

21.08 BALLAN09/10/2014
C72**21.08-1 Key Issues and Influences**26/02/2009
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Ballan is the second largest town within the Shire. It is a rural service centre and a commuter town with many residents travelling to Ballarat, Bacchus Marsh, or Melbourne for work. An industrial estate, local businesses and retail and wholesale trade provide local employment.

The Werribee River is the main environmental feature and physically divides the town into two distinct areas. There is a strong heritage streetscape appearance in the commercial centre and a range of health and community facilities including a hospital, maternal and child health centre, kindergarten, state and catholic primary schools and recreational areas including the golf course and swimming pool to support the residents.

Ballan's strong historical character and rural setting needs to be recognised in planning considerations and in the preparation of detailed development plans to guide development before any rezoning takes place.

Changing demographic structure, household needs, and lifestyle needs will support and demand a wider range of housing types and forms. Well planned, high quality, high amenity, medium density housing will need to be provided for in the context of the importance of the existing residential and neighbourhood character of Ballan. Residential development immediately south of the railway station will be investigated to facilitate residential growth within walkable distances of the railway station.

The town centre shall retain its existing compact form and core, and new commercial use and development will be encouraged to locate within the town centre. New commercial use and development should be compatible with existing amenity and streetscape. Development of increased local level convenience retail facilities will be supported in the town centre. Use of existing shops in the town centre will be encouraged prior to construction of new buildings on the fringe of the town centre.

21.08-2 Objective—Township Growth09/10/2014
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To identify and manage urban growth opportunities in the short term in the north-east corner of Ballan and to the south of the railway line (between Gillespie's Lane and the railway line).

Strategies

- Provide for managed and staged residential growth in Ballan, as indicated in the Ballan Framework Plan, which is focused between the town centre and the railway station, and the designated residential growth areas.
- Provide a clear township boundary definition for future population and urban growth that takes into account existing residential zoning, rural residential areas north of the Freeway and planned residential growth areas.
- Prepare and apply a relevant Structure Plan for the designated residential growth areas.
- Investigate flood risks, buffer issues between the industrial land and the interface with the railway station for the proposed residential growth area to the south of the railway station between it and Gillespie's Lane.
- Require Development Plan Overlays for any residential rezoning of land marked as "short term growth" in the Ballan Framework Plan.

- Protect the urban and landscape elements that contribute to the township's heritage and rural character.
- Contain urban growth by promoting infill development.

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Objective—Housing

To provide diversity in housing that is in character with the township and provides for continued growth of the town as a regional centre.

Strategies

- Encourage re-subdivision of large lots including limited well designed medium-density development within 500 metres of the town centre and railway station.

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Implementation

Zones and Overlays

Specific application of zones and overlays to achieve the strategic objectives includes:

- Apply Development Plan Overlays for existing undeveloped areas to improve integration of infill development; and
- Apply Development Contributions Plan Overlays to support the provision of appropriate social and physical infrastructure.

Further Strategic Work

- Prepare and implement a Development Contributions Plan.

Ballan Framework Plan

