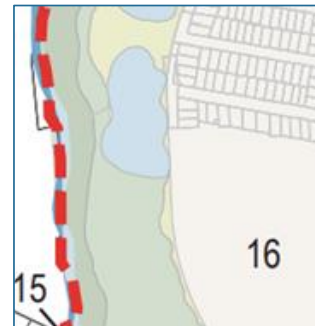


Purpose of Acquisition	Acquisition of land for a Retarding Basin.		
Property Number/s & Address/es	Property 2 - Lot A Glenelg Highway, Smythes Creek		
Title Description/s	Property 2 - Lot A on PS322892		
Land Areas	Before Land Area	Acquisition Land Area	After Land Area
Property 2	35.77 ha	1.90 ha	33.87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

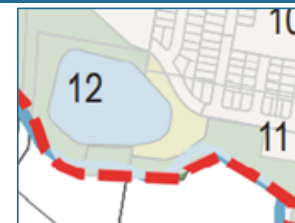
Land Areas

	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

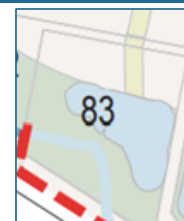
Land Areas

	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

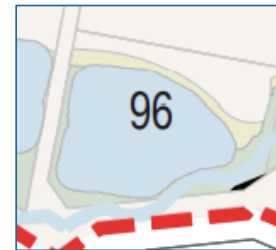
Land Areas

	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

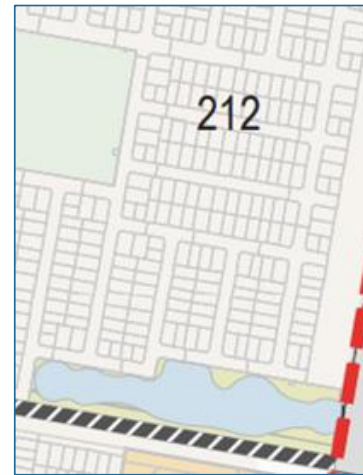
Property 65 - Lot 32A Tait Street, Bonshaw (Lot 32 on LP3975)
Property 67 - Lot E Tait St, Bonshaw

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).

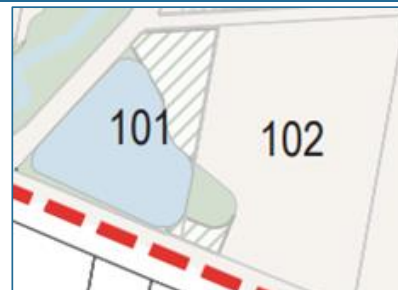


Purpose of Acquisition	Acquisition of land for a Retarding Basin.			
Property Number/s & Address/es	Property 212 - CA9 Ballarat Carngham Road, Alfredton			
Title Description/s	Property 212 – Lot 10 on TP843550			
Land Areas	Before Land Area	Acquisition Land Area	After Land Area	
	Property 212	32.60 ha	2.76 ha	29.84 ha

DI_LA_RB24

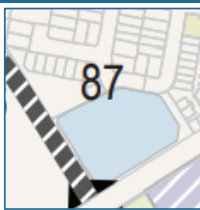
Acquisition Land

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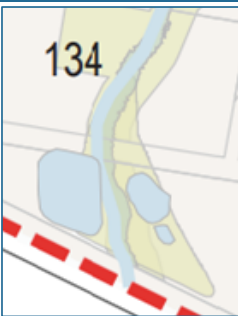


Purpose of Acquisition	Acquisition of land for a Retarding Basin.			
Property Number/s & Address/es	Property 101 –39 Miles Street, Sebastopol Property 102 – 39 Miles Street, Sebastopol			
Title Description/s	Property 101 - Crown Allotment 3 Section 7A Parish of Cardigan (TP930455) Property 102 - Crown 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

DI_LA_RB26

Acquisition Land	<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>			
Purpose of Acquisition	Acquisition of land for a Retarding Basin.			
Property Number/s & Address/es	Property 87 - Conventional-Density Residential			
Title Description/s	Property 87 - Lot 8 on PS405208			
Land Areas		Before Land Area	Acquisition Land Area	After Land Area
	Property 87	4.00 ha	1.04 ha	2.96 ha

DI_LA_RB27

Acquisition Land	<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>			
Purpose of Acquisition	Assumed to be acquisition of land for drainage purposes.			
Property Number/s & Address/es	Property 134 - 39 Miles Street, Sebastopol			
Title Description/s	Property 134 – Crown Allotment 5 Section 6A Parish of Cardigan			
Land Areas		Before Land Area	Acquisition Land Area	After Land Area
	Property 134	8.11 ha	1.13 ha	6.98 ha

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 for the Ballarat West Development Contributions Plan Review
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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).



Purpose of Acquisition	Acquisition of land for a Retarding Basin.												
Property Number/s & Address/es	Property 153 - 362 Albert Street, Sebastopol Property 154 - 39 Miles Street, Sebastopol												
Title Description/s	Property 153 - Lot 2 on LP145877 Property 154 - Lot 1 on TP823413												
Land Areas	<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										

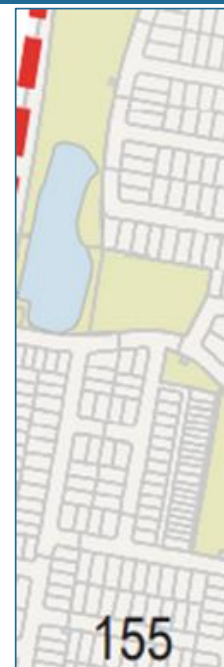
June 2024 Land Value Assessments
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DI_LA_RB4

Acquisition Land

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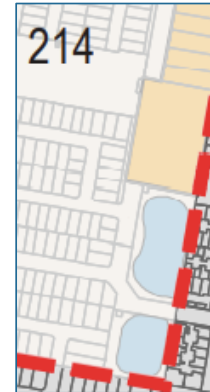


Purpose of Acquisition	Acquisition of land for a Retarding Basin.		
Property Number/s & Address/es	Property 155 - 520 Glenelg Highway, Smythes Creek		
Title Description/s	Property 155 - Lot 19 on TP386245		
Land Areas	Before Land Area	Acquisition Land Area	After Land Area
Property 155	32.90 ha	0.81 ha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

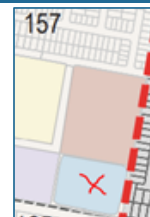


Purpose of Acquisition	Acquisition of land for Retarding Basin (developable - non-residential).		
Property Number/s & Address/es	Property 214 - Lot 5 Carngham Road, Alfredton		
Title Description/s	Property 214 - Lot 5 on LP43014		
Land Areas	Before Land Area	Acquisition Land Area	After Land Area
	Property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

DI_LA_RB6

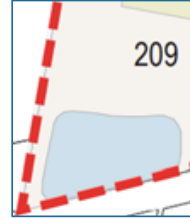
Acquisition Land

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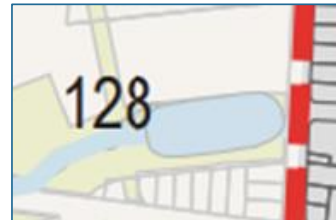


Purpose of Acquisition	Acquisition of land for a Retarding Basin.		
Property Number/s & Address/es	Property 157 - CA21 Greenhalghs Road, Delacombe		
Title Description/s	Property 157 - Lot 21 on TP892321		
Land Areas	Before Land Area	Acquisition Land Area	After Land Area
	Property 157	32.91 ha	2.00 ha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

DI_LA_RB7

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 209 - 520 Glenelg Highway, Smythes Creek			
Title Description/s	Property 209 - Lot 19 on TP342275			
Land Areas		Before Land Area	Acquisition Land Area	After Land Area
	Property 209	19.72 ha	3.86 ha	15.86 ha

DI_LA_SB30

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 acquisition of land for a Retarding Basin.			
Property Number/s & Address/es	Property 128 – Crown Allotment 7 Miles Street Sebastopol			
Title Description/s	Property 128 - Crown Allotment 7 Section 35 Township of Sebastopol			
Land Areas		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

Treatment of GST	The assessments are exclusive of GST unless otherwise specified.
Recommendation	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.

Currency	Australian Dollars (\$AUD).
Assessment Purpose and Intended Use	To assess (indicative desktop) land values for the Ballarat West Development Contributions Plan Review.
Interests Assessed	Fee simple vacant possession
Assessment Date	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.
Date Issued	6 August 2024
Signatories	<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  Matthew Walkerden AAPI CPV Senior Valuer – Commercial/Development Specialist API No: 63459 Valuer </div> <div style="text-align: center;">  Andrew Downie AAPI CPV Associate Director API No: 85668 Supervising Member </div> </div>

Important	<i>The assessments are subject to the definitions, qualifications and disclaimers and other comments contained within this report.</i>
Supervising Member Declaration	<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

Acid Sulphate Soils	<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>
Area	<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>
Environmental	<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>
Full Disclosure	<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>
Future Value	<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. 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>
Geotechnical	<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>
Heritage	<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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Identification	<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>
Inconsistencies in Assumptions	<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>
Market Evidence Information Availability	<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>
Planning and Building Approvals	<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>
Publication of Report	<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>
Site Survey	<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>
Structural	<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>
Third Party	<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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for the Ballarat West Development Contributions Plan Review
File Reference: 18507140



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) February 2025 and Development Contributions Plan (DCP) February 2025*, 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

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

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 of 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.

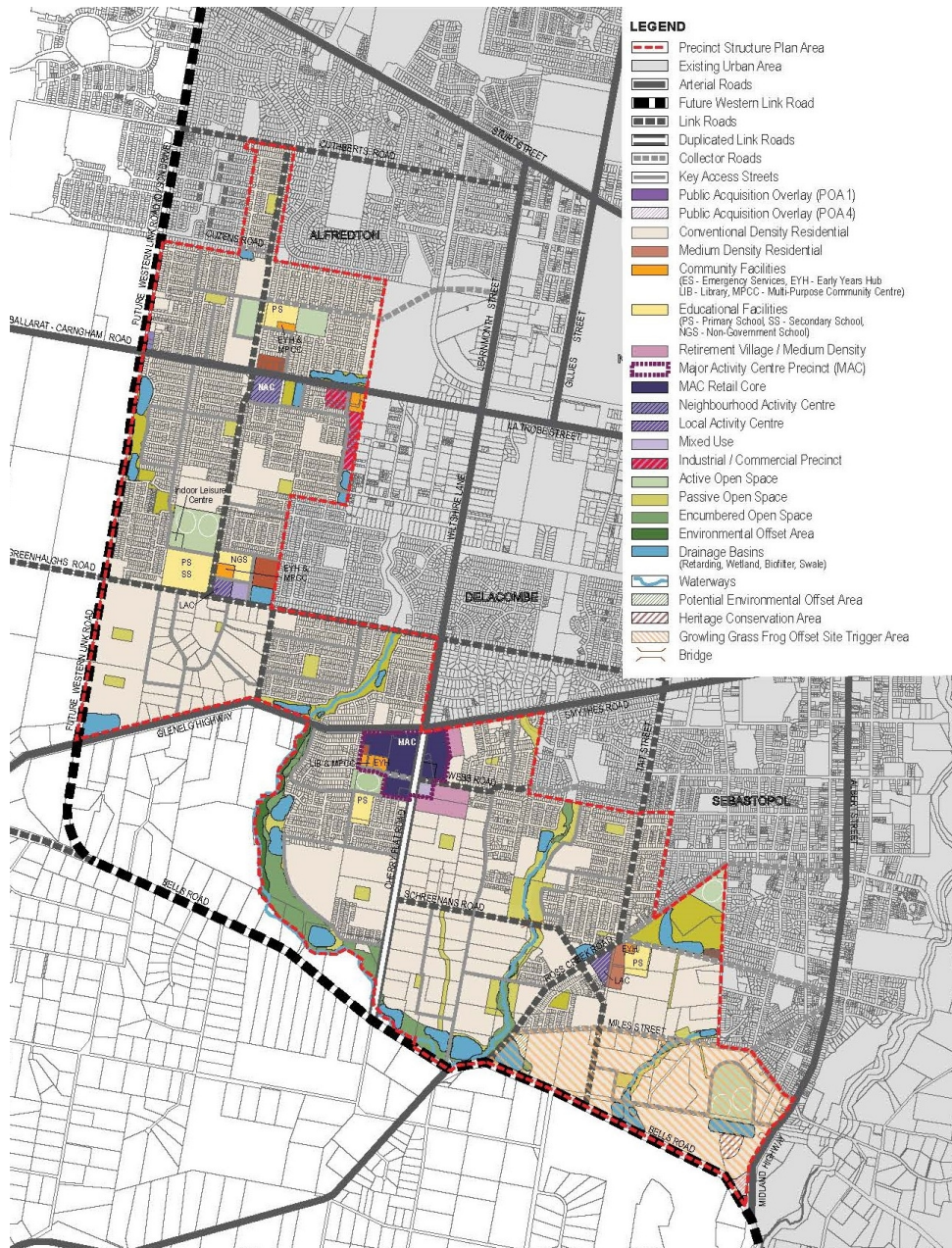


Figure 1: Ballarat West Precinct Structure Plan Area

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 2025, City of Ballarat*. The background report recommends that *Ballarat West Precinct Structure Plan (PSP) February 2025* and *Development Contributions Plan (DCP) February 2025* 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 February 2025.
 - Update 2.5 – Specific provisions Buildings and works to reference latest Building Regulations and *Small Lot Housing Code (Victorian Planning Authority, November 2024)* or as amended).
 - Update Section 3 – Prohibited Use to ensure consistency with the permissible uses under the relevant Applied Zones in the Ballarat Planning Scheme.
 - Update 3.0 Application requirements for subdivision, use and building and works applications within the Noise Emission Buffer to reflect the latest EPA guidelines for noise emissions.
 - Update 3.0 Application requirements for development with the Growling Grass Frog Trigger Area.
 - Update 4.0 Conditions and requirements for permits with the Growling Grass Frog Trigger Area to refer to the relevant plan in the Ballarat West PSP
 - 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 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.
- Updates the Schedule to Clause 45.06 Development Contributions Plan Overlay to be consistent with the *Ministerial Direction on the Form and*

Content of Planning Schemes (Minister for Planning, 19 July 2024)

- Updates the Schedule to Clause 53.01 Public Open Space Contribution and Subdivision the amount of contributions for public open space from 5.31% of Gross Developable Area to 5.91% of Gross Development Area.
- Amends the Schedule to Clause 72.04 Incorporated Documents by inserting the following documents:
 - *Ballarat West Precinct Structure Plan* (February 2025);
 - *Ballarat West Development Contributions Plan* (February 2025);
 - *Small Lot Housing Code* (Victorian Planning Authority, November 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	\$421,701.28
Commercial (per hectare NDA)	\$147,753.24	\$235,924.55	\$277,301.78

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 Engineering, February 2024
- Ballarat West PSP Review Drainage Strategy Update Engeny December 2024
- Opteon Solutions Land Value Assessments for the Ballarat West DCP Review June 2024
- Ballarat West Precinct Structure Plan, SMEC, February 2025
- Ballarat West Development Contributions Plan, Urban Enterprise, February 2025

As part of the review, Ballarat City Council has undertaken an audit of the land uses, infrastructure and biodiversity throughout the PSP area. The findings of the audits have informed 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 incorporate the *Ballarat West Precinct Structure Plan, 2025* 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 potential Growling Grass Frogs habitat in Ballarat West.
- Inclusion of additional Growling Grass Frog objectives and planning and design guidelines in open space and biodiversity sections of the PSP.
- Amends Plan 7 Environmental Issues to remove sites with Low Potential for Contamination in accordance with Ministerial Direction 1 and Planning Practice Note 30.
- 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 reference of private schools to non-government schools in accordance with Ministerial Direction.
- Update land allocation for the government primary school and community hub at Carngham Road Neighbourhood Activity Centre/Hub.
- 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 reflect current legislations such as Aboriginal Heritage Regulations 2018.
- Update references to Clause 52.01 Public Open space Contributions to Clause 53.01 Public Open Spaces Contributions.
- Update reference from Clause 81.01 to Schedule to Clause 72.04.
- Update reference requirements for potentially contaminated land to reflect the latest Planning Practice Note 30 and the Environment Protection Act 2017.
- 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 guidance to landowner of how existing parcel configuration could be further developed in the future, having regard to 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.
 - Remove Attachment 3 (Small Lot Housing Code) in the Ballarat West PSP.

Ballarat West Development Contributions Plan

The amendment proposes to incorporate the *Ballarat West Development Contributions Plan, 2025* 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). This is a change from the existing PSP where the whole of the park is classified as Active Open Space.
 - 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.
 - Adjust the cost apportionment of the construction of the indoor recreation centre.
 - Relocate the Early Years Hub to the western side of the link road..
 - 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.

The changes to the open space discussed above have reduced the overall Active Open Space in the PSP from 38.61Ha to 18.63Ha and increased the Passive Open Space from 35.58Ha to 47.92Ha.

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 the 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 BWSP 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 from the threat of bushfire
- 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 facilitate 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?

This amendment complies with the Ministerial Direction – *Form and Content of Planning Schemes* under section 7(5) of the *Planning and Environment Act 1987*.

Direction No. 1 – Potentially Contaminated Land

This amendment does not change the location of sensitive uses currently identified in the Ballarat West PSP and the land is already zoned to allow for the uses to occur

'as of right'.

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. It is noted that under *Planning Practice Note 30 Potentially Contaminated Land July 2021* there is no longer a "low" classification of potential contamination. In light of the removal of the low classification in Direction No.1 it is proposed to amend the relevant map in the PSP.

Since the incorporation of the PSP into the Ballarat planning scheme no new uses with the potential to contaminate have been introduced in the Ballarat West PSP area. Moreover, remaining undeveloped land is either vacant or is used for rural residential style housing which also has no potential to contaminate land.

In summary the amendment complies with Direction No.1 as it does not introduce any new sensitive uses and has no undeveloped land other than previously identified land that has been affected by potential sources of contamination.

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 Milward Engineering.
- 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

The City of Ballarat has sought the views of the Environment Protection Authority (EPA) to inform itself on whether the amendment could result in the use or development of land that may result in significant impacts on the environment, amenity and human health due to pollution and waste.

With regard to the EPA's response on the amendment, some technical advice was given on specific questions regarding mapping and updated EPA policy references.

The EPA's views of the Urban Growth Zone Schedule 2 (UGZ2) were that they would ordinarily consider that the Environmental Audit Overlay (EAO) is the most appropriate planning tool to defer audit system requirements. They stated that, given that a decision has already been made to defer audit system requirements via the UGZ2, EPA have no further comment to make on this approach, noting that Ministerial Direction No. 1 and PPN30 include 'other appropriate measure' as a means to defer audit system requirements (albeit without supporting guidance).

The City of Ballarat is proposing to revise the UGZ2 so that it is consistent with Ministerial Direction No. 1. This includes replacing the requirement for an environmental site assessment (ESA) with the requirement for a preliminary risk screen assessment (PRSA). EPA note that this approach aligns with Ministerial Direction No.1 but recommend the wording be updated so that it is consistent with the wording of the EAO.

In addition, given that a PRSA requires the oversight of an auditor, EPA state that the amendment should consider the implications that this may have for developments where ESAs are currently underway. *The City has considered that it is appropriate for any ESAs for any proposed sensitive use for the remaining undeveloped land to be assessed through the planning application process (prior to the issue of the planning permit). The recommendations of the PRSA will determine if an environmental audit is required for site suitability.....*

The EPA also commented that given the considerable time that has elapsed since

the Ballarat West PSP was gazetted, the City of Ballarat should review land yet to be developed, and consider whether this has been used for any land use or activity that has the potential to contaminate, since that time.

The City of Ballarat has reviewed land yet to be developed and as mentioned above, since the incorporation of the PSP into the Ballarat planning scheme, no new uses with the potential to contaminate land have been introduced in the Ballarat West PSP area and remaining undeveloped land is either vacant or is used for rural residential style housing which also has no potential to contaminate land.

The EPA has provided its opinions on the amendment and this has been reflected in the authorisation documentation including this explanatory report.

In summary as this amendment does not change the location of land used for sensitive uses and buffer areas currently identified in the Ballarat West PSP, the use and development of land as proposed would not result in significant impacts on the environment, amenity and human health due to pollution and waste.

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:* This amendment proposes to include additional objectives in the Ballarat West PSP to strengthen protection measures for the Growling Grass Frog and a more transparent decision making framework for permit applications that have the potential to impact habitat. No changes are proposed to the management of native vegetation identified in the Ballarat West PSP and Native Vegetation Precinct Plan, and therefore the commitment to the protection of biodiversity is maintained.
- *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 13.04-1S Contaminated and potentially contaminated land:* This amendment does not propose any changes to land allocated for sensitive uses and does not include land which has the potential for contamination beyond that which has been previously identified.
- *Clause 13.07-1S Land use compatibility:* This amendment does not propose any changes to previously identified land use buffers which protect community amenity and human health from potential adverse off-site impacts.
- *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 the Municipal Planning Strategy (Clause 02) 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.
- The Schedule to Clause 72.04 Incorporated Documents to include the documents to be read in conjunction with the Ballarat planning scheme, as well as the updated Small Lot Housing Code currently incorporated in Metropolitan Melbourne planning schemes.

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

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

- Diocese of Ballarat Catholic Education Limited (DOBCEL)
- Central Highlands Water (CHW)
- Corangamite Catchment Management Authority (CCMA)
- Department of Transport and Planning (DTP)
- Department of Education (DE)
- Department of Energy, Environment and Climate Action (DEECA)
- Department of Health (DH)
- Department of Justice and Community Safety (DJCS)
- Homes Victoria (HV)
- Sports and Recreation Victoria (SRV)
- Wadawurrung Traditional Owners Aboriginal Corporation (WTOAC)
- Environment Protection Agency (EPA)

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 and locations 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.

The EPA was consulted as required by Ministerial Direction No. 19 as discussed above.

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

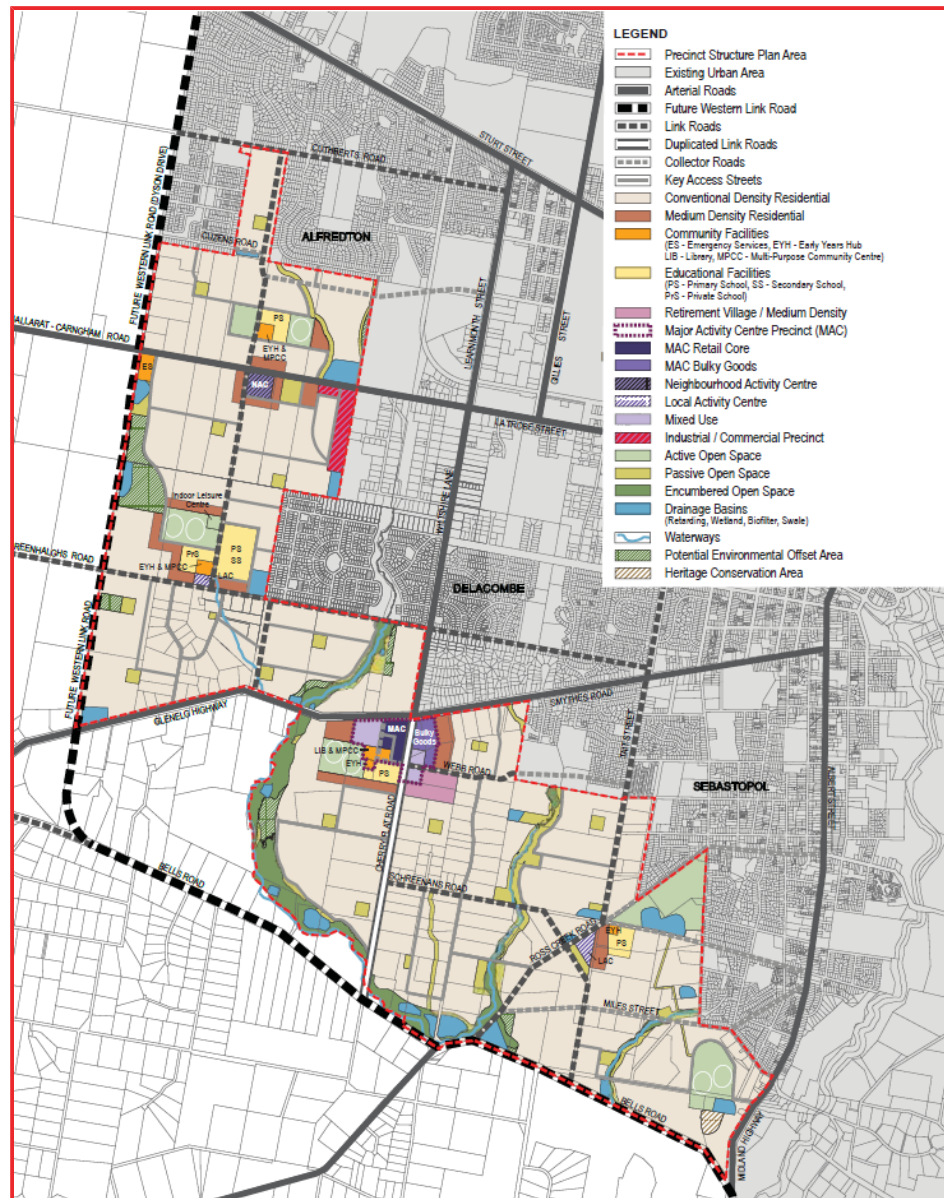
SCHEDULE 2 TO CLAUSE 37.07 URBAN GROWTH ZONE

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

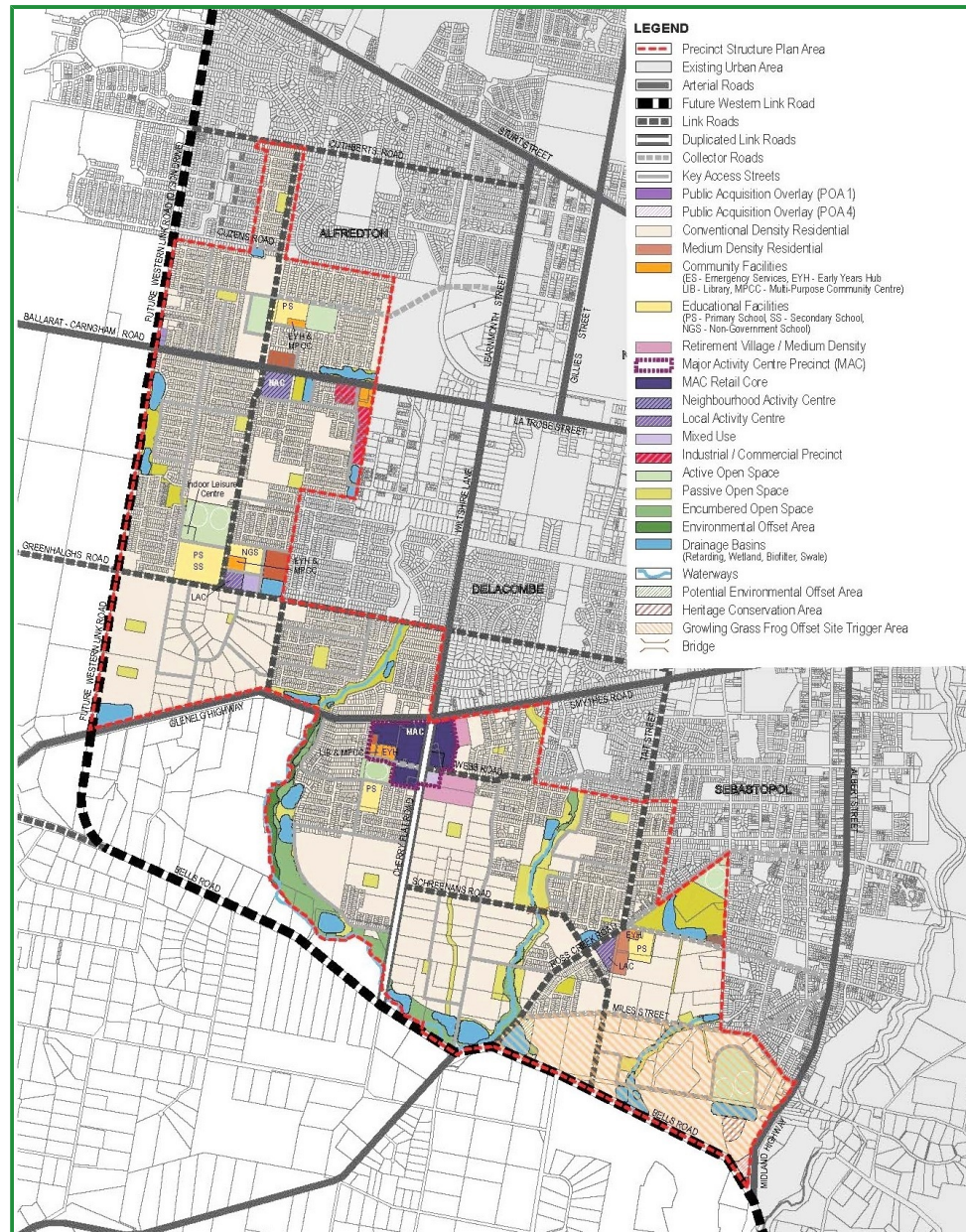
BALLARAT WEST PRECINCT STRUCTURE PLAN

1.0 The Plan

10/08/2017
C203
10/08/2017
C203
6269 Proposed C234ball
Plan 1 shows the future urban structure proposed in the Ballarat West Precinct Structure Plan updated ~~October 2016~~ February 2025.



BALLARAT PLANNING SCHEME



2.0 Use and development

10/08/2017
 C203 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
 C214ball 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 4 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 Mixed ^{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
Any use listed in Clause 62.01	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
Any other use not in Section 1 or 3	

Section 3 – Prohibited

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

2.4**Specific provisions – Subdivision**

~~10/08/2017~~
~~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 Specific provisions – Buildings and works

~~16/08/2017~~
~~6203~~ Proposed C234ball No permit is required to construct a building or construct or carry out works for the following:

No permit is required 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 45 of the Building Regulations 2006~~2018~~ applies to the lot, ~~and~~;
- The approved building envelope complies with the Small Lot Housing Code in the Ballarat West Precinct Structure Plan (Victorian Planning Authority, November 2024 or as amended); 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 Application requirements

~~16/08/2017~~
~~6203~~ Proposed C234ball 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](#) the [Noise Protocol](#) 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~~ Plan 8 of the Ballarat West ~~Conservation Management Plan~~ Precinct Structure Plan, or an area which is likely to impact on a Growling Grass Frog habitat, must be accompanied by a statement ~~detailing how the Ballarat West Conservation Management Plan has been addressed~~ of how the Growling Grass Frog Objectives and Design requirements in Section 5.1.3 of the Ballarat West Precinct Structure Plan are met and also address the requirements below to the satisfaction of the Responsible Authority:

~~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.~~

- ~~Advice regarding approvals under the *Flora and Fauna Guarantee Act 1987* and/or *Environment Protection and Biodiversity Conservation Act 1999* (Commonwealth)~~
- ~~If required, a Growling Grass Frog Compensatory Offset Plan requirements if relocation is required~~

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

~~40/08/2017~~
~~6283 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 of the land by a suitably qualified professional must be undertaken which provides the following information: a sensitive use (residential use, childcare centre, kindergarten, pre-school centre, primary school, even if ancillary to another use), children's playground or secondary school commences or before the construction or carrying out of buildings and works in association with these uses commences:~~

- ~~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 environment audit of all or part of the land is recommended having regard to the Potentially Contaminated Land General Practice Note Jan 2005, DSE.~~

~~If an environmental site assessment 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~~

BALLARAT PLANNING SCHEME

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 preliminary risk screen assessment statement in accordance with the *Environment Protection Act 2017* must be issued stating that an environmental audit is not required for the use or the proposed use; or
- An environmental audit statement under Part 8.3 of the *Environment Protection Act 2017* must be issued stating that the land is suitable for the use or proposed use; or
- A Certificate of Environmental Audit issued for the relevant land in accordance with Part 1XD of the *Environment Protection Act 1970*, or
A certificate of environmental audit must be issued for the land in accordance with Part IXD of the *Environment Protection Act 1970*;
- A Statement of Environmental Audit Issued for the relevant land in accordance with Part 1XD of the *Environment Protection Act 1970* stating that the environmental conditions of the relevant land are suitable for sensitive use (with or without conditions on the use of the site).
A statement of environmental audit must be issued for the land in accordance with Part IXD of the *Environment Protection Act 1970* stating that the environmental conditions of the land are suitable for the use or proposed use.

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* 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

BALLARAT PLANNING SCHEME

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.

Growing 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 Precinct 1 Growing Grass Frog Offset Trigger Area shown in ~~Figure 3~~Plan 8 of the Ballarat West ~~Conservation Management~~Precinct Structure 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~~meet all requirements of the ~~incorporated~~ Ballarat West Conservation Management Plan.

5.0

10/08/2017
C203

Exemption from notice and review

None specified.

6.0

~~40/08/2017~~
~~C203~~Proposed C234ball

Decision guidelines

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~~February 2025
- The Ballarat West Development Contributions Plan ~~2014~~February 2025
- 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

11/08/2022
C214ball

Signs

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

Proposed C234ball

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

Proposed C234ball

Land in Ballarat West within the DCPO1 area as shown in the Ballarat Planning Scheme maps.

2.0

Summary of levies payable

Proposed C234ball

Charge area	Levies payable by the development (\$)		
	Development infrastructure per hectare NDA	Community infrastructure per dwelling	All infrastructure
Residential	\$421,701.28	\$1,450.00	N/A
Commercial	\$277,301.78	\$0	N/A
TOTAL	N/A	N/A	N/A

Notes: Development Infrastructure Contributions are listed in 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.

3.0

Land or development excluded from development contributions plan

Proposed C234ball

Development of the following is exempt from the provisions of this overlay:

- Existing or approved dwelling
- Non government school, as defined in *Ministerial Direction on the Preparation and Content of Development Contributions Plans* amended 15 January 2024
- Housing provided by or on behalf of the Department of Health and Human Services

BALLARAT PLANNING SCHEME

The development of land for a small second dwelling (as defined in *Ministerial Direction on the Preparation and Content of Development Contributions Plans* amended 15 January 2024) 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 contributions prescribed in the development contributions plan. Refer to the incorporated development contributions plan for full details.

BALLARAT PLANNING SCHEME

31/07/2018
VC148

SCHEDULE TO CLAUSE 53.01 PUBLIC OPEN SPACE CONTRIBUTION AND SUBDIVISION

1.0 Subdivision and public open space contribution

31/07/2018
VC148 Proposed C234ball

Type or location of subdivision	Amount of contribution for public open space
Land covered by the Ballarat West Precinct Structure Plan	5.315.91% of Gross Developable Area
The subdivision of all other land defined in the Urban Growth Zone including residential, commercial and industrial	10%
Land within the Special Use Zone Schedule 16 "Ballarat Station Precinct Redevelopment – Stage One"	0%
All other land	5%

BALLARAT PLANNING SCHEME

15/01/2024
VC249

SCHEDULE TO CLAUSE 72.04 INCORPORATED DOCUMENTS

1.0 Incorporated documents

20/12/2024
C253ball Proposed C234ball

Name of document	Introduced by:
<i>Alfredton West Precinct Structure Plan</i> (Integra, 2011)	C150
<i>Australian Standard AS2021-2015, Acoustics – Aircraft Noise Intrusion – Building Siting and Construction</i> (Standards Australia Limited, 2015)	VC107
<i>Ballarat & Queen's Anglican Grammar School Foundation Ltd, Lot 2 (PS622085) Gillies Road, Mount Rowan</i> (Ballarat City Council, April 2013)	C169
<i>Ballarat Base Hospital New Facilities Project</i> (Ballarat City Council, April 2013)	C171
<i>Ballarat GovHub Incorporated Document</i> (Ballarat City Council, January 2018)	C209
<i>Ballarat Line Upgrade Incorporated Document</i> (Ballarat City Council, August 2018)	GC95
<i>Ballarat Heritage Precincts Study Part A 2006 Incorporated Plan</i> (Ballarat City Council, June 2014)	C182
<i>Ballarat Heritage Precincts Statements of Significance 2006</i> (Ballarat City Council, August 2014)	C164
<i>Ballarat Heritage Precincts Study Part A 2006 Statements of Significance</i> (Ballarat City Council, 2006)	C107
<i>Ballarat Planning Scheme Heritage Control 2004 - Incorporated Plan</i> (Ballarat City Council, October 2015)	C199
<i>Ballarat Saleyards (former) Statement of Significance</i> (November 2019)	C222ball
<i>Ballarat Station Precinct Redevelopment Incorporated Document</i> (Ballarat City Council, April 2021)	C229ball
<i>Ballarat Terminal Station Incorporated Document</i> (Ballarat City Council, 2017)	C208
<i>Ballarat West Development Contributions Plan</i> (Urban Enterprise, 2023 February 2025)	VG249C234ball
<i>Ballarat West Groundwater Supply Project - Incorporated Plan</i> (Ballarat City Council, 2006)	C112
<i>Ballarat West Native Vegetation Precinct Plan</i> (SMEC, March 2012)	C158
<i>Ballarat West Precinct Structure Plan</i> (SMEC, October 2016 February 2025)	C203 C234ball
<i>Ballarat Western Link Road (Stage 2) Incorporated Document</i> (Ballarat City Council, September 2016)	C170
<i>Barkly Street and Humffray Street South Heritage Precinct Design Guidelines</i> (Ballarat City Council, 2019)	C215ball
<i>Burrumbeet Creek Catchment Local Floodplain Development Plan – Incorporated Document</i> (Ballarat City Council, 2015)	C178
<i>Central Victoria Livestock Exchange, Ballarat</i> (Spiire, 2015)	C185
<i>Colpin Avenue Heritage Precinct Design Guidelines</i> (Ballarat City Council, 2019)	C215ball
<i>Creswick Road/Macarthur Street Heritage Precinct Design Guidelines</i> (Ballarat City Council, 2019)	C215ball
<i>Dowling Street Heritage Precinct Design Guidelines</i> (Ballarat City Council, 2019)	C215ball
<i>Eureka Stadium Upgrade Project Incorporated Document</i> (Ballarat City Council, March 2016)	C197
<i>Eureka Stadium Precinct Redevelopment Project (Department of Transport and Planning, November 2024)</i>	C253ball

BALLARAT PLANNING SCHEME

Name of document	Introduced by:
<i>Former Eureka Gold Sluicing Company Pumping Site Statement of Significance (2019)</i>	C211ball
<i>Invermay Miniature Railway Incorporated Plan (2002)</i>	C50
<i>Invermay Regional Study and Land Management Plan (1991)</i>	NPS1
<i>Koala Plan of Management - Koala Planning Map (July 2006)</i>	C95
<i>Lake Federation Resort Draft Master Plan A C511 CP 055b (August 2004)</i>	C64
<i>Lake Federation Resort Main Components Plan C511 CP 039c (August 2004)</i>	C64
<i>Lake Federation Resort Staging Plan C511 CP 037b (August 2004)</i>	C64
<i>Lintel Grange Homestead Complex Statement of Significance (City of Ballarat, May 2024)</i>	C245ball
<i>Old Showgrounds Heritage Precinct Design Guidelines (Ballarat City Council, 2019)</i>	C215ball
<i>Regional Fast Rail Project, Integrated Approval Requirements (Department of Infrastructure, December 2002)</i>	VC17
<i>Small Lot Housing Code (Victorian Planning Authority, November 2024)</i>	C234ball
<i>St Aidan's Heritage Precinct Design Guidelines (Ballarat City Council, 2019)</i>	C215ball
<i>Waller Street Heritage Precinct Design Guidelines (Ballarat City Council, 2019)</i>	C215ball

Planning and Environment Act 1987

Ballarat Planning Scheme

Amendment C234Ball

Instruction sheet

The planning authority for this amendment is the Ballarat City Council.

The Ballarat Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are not proposed to be amended.

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

1. In **Zones** – Clause 37.07, replace Schedule 2 with a new Schedule 2 in the form of the attached document.
2. In **Overlays** – Clause 45.06, replace the Schedule 1 with a new Schedule 1 in the form of the attached document.
3. In **Particular Provisions** – Clause 53.01, replace the Schedule with a new Schedule in the form of the attached document.
4. In **Operational Provisions** – Clause 72.04, replace the Schedule with a new Schedule in the form of the attached document.

End of document

Ballarat West Precinct Structure Plan Change Log February 2025

This table documents the changes made to the Ballarat West Precinct Structure Plan since the date of its adoption at the 11 September 2024 Council meeting.

Changes include addressing minor typos and errors and responding to a request for further information by the Department of Transport and Planning as part of the planning scheme amendment process

Ballarat West Precinct Structure Plan Change Log February 2025		
Page	Plan/Table/Figure Title Section	Change(s) made
1	Cover plate	New cover page and change of date of document to February 2025
7	1 Introduction	Two formatting changes
7	1 Introduction	Amend from Schedule to Urban Growth Zone (UGZ) to Schedule 2 to the Urban Growth Zone (UGZ2)
7	1 Introduction	Amend year of Precinct Structure Planning Guidelines from 2009 to 2021
8	1.2 Ballarat West NVPP	Amend reference of Clause 81.01 to Schedule to Clause 72.04
8	1.3 Implementation	Add clause 45.03 to Environment Audit Overlay
8	1.3 Implementation	Add clause 43.01 to Heritage Overlay
8	1.5 Monitoring and Review	Deletion of text relating to Emissions Buffer area and outdated land contamination requirements
8	1.5 Monitoring and Review	Deletion of "C234Ball 2023 Ballarat West PSP Review" sub-heading
8	1.5 Monitoring and Review	Update date of Drainage Strategy to 19 December 2024
8	C234Ball 2023 Ballarat West PSP Review	Formatting i.e. remove dot point for the sentence beginning with "The review is informed by..."
9	2 Strategic Context	Deletion of text as recommended by DTP
9	2 Strategic Context	Add comments regarding the Victoria Housing Statement targets
11	2.2.1 History	Typos and text edits
11	Activity centres	Formatting i.e. "a MAC at Wendouree in the northwest of Ballarat" as one sentence
11	Employment	Formatting i.e. combine "...the southern extent..." in dot point 3 as one sentence

17	3.1 Topography and Landform	Formatting i.e line deletion
21	3.3.1 Aboriginal Heritage	Inclusion of new paragraph of flexibility of the requirement of CHMP
21	3.3.1 Aboriginal Heritage	Amend reference from Aboriginal Heritage Regulations 2007 to Aboriginal Heritage Regulations 2018
21	3.3.1 Aboriginal Heritage	Update Wadawurrung to WTOAC
21	3.3.2 European Heritage	Update "European" to "Post-contact"
22	Plan 7 Environmental Issues	Removal of Low Potential for Contamination (PFC) from the plan in accordance with Ministerial Direction 1 and Planning Practice Note 30
23	3.5 Site contamination	Delete text as suggested by DTP and include new paragraph in relation to the removal of Low PFC from plan 7
24	Existing Low Density Residential Zoned Land	Amend "may be incorporated" to "can be incorporated" for Figure 2 (Masada Boulevard Concept Plan)
24	3.7.2 Interfaces	Update Clause 52.10 to Clause 53.10 (Uses and Activities with Potential Adverse Impacts) in BPS
26	3.7.2 Interfaces	Reference of SEPP N-1 to be changed to Noise Protocol
25	3.7.1 Existing Land Uses	Update wording from "may" to "can" for the Masada Blvd to be incorporated into the future subdivision layout
26	Future Urban Structure Figure 8	Include Growling Grass Frogs Offset Trigger area
27	4.1 Vision	Formatting i.e. line deletion
32	Plan 9 Land Use Budget	Include PAO1 and PAO4 in legend
33	4.3 Land Use Budget	Delete C234 reference
33	4.3.1 Land Use Budget Summary	Text deletion- NDA
33	4.4 Population and Demographic Projections	Update figures to Ballarat's Housing Strategy from 2021 to 2041
33	4.4 Population and Demographic Projections	Text deletion- "was summarized as below"
34	Table 1 Summary Land Use Budget	Under 'Education' change private school to non-government school
35	Table 2 Distribution of Housing Densities	Total NDA updated from 295.64ha to 229.12ha for Precinct 2 and subsequently changed in total residential yield row

35	Table 2 Distribution of Housing Densities	Dwelling/NDHa figure updated from 12.98 to 16.74 in total residential yield row
38	5.1.3 General	Add GGF Guidelines
41	5.2.1 Housing	Delete C234Ball reference
42	5.2.3 General	Deletion of duplication text regarding Small Lot Housing Code (SLHC)
42	5.2.3 General	Deletion of reference to Attachment 3 (Small Lot Housing Code) as this has been removed
42	5.2.3 General	Deletion of dot point "Eliminate the need for a planning permit..." (duplication)
43	Subdivision of existing rural-residential areas	Language around Masada Boulevard Concept Plan needs to be strengthened to be GIA and deletion of C234Ball reference
46	Sensitive uses within noise-affected areas	Reference of SEPP N-1 to be updated to Noise Protocol
46	Sensitive uses within noise-affected areas	Amend Noise limits to be Day 48db, Evening 43db and Night 39db. Also reference Noise Protocol
47	Sensitive uses within noise-affected areas	Reference of SEPP N-1 to be updated to Noise Protocol
51	5.3.2 Implementation	Amend Figures 6 & 7 to Figures 7 & 8
55	Urban Design Frameworks - MAC and NAC	Amend Figures 6 & 7 to Figures 7 & 8
56	Figure 7 Sub-Precinct 1 MAC	Remove 'approved' for MAC UDF and include date approved (20 April 2023)
62	5.4.4 Community Facilities Delivery Statement	Amend title from private school to non-government school
63	Table 6 Community Facilities	Amend reference from private school to non-government school
63	Table 6 Community Facilities	Number of Neighbourhood Parks updated from 5 to 10 in Sub-precinct 1 and from 10 to 5 in Sub-precinct 4
63	Table 6 Community Facilities	Total area of Linear Open Space updated from 0ha to 26.22ha in Sub-precinct 1 and from 26.22ha to 0ha in Sub-precinct 4
63	Table 6 Community Facilities	Update figures for State PS, EYH and Multi-purpose Community Centres
64	Figure 10 Winterfield North Community Hub Concept Plan	Reflect land use changes
67	5.5.2 Implementation	Add text regarding GGF CMP

67	5.5.1 Open Space Objectives	Delete reference to BWGGF CMP
68	5.5.3 Open space planning and design guidelines	Formatting to first dot point under the General section
72	How to make a passive open space contribution	Ballarat West DCP should remove references of amended 2024 and include date (February 2025)
72	How to make a passive open space contribution	Updates from 5.31% to 5.91% of GDA
73	5.6.2 Implementation	Delete reference to BWGGF CMP
73	5.6.3 Biodiversity Guidelines	Include reference to BWGGF CMP
100	6.2.1 Background technical reports	Update date of Drainage Strategy to 19 December 2024 and include Ballarat West DCP (February 2025)
101	7 Attachments	Removal of Attachment 3 (Small Lot Housing Code)
105	Table 3 Property Specific Land Use Budget	Prop 156 to 157 Community Facility area updated from 1ha to 1.3ha and AOS area updated from 10.33ha to 10.03ha (Indoor Rec area changed from 1.3ha to 1.0ha)
107	Table 3 Property Specific Land Use Budget	Sub-total for Community Facility updated from 4.7ha to 4.4ha and AOS updated from 36ha to 35.7ha. Total area for Community Facility updated from 4.7ha to 5ha and AOS updated from 36.94ha to 36.64ha
108	Table 4 Property Specific Land Use Budget Housing Yield	Property 60-64 Indicative dwellings changed from 183 to 189 to reflect approved permit
114-121	Attachment 3 Small Lot Housing Code	This has been removed
Multiple	Various plans and tables	1.3ha land area for the early years hub to be reduced to 0.7ha with the balance transferred to Primary School
Multiple	Multiple plans	Change PrS to NGS (non-government school) in the legend and to reflect on the plan as well
Multiple	Multiple plans	Roads to match Local Street Network on the Masada Boulevard concept plan (Fig 2). Plan 8 onwards (except Plans 16, 20, 21 & 22) need to reflect this change
Multiple	Multiple plans	PSP early years and indoor Recreation locations to be swapped at Winterfield North Estate in Plans 8 onwards (except Plans 16, 20, 21 & 22). Landowner and Department of Education have been consulted on the change.
Multiple	Multiple plans	Increase to land allocation for Primary School between Kilkenny Drive and Donegal Drive and decrease in Community Centre land.

Ballarat West Development Contributions Plan Change Log February 2025

This table documents the changes made to the Ballarat Development Contributions Plan since the date of its adoption at the 11 September 2024 Council meeting.

Ballarat West Development Contributions Plan Change Log February 2025		
Page (in pdf)	Plan/Table/Figure Title Section	Change(s) made
4	N/A	Include appendices for easier navigation of the document
8	T2 Community Facility Items	Project name for DI_LA_5 (LAC Early Years Hub – LAC sub precinct 2) updated from 1ha to 1.3ha for area of land DCP Land Projects DI_LA_7 and DI_LA_8 have been consolidated into one land project (DI_LA_7) with an area of 0.7ha
16	T4 Open Space Items	Project name for DI_OS_3 (Active Open Space Reserve – MAC sub precinct 1) includes 2 soccer fields and 1 cricket field Project name for DI_LA_12a (Active Open Space Land – LAC sub precinct 2) updated from 1.3ha to 1ha for area of land
17	T5 Road Items	Project name for DI_LA_24 (New north south road in sub-precinct 4 Land) updated from 2492m to 2458m for length of road
20	T8 Summary Land Budget	Community facilities land reduced from 4.7ha to 4.4ha
21	T10 Demand Units by Land Use and Type	Increased dwelling number from 15,518 to 15,524
24	T12 Calculation of DCP Levy Amounts	Adjustments to projects with reduced Residential DIL from \$422,774.96 to \$421,701.28 and Commercial DIL from \$277,795.60 to \$277,301.78
30	T13 Summary of Costs	Reduced overall cost from \$469,183,591.82 to \$468,163,582.68
31	T14 Summary of Contributions	Adjustments as documented above
31	T16 City of Ballarat Funding Liability Revised DCP	Minor adjustment to funding gap.
40	Community Facilities	Land swap between Early Years Hub and Indoor Recreation Centre (DI_CF_3 and CI_CF_5)
41	Active Open Space Facilities	Land swap between Early Years Hub and Indoor Recreation Centre (DI_OS_6)
42	Drainage Facilities (excluding pipes)	Drainage Basin RB2 south has been included (DI_DR_02) on the map

45	Land for Drainage, Active Recreation and Community Facilities	Clearer delineation between DCP land projects DI_LA_1 and DI_LA_3
45	Land for Drainage, Active Recreation and Community Facilities	Drainage Basin RB2 south has been included (DI_LA_RB2) on the map
45	Land for Drainage, Active Recreation and Community Facilities	Land swap between Early Years Hub and Indoor Recreation Centre (DI_LA_12a and DI_LA_5)
57	Appendix B DCP Project Sheets	Update in land area from 1ha to 1.3ha in the project description for the Early Years Hub consolidated with the Level Multipurpose Community Centre (DI_LA_5) DCP land projects DI_LA_7 and DI_LA_8 consolidated into the one land project (DI_LA_7) with an area of 0.7ha
65	Appendix B DCP Project Sheets	Revision to costings for drainage sub-catchment D/J
80	Appendix B DCP Project Sheets	Update in land area from 1.3ha to 1ha in the project description for Indoor Recreation Centre adjacent to Local Activity Centre (LAC) in sub-precinct 2 (DI_LA_12a)
90	Appendix B DCP Project Sheets	Update in road length from 2492m to 2458m in the project description for north south road reserve in sub-precinct 4
112	Housing Yield	Indicative dwellings altered from 183 to 189 for Property 60 to 64

Ballarat Planning Scheme Ordinances Change Log February 2025

This table documents the changes made to the Ballarat planning scheme ordinance since the date of the C234ball planning scheme amendment documentation at the 11 September 2024 Council meeting.

Changes include addressing minor typos and errors and responding to a request for further information by the Department of Transport and Planning as part of the planning scheme amendment process and addressing a referral response from the Environment Protection Agency.

Ordinance Heading	Change Proposed and Reason
Schedule 2 to Clause 37.07 Urban Growth Zone	
2.3 Specific provisions – Use of land	<p>The current drafting effectively prohibits the use of the land for warehouses and industry under the Commercial 2 Zone and Mixed Use Zone respectively. This is inconsistent with the requirements of the Commercial 2 and Mixed Use Zones, where a planning permit is required for the use of land for industry and warehouse.</p> <p>This provision has been updated to refer to the applied zones to ensure consistency with the requirements of the relevant zone.</p>
2.5 Specific provisions – Buildings and works	<p>Updated to the latest Building Regulations and to reference Victorian Planning Authority's Small Lot Housing Code (November 2024 or as amended).</p> <p>This is an update to current guidelines.</p>
3.0 Application requirements Subdivision – Subdivision, use and buildings and works applications – Noise Emission Buffer	<p>This requirement has been updated to reference the latest EPA policy Noise Protocol. The policy SEPP-N1 as currently referenced has since been superseded.</p> <p>This is an update to reflect current legislation.</p>
3.0 Application requirements- Growling Grass Frog Offset Trigger Area	<p>Amendment to the wording to reference objectives and guidelines extracted from the GGF CMP into the PSP including requirements for applicants to provide advice regarding approvals under the <i>Flora and Fauna Guarantee Act 1987</i> and/or <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Commonwealth) and if required a GGF Compensatory Offset Plan.</p> <p>This wording was included on the advice of DTP and provides consistency with the PSP.</p>
4.0 Conditions and requirements for permits for land identified as having a Medium Potential for	<p>This clause includes a condition which affects land identified as having a Medium Potential for Contamination. The condition makes reference to the superseded practice note for potentially contaminated land and Environmental Protection Act 1970.</p> <p>Updated condition to reference Planning Practice Note 30 for Potentially</p>

Contamination	Contaminated Land (30 July 2021) and the Environmental Protection Act 2017 and include wording that is consistent with that in Victoria Planning Provision clause 45.03 Environmental Audit Overlay. This is an update to reflect current legislation.
4.0 Conditions and requirements for permits – Growling Grass Frog Offset Trigger Area	Updated condition to reference the Growling Grass Frog Offset Trigger Area in Precinct 1 on Plan 8 (Future Urban Structure) in the Ballarat West PSP. This wording was included on the advice of DTP and provides consistency with the PSP.
Schedule 1 to Clause 45.06 Development Contributions Plan Overlay	
2.0 Summary of costs	Table updated to reflect new costs. The costs have reduced slightly so there is no material impact on the DIL.
3.0 Summary of contributions	Table updated to reflect new contributions The contributions have reduced slightly so there is no material impact
Schedule to Clause 53.01 Public open space contribution and subdivision	
1.0 Subdivision and public open space contribution	The amount of contribution for public open space for land covered by the Ballarat West Precinct Structure Plan is updated from 5.31% of GDA to 5.91% of GDA. The figure in the schedule was not populated and it will increase the contribution payable.
Schedule 1 to Clause 72.04 Incorporated Documents	
1.0 Incorporated documents	New dates will be applied to the BWSPSP and BWDCP. The VPA's Small Lot Housing Code (November 2024) which is currently incorporated into Metropolitan Melbourne planning schemes will also be included. This is an update to current guidelines.

7. GENERAL BUSINESS - MATTERS ARISING FROM THE AGENDA

8. CLOSE