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Precinct 5 Ballan Framework Plan Review of Public Open Space Provision Needs

Final Report

Version 3

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Contents

1. INTRODUCTION	4
1.1 BACKGROUND	4
1.2 REVIEW OBJECTIVES	5
1.3 SCOPE OF ASSESSMENT	5
2. BALLAN - STRATEGIC DIRECTIONS (2018).....	5
2.1 OVERVIEW.....	5
2.2 OPEN SPACE AND RECREATION DIRECTIONS	6
2.3 PRECINCT 5.....	7
3. REVIEW OF RELEVANT STRATEGIC DOCUMENTS	10
3.1 OVERVIEW.....	10
3.2 PRECINCT STRUCTURE PLANNING GUIDELINES: NEW COMMUNITIES IN VICTORIA (OCTOBER 2021)	10
3.3 MOORABOOL COMMUNITY INFRASTRUCTURE FRAMEWORK (AUGUST 2019).....	19
3.4 DRAFT BACCHUS MARSH & BALLAN OPEN SPACE FRAMEWORK 2041 (JULY 2019)	24
3.5 REVIEW OF BENCHMARK INFRASTRUCTURE COSTINGS: BENCHMARK INFRASTRUCTURE COSTING (2018), PREPARED FOR THE VPA BY CARDNO.....	27
3.6 BALLAN RECREATION RESERVE MASTERPLAN (2018).....	28
3.7 IMPLICATIONS OF REVIEW OF RELEVANT STRATEGIC DOCUMENTS.....	28
4. REVIEW OF PUBLIC OPEN SPACE PROVISION	29
4.1 OVERVIEW.....	29
4.2 PREFERRED PUBLIC OPEN SPACE PROVISION STANDARDS	29
4.3 PASSIVE AND ACTIVE OPEN SPACE REVIEW METHODOLOGY	30
4.4 EXISTING ACTIVE OPEN SPACE PROVISION	30
4.5 ASSESSMENT OF THE QUANTUM OF PASSIVE AND ACTIVE OPEN SPACE PROPOSED	32
4.6 ASSESSMENT OF THE DISTRIBUTION OF ACTIVE OPEN SPACE PROPOSED	32
4.7 PROPOSED PRECINCT 5 PUBLIC OPEN SPACE PROVISION	38
4.8 INDICATIVE LOCATIONS FOR PASSIVE AND ACTIVE OPEN SPACE PROVISION	40
4.9 INDICATIVE LOCATIONS FOR PLAYGROUNDS	40
5. CONCLUSION, RECOMMENDATIONS & ESTIMATED COSTS.....	42
5.1 RECOMMENDATIONS.....	42
5.2 COST IMPLICATIONS OF RECOMMENDATIONS	43
APPENDICES.....	45
APPENDIX 1 – SUMMARY OF RELEVANT MOORABOOL PLANNING SCHEME CLAUSES	46
APPENDIX 2 – COMMUNITY INFRASTRUCTURE SPECIFICATIONS	50

List of Tables

Table 1 – Key Open Space & Recreation Objectives & Strategies	6
Table 2 – Key Elements of the PSP Guidelines Relevant to the Community Infrastructure Assessment Process	13
Table 3 – Moorabool Shire Council’s Preferred Sports & Playground Provision Targets	19
Table 4– Moorabool Shire Council’s Preferred Travel Standards for Sport and Playground Types	21
Table 5 – Quantitative Assessment Findings for Ballan	22
Table 6 – Short-, Medium- & Long-Term Strategic Community Infrastructure Priorities for Ballan	23
Table 7 – Existing Active Open Space Provision within Ballan	30
Table 8 – Estimated Active Open Space Provision Requirement of Precinct 5	32
Table 8 – Indicative Precinct 5 Land Use Budget	39
Table 10 - Typical PSP Active Open Space Specifications by Size	46
Table 11 - Typical PSP Sport Pavilion Specifications by Number of Playing Fields	53
Table 12 – Sports Pavilion and Open Space Reserve Facility Benchmark Cost Estimates for the 2021 / 2022 Financial Year	56

List of Figures

Figure 1 – Location of Subject Site	4
Figure 2 – Ballan Framework Plan - Precinct 5 Concept	8
Figure 3 – Precincts within the Ballan Framework Plan	9
Figure 4 – Existing Open Spaces in Ballan	26
Figure 5 – Existing Active Open Space Provision within Ballan Township	31
Figure 6 – Distribution of Existing Active Space Reserves & 800 metre radius catchment areas	33
Figure 7 – Proposed New Active Open Space Area: Option A	35
Figure 8 – Proposed New Active Open Space Area: Option B	36
Figure 9 – Potential Shared Pathway Linkages Between Precinct 5 Option B AOS and Adjoining Areas	37
Figure 10 – Potential Shared Pathway Linkages Between Precinct 5 Option A AOS and Adjoining Areas	38
Figure 11 – Indicative Precinct 5 Concept Plan for Local Passive Open Spaces	41
Figure 12 - Indicative Configuration of a 5 to 6 Hectare Active Open Space Reserve	51
Figure 13 - Indicative Configuration of a 8 to 10 Hectare Active Open Space Reserve	52
Figure 14 - Typical Configuration of a Sports Pavilion Servicing Two Playing Areas	54
Figure 15 - Typical Configuration of a Sports Pavilion Servicing Three Playing Areas	55

1. Introduction

1.1 Background

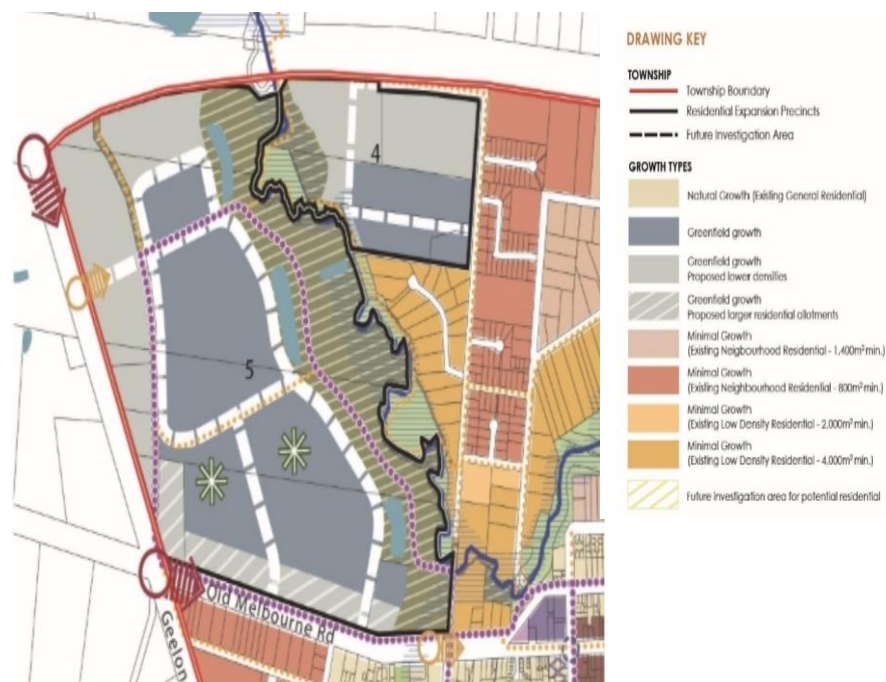
ASR Research was engaged by Wel.Co (“the client”) to prepare the following public open space assessment to inform the early stages of planning for Precinct 5 (“subject site”) located within the Ballan Township, a small town located on the Werribee River, 80 kilometres northwest of Melbourne and the main administrative centre for the Shire of Moorabool local government area.

The subject site, shown in Figure 1 below, is approximately 98.5 hectares in size and is bounded by the Western Freeway to the north, the Geelong-Ballan Rd to the west, the Old Melbourne Rd to the south and the Werribee River to the east.

The subject site is identified as Precinct 5 in the Ballan Framework Plan and is intended for future residential development. It is located on the edge of the Ballan town centre and approximately 80 kilometres to the north west of Melbourne. Land use and development surrounding the site is predominantly for a mix of residential and rural land uses.

The subject site itself is largely cleared, despite some scattered vegetation and an existing shed within the southern portion of the site. The Werribee River abuts the site’s eastern boundary.

Figure 1 – Location of Subject Site



Source: Moorabool Planning Scheme, Ballan Framework Plan Clause 11.01-1L-03

1.2 Review Objectives

The objectives of the public open space review were to identify:

1. The quantity of passive and active open space (including local parks, playgrounds and sports grounds) that should be included within Precinct 5;
2. The preferred location and distribution of any new passive and active open space areas within Precinct 5; and
3. The cost implications of implementing the recommended open space provision strategy.

1.3 Scope of Assessment

The scope of this assessment is limited to passive open space (local parks and playgrounds) and active open spaces (sports grounds). Open space provision represents a key component of community infrastructure identified in most Development Plans including Precinct Structure Plans (PSPs) and Development Contributions Plans (DCPs).

2. Ballan - Strategic Directions (2018)

2.1 Overview

Ballan Strategic Directions provides clear strategic direction for the future of Ballan and was a base for the Amendment C88. Ballan Strategic Directions is a long-term document for the township that articulates a series of objectives, strategies and actions which consider the following land use planning issues:

- **Urban form & character:** natural landscape, settlement boundary, land use patterns, character, gateways and public realm;
- **Residential development:** infill development and growth area development with an overarching Residential Settlement Framework;
- **Movement network and connectivity:** connections for walking, cycling and vehicles;
- **Open space & recreation:** sports grounds, linear open space, reserves and parks;
- **Community facilities:** community facilities and services, (higher order and localised);
- **Non residential uses & local employment:** retail, services and industrial uses including employment opportunities; and
- **Drainage and servicing:** drainage, electricity, gas, sewerage, internet, water, etc.

2.2 Open Space and Recreation Directions

Section 4.4 of the document outlines the guiding principles, key issues, objectives and strategies associated with the future provision of open space and recreation in Ballan. Section 4.4.3 of the document outlines directions for active recreation provision. It states that:

“Active recreation in the form of sporting reserves and supporting facilities such as pavilions is important in the health and wellbeing of Ballan residents.

Ballan Strategic Directions recognises existing active recreation assets and supports planned augmentation of Ballan’s assets and strategies to meet the future needs of residents.

While the Ballan Recreation Reserve currently caters for the existing population, with the population projected to double by 2041 this will place additional pressure on existing assets.

To meet the long term Active Open Space needs of the Ballan and surrounding community Ballan Strategic Directions has identified a potential investigation area within Precinct 5 for additional Active Open Space.”

The key open space strategies and objectives of the document are summarised in Table 1 below.

Table 1 – Key Open Space & Recreation Objectives & Strategies

Strategies	Objectives
To progressively establish an open space system which will connect Ballan’s existing and new Precincts to key destinations including the town centre core, train station, active open space and the natural environment.	Plan for the creation of a high quality open space system which prioritises connections of people to diverse open spaces and places as development occurs over time. Plan for the delivery of an open space network generally in accordance with Figure 17.
To provide a network of diverse yet connected systems of open space in the Precincts identified to accommodate growth which positively contribute and reinforce Ballan’s character as identified as part of the preferred character for the relevant Precinct.	Plan for the establishment of diverse open spaces and places in Ballan’s growth Precincts by incorporating and responding to natural features such as existing vegetation, topographical features and other character elements that contribute to Ballan’s character and natural landscape. Require new growth Precincts to set aside passive open space generally within 400m walkable catchments as part of future subdivision to meet passive recreation needs for future residents.
To protect and support Ballan’s existing valued open spaces and undertake enhancements where required to meet the future needs of residents.	Conserve and enhance existing open spaces for their landscape qualities, recreation values and cultural significance. Improve way finding to existing open spaces to encourage the use of the open spaces for passive purposes, which are to some extent hidden from the town centre core and often underutilised.
To strengthen and establish the Werribee River as the primary open space and recreation corridor through Ballan.	Require new development abutting the Werribee River corridor to set aside land to enhance the corridor and assist in delivering the ‘structural loop’.

Strategies	Objectives
	Support strategies which release identified constrained sections of the Werribee River (and its tributaries) that are currently in private ownership.

Source: Moorabool Shire Council, Ballan - Strategic Directions (2018)

Key open space and recreation actions identified by the Strategic Directions document are:

- A1. Prepare a landscape masterplan for the Werribee River open space network to ensure the delivery of an open space network that is functional, complementary to Ballan's character and the natural environment.
- A2. As part of Action 5, in 4.3.4 (Movement Network and Connectivity) prepare an Implementation Strategy to ensure the structural loop is delivered with consideration to enhancing the open space network.
- A3. Undertake further analysis of likely sporting requirements and when new active open space recreational facilities may be required.
- A4. Audit existing open spaces to ensure they are meeting the existing needs of residents.
- A5. Undertake a review of existing way finding to the open space network and improve way finding where required.

2.3 Precinct 5

As shown in Figure 2 on the following page, Precinct 5 is located at the western end of the Ballan Framework Plan. The Moorabool Planning Scheme (Clauses 02.03-1 and 11.01-1L-03) includes the Ballan Framework Plan. A concept plan for Precinct 5 (refer to Figure 2 below) is identified within the Ballan Framework Plan. The subject site is bound between the Western Freeway, Geelong-Ballan Road, Old Melbourne Road and the Werribee River. The Ballan Framework Plan identifies the following development considerations and opportunities for Precinct 5:

- Visibility and noise from the Western Freeway.
- Potential to extend the Werribee River open space network, however need to manage any impacts to the Werribee River and its environs.
- Largely un-fragmented land ownership.
- Visual impacts on the gateway to the town.
- Management of access to Old Melbourne Road and the Geelong-Ballan Road.
- Ability to manage transition of densities with a rural interface.
- Protection and enhancement of vegetation along Old Melbourne Road.
- Remoteness to the train station and town centre core.

- Identified for growth in previous strategic work undertaken for Ballan including the Moorabool Planning Scheme.
- Heritage values as well as parts of the site with cultural heritage significance.
- Access to established water and sewerage infrastructure.

Figure 2 – Ballan Framework Plan - Precinct 5 Concept



Source: Moorabool Planning Scheme (Clause 11.01-11-03 – Ballan)

Figure 3 on the following page shows Precinct 5 located in the north west section of the broader Ballan Framework Plan area.

Figure 3 – Precincts within the Ballan Framework Plan



Source: Moorabool Planning Scheme (Clause 11.01-1L-03 – Ballan)

3. Review of Relevant Strategic Documents

3.1 Overview

This section reviews a number of key strategic documents that provides the basis of determining both passive and active open space provision requirements (including playgrounds) in Precinct 5. The material reviewed includes:

- The Moorabool Planning Scheme¹ including clauses 02.03-1, 11.01-1L-03, 19.02-6S, 19.02-6L, 53.01 and 56.05-2 (refer to Appendix 1 for a summary of these clauses);
- Precinct Structure Planning Guidelines (“PSP Guidelines”): New Communities in Victoria (October 2021), prepared by the Victorian Planning Authority (VPA);
- Moorabool Community Infrastructure Framework, (August 2019), prepared by Moorabool Shire Council;
- Draft Bacchus Marsh & Ballan Open Space Framework 2041 (July 2019) prepared by Moorabool Shire Council;
- Review of Benchmark Infrastructure Costings: Benchmark Infrastructure Costing (2018), prepared for the VPA by Cardno; and
- Council strategic documents including the Recreation and Leisure Strategy 2015-2021 (2014) and Ballan Recreation Reserve Masterplan (2018).

3.2 Precinct Structure Planning Guidelines: New Communities in Victoria (October 2021)

The Precinct Structure Planning Guidelines: New Communities in Victoria (the Guidelines) are a Victorian Government initiative to ensure the Victorian Planning Authority (VPA) and other planning authorities prepare plans for places that enable best practice, liveable new communities for Victoria.

The purpose of the Guidelines is to provide the framework for preparing PSPs that guarantees quality outcomes while also being flexible, responsive and supportive of innovation by setting aspirational goals for our future communities. The approach provides a transitional model enabling 20-minute neighbourhoods to evolve over time and achieve the objectives as the area matures. The Guidelines are based on planning for 20-minute

¹ Note: In relation to open space provision (and by association, active open space provision), one of the more relevant components of a Planning Scheme is the Schedule to Clause 53.01 (Public Open Space Contribution and Subdivision). In the Moorabool Planning Scheme, this schedule contains no open space specifications.

neighbourhoods, a principle in Plan Melbourne 2017-2050 (Plan Melbourne) that advocates for living locally to ensure accessible, safe and attractive local communities.

The Guidelines are structured in the following four parts:

- **PART 1 - PURPOSE AND PLANNING CONTEXT.** Provides the context for preparing a PSP, including how the Guidelines ensure a future where Victoria is socially and economically strong, environmentally resilient and engaged with the opportunities of a rapidly changing world. It outlines the United Nations Sustainable Development Goals (UN SDGs) and relevant Plan Melbourne policy and explains the 20-minute neighbourhood integrating framework and where PSPs fit in the planning hierarchy.
- **PART 2 - PSP PATHWAYS AND PROCESSES (PSP 2.0).** Outlines the process for co-designing a PSP with key stakeholders using the PSP 2.0 approach to develop a shared vision for the precinct and resolve key planning challenges early. It also outlines the innovation pathway, which provides new opportunities to deliver over and above expected outcomes.
- **PART 3 - CONSTRUCTING A PSP.** Provides specific guidance on the General Principles and Performance Targets to be adopted when preparing a PSP. The principles and targets reflect the aspirations of policies such as Plan Melbourne and UN SDGs. They also reflect broader updates to State Government policies including the Department of Transport's Movement and Place Framework and Resilient Melbourne's Living Melbourne – Our Metropolitan Urban Forest. Part 3 also provides guidance on how to demonstrate a PSP has achieved its principles and targets, and where the innovation pathway should be considered.
- **PART 4 - PRACTITIONER'S TOOLBOX.** Provides guidance on the more detailed aspects of planning for Victoria's new communities. The Practitioner's Toolbox is available online and kept up to date with the latest tools and practices, including updates and changes to relevant government planning policies and guidance notes.

The Guidelines have a hierarchy of elements to explain what needs to be considered and delivered in a PSP. Elements are grounded in state policy and strategy or key future directions for greenfield precincts as determined by the VPA through the preparation process. There are a number of sections within the PSP Guidelines that specifically relevant to the preparation of a Community Infrastructure Assessment including open space and recreation facilities. The most relevant elements are located in Part 3 (Constructing a PSP) and include:

- **Offer High-Quality Public Realm**
 - Offer high-quality public realm and open space

- The public realm and open space network are crucial to creating the identity of a neighbourhood, and can have a significant impact on liveability, social cohesiveness, sense of place, the community's health and wellbeing, and the urban heat island effect.
- **Services and Destinations**
 - Provide services and destinations that support local living
 - Encouraging communities to 'live locally' means ensuring facilities and services are located close to housing and that the services meet the community's daily needs.
- **Infrastructure and Coordination**
 - Smarter infrastructure investment, and an integrated approach to land-use planning, is essential to unlocking development and ensuring housing affordability PSPs identify infrastructure needs and coordinate their integration with appropriate future land uses in order to provide for future communities.
 - The Guidelines provide direction around the distribution of community facilities, open space and transport required to support compact, walkable 20-minute neighbourhoods. Coordinated and timely delivery of this infrastructure is critical to enable development in greenfield areas and therefore affordability of land. The logical and orderly development of precincts also ensures that new communities have the things they need to thrive.

Table 2 on the following page provides a summary of the key community infrastructure assessment principles, the application of these principles to the PSP process and key PSP targets.

Table 2 – Key Elements of the PSP Guidelines Relevant to the Community Infrastructure Assessment Process

PSP Feature & General Principles	How to Apply to PSP	PSP / Performance Targets
Offer High-Quality Public Realm		
F 10. Local recreational spaces and facilities		
Networks of open space and facilities that optimise the use of available land and provide equitable access to sport and recreation, leisure, environmental benefits, cultural benefits and visual amenity.		
<p>F 10.1 The open space network should include local parks that:</p> <ul style="list-style-type: none"> • have a variety of sizes and proportions, generally ranging from 0.1 to 3 hectares • are located to enable access by local residents without having to cross significant barriers such as arterial roads, railways or waterways • provide a diversity of amenity experiences – both internal to the park and external interfaces that will provide an amenity context for development. <p>Relevant VPP: Clause 56.05-2</p>	<ul style="list-style-type: none"> • A Public Realm & Water Plan should be developed. The plan may demonstrate a diverse range of open space typologies that respond to place (for example, linear open space, waterway corridors, biodiversity areas and the productive use of encumbered land). The plan should show park sizes, preferred interfaces and walkable catchments (adjusted for significant barriers). 	<p>T11 The open space network should seek to meet the following minimum targets:</p> <ul style="list-style-type: none"> • Within residential areas (including activity centres): <ul style="list-style-type: none"> - 10% of net developable area for local parks and sports field reserves - 3-5% of net developable area set aside for local parks - 5-7% of net developable area set aside for sports field reserves. • Within dedicated employment and/ or economic activity areas, 2% of the net developable area for local parks. <p>Relevant VPP: Clause 19.02-6S, 53.01</p> <p>T12 Open space and sports reserves should be located to meet the following distribution targets:</p> <ul style="list-style-type: none"> • A sports reserve or open space larger than 1 hectare within an 800m safe walkable distance of each dwelling • A local park within a 400m safe walkable distance of each dwelling. <p>Relevant VPP: Clause 56.05-2</p> <p>Note: Includes sports reserves and public land that is encumbered by other uses but is capable of being utilised for open space purposes.</p>
<p>F 10.2 Proposed sporting reserves should be located, designed and configured to be:</p> <ul style="list-style-type: none"> • targeted to forecast community needs, including design, landscaping and functionality accessible • appropriately meeting their purpose, having regard to shared use opportunities • able to take advantage of opportunities for alternative water supply (including co-location with stormwater harvesting and treatment facilities) • distinctive and responsive to local character and surrounding land use. 	<ul style="list-style-type: none"> • A community needs analysis should be undertaken to inform the plan at preparation stage. • A Public Realm & Water Plan should show sporting reserve size, purpose and walkable catchments. • Typography should be considered when determining the appropriate location of sport reserves. 	

PSP Feature & General Principles	How to Apply to PSP	PSP / Performance Targets
F 10.3 A network of diverse open space should be provided across the precinct that connects (via open space or major pedestrian/cycle links) to metropolitan or regional open space networks.	<ul style="list-style-type: none">• A Public Realm & Water Plan should show linkages and connections, any barriers to connectivity, and measures to overcome barriers.	
F 10.4 The location and scale of open space should respond to and optimise integration with the existing topography, waterway features, landscape features, biodiversity conservation areas and cultural heritage values.	<ul style="list-style-type: none">• A Public Realm & Water Plan should detail the features the open space network is responding to.• A PSP may include any relevant cross section/s of existing or proposed features. For example, waterway, conservation area, Water Sensitive Urban Design (WSUD) element with the surrounding urban form to clearly show expected development interface outcomes.	
<p>F 10.5 The public realm network should be located, configured and designed to enhance and optimise the role of encumbered or restricted public land (for example, waterways, conservation, utility easements, schools) for multifunctional spaces and cater for a broad range of local users and visitors.</p> <p>Where possible, the provision of open space should be integrated with and/or link with waterways and Water Sensitive Urban Design (WSUD) elements. The public realm network should account for provision of multifunctional water management assets.</p> <p>Relevant VPP: Clause 56.05-2, 19.03-3S</p>	<ul style="list-style-type: none">• The community needs analysis should identify possible functions of each space. This could also include the potential role and function of school sports fields, waterways and/or floodways in contributing to the network.• Place-specific guidance should express expectations with regard to landscaping outcomes in open spaces and the public realm.	
Services And Destinations		
F 14. Local schools and community Infrastructure		
Education and community infrastructure and facilities that are located to equitably and efficiently maximise their accessibility and shared use.		
<p>F 14.1 Education and community facilities (i.e. primary, secondary and specialist schools, kindergartens, community centres, health facilities and sport reserves) should:</p> <ul style="list-style-type: none">• be co-located within community hubs• have good visual and physical links to a local centre• be located on connector streets, linked by walking and cycling paths• be located in proximity to high-quality public transport where possible• be located away from potential hazards. <p>Relevant VPP: Clause 56.03-3</p>	<ul style="list-style-type: none">• A Community Infrastructure Plan should show the preferred location of education and community facilities and identify their locational advantages. The assessment should ensure that the context of surrounding or planned development is considered to inform the role and location of education and community facilities.• Where a specialist school is required, it should wherever possible, be located adjacent to an existing or proposed government school—preferably a secondary school.• Planning to co-locate kindergartens with all new government primary schools (including within co-located community facilities) should be undertaken in consultation with Department	<p>T18 The location of dwellings should achieve the following accessibility targets in relation to education and community facilities:</p> <ul style="list-style-type: none">• 70% of dwellings located within 800m of a government primary school• 100% of dwellings located within 3,200m of a government secondary school• 80% of dwellings located within 800m of a community facility• 80% of dwellings located within 800m of a health facility. <p>Note: A health facility may include areas where a general practitioner would be capable of operating (for example, commercial or mixeduse zone).</p>

PSP Feature & General Principles	How to Apply to PSP	PSP / Performance Targets
	<p>of Education and Training (DET) to determine appropriate land take and design requirements.</p> <p>Note: PSPs are only capable of accommodating the provision of infrastructure. Timing of delivery is subject to the discretion of the relevant service provider.</p>	
F 14.2 High intensity facilities such as libraries, childcare centres, justice/emergency services and community centres should be located within close proximity of an activity centre or have good visual and physical links to an activity centre and active transport routes.	<ul style="list-style-type: none"> • Consultation with agencies and service providers should explore spatial and locational needs of these facilities, as well as likely delivery models. • A community infrastructure needs assessment should be prepared to inform plan preparation, identifying potential local synergies available in the PSP area. 	
F 14.3 Upgrades to existing infrastructure and/or the provision of new infrastructure should align with council and/or agency service plans and provide guidance to reflect the most cost-efficient approach to addressing service needs. This includes making use of any spare capacity of existing facilities within the catchment area and pursuing integrated service planning and delivery opportunities.	<ul style="list-style-type: none"> • A community infrastructure needs assessment should be undertaken to inform plan preparation, identifying spare capacity within the catchment and exploring integrated delivery opportunities. • Consultation with community infrastructure service providers should be undertaken to explore integrated delivery opportunities. 	
<p>F 14.4 Where feasible, education and community infrastructure should provide space for not-for-profit organisations.</p> <p>Opportunities should also be explored in town centres for space that not-for-profits may be able to rent</p>	<ul style="list-style-type: none"> • Consultation with not-for-profit organisations and DET, • council and other community land use managers, as well • as developers of town centres, should be undertaken early to identify and co-design opportunities for shared facilities. 	
F 14.5 The location of emergency services should be within easy access to the arterial road network to maximise coverage and reduce response times.	<ul style="list-style-type: none"> • A community infrastructure needs assessment should be undertaken to inform plan preparation, identifying the location of existing or proposed emergency service facilities. • A Community Infrastructure Plan should identify the preferred location of emergency services if located within the precinct. 	
F 15. Lifelong learning opportunities		

PSP Feature & General Principles	How to Apply to PSP	PSP / Performance Targets
Education and community infrastructure and facilities that cater for the many social needs of the community and individuals at any stage of their lives.		
<p>F 15.1 The amount of land allocated for education and community facilities, and their role and function, should be determined in consultation with service providers and should respond to the local context, the broader strategic context, and the forecast service needs of the new or changing community.</p> <p>Relevant VPP: Clause 56.03-3</p>	<ul style="list-style-type: none">• A community infrastructure needs assessment should be prepared in plan preparation, identifying likely community needs. The assessment should ensure that the context of surrounding or planned development is considered to inform the role and location of education and community facilities.• Consultation with community infrastructure service providers should be undertaken to explore opportunities to respond to changing needs in an innovative way.	Refer to T18 Targets
<p>F 15.2 The location and design of education and community facilities should cost-effectively maximise functional use, flexibility, safety, amenity and operational efficiency (e.g. shared use of facilities with active open space, alternative funding models, adaptable design models, community access to school grounds, etc.)</p>	<ul style="list-style-type: none">• A Community Infrastructure Plan should show any proposed agreement for shared use.• A Precinct Infrastructure Plan should identify timing, delivery responsibility, potential funding sources and commitments to shared delivery and use of facilities.	
<p>F 15.3 Opportunities for non-government schools and tertiary education facilities should be identified through engagement with the non-government school and tertiary education sectors.</p>	<ul style="list-style-type: none">• Consultation with non-government education providers should be undertaken early in the PSP process.• A Community Infrastructure Plan should identify any nongovernment education facilities (where known).	
<p>F 15.4 Future opportunities for higher order health and education (e.g. tertiary education) should be considered during the PSP process and land areas or ‘areas of strategic interest’ should be nominated where known.</p>	<ul style="list-style-type: none">• Consultation with higher order health and education providers should be undertaken early in the PSP process to explore any opportunities for these sites to be nominated and for partnerships to be forged.• A Community Infrastructure Plan should identify any facilities (where known) and identify any catalyst impacts of these facilities.	
Infrastructure Coordination		
F 17. Staging and location of development		
<p>Directing the staging and location of development within a PSP to:</p> <ul style="list-style-type: none">• use available capacity in existing infrastructure• support the orderly and economic extension or augmentation of existing infrastructure• match the timely provision of new infrastructure. <p>This will include directing the location and timing of development and identifying trigger points for the provision of required infrastructure.</p>		
<p>F 17.1 The structure and design of a PSP should accommodate the coordinated delivery of key infrastructure (basic and essential infrastructure and other infrastructure) and appropriate staging of development to provide for:</p>	<ul style="list-style-type: none">• Encourage active engagement with government departments, service providers and utility agencies to input their forward plans, identify and define essential infrastructure and to explore strategic partnerships for planning, funding and delivery.	<p>T20 Identify all basic and essential infrastructure with spatial requirements on the future place-based structure plan (e.g. open space, schools, community centres, integrated water management, etc.)</p>

PSP Feature & General Principles	How to Apply to PSP	PSP / Performance Targets
<ul style="list-style-type: none"> • integration and shared-use opportunities • timely delivery, taking into consideration likely sequencing of development, land ownership constraints and funding sources • efficient delivery, taking into consideration likely sequencing of development • development that will not be isolated from basic and essential infrastructure and services • ensuring that development does not take place unless it can be serviced in a timely manner • ensuring that development within a PSP can be staged to match the attainment of infrastructure triggers and the provision of infrastructure and services • opportunities for alternative delivery models that achieve sustainability or other community benefits. 	<ul style="list-style-type: none"> • A Precinct Infrastructure Plan should identify all infrastructure needed to service the new neighbourhoods, indicative timing, delivery responsibility, potential funding sources (such as infrastructure contributions, opportunities for Growth Areas Infrastructure Contribution (GAIC) funding and other potential funding sources) and any agreed commitments to partnerships or alternative delivery models. • The indicative locations of essential infrastructure should consider the local requirements of service providers relevant to the PSP. 	
<p>F 17.2 The staging of development within PSPs should consider:</p> <ul style="list-style-type: none"> • proximity to existing or proposed development fronts or serviced land • proximity to significant public transport infrastructure or public transport services • proximity to existing or committed community infrastructure such as schools • proximity to new or existing arterial or connector road infrastructure • existing uses (for example, extractive uses) which may transition over a longer period of time • its role in facilitating delivery of this infrastructure. 	<ul style="list-style-type: none"> • Active engagement with government departments, service providers, utility providers, landowners, developers and local government to explore the potential staging of development that aligns with potential planning, funding and delivery of infrastructure. • Spatial arrangement of land uses within a PSP and the provision of infrastructure within a Precinct Infrastructure Plan are aligned to encourage appropriate staging of development. • Direction is provided on the location and timing of development fronts within a PSP and the trigger points for required infrastructure, where relevant, in order to ensure development matches the timely provision of infrastructure. • An indicative staging plan should be prepared where appropriate. 	
<p>F 17.3 Land should be set aside and reserved to allow for all public land uses, including schools, community centres, health, emergency and justice facilities, road widening and grade separation of rail from all transport corridors (includes roads, pedestrian and bicycle paths) where a delivery agency has agreed to the commitment.</p>	<ul style="list-style-type: none"> • Land required in the future should be identified in a Community Infrastructure Plan. 	
<p>F 17.4 Structure and design of a PSP should seek to maximise opportunities for development to utilise existing infrastructure or to capitalise on planned infrastructure commitments.</p>	<ul style="list-style-type: none"> • An infrastructure and servicing assessment should be prepared to inform plan preparation and should identify existing capacity of infrastructure. • Consultation should be undertaken with agencies and servicing authorities to identify opportunities to leverage planned infrastructure commitments. 	
<p>F 18. Innovative and sustainable infrastructure delivery</p>		

PSP Feature & General Principles	How to Apply to PSP	PSP / Performance Targets
Actively pursuing innovative and sustainable models for infrastructure delivery, and long-term strategic infrastructure opportunities that align with the UN SDGs and the 20-minute neighbourhood framework.		
F 18.1 Alternative and innovative infrastructure and service delivery approaches should be explored early in the PSP place-shaping and visioning stages to ensure new and innovative initiatives are embedded in the design and structure of a PSP. Implications for urban form, housing, jobs and other features of the 20-minute neighbourhood should be considered and addressed through the PSP.	<ul style="list-style-type: none"> The PSP vision statement should identify any proposed infrastructure or service delivery innovations, as well as actions to support the vision. 	Refer to Performance Target T18
F 18.2 Potential mechanisms to incentivise the early delivery of key infrastructure should be explored, particularly where fragmented land parcels and/or other site constraints exist that prohibit the logical delivery of infrastructure to support new job growth.	<ul style="list-style-type: none"> Active engagement with key implementing stakeholders will identify opportunities and commitment to bring forward infrastructure. All commitments should be identified in the Precinct Infrastructure Plan. A staged approach to drainage outfall should be considered to align with incremental development of the precinct. 	

3.3 Moorabool Community Infrastructure Framework (August 2019)

3.3.1 Framework Overview

The Community Infrastructure Framework sets out how Moorabool Shire Council plans and delivers community facilities and community services. The main purpose of the Framework is to identify the Shire's needs for facilities and services, now and into the future and takes into account population changes and community needs.

Documents that describe the purpose of the Framework and how it operates are:

- **Community Infrastructure Planning Policy.** The Policy states that Council will follow the adopted Community Infrastructure Planning Process. The Policy also includes a set of Planning and Design Principles.
- **Community Infrastructure Planning Process.** The adopted Planning Process provides the methodology describing how the Community Infrastructure Framework operates. It explains how infrastructure projects are identified through an evidence-based approach.

3.3.2 Community Infrastructure Provision Standards (April 2019)

A key component report of the Moorabool Community Infrastructure Framework is the Community Infrastructure Provision Standards report (April 2019). This document provides the quantitative standards that have informed the various assessments of need for community services and facilities.

Quantity Standards (informing the Quantity Assessment)

Table 3 below summarises the Moorabool Shire Council's preferred sports provision targets that inform the quantity assessment for the Moorabool Community Infrastructure Framework.

These provision targets encompass the major participation sports in Victoria including cricket, Australian rules football, lawn bowls, basketball, netball, soccer, swimming pools (indoor and outdoor), and tennis.

Table 3 – Moorabool Shire Council's Preferred Sports & Playground Provision Targets

Sport	Moorabool Shire Council's Preferred Provision Target	Discussion of Provision Target
Cricket oval (competition)	1 oval per 3,500 people	The 2015 Recreation & Leisure Strategy used a ratio of 1:3,000. However, data from the Utilisation Assessment in 2018 suggests sports grounds have more unused capacity that the 1:3,000 ratio would indicate (i.e. that fewer sports grounds are in fact needed to meet demand). A ratio of 1:3,500 is better supported by current usage data.
Football oval (competition)	1 oval per 4,500 people	The 2015 Recreation & Leisure Strategy used a ratio of 1:4,000. However, data from the Utilisation Assessment in 2018 suggests

Sport	Moorabool Shire Council's Preferred Provision Target	Discussion of Provision Target
		sports grounds have more unused capacity than the 1:4,000 ratio would indicate (i.e. that fewer sports grounds are in fact needed to meet demand). A ratio of 1:4,500 is better supported by current usage data.
Lawn bowls	1 green per 10,000	1:10,000 ratio used by 2015 Rec & Leisure Strategy is appropriate as supports the current situation, that both Bacchus Marsh, Ballan and rural areas have an adequate supply of greens that each have capacity for more use.
Basketball courts (competition)	1 court per 4,000	The current ratio of existing courts in Bacchus Marsh is 1:6,500, which is insufficient to meet demand. The standard of 1:4,000 supports the findings of the Indoor Recreation Facilities Feasibility Study (2017) that participation in basketball in Bacchus Marsh is higher than the Victorian average and should be sufficient to support up to 4 additional indoor courts by 2038.
Netball courts (competition)	1 court per 6,000	The 1:6,000 standard supports the current situation that there is sufficient demand across Bacchus Marsh and Surrounds and the Rural East for at least 2 additional indoor netball courts, as per the Indoor Recreation Feasibility Study, 2017. The 1:6,000 standard also reflects the findings of that Study that participation in netball is less than that of basketball.
Soccer pitch (competition)	1 pitch per 5,000 people	The 1:5,000 ratio used by 2015 Rec & Leisure Strategy is appropriate for use as the provision standard. 1:5000 is well above the current ratios, reflecting the Shire's inadequate current provision (no dedicated competition soccer fields in the Shire, dual use only).
Swimming pool - indoor	1 pool per 50,000 people	Previous studies into the financial viability of an indoor aquatic centre in Moorabool Shire have examined the cost of delivering and maintaining such facilities and the levels of utilisation and income required to support them. A population of 40,00 within driving distance (30 minutes) of an aquatic centre is deemed the minimum. A population of 50,000 would best support an aquatic centre.
Swimming pool - outdoor	1 pool per 30,000 people	Existing pools have substantial capacity to accommodate more public use. Bacchus Marsh pool provides for existing population of Bacchus Marsh and the east of the Shire and is deemed to have sufficient capacity to service an additional population 10,000 people.
Tennis court (competition)	1 court per 2,000 people	1:2,000 ratio used by 2015 Rec & Leisure Strategy supports current situation that both urban and rural areas are well provided for. Rural areas have a particularly high number of courts in relation to population.
Local playground	400m (5 minute walk)	Smallest scale, limited range of equipment, catering for ages up to 10.
District playground	800m (10 minute walk)	Medium scale, moderate range of equipment, catering for ages up to 10.
Municipal playground	15 minute walk	Large scale, extensively equipped, catering for ages up to 14.
Regional playground	30 minute drive	Premium, largest scale, destination facility catering for ages up to 16.

Source: Moorabool Community Infrastructure Framework (August 2019)

Travel Standards (informing the Travel Accessibility Assessment)

Table 4 below summarises the Moorabool Shire Council's preferred travel standards for each of the major participation sports in Victoria including cricket, Australian rules football, lawn bowls, basketball, netball, soccer, swimming pools (indoor and outdoor), and tennis. These standards inform the travel accessibility assessment of the Moorabool Community Infrastructure Assessment. Preferred driving distance times are indicated for five different settlement population sizes. Ballan is identified as a settlement ranging from 2,000 to 6,000 people.

Table 4– Moorabool Shire Council's Preferred Travel Standards for Sport and Playground Types

	Settlement population (total persons)				
	Less than 200	200 to 500	500 to 2000	2,000 to 6,000	6,000 or more
Sport	Balliang, Balliang East, Barkstead, Bungaree, Clarendon, Elaine, Merrimu, Morrisons, Mount Wallace, Parwa	Blackwood, Dales Creek, Dunnstown, Korweinguboora, Lal Lal, Mount Egerton, Myrniong, Navigators, Wallace, Yendon	Gordon, Greendale, Hopetoun Park	Ballan, Maddingley	Bacchus Marsh, Darley
Cricket oval (competition)	20 minute drive	20 minute drive	15 minute drive	10 minute drive	10 minute drive
Football oval (competition)	20 minute drive	20 minute drive	15 minute drive	10 minute drive	10 minute drive
Lawn bowls	20 minute drive	20 minute drive	15 minute drive	10 minute drive	10 minute drive
Netball courts (competition)	15 minute drive	15 minute drive	15 minute drive	15 minute drive	10 minute drive
Soccer pitch (competition)	20 minute drive	20 minute drive	15 minute drive	10 minute drive	10 minute drive
Swimming pool - indoor	30 minute drive	30 minute drive	20 minute drive	20 minute drive	20 minute drive
Swimming pool - outdoor	30 minute drive	30 minute drive	20 minute drive	20 minute drive	15 minute drive
Tennis court (competition)	15 minute drive	15 minute drive	15 minute drive	15 minute drive	10 minute drive

Source: Moorabool Community Infrastructure Framework (August 2019)

3.3.3 Quantity Assessment Findings for Ballan

The Quantity Assessment determines whether there is currently a suitable and sufficient quantity of services or facilities to meet the needs of the population of an area. It seeks to identify any under or over-provision that exists now and, using Council's population forecasts, may exist in the future. Table 5 summarises these findings for Ballan.

Table 5 – Quantitative Assessment Findings for Ballan

Sport	Quantity Assessment Findings
Cricket oval (competition)	When modelled on its own, Ballan has an adequate supply of cricket and football ovals now but will have need for 1 additional dual-purpose oval around the year 2031. When modelled together, the wider 'Ballan and the Rural West' area has an over-supply of +2 cricket and +4 football ovals, reducing to an over-supply of +1 cricket and +3 football ovals by the year 2041.
Football oval (competition)	As above
Lawn bowls	Comparison with the Quantity Standard suggest the 1 green at Ballan Recreation Reserve will be adequate to meet demand up to 2041.
Basketball courts (competition)	Ballan has only the 1 court at the Primary School, used for training but is not compliant for competition. When modelled on its own, Ballan has a shortfall of -1 basketball court now, increasing to a shortfall of -2 courts by 2041. When modelled together, the wider Ballan and the Rural West area could potentially support 2 basketball courts now and 3 by 2041. However, some of the demand across the Rural West will be met through facilities in Ballarat.
Netball courts (competition)	When modelled on its own or together with the Rural West, Ballan has an adequate number of netball courts up to 2041. However, it is recognised that the single court at Ballan Recreation Reserve reduces flexibility for the club to train on multiple courts at once and that there is an opportunity to create a 2nd court as an overlay to the tennis courts.
Soccer pitch (competition)	For soccer, Ballan has a shortfall of -1 pitch at present. Provision of a single pitch in Ballan would be adequate to meet local demand beyond 2031. When modelled together with the Rural West the shortfall is greater at -2 soccer pitches now and -3 by 2041. However, it is recommended that 2 soccer pitches in Ballan be considered as an absolute maximum requirement by 2041, given the proximity of Ballarat. It is noted that the Ballan Recreation Reserve Masterplan (2018) identifies the long-term option for 2 soccer pitches, but only if new football facilities are developed elsewhere in Ballan, as per Ballan Strategic Directions (2018).
Swimming pool - indoor	The 1 outdoor pool in Ballan is sufficient to meet demand of the current and forecast population of Ballan by 2041 but will be insufficient to support an indoor pool.
Swimming pool - outdoor	As above.
Tennis court (competition)	The 6 courts at Ballan Recreation Reserve provide an adequate supply of courts up to 2041. When modelled together the wider 'Ballan and the Rural West' area has an adequate supply of courts up to 2041 and beyond.
Playgrounds	<p>Ballan has access to 2 'local' and 2 'district' playgrounds but these do not provide coverage for the whole urban area. Large parts of south and southwest Ballan are not within walking distance of the 4 public playgrounds (Ballan Recreation Reserve, McLean Reserve, Mill Park and Caledonian Park). The playground at the Ballan Recreation Reserve was removed in 2018 and is planned for replacement in 2019. This playground serves an important role in providing access to residents in the east and southeast of Ballan.</p> <p>At present, Bacchus Marsh is the only settlement assessed as an urban area. As the population of Ballan grows, it may be appropriate to also apply the urban assessment to Ballan.</p>

Source: Moorabool Community Infrastructure Framework (August 2019)

3.3.4 Strategic Community Infrastructure Priorities for Ballan

By following the adopted Community Infrastructure Planning Process, Council has identified a list of priority community infrastructure projects: **Strategic Community Infrastructure Priorities report – all Moorabool Shire** (August 2019).

Council has prepared location-specific extracts from this report including one for Ballan: **Strategic Community Infrastructure Priorities report – Ballan** (August 2019).

This document identifies the highest priority community infrastructure projects for Ballan now and up to the year 2041, based on current population forecasts. When Council's forecasts are updated, or other data and assumptions change significantly, the needs analyses, findings and recommendations will need to be reviewed and the priorities re-set if required.

Each project responds to community needs identified through the Community Infrastructure Needs Analysis Findings and Recommendations report (August 2019) and the various analyses of community need conducted between March 2018 and April 2019.

Table 6 below summarises the short, medium and long term priorities for various sports and sports infrastructure in Ballan over the next 20 years.

Table 6 – Short-, Medium- & Long-Term Strategic Community Infrastructure Priorities for Ballan

Service / facility type(s)	Recommendation	Deliver by
Short term priorities (3 years): to be addressed between 2019 and 2022		
<ul style="list-style-type: none"> • Multipurpose community rooms & venues • Sports pavilions 	Work with the Ballan Recreation Reserve Committee of Management and State Government to ensure that any new facilities delivered through the planned upgrades to the Ballan Recreation Reserve (as per 2018 Reserve Master Plan) are designed to be suitable for use as community venues. Where appropriate, new facilities should be designed to be age- and dementia-friendly.	As required
<ul style="list-style-type: none"> • Sports grounds • Multipurpose community rooms & venues • Sports pavilions 	Identify and acquire land for the future provision of 1 dual-use football/cricket oval or dual soccer pitch sports ground (& associated pavilion / community facility) within the new development areas of Ballan, potentially 'Precinct 5' as per Ballan Strategic Directions (2018). Refer also to long-term recommendation for the possible provision of a new oval / pitches in Ballan once winter utilisation of the Ballan Recreation Reserve exceeds 90%.	As required
<ul style="list-style-type: none"> • Sports grounds 	Proceed with sports ground lighting improvements as per Council's planned rollout following the Lighting Audit.	2022
<ul style="list-style-type: none"> • Basketball courts • Netball courts (indoor) 	Proceed with planning for a maximum of 4 indoor courts in Bacchus Marsh and Surrounds, as per the findings of the Indoor Recreation Facilities Feasibility Study (2018). Note, it is assumed the 2 existing courts at Bacchus Marsh Leisure Centre will be replaced through this project.	2022 (or as feasible)
<ul style="list-style-type: none"> • Swimming pool (outdoor) 	Conduct a safety assessment for pedestrians crossing over Simpson St / Blackwood St, between the main township and the Ballan pool. Implement any recommendations as required.	As required
<ul style="list-style-type: none"> • Swimming pool (outdoor) 	Ballan outdoor pool - Improve disabled access to the main pool.	Required immediately
<ul style="list-style-type: none"> • Skate and BMX parks 	Retain 1 skate / BMX facility in Ballan but relocate it to a more central and accessible site within Ballan. Design the new facility to suit use by skate and BMX.	Required immediately

Service / facility type(s)	Recommendation	Deliver by
<ul style="list-style-type: none"> Playgrounds 	<p>Develop a Play Spaces Improvement Plan that assesses:</p> <ul style="list-style-type: none"> how to fill the identified spatial gaps in provision in small towns, Ballan and Bacchus Marsh and Surrounds (refer to Travel Accessibility Assessment for playgrounds). the viability, feasibility and community support for creating either (a) additional 'district' level playgrounds in Ballan, or (b) a 'municipal' level facility able to serve the whole of Ballan plus towns within a 20 minute drive. the viability, feasibility and community support for creating a local play facility in Dales Creek. the connectivity of existing and potential new playground sites and identify where new pedestrian links are required to optimise access to play spaces. opportunities to introduce natural and/or unstructured play into existing and new play spaces. means to increase the visibility and catchment of the playgrounds at Gleneagles Court Reserve, Silverdale Drive Reserve, and Barbara Court Reserve, or relocate them elsewhere. 	<p>2020</p> <p>To be actioned as a proposal for the CIP in conjunction with new Open Space Framework.</p>
Medium term priorities (3 to 10 years): to be addressed between 2023 and 2029		
<ul style="list-style-type: none"> Sports grounds 	If additional oval capacity is required by the Ballan Cricket Club, investigate use of Gordon Recreation Reserve by the club.	As required
<ul style="list-style-type: none"> Basketball courts Netball courts (indoor) 	Monitor indoor basketball and netball participation rates across Bacchus Marsh and Surrounds following at least 2 years use of any new courts and determine future facility requirements accordingly.	After 2 years use of any new indoor courts.
<ul style="list-style-type: none"> Basketball courts 	Monitor participation in basketball in and around Ballan. If demand is ever deemed sufficient to support an indoor court in Ballan, consider options to increase the size of the court at Ballan Primary School to create a competition-compliant court.	As required
<ul style="list-style-type: none"> Swimming pool (outdoor) 	Ballan outdoor pool - fix the toddler pool shell and create additional space for staff within administration buildings.	2025
Long term priorities (beyond 10 years): to be addressed between 2030 and 2041		
<ul style="list-style-type: none"> Sports grounds 	<p>When winter utilisation of the Ballan Recreation Reserve reaches 90% of maximum playing capacity, plan for the provision of 1 dual purpose oval within Ballan. This will necessitate the acquisition of land within the new development areas of Ballan, potentially 'Precinct 5' as per Ballan Strategic Directions (2018).</p> <p>See short term recommendation regarding acquisition of land within the new development areas of Ballan, potentially 'Precinct 5' as per Ballan Strategic Directions (2018).</p>	As required
<ul style="list-style-type: none"> Aquatic centre Swimming pool (indoor) 	Develop an indoor pool within Bacchus Marsh and Surrounds. Prior to or at the same time as developing a new indoor pool at the Taverner Street site, decommission the existing outdoor pool, regardless of which site is eventually chosen for the new indoor pool.	2041

Source: Moorabool Community Infrastructure Framework (August 2019)

3.4 Draft Bacchus Marsh & Ballan Open Space Framework 2041 (July 2019)

The Bacchus Marsh and Ballan Open Space Framework was developed to guide future planning for open space needs of these communities now and in the future. The Framework focuses on these two locations due to the expected rapid growth that will occur, and to assist Council in advocating for better outcomes in the planning for this growth.

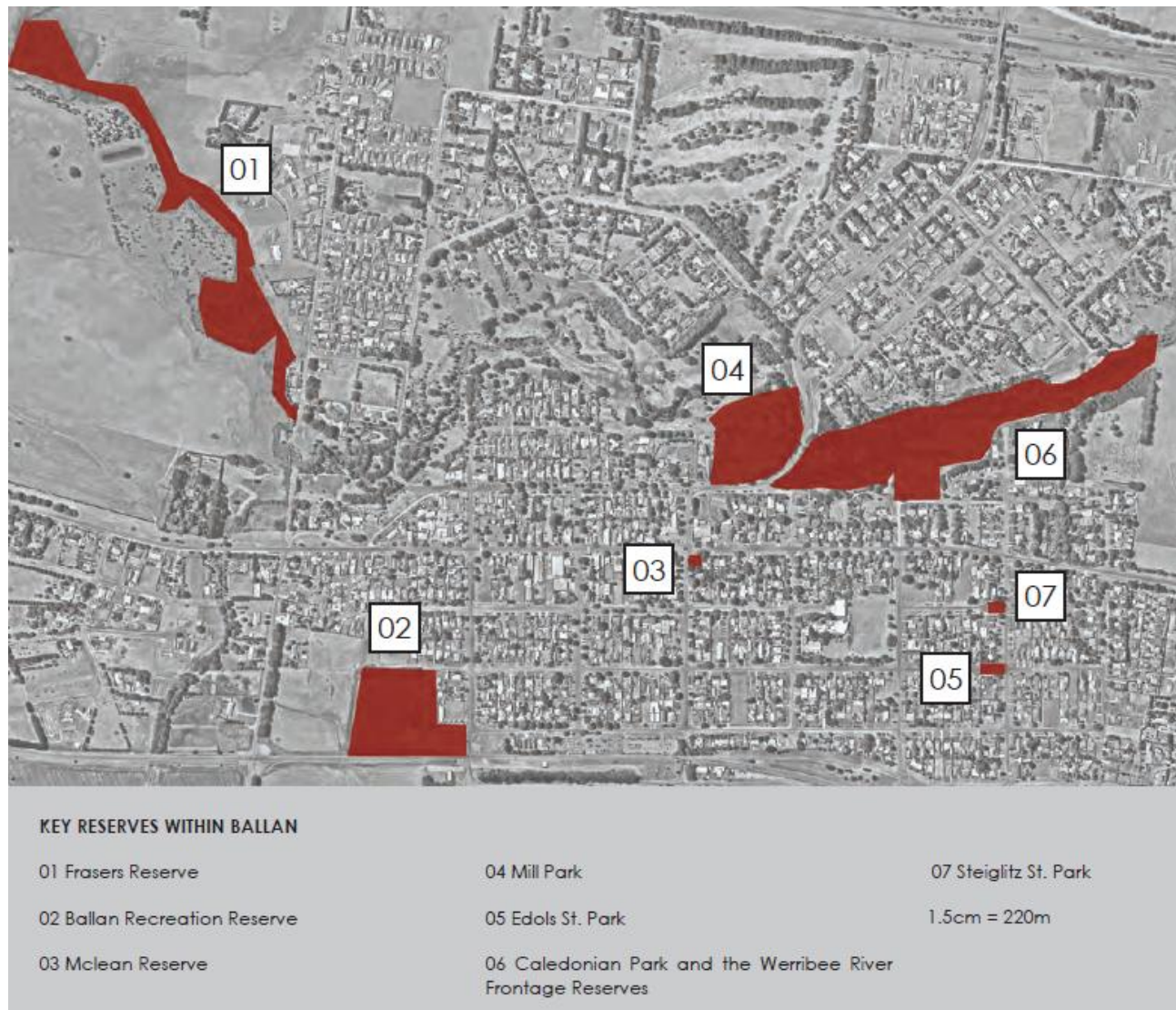
Key aspects of the Framework include:

- Recommendation for the development of a Shire wide Open Space Strategy;
- A vision and guiding principles for open space for Bacchus Marsh and Ballan to guide future planning and development;
- Definitions of the different types of open space that exists and should be provided for in the future; and
- Benchmarks for how close open space should be for each resident.

In relation to the existing open spaces in Ballan (shown in Figure 4 on the following page), the Framework identifies the following key features and initiatives:

- *The characteristic open spaces in this precinct include Caledonian Park and Ballan Swimming Pool, Ballan Recreation Reserve, Bostock Reservoir and Ballan Racecourse. While the Ballan Golf Club is a private club, it provides a green back drop.*
- *Recent upgrades to Main Street has assisted in the expansion of the existing open spaces along the street including McLean Reserve and the forecourt of the Ballan Mechanics Institute.*
- *The Ballan Strategic Directions (2018) identifies future areas of open space being developed to the west of the existing township area. These open spaces will provide new local open spaces, primarily for recreational activities such as walking and cycling along the Werribee River and will provide improved connections utilising green corridors as well as the Main St precinct.*
- *The Ballan Strategic Directions also identified the potential for creation of an additional recreation reserve to be provided in the residential area to the west of the current town boundary.*

Figure 4 – Existing Open Spaces in Ballan



Source: Draft Bacchus Marsh & Ballan Open Space Framework 2041 (July 2019), page 21

Guiding Principles

To ensure that this vision is achieved the following objectives are to be considered in the design and management of all new and existing open space in Bacchus Marsh and Ballan:

1. Be designed for maximum community benefit and consider all potential opportunities and activities to facilitate the development of the site (e.g. funding, community involvement and social engagement).
2. Provide quality and accessible open space for all residents.
3. Be a connected and safe network for all the community to use.
4. In existing areas of Bacchus Marsh & Ballan and infill developments, all residents should be within 400 metres of an area of open space. New greenfield developments must plan to provide publicly accessible open space within a 400m walkable catchment.
5. Reflect the landscape and Indigenous and European cultural heritage of Moorabool.

6. Identify and budget for future maintenance and staff resourcing requirements.

Open space in Bacchus Marsh and Ballan is defined in two ways:

- Area. This determines the potential options that the space could serve.
- Use. This is classified seven ways (organised sport, active recreation, passive destination, activated bushland, civic space, linear link and drainage).

Definitions of open space by area:

- <0.2ha = Very small (example: Edols St, Ballan)
- 0.2ha to 1ha = Small (Clarinda Street Reserve, Bacchus Marsh)
- 0.75ha = Neighbourhood (Greenfield only)
- 1ha to 5ha = Destination (Darley Park, Ballan Recreation Reserve)
- 5ha to 15ha = District (Caledonian Park, Ballan, Maddingley Park, Maddingley, Masons Lane, Bacchus Marsh)
- 15ha+ = Regional (Bacchus Marsh Racecourse and Recreation Reserve)

Citing the findings of the Community Infrastructure Framework report, the Bacchus Marsh & Ballan Open Space Framework 2041 restates that Ballan “can support maximum 1 additional oval after 2031 and soccer facilities should be considered only if a soccer club is established in Ballan” (page 14).

3.5 Review of Benchmark Infrastructure Costings: Benchmark Infrastructure Costing (2018), Prepared for the VPA by Cardno

Appendix 2 shows indicative active open space and sporting pavilion specifications and costs for 2 active open space sizes (5 to 6 hectares and 8 to 10 hectares). These specifications are included in the VPA commissioned *Benchmark Infrastructure and Costs Guide* (prepared by Cardno in 2018). These specifications and costs are regularly updated by the VPA and provide a useful guide as to what can and should be included in a Development Contributions agreements prepared for PSP areas.

3.6 Ballan Recreation Reserve Masterplan (2018)

The Ballan Recreation Reserve Masterplan was adopted by Moorabool Shire Council in 2018. The plan provides strategic direction for the redevelopment of the Reserve over the next 10 years and identifies potential longer term uses of the reserve to serve the community. The Ballan Recreation Reserve Masterplan also notes that the “Ballan Strategic Directions has identified a potential investigation area within Precinct 5 (west of the current Recreation Reserve) for additional active open space” (Executive Summary and Section 3 of the Masterplan report).

A new sporting pavilion has recently been constructed at the Reserve with female friendly change rooms and amenities for players and umpires, a kitchen and canteen, storage facilities and a social room. Other projects associated with the upgrade of the Reserve include:

- Oval lighting - installation of new 100 lux LED oval lighting;
- New cricket training nets - construction of a 3 lane outdoor cricket training facility; and
- AFL Safety Nets - installation of a new barrier netting behind the North end AFL goal posts.

3.7 Implications of Review of Relevant Strategic Documents

The implications of the review are as follows:

- Both the VPA’s PSP Guidelines and Council’s Community Infrastructure Framework provide guidance on the proposed quantum of active open space that should be provided in Ballan, and the PSP Guidelines also provides standards for the distribution and preferred location of active open space.
- Unlike the VPA PSP Guidelines, Council’s Community Infrastructure Framework active open space requirements are based on population benchmarks for major participation sports. The VPA’s active open space provision guidelines are an area based standard (i.e. 5% to 7% of NDAR) and depend on the amount of developable land within a PSP location.
- The VPA’s Benchmark Infrastructure Costings report provides guidance on typical infrastructure configurations and specifications for active open space reserves and sporting pavilions and likely construction costs in PSP locations.
- Citing the findings of the Community Infrastructure Framework report, the Bacchus Marsh & Ballan Open Space Framework 2041 restates that Ballan “can support maximum 1 additional oval after 2031 and soccer facilities should be considered only if a soccer club is established in Ballan”.

4. Review of Public Open Space Provision

4.1 Overview

This section provides an analysis of open space requirements associated with the next stages of planning for the subject site using the open space provision and cost guidelines and benchmarks identified in Section 3 of this report.

As outlined in Section 1.2 of this report, the analysis is focused on determining three key matters:

1. The quantity of passive and active open space (including local parks, playgrounds and sports grounds) that should be included within Precinct 5;
2. The preferred location and distribution of any new passive and active open space areas within Precinct 5; and
3. The cost implications of implementing the recommended open space provision strategy.

4.2 Preferred Public Open Space Provision Standards

Given the material reviewed this assessment adopted the following preferred provision standards for local / district passive and active open space:

- Within residential areas (including activity centres):
 - 10% of net developable area for local parks and sports field reserves;
 - 3-5% of net developable area set aside for local parks; and
 - 5-7% of net developable area set aside for sports field reserves.
- Open space and sports reserves should be located to meet the following distribution targets:
 - A sports reserve or open space larger than 1 hectare within an 800m safe walkable distance of each dwelling; and
 - A local park within a 400m safe walkable distance of each dwelling.
- The size of a typical local / district sports reserve may range from 5 to 10 hectares (note: in some cases active open space areas may be smaller or larger than this range depending on NDAR outcomes, other local characteristics and existing provision in or near PSP locations);
- A sports pavilion servicing 2 playing fields typically has a floor area of 420 square metres;
- A sports pavilion servicing 3 playing fields typically has a floor area of 700 square metres;
- The cost of constructing a 5 to 6 hectare active open space currently ranges from approximately \$7.4 million to \$8.5 million;
- The cost of constructing a 8 to 10 hectare active open space currently ranges from approximately \$9.6 million to \$11 million;
- The cost of constructing a sports pavilion servicing 2 playing fields currently is approximately \$1.7 million; and

- The cost of constructing a sports pavilion servicing 3 playing fields currently is approximately \$2.9 million.

4.3 Passive and Active Open Space Review Methodology

The following methodology was used to address the assessment objectives:

- Identify and describe the existing active open space areas located in the Ballan Township and assess the implications of these reserves on future active open space provision;
- Assess and determine the appropriate quantity of passive and active open space for Precinct 5 of the Ballan Framework Plan against the VPA's Precinct Structure Planning Guidelines (2021) and the Moorabool Community Infrastructure Framework (August 2019); and
- Assess the optimal distribution and preferred location of future passive and active open space in the Ballan Township using the VPA's Precinct Structure Planning Guidelines (2021).

4.4 Existing Active Open Space Provision

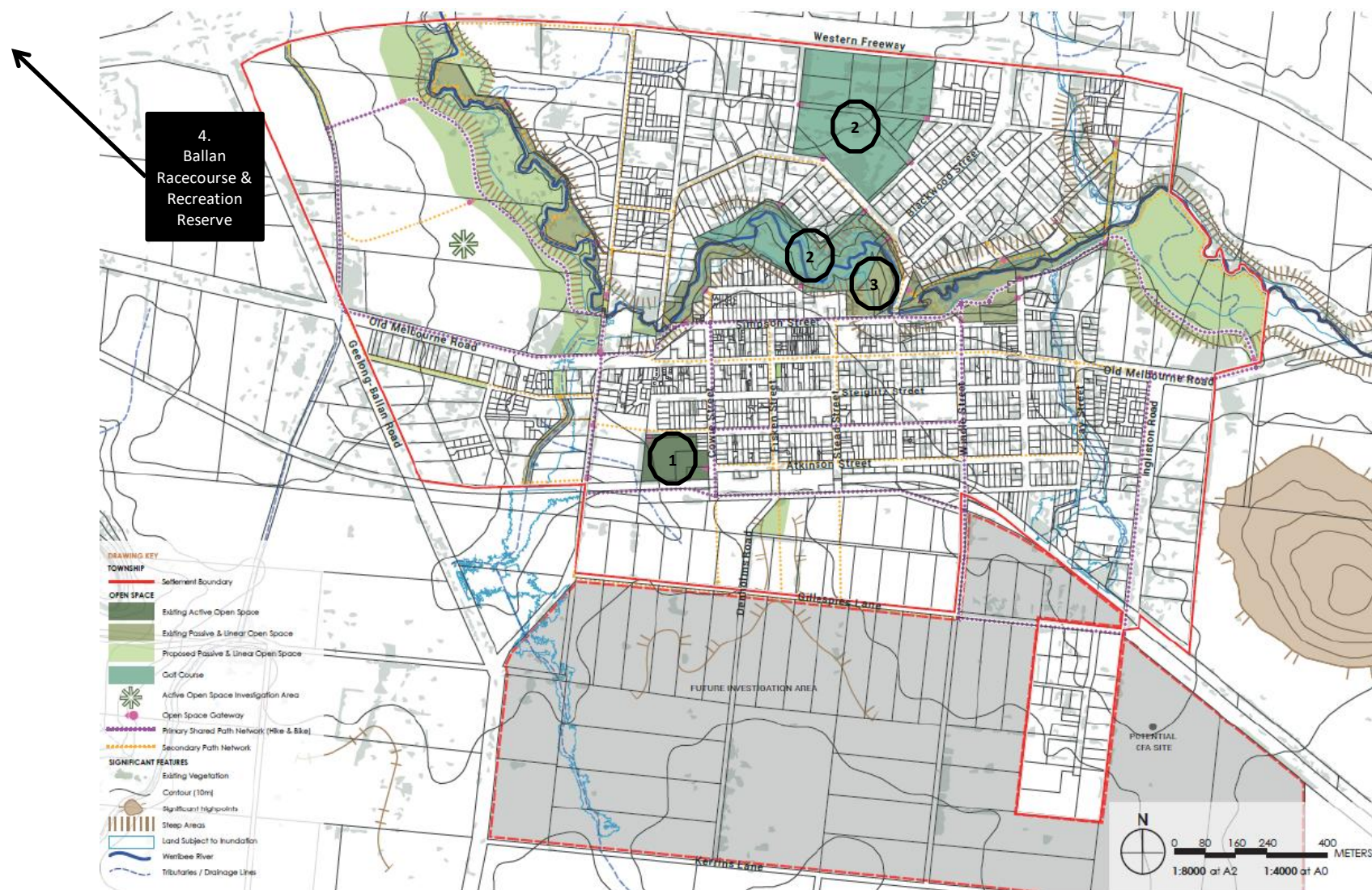
As shown below in Table 7 below and Figure 5 following Table 7, there are four main outdoor recreation assets in the Ballan Township supporting a variety of organised sports including Australian rules football, cricket, netball, tennis, lawn bowls, tennis, golf, outdoor swimming and various equestrian sports.

Table 7 – Existing Active Open Space Provision within Ballan²

Facility Name	Map Reference No.	Sports / Functions Provided	Ownership	User Groups (membership no.)
Ballan Recreation Reserve Cowie St, Ballan	1	Oval (162m x 110m) (synthetic wicket, floodlit) 3 cricket practice nets Main pavilion Small clubroom building 6 hard court tennis courts (2 floodlit) overlaid with 1 netball court (floodlit) 1 grass bowling green Clubrooms Skate park Play space	DWELP	Ballan Football Netball Club (190 members) Ballan Cricket Club (70) Ballan Karate Club Ballan Tennis Club (60) Ballan Bowls Club (12)
Ballan Golf Course	2	18 hole golf course	DWELP Ballan Golf Club	Ballan Golf Club
Ballan Seasonal Outdoor Pool Mill Park St, Ballan	3	25m x 6 lane outdoor pool (Toddlers pool, Amenity building)	DWELP	Nil
Ballan Racecourse and Recreation Reserve Racecourse Rd, Ballan	4	Harness training track Gallops track Various buildings and sheds	DWELP (Committee of Management)	Ballan Pony Club (40 members) Ballan Harness Club (20) Ballan and District Adult Riders Club (20) Ballan and District Vintage Machinery & Vehicle Club (100)

² Ballan Primary School (1 court indoor stadium, sports oval and 2 outdoor basketball/netball courts) and St Brigid's Catholic Primary School (outdoor synthetic surface multipurpose court and sports oval) have recreation facilities available for community use. However, these cater for informal recreation use rather than organised sport.

Figure 5 – Existing Active Open Space Provision within Ballan Township



4.5 Assessment of the Quantum of Passive and Active Open Space Proposed

4.5.1 Proposed Active Open Space Allocation

Based on the preferred active open space provision targets adopted for this report and the current NDA estimate, Table 8 below summarises the recommended new active open space land allocation for the subject site which ranges from 3.39 hectares to 4.74 hectares. This assessment supports the higher end of the range and recommends 4.5 hectares of new active open space be allocated within Precinct 5 which will allow Council to more effectively implement its 1 additional dual purpose oval³ objective identified in the Moorabool Community Infrastructure Framework.

4.5.2 Proposed Passive Open Space Allocation

Based on the preferred active open space provision targets adopted for this report and the current NDA estimate, Table 8 below summarises the recommended passive open space land allocation for Precinct 5 which ranges from 2.03 hectares to 3.39 hectares. This assessment supports the lower end of the range and recommends 2.2 hectares of new passive open space be allocated within Precinct 5.

Table 8 – Estimated Active Open Space Provision Requirement of Precinct 5

	Net Developable Area Residential (hectares)	Open Space Target	Land Requirements (hectares)	Recommended Allocation (hectares)
Precinct 5 – Passive Open Space	67.758	3% to 5% of NDAR	2.03 HA to 3.39 ha	2.2 ha (3% of NDA)
Precinct 5 – Active Open Space	67.758	5% to 7% of NDAR	3.39 HA to 4.74 ha	4.5 ha (7% of NDA)
Total Unencumbered Public Open Space	67.758	10% of NDAR	6.77 ha	6.7 ha (10%)

4.5.3 Overall Unencumbered Public Open Space Allocation Achieved

This assessment recommends that Precinct 5 be supplied with a total of 6.7 hectares of unencumbered public open space which represents 10% of the NDA of Precinct 5 and thus satisfies the 10% of NDA target specified in PSP Guidelines.

4.6 Assessment of the Distribution of Active Open Space Proposed

Figure 6 on the following page presents the existing local active open space locations across the Ballan Township and the 800-metre radius catchment area of each facility. Figure 6 clearly shows the current active open space gap areas are located at the northern end of the Township.

³ Note: The optimal size for 1 full sized oval serviced by a local scale sports pavilion and sufficient car parking is 4 hectares.

Figure 6 – Distribution of Existing Active Space Reserves & 800 metre radius catchment areas

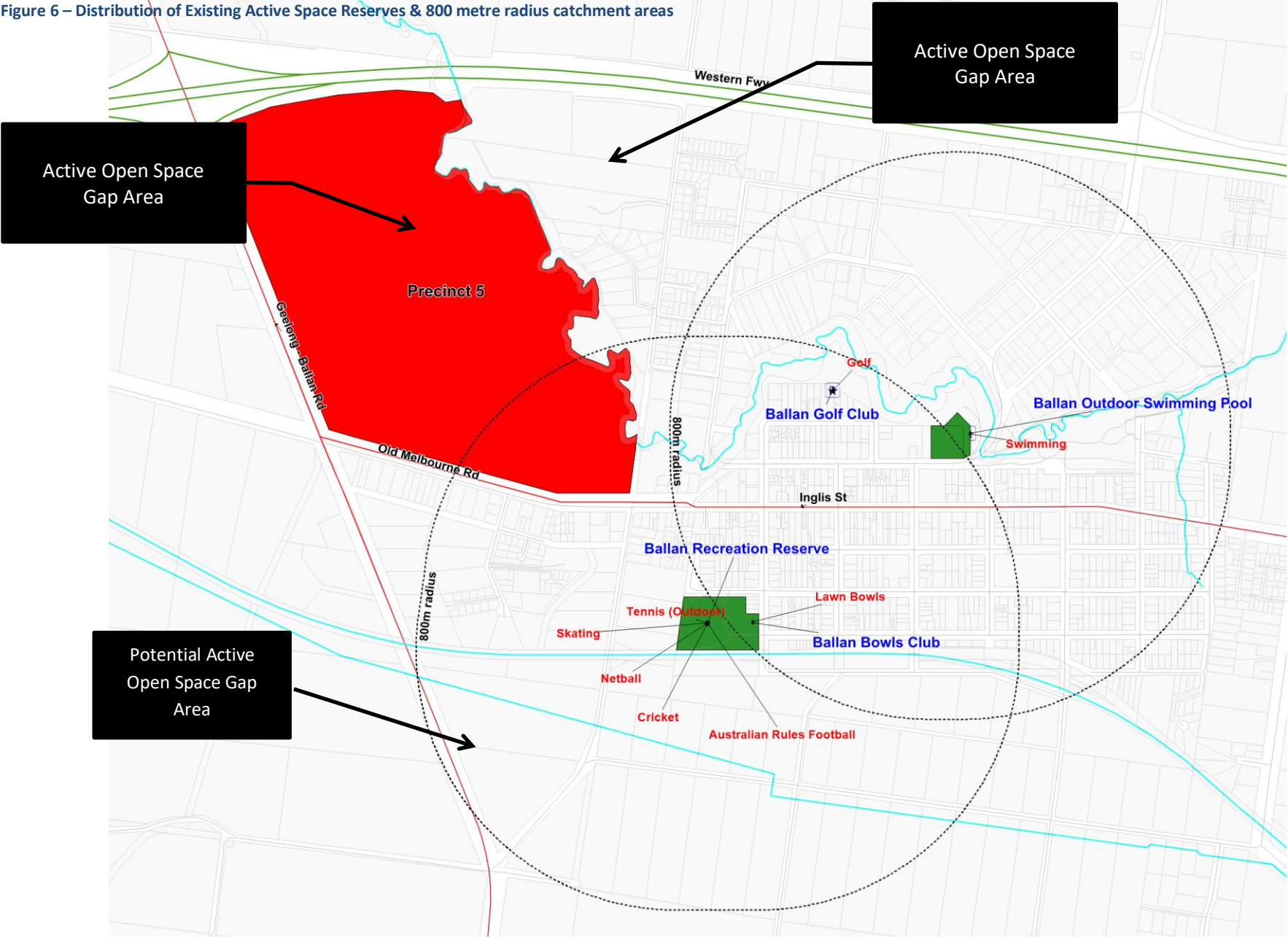


Figure 7 and Figure 8 on the following pages show two location options (Option A and Option B) and the recommended size for new active open space within Precinct 5. These have been determined on the basis of the quantitative analysis presented in Section 4.5 and the need to satisfy Target 12 of the PSP Guidelines (i.e. a sports reserve or open space larger than 1 hectare be located within an 800m safe walkable distance of each dwelling).

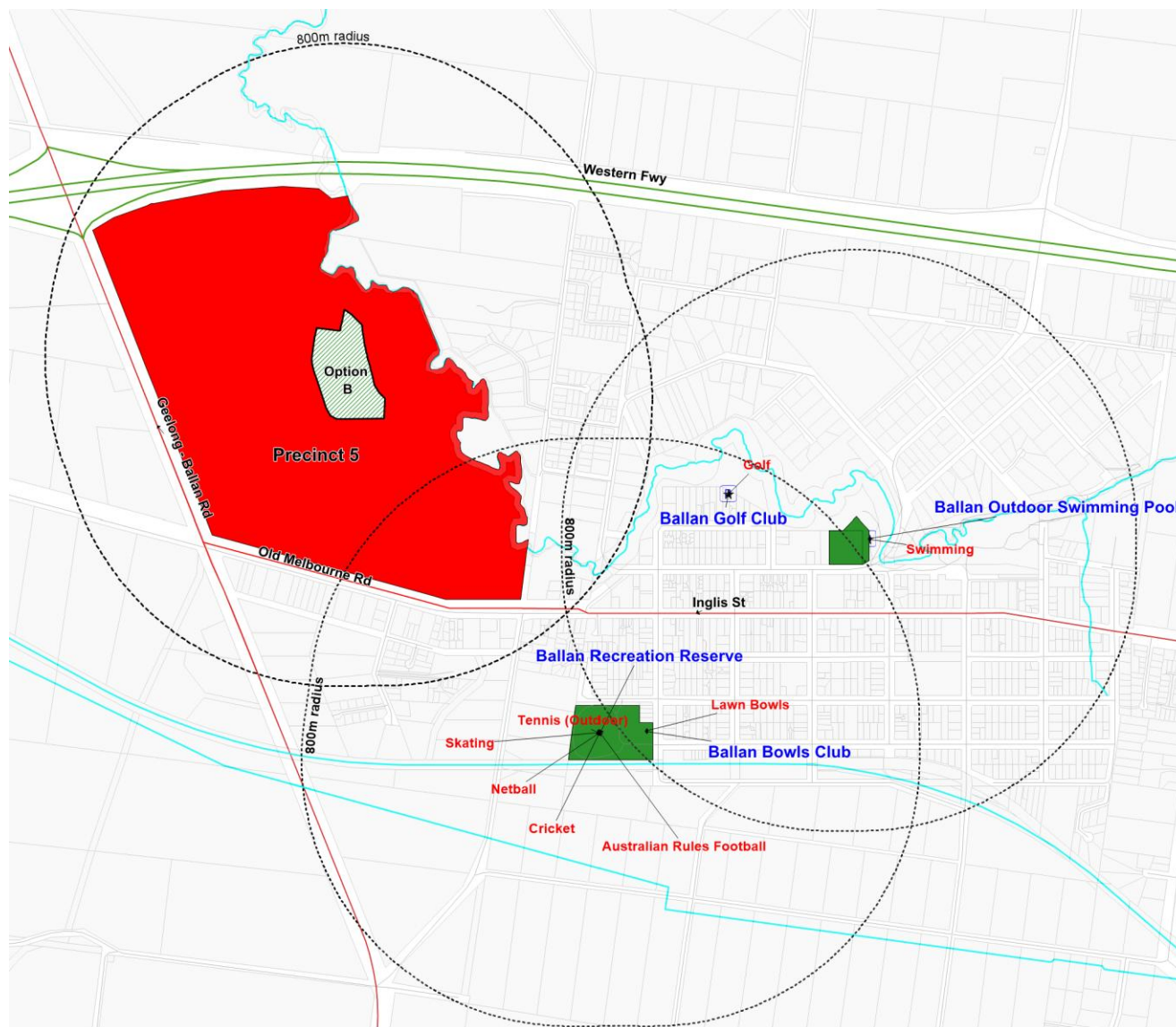
This assessment recommends Option B as the preferred location for a new active open space reserve within Precinct 5 as it achieves a more optimal distribution outcome for Ballan and improves for accessibility for existing and future residents of the north western and northern areas of the Ballan Township.

This strategy will have the potential to elevate the significance of this node and lead to the creation of a regionally significant multi-functional open space system combining both active and informal recreational features, an extensive network of shared off-road pathways that link future and existing communities, as well as providing a central focus for the environmental restoration of the Werribee River environs.

Figure 7 – Proposed New Active Open Space Area: Option A



Figure 8 – Proposed New Active Open Space Area: Option B



Another important consideration is the capacity of the new active open space location to be accessible to adjoining residential communities, particularly residents living east of the Werribee River. Figure 9 below shows potential future shared pathway linkages both within Precinct 5, along the course of the Werribee River and potential connections to existing and future residential communities located east of the Werribee River, an area currently underserved with active open space. The location of the proposed active open space reserve in the central section of Precinct 5 (Preferred Option B) is shown for illustrative purposes only.

Figure 9 – Potential Shared Pathway Linkages Between Precinct 5 Option B AOS and Adjoining Areas

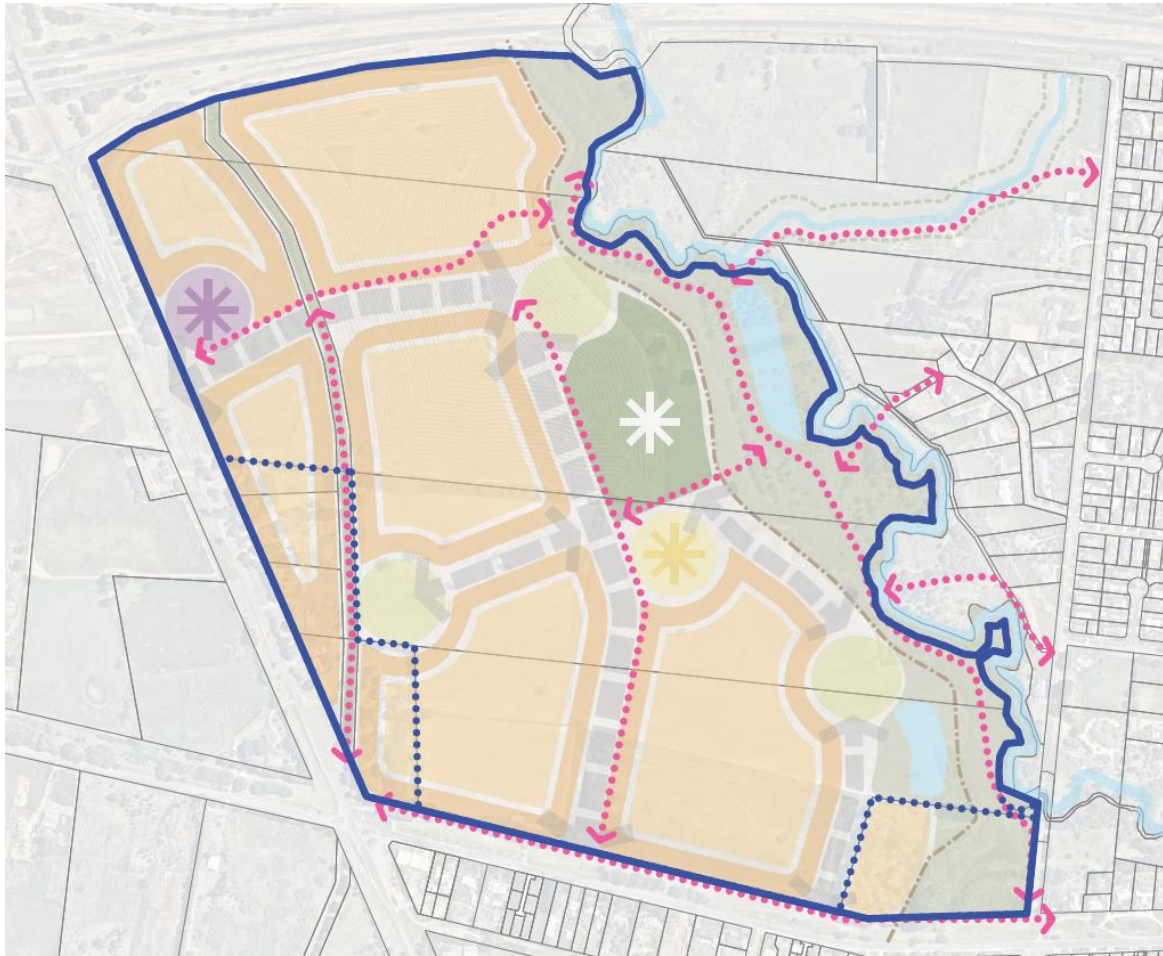
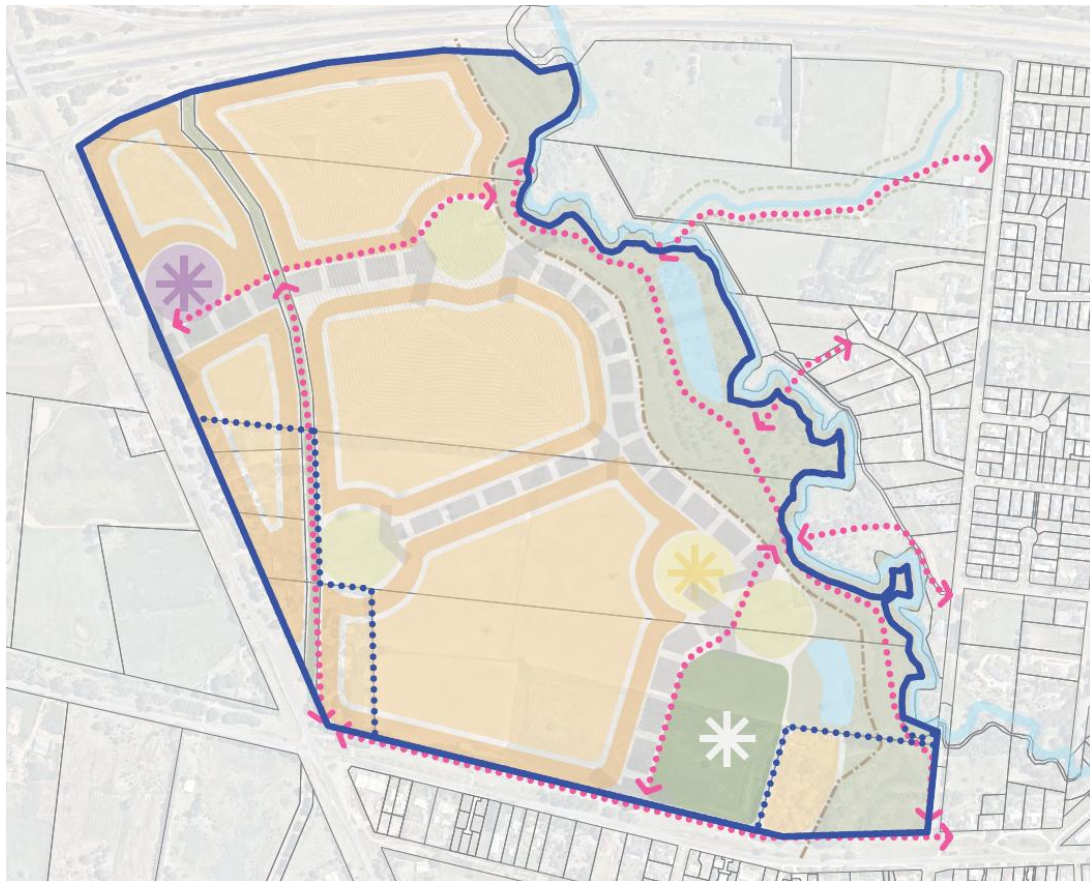


Figure 10 on the following page shows the same potential shared pathway linkages with Option A included.

Figure 10 – Potential Shared Pathway Linkages Between Precinct 5 Option A AOS and Adjoining Areas



4.7 Proposed Precinct 5 Public Open Space Provision

Table 8 on the following page shows a preliminary land use budget for subject site. The figures presented in Table 8 are to be interpreted cautiously as additional technical site assessments, including a detailed drainage assessment, is required before the net developable area (NDA) can be confirmed. The subject site has a total area of approximately 98.5 hectares and an NDA of approximately 67.8 hectares. The open space outcomes anticipated by this land use budget were, in part, informed by the open space calculations presented in Section 4.5. The proposed open space provision consists of:

- A 4.5 hectare unencumbered credited active open space (7% of NDA);
- 2.2 hectares of local unencumbered credited passive open space (3% of NDA) distributed across 3 local parks;
- 18.865 hectares of encumbered (uncredited open space) land allocated to the Werribee River Corridor Reserve; and
- 5.06 hectares of encumbered (uncredited open space) waterway and drainage reserve land.

Table 9 – Indicative Precinct 5 Land Use Budget

PROPERTY NUMBER	PROPERTY AREA	COMMUNITY	UNCREDITED PUBLIC OPEN SPACE		CREDITED PUBLIC OPEN SPACE		NET DEVELOPABLE AREA	PRECINCT 5 NET DEVELOPABLE AREA BREAKDOWN				PRECINCT 5 DWELLING ESTIMATE		
		Local Community Facility (DCP land)	Werribee River Corridor Reserve	Waterway and Drainage Reserve	Local Sports Reserve (DCP land)	Local Network Park (DCP land)		Commercial Area	Medium Density Residential (30 DW/HA)	Conventional Residential (14 DW/HA)	Interface Residential Area (10 DW/HA)	Medium Density Residential (30 DW/HA)	Conventional Residential (14 DW/HA)	Interface Residential Area (10 DW/HA)
1	89.237	0.500	16.080	5.061	4.500	2.200	60.90	0.500	3.905	45.13	11.362	117	632	114
2	0.633	0.000	0.000	0.000	0.000	0.00	0.63	0.000	0.000	0.36	0.275	0	5	3
3	1.274	0.000	0.000	0.000	0.000	0.00	1.27	0.000	0.000	0.76	0.510	0	11	5
4	0.849	0.000	0.000	0.000	0.000	0.00	0.85	0.000	0.000	0.15	0.702	0	2	7
5	0.477	0.000	0.000	0.000	0.000	0.00	0.48	0.000	0.000	0.01	0.470	0	0	5
6	0.321	0.000	0.000	0.000	0.000	0.00	0.32	0.000	0.000	0.04	0.280	0	1	3
7	1.893	0.000	0.000	0.000	0.000	0.00	1.89	0.000	0.000	1.02	0.873	0	14	9
8	3.859	0.000	2.785	0.000	0.000	0.00	1.07	0.000	0.000	0.00	1.070	0	0	11
TOTAL	98.543	0.500	18.865	5.06	4.50	2.20	67.42	0.50	3.91	47.47	15.54	117	665	155

Source: Patch, June 2023

4.8 Indicative Locations for Passive and Active Open Space Provision

Having assessed the overall quantum of passive and active open space to be provided in Precinct 5, the next task involved preparing an indicative concept plan showing the preferred location of all open spaces.

Figure 11 on the following page shows the preferred location of the 3 proposed passive open spaces and the proposed active open space reserve.

The passive open spaces are evenly distributed between the north, central and southern portions of Precinct 5 and, as shown in Figure 11, comfortably satisfy the 400 metre safe walkable distance of each dwelling target identified in the PSP Guidelines.

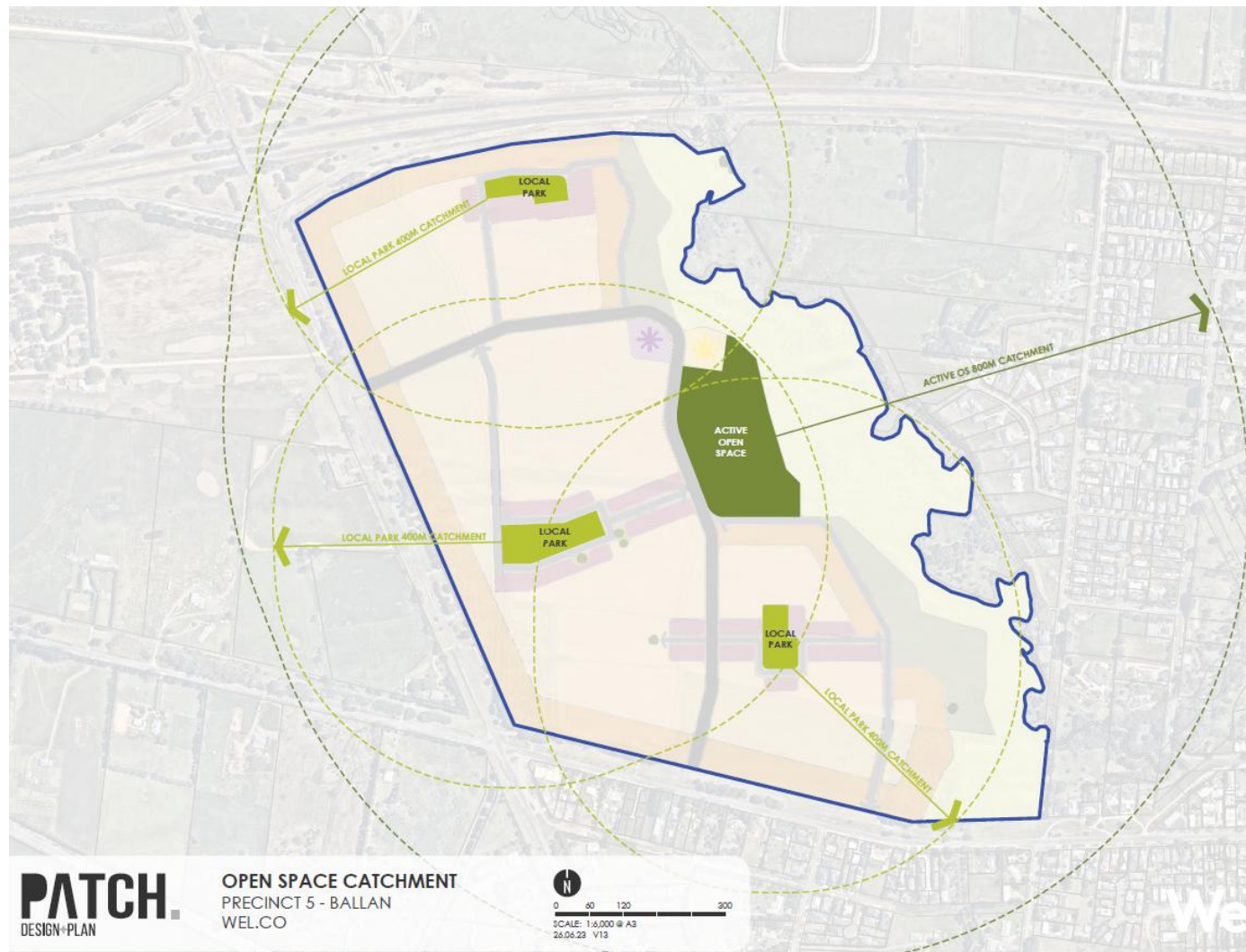
The active open space is located in the general vicinity of preferred Option B and located adjacent to the Werribee River Corridor Reserve to create opportunities for a large and integrated sub-regional open space system to be established offering a mixture of structured sport, informal recreation and conservation functions. As shown in Figure 11, the location of the active open space comfortably satisfies the 800 metre safe walkable distance of each dwelling target identified in the PSP Guidelines.

4.9 Indicative Locations for Playgrounds

Having regard for Council's playground provision standards outlined in Table 5 (Section 3.3.3 of this report), the proposed network of passive and active open spaces shown in Figure 11 allows for the inclusion of:

- 3 local playgrounds (1 for each passive open space); and
- 1 district playground co-located on the proposed active open space reserve.

Figure 11 – Indicative Precinct 5 Concept Plan for Local Passive Open Spaces



Source: Patch, June 2023

5. Conclusion, Recommendations & Estimated Costs

5.1 Recommendations

5.1.1 Passive Open Space

In relation to passive open space this assessment recommends Precinct 5 be supplied with a total of 2.2 hectares of passive open space distributed across 3 local parks, the locations of which satisfy the 400m safe walkable distance of each dwelling target specified in the PSP Guidelines and Clause 56.05-2 of Moorabool Planning Scheme.

5.1.2 Active Open Space

The analysis undertaken in this report concludes that the active open space requirements generated by the subject site are broadly consistent with the recommendations for active open space in Ballan identified by the Moorabool Community Infrastructure Framework. This assessment therefore concludes that Council's preference to establish a new active open space reserve within Precinct 5 is justified. Council's desire to establish one new dual purpose oval (i.e. accommodating the needs of both Australian rules football and cricket) should be taken into consideration as part of the future planning of Precinct 5.

In relation to active open space this assessment recommends the establishment of a new 4.5 hectare active open space reserve within Precinct 5 consisting of:

- One new oval (catering for Australian rules football in the winter season and cricket in the summer season);
- A 420 square metre sports pavilion with the potential to be integrated with a proposed multipurpose community centre;
- 84 car spaces; and
- Other associated amenities.

This assessment recommends Option B as the preferred location for a new active open space reserve within Precinct 5 as it achieves a more optimal distribution outcome for Ballan and improves for accessibility for existing and future residents of the north western and northern areas of the Ballan Township. Another, but no less important benefit of Option B is the capacity to incorporate the active open space reserve within the Werribee River open space corridor required to be set aside as part of the future development of Precinct 5. This strategy will have the potential to elevate the significance of this node and lead to the creation of a sub-regionally significant multi-functional open space system combining both active and information recreational features, an extensive network of shared off-road pathways that link future and existing communities, as well as providing a central focus for the environmental restoration of the Werribee River environs.

This recommendation is consistent with two key Council strategic documents (the *Moorabool Community Infrastructure Framework* and *Draft Bacchus Marsh & Ballan Open Space Framework 2041*) and current VPA PSP Guidelines. Council's strategic documents clearly state the need to:

"Identify and acquire land for the future provision of 1 dual-use football/cricket oval or dual soccer pitch sports ground (& associated pavilion / community facility) within the new development areas of Ballan, potentially 'Precinct 5' as per Ballan Strategic Directions (2018)".

5.1.3 Playgrounds

Having regard for Council's playground provision standards outlined in Table 3 (Section 3.3.2 of this report), the proposed network of passive and active open spaces shown in Figure 11 allows for the inclusion of:

- 3 local playgrounds (1 for each passive open space); and
- 1 district playground co-located on the proposed active open space reserve.

5.1.4 Other General Principles

Other general principles that should be applied to the open space provision strategy for Precinct 5 include:

- Ensuring transparent interfaces with open space reserves (e.g. road frontages to open space); and
- Any heritage features to be retained should be protected within passive open space reserves which will be considered 'encumbered' land.

5.2 Cost Implications of Recommendations

ASR Research has prepared a separate report assessing the cost implications and apportionment methodology (*"Apportioning Community Infrastructure Costs for the Precinct 5 Development Plan: Explanatory Report"*, May 2023) associated with community infrastructure items that should be provided as part of a Development Contributions Plan (DCP) for Precinct 5. This report recommends the following open space and recreation projects for adoption as part of the development of Precinct 5. These are:

- Active open space (approximately 4 hectares) - \$5,429,910; and
- Sports Pavilion (420m²) - \$1,779,971.
- 3 local passive parks – costs to be determined; and
- 3 local playgrounds and 1 district playground – costs to be determined.

Subject to further detailed design, the developer of Precinct 5 will work closely with Moorabool Shire Council to assess the feasibility of delivering an integrated sports pavilion and community centre.

Appendices

Appendix 1 – Summary of Relevant Moorabool Planning Scheme Clauses

Clause	Objectives / Strategies
02.03 Strategic Directions	
02.03-1 Settlement	<p>Ballan</p> <p>Ballan is the second largest town in the Shire. It has an important role in providing for growth, secondary to the main growth fronts in Bacchus Marsh. The growth precincts to the east, west and south of Ballan are capable of accommodating 3,000 people. As growth occurs, the town's point of difference in housing, lifestyle choices and rural amenity needs to be maintained in the long term, such that Ballan does not adopt a typical suburban role in the future.</p> <p>It's strong historical character and rural setting need to be recognised to ensure future development is planned and undertaken sympathetically.</p> <p>Council seeks to:</p> <ul style="list-style-type: none"> • Protect and enhance Ballan's character and sense of place as a country town, with historic built form and streetscapes, surrounded by scenic rural and natural areas. • Provide for growth consistent with the Ballan Framework Plan. • Retain the town centre's existing compact form and core function as the main commercial and retail precinct with supporting non-residential uses. • Ensure that development and new commercial use responds meaningfully to the strong historic elements, streetscapes and existing amenity of the town centre.
02.03-2 Environmental and landscape values	<p>Council seeks to:</p> <ul style="list-style-type: none"> • Maintain and enhance the natural environment and the Shire's rural identity and character. • Facilitate land use and development that is compatible with the Shire's natural environment, native vegetation and places of environmental significance. • Protect the landscape and scenic qualities of forested hill slopes, rural landscapes and bushland settings of the Shire. <p>River corridors</p> <p>Moorabool River, Werribee River and Lerderderg River supply water for domestic and agricultural purposes.</p> <p>Inappropriate development, land clearing and sediment deposition from erosion can threaten riparian environments and water quality within the catchments.</p> <p>Council seeks to:</p> <ul style="list-style-type: none"> • Ensure that the riparian area along watercourses is retained, protected and revegetated.
02.03-9 Infrastructure	<p>Community Infrastructure</p> <p>Council acknowledges the pressures that an aging population places on the social infrastructure of the Shire. Council endeavours to support the health and well-being of communities through the provision of high quality and flexible social and recreation infrastructure for people of all ages and from all areas within the Shire including open spaces, community facilities and commercial hubs. Any new urban growth precincts will need to be carefully planned to ensure provision of appropriate reticulated services, integrated transport and open space.</p> <p>Council seeks to:</p> <ul style="list-style-type: none"> • Improve social and physical infrastructure in the Shire to support the growing population. • Provide equitable and integrated open space and recreation facilities. • Ensure that provision of education and health services matches projected demand. • Secure long-term water supplies for urban and agricultural use.

Clause	Objectives / Strategies
11.01 VICTORIA	
11.01-1L-03 Ballan	<p>This policy applies to the land identified on the Ballan Framework Plan to this clause.</p> <p>Strategies</p> <p>General</p> <p>Retain a clear separation between urban development and farming activities. Emphasise the country feel of the town by creating 'gateways' including:</p> <ul style="list-style-type: none"> • Larger residential allotments along the key approaches into town. • Generous front and side setbacks for dwellings. • Predominantly low, open-style fencing. • Retained and enhanced vegetation. <p>Create a path network that facilitates walking and cycling to the train station, the town core, open space and other key destinations within the town.</p> <p>Encourage the retention of all water courses in growth precincts and set back development to provide sufficient buffers to minimise any detrimental impacts to them.</p> <p>Facilitate the creation of public land reserves along the Werribee River adjacent to new developments.</p> <p>Encourage improvements to the Werribee River's ecology and amenity through revegetation and landscaping.</p> <p>Residential development</p> <p>Confine residential development to within the township boundary to enhance the town's sense of place.</p> <p>Ensure residential rezoning proposals, master/development plans, and subdivisions respond to Ballan's character and sense of place, including by:</p> <ul style="list-style-type: none"> • Providing diverse streetscapes. • Providing strong connectivity to the town centre core, public spaces and key destinations, including improved pedestrian and cycling links. • Retaining the valued characteristics of Ballan. • Reinforcing the character of tree lined streets. • Applying zoning controls to manage interfaces with rural land, waterways and the Western Freeway. • Designing new road alignments to respond to natural topography, capture key views, and where possible, retain existing mature vegetation through deviations, deflections or localised road widening. • Providing open spaces and places in Ballan's growth precincts that respond to natural features such as existing vegetation, topographical features and other natural landscape character elements. • Providing a diverse range of lot sizes in growth precincts. <p>Provide path networks in new development that:</p> <ul style="list-style-type: none"> • Integrate with existing or planned open space networks. • Include pathways within the open spaces. • Connect to existing and planned external networks.
19.02 Community Infrastructure	
19.02-6L Open space in Moorabool	<p>Strategies</p> <ul style="list-style-type: none"> • Facilitate pedestrian links that are integrated and connect with existing foot paths. • Co-locate community facilities and open space areas to maximise access, surveillance and safety. • Design open space areas and recreation facilities to be safe and easily maintained.

Clause	Objectives / Strategies				
	<ul style="list-style-type: none"> Facilitate functional open space networks that connect waterways, State parks/reserves and growth precincts at Parwan Station, Merrimu and Hopetoun Park North. 				
53 General Requirements and Performance Standards					
53.01 Public Open Space Contribution and Subdivision	A person who proposes to subdivide land must make a contribution to the council for public open space in an amount specified in the schedule to this clause (being a percentage of the land intended to be used for residential, industrial or commercial purposes, or a percentage of the site value of such land, or a combination of both). If no amount is specified, a contribution for public open space may still be required under section 18 of the Subdivision Act 1988.				
Schedule to Clause 53.01 Public Open Space Contribution And Subdivision	<p>1.0 31/07/2018 VC148</p> <p>Subdivision and public open space contribution</p> <table> <tr> <th>Type or location of subdivision</th><th>Amount of contribution for public open space</th></tr> <tr> <td>None specified</td><td></td></tr> </table>	Type or location of subdivision	Amount of contribution for public open space	None specified	
Type or location of subdivision	Amount of contribution for public open space				
None specified					
56 Residential Subdivision					
56.05-2 Public open space provision objectives	<p>Objectives</p> <ul style="list-style-type: none"> To provide a network of quality, well-distributed, multi-functional and cost-effective public open space that includes local parks, active open space, linear parks and trails, and links to regional open space. To provide a network of public open space that caters for a broad range of users. To encourage healthy and active communities. To provide adequate unencumbered land for public open space and integrate any encumbered land with the open space network. To ensure land provided for public open space can be managed in an environmentally sustainable way and contributes to the development of sustainable neighbourhoods. <p>Standard C13</p> <p>The provision of public open space should:</p> <ul style="list-style-type: none"> Implement any relevant objective, policy, strategy or plan (including any growth area precinct structure plan) for open space set out in this scheme. Provide a network of well-distributed neighbourhood public open space that includes: Local parks within 400 metres safe walking distance of at least 95 percent of all dwellings. Where not designed to include active open space, local parks should be generally 1 hectare in area and suitably dimensioned and designed to provide for their intended use and to allow easy adaptation in response to changing community preferences. Additional small local parks or public squares in activity centres and higher density residential areas. Active open space of a least 8 hectares in area within 1 kilometre of 95 percent of all dwellings that is: <ul style="list-style-type: none"> Suitably dimensioned and designed to provide for the intended use, buffer areas around sporting fields and passive open space Sufficient to incorporate two football/cricket ovals Appropriate for the intended use in terms of quality and orientation Located on flat land (which can be cost effectively graded) Located with access to, or making provision for, a recycled or sustainable water supply Adjoin schools and other community facilities where practical Designed to achieve sharing of space between sports. Linear parks and trails along waterways, vegetation corridors and road reserves within 1 kilometre of 95 percent of all dwellings. <p>Public open space should:</p> <ul style="list-style-type: none"> Be provided along foreshores, streams and permanent water bodies. 				

Clause	Objectives / Strategies
	<ul style="list-style-type: none">• Be linked to existing or proposed future public open spaces where appropriate.• Be integrated with floodways and encumbered land that is accessible for public recreation.• Be suitable for the intended use.• Be of an area and dimensions to allow easy adaptation to different uses in response to changing community active and passive recreational preferences.• Maximise passive surveillance.• Be integrated with urban water management systems, waterways and other water bodies.• Incorporate natural and cultural features where appropriate.

Appendix 2 – Community Infrastructure Specifications

This Appendix shows indicative community infrastructure specifications and costs for the construction of typical active open space and sporting pavilions delivered in PSP areas. The information is derived from the VPA's *Review of Benchmark Infrastructure Costings: Benchmark Infrastructure Costing* (2018), prepared by Cardno.

Table 10 - Typical PSP Active Open Space Specifications by Size

Component	Unit	5 to 6 Hectares	8 to 10 Hectares
Combination of two ovals & three soccer fields	No	1 Ovals 1 soccer	2 Ovals
Car park	Spaces	120	175
Netball / basketball court	No	2	2
Tennis Courts	No	2	
Cricket pitch and practice nets	No	1 / 1	2 / 1
Goals	No	2 sets	4 sets
Internal access road	m2	1350	1980
Landscaping	m2	30430	55435
Lighting – training & site	No	6	14
Signage	No	15	24
Site boundary fencing	m	1000	1300
Driveway crossing access from street	No	1	1
Utility service connections	Item	1	1
Interchange shelters	No	5	8
Turf surface and irrigation system	m2	21340	55440
Score Board	No	2	2

Source: *Review of Benchmark Infrastructure Costings: Benchmark Infrastructure Costing*, Prepared for VPA by Cardno (2018)

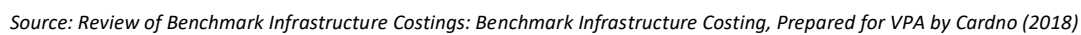
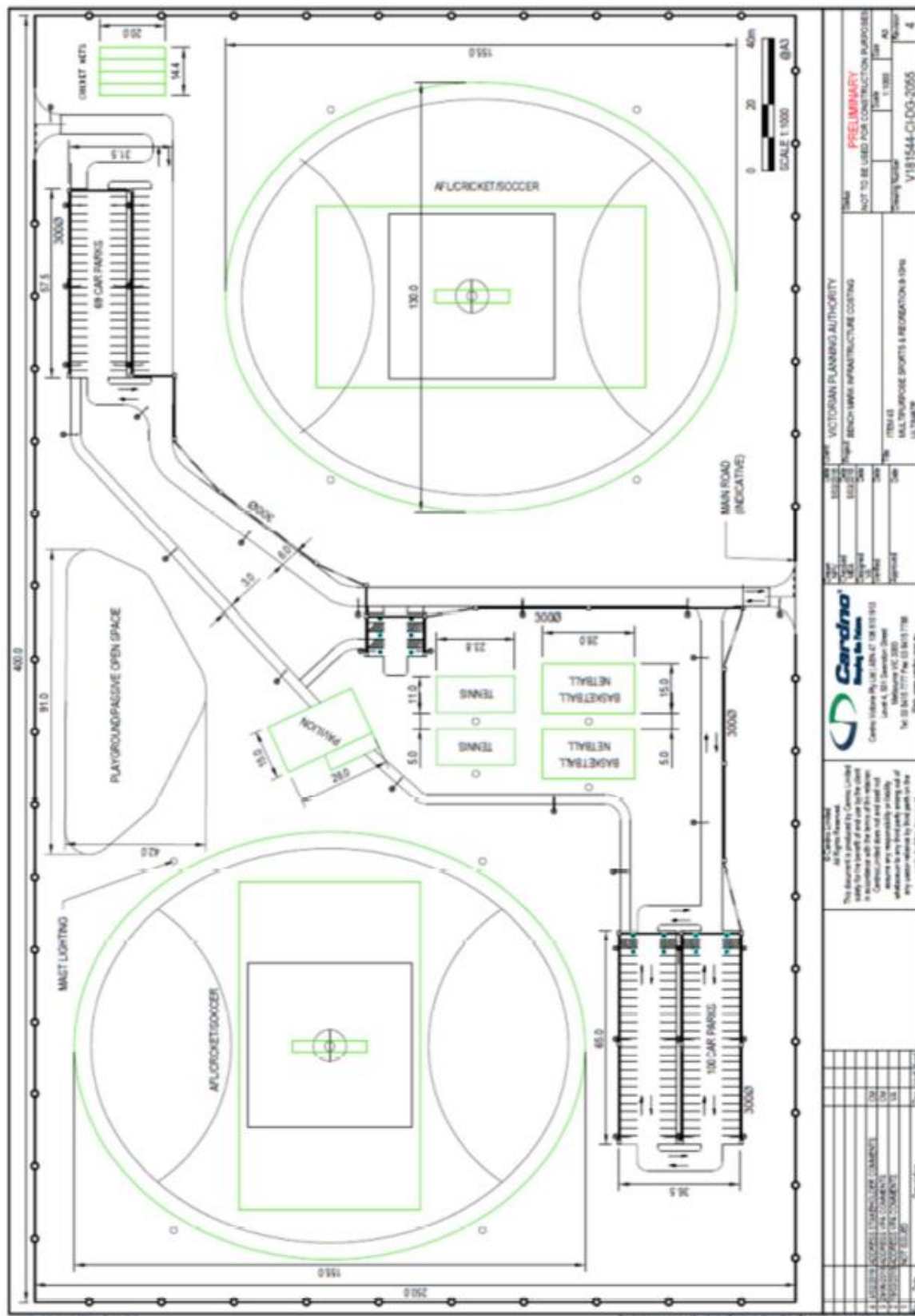


Figure 13 - Indicative Configuration of a 8 to 10 Hectare Active Open Space Reserve



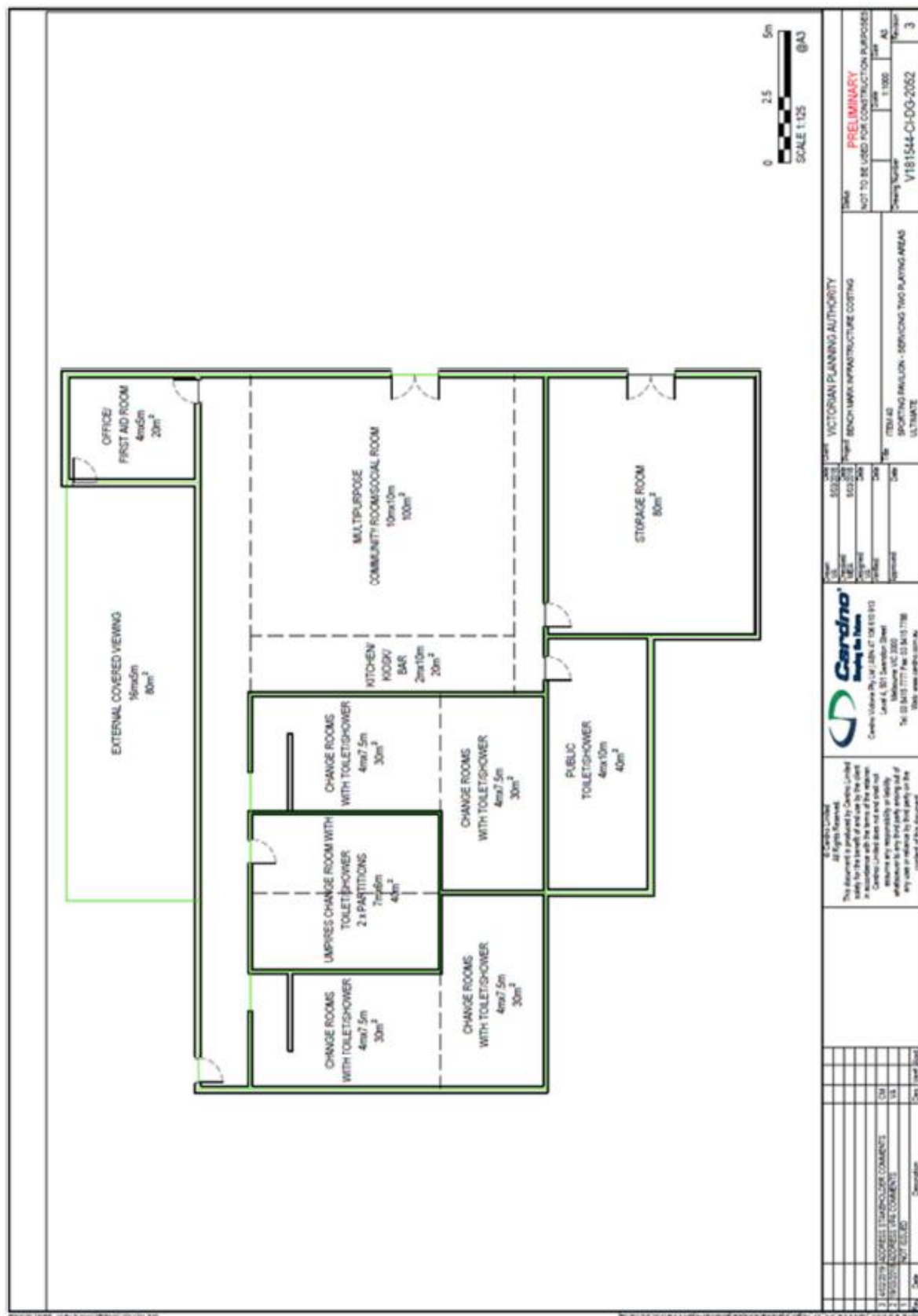
Source: Review of Benchmark Infrastructure Costings: Benchmark Infrastructure Costing, Prepared for VPA by Cardno (2018)

Table 11 - Typical PSP Sport Pavilion Specifications by Number of Playing Fields

Description / Facility	Unit	Two playing areas	Three playing areas
Four changes rooms with toilets and showers	m2	120	
Six change rooms with toilets and showers	m2		240
Two umpire change rooms with toilets	m2	40	
Three umpire change rooms with toilets	m2		60
Storage	m2	80	120
Office / first aid room	m2	20	30
Canteen and kitchen	m2	20	40
Public Toilets	m2	40	60
Multipurpose community room / social room (A small (50-80m2) community meeting space, entry foyer and circulation space)	m2	100	
Multipurpose community room / social room (A small (100-125m2) community meeting space, entry foyer and circulation space)	m2		150
Total Building floor space	m2	420	700
Covered spectator area	m2	80	120

Source: Review of Benchmark Infrastructure Costings: Benchmark Infrastructure Costing, Prepared for VPA by Cardno (2018)

Figure 14 - Typical Configuration of a Sports Pavilion Servicing Two Playing Areas



Source: Review of Benchmark Infrastructure Costings: Benchmark Infrastructure Costing, Prepared for VPA by Cardno (2018)

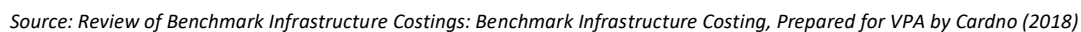


Table 12 – Sports Pavilion and Open Space Reserve Facility Benchmark Cost Estimates for the 2021 / 2022 Financial Year

Sports Pavilion Benchmark Infrastructure Costs (indexed to July 2021)

Item	Category	Description	Standard	Cost Application	Estimate P50	Estimate P90
40	Sports and Recreation Facilities	Sports Pavilion 2 playing areas	Contemporary standard multi-purpose facility	Bldg floor area	\$1,717,714	\$1,762,413
41	Sports and Recreation Facilities	Sports Pavilion 3 playing areas	Contemporary standard multi-purpose facility	Bldg floor area	\$2,859,664	\$2,929,905

Table 4: Sports Pavilion Infrastructure Costings (Indexed to July 2021)

Sports & Recreation Facility Benchmark Infrastructure Costs (indexed to July 2021)

Item	Category	Description	Standard	Cost Application	Estimate P50	Estimate P90
42	Sports and Recreation Facilities	Sports and recreation facility 5 to 6 hectare site	Contemporary senior and junior sporting competition standard	Per Reserve	\$7,388,086	\$8,536,422
43	Sports and Recreation Facilities	Sports and recreation facility 8 to 10 hectare site	Contemporary senior and junior sporting competition standard	Per Reserve	\$9,590,038	\$11,020,402

Table 5: Sports & Recreation Facility Costings (Indexed to July 2021)

Source: Victorian Planning Authority, Benchmark Costs Estimates for the 2021/22 financial year – 1 July 2021