



Online Submissions: Moorabool Planning Scheme Amendment C108 -  
Ballan Precinct 5

Submitted By : [REDACTED]

Submitted On : 2025-03-03 15:24:47

Organisation Name :

Phone :

Email :

[REDACTED]

**Q.1 Please either provide your submission in this box (1,500 character limit) or attach a prepared submission document below.**

A.

**Q.2 Please upload your prepared submission document here.**

A. [Submission---Precint-5---Shire-Moorabool---March-25---\[REDACTED\]1740975887.pdf](#)

**Q.3 Please provide your postal address:**

A.

[REDACTED]

**Q.4 Please provide the address of the property affected by Moorabool Planning Scheme Amendment C108, if different from your postal address:**

A.

[REDACTED]

Submission – Shire Moorabool – Stephanie Jones

To the Manager Growth and Development,  
Re: Amendment C108 – Ballan Precinct 5

Thankyou for the opportunity to comment on the planned rezoning in the area of Ballan referred to as Precinct 5. I oppose the development proposed for Precinct 5, that I will explain in this submission.

My name is [REDACTED] and I have [REDACTED] [REDACTED] is my closest town and place where I shop, bank, attend events and so on, so I am familiar with the town, the people and activity there. Although my professional background is in public health, I have a strong interest in the natural environment and [REDACTED] [REDACTED] What I love about Ballan and the surrounding area is the natural environment, the relative quiet and the country-town feel.

I object to the rezoning in Precinct 5 for the following reasons:

**1. The Werribee River is critical habitat and a wildlife corridor** for many birds, mammals and frogs, named in your planning document. The Werribee River corridor links the Wombat Forest to the North (where it originates) to the Werribee Gorge State Park further down. This area is also part of a bio-links initiative linking these forests to the Brisbane Ranges (Bunanyung Landscape Alliance). There is no way the development proposed for Precinct 5 would not significantly impact the river, wildlife habitat and this valuable corridor. It would be impacted by land clearing, habitat destruction, stormwater pollution, light pollution, litter, noise, domestic animals, weeds and domestic plant escapes, and human disturbance.

The development at Underwood in Bacchus Marsh is a prime example of how habitat can erode so easily with dense housing, cars, dogs and noise.

**2. Rezoning is being considered before the extensive flora and fauna surveys that are required under the Act have been carried out**, to provide the critical information before any development can go ahead. Consider the recent situation of finding the believed extinct Earless Dragon on land scheduled for new housing in nearby land.

**3. Precinct 5 is a flood plain.** Building here is a potential disaster for flood mitigation and could potentially cost Council and State Government a small fortune down the track.

**4. The proposed sport ground would create light pollution and noise** and the research is clear on how detrimental this is to wildlife, particularly for insects and birds.

**5. Precinct 5 is beyond walking distance for most from the town centre services, schools and railway station, requiring most to use a car for every activity.** This is going to increase noise, pollution, parking and traffic congestion as well as wildlife death (between 2018 and 2023, Wildlife Victoria responded to over 50,000 reports of wildlife injured or killed on Victorian roads).

I note that around Ballan township there are extensive areas of farmland which have significantly lower ecological values and are located distant from the river itself. These could accommodate such a proposal without threatening the river and its floodplain. This area is also closer to town and the station and could reduce car reliance.

Yours sincerely,





- 3 MAR 2025

Due Mon 3/3

Submission 48

File No. \_\_\_\_\_

**Submission to Moorabool Planning Scheme Amendment:  
C108 – Ballan Precinct 5**

<b>Submitter Name:</b>	[REDACTED]	<b>Date:</b>	3/3/25
<b>Email:</b>	[REDACTED]	<b>Phone:</b>	[REDACTED]
<b>Property Address:</b>	[REDACTED]		
<b>Postal Address:</b>	[REDACTED]		

**Submission**

We are writing this submission in response to the future development of C108 - Ballan Precinct 5.

This submission is in regards to an objection to this ammendment concerning the small land sizes, water usage and traffic conditions due to high density housing and only a couple of roads linking the main roads, which will cause bottle neck at school, work times, etc and lead to heavier traffic congestion.

Also we object to the impact of this plan because it changes the ambience of our town in a very negative way.

While we understand that the town will grow, we want it to remain the country town we love and retain the values we have now. We are also very concerned about the high water and electricity usage which will ensue if this plan for this precincts expected 900 new homes on small blocks.

We were not made aware by Moorabool Shire Council of any meetings, etc concerning this development.

Thankyou.

[REDACTED]



**Amy Gloury**

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**From:** [REDACTED]  
**Sent:** Monday, 3 March 2025 2:34 PM  
**To:** info@moorabool.vic.gov.au  
**Cc:** [REDACTED]  
**Subject:** Submission - Amendment C108moor  
**Attachments:** 2025-03-03 Ltr-MSC (Submission C108moor - Ballan Dev Co Pty Ltd).pdf  
**Categories:** [REDACTED] n

To whom it may concern

Tract Consultants acts on behalf of our client Ballan Dev Co Pty Ltd, a subsidiary of Ample Investments Group, in relation to this matter.

We are pleased to provide the attached submission in relation to Amendment C108moor.

Should you wish to meet to discuss, please don't hesitate to call.

Kind regards

[REDACTED]



[REDACTED]  
Senior Principal Town Planner  
[REDACTED]  
[REDACTED]

**Tract**  
Wurundjeri Country  
[REDACTED]  
[REDACTED]  
[REDACTED]



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We acknowledge the Traditional Custodians of Country throughout Australia, their Elders and ancestors. We recognise the rich heritage and profound connection to Country of First People, including their influence on land, waters, sky and community as skilled land shapers and place makers, which has endured for millennia.

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**Kate Barclay**  
Manager Growth & Development  
Moorabool Shire Council  
Wurundjeri Woi Wurrung Country  
215 Main Street  
BACCHUS MARSH VIC 3340  
via email: [info@moorabool.vic.gov.au](mailto:info@moorabool.vic.gov.au)

3 March 2025

Dear Kate

**Submission to Amendment C108moor - Moorabool Planning Scheme**

Tract Consultants acts on behalf of our client Ballan Dev Co Pty Ltd, a subsidiary of Ample Investments Group, in relation to this matter.

Our client hereby provides a submission to Moorabool Planning Scheme Amendment C108moor (the Amendment) which seeks to rezone land for residential purposes and apply a Development Plan Overlay, among other things, in general accordance with the Precinct 5 outcomes in the *Ballan Framework Plan*.

Ballan Dev Co is highly supportive of the Amendment as they recognise that it seeks to unlock developable land north-west of the Ballan township and that it seeks implement the vision of a number of strategic plans completed for the Ballan township over the past 10+ years.

**Landholdings within Ballan**

Ballan Dev Co is responsible for approximately 47-hectares of land south of the Ballan township partially within Precinct 6 of the *Ballan Framework Plan* and partially within the area earmarked as a 'future investigation area' south of Gillespies Lane.

The Land is well-located adjacent the Ballan Train Station and only 600-metres south of existing township services and facilities. These services and facilities are accessible via two level crossings and an underpass.

Ballan Dev Co have been in recent discussions with Moorabool Shire Council (Council) regarding the rezoning of the Land and are undertaking background reports to this effect.

**Ballan Context**

Ballan is a key peri-urban township with good proximity to employment centres in Melbourne and Ballarat via the existing commuter rail service, and Geelong and Bendigo via road. Land within the township boundary is considered largely devoid of development constraints due to its recent agricultural past and location on the plains. As the *Ballan Framework Plan* shows, the township is more than capable of doubling its population with the right planning instruments applied.

As stated above, Council has undertaken significant strategic planning for the Ballan township over the past 10+ years and the township's growth is now supported by the *Ballan Framework Plan* which was implemented within the Moorabool Planning Scheme in March 2020 via Amendment C088moor.

The *Ballan Strategic Directions (2018)* holds the status of background document to the Moorabool Planning Scheme.

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

## Moorabool Context

The Shire of Moorabool is identified within *Plan for Victoria (28 February 2025)* for its role in peri-urban growth supporting that of metropolitan Melbourne. Bacchus Marsh continues to be the Shire's primary location for future population growth with residential and employment structure plans currently underway, being rescoped, or yet to commence<sup>1</sup>.

The *Bacchus Marsh District Urban Growth Framework 2018* identifies three new residential precincts together capable of delivering 8,700 – 13,000 new households to 2050.

In February 2025, the State government announced its final housing target for Moorabool Shire Council. It is expected the municipality will target an additional 20,000+ dwellings by 2051. The increase from 2023 housing stock (16,300 dwellings) to 2051 targets (36,300 dwellings) equates to 122.7 per cent housing growth across the Shire.

Whilst most of this is to be shouldered by Bacchus Marsh as identified above, the only other available location for significant housing growth within the Shire is Ballan, therefore, it is crucial that the growth of the Ballan township over the next 30-years be prioritised by both the Council and the State Government, and that this occurs in a facilitative fashion with a mind to long-term outcomes.

## Submission Summary

As stated above, Ballan Dev Co is highly supportive of the Amendment and its general implementation of the *Ballan Framework Plan*.

We support the following key elements of the Amendment:

- The large, consolidated area of 'conventional density' (400-700sqm) within the centre of Precinct 5.
- Transitional densities around the Precinct perimeter and adjacent sensitive interfaces (800-100sqm), although smaller than proposed by the *Ballan Strategic Directions* document, these lot sizes are considered appropriate having regard to today's policy context.
- The introduction of medium density lots (150-300sqm) around local parks.
- Well integrated public open spaces and community facilities.
- Application of the Development Plan Overlay to inform a future development plan for the precinct.

The anticipated dwelling density across Precinct 5 of 13.89 dwellings per hectare NDA strikes the right balance between adherence to the outcomes sought by *Ballan Strategic Directions 2018* and current housing targets for Moorabool Shire Council which seek over 20,000 new homes by 2051, particularly given the precinct is on the outer edge of Ballan.

Ballan Dev Co remains concerned regarding the following items:

- The long-term ability for Precinct 5 growth to respond to market demand, housing affordability needs, and changing demographics under the proposed Neighbourhood Residential Zone.
- The drafting of the proposed schedule to the Development Plan Overlay.
- The ability for development to occur across Ballan's growth areas in response to the staged upgrade of service infrastructure.

Please refer to our detailed submissions below.

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<sup>1</sup> It is noted the progression of structure planning in Bacchus Marsh has been stalled by the discovery of the Grassland Earless Dragon and release of land for housing is likely to be delayed by ongoing Federal environment processes. It is unknown at this stage how this may impact Net Developable Area within these growth precincts.



## Application of Neighbourhood Residential Zone

Ballan Dev Co is concerned about the use of the Neighbourhood Residential Zone across the entirety of Precinct 5 for the following reasons:

1. The precedent it may set for future growth areas within the Ballan township.
2. The apparent inconsistency of the use of the Neighbourhood Residential Zone with the guidance contained within the *Ballan Strategic Directions 2018*.
3. The inconsistency with typical planning practice whereby the General Residential Zone is applied to growth areas to recognise the need for greater flexibility.
4. The unreasonable curtailment of housing choice through the limitations of the Neighbourhood Residential Zone.

It is unclear within the amendment documentation exactly why, compared with the *Ballan Strategic Directions 2018*, the lot density within the precinct has arguably increased, whilst the Neighbourhood Residential Zone has been applied in a wholesale manner. The application of the General Residential Zone to areas of proposed 'conventional density' and the peripheral or transitional application of the Neighbourhood Residential Zone on outer Precinct edges would be much more appropriate.

It is submitted that the proposed application of the Neighbourhood Residential Zone across the entirety of Precinct 5 fails to recognise the existing local policy within the Moorabool Planning Scheme which provides opportunities to assess built form, landscape and neighbourhood character responses; and the likely future character of Ballan township having regard to its existing General Residential Zone designation and current growth policy.

Through the use of the Neighbourhood Residential Zone, by restricting dwellings to single and double-storey form, Council is curtailing the ability for Precinct 5 to cater for diverse household types and price points in the future.

Having said that, Ballan Dev Co will not strongly oppose the use of the Neighbourhood Residential Zone across the entirety of Precinct 5 as long as it is made clear by Council that it will not prejudice the planned use of the General Residential Zone in Precinct 6, Precinct 7 and potentially the future investigation area.

## Development Plan Overlay schedule

As previously stated, the application of the Development Plan Overlay (DPO) to Precinct 5 is supported. Despite this, the DPO schedule in its current form is considered overdetailed and unnecessarily complex.

### Conditions and requirements for permits

The list provided within this section of the DPO does not differentiate between conditions / requirements.

It is necessary that conditions / requirements be differentiated to demonstrate which documentation is required prior to a permit being issued, and which is required once a permit is issued to create greater certainty through the planning application process.

Simplification of this section of the DPO schedule is possible. It also remains unclear whether the expert reports referred to within this section of the schedule are new reports to be prepared at the planning permit application stage, or whether they refer to reports which would have been prepared in support of the Development Plan. If the latter is true, we question the authority of background reports prepared to support an endorsed Development Plan in comparison to expert reports endorsed themselves under a planning permit.

## Requirements for a development plan

This section of the DPO schedule is unnecessarily verbose. It is submitted the schedule should include items which are specific to planning for this Precinct and does not need to specify items which are typically provided within the documents specified.

As an example:

### *SITE AND CONTEXT ANALYSIS*

*A Site and Context Analysis that identifies the key attributes of the land and its surrounds (including the existing Ballan township and future growth precincts) and demonstrates how the proposed layout and design responds to this context, including:*

- ~~▪ Contours of the land at 1.0 metre intervals and shading of 5 degree slope class intervals;~~
- Identification of areas of potential geotechnical instability;
- Land affected by the 1% annual exceedance probability (AEP) flood extent;
- ~~▪ Existing and proposed land uses and developments on adjoining land;~~
- ~~▪ Any areas of cultural, historic, social or environmental significance within and around the site;~~
- ~~▪ The location of community infrastructure (existing and planned);~~
- ~~▪ The location of public open space (existing and planned);~~
- ~~▪ The location of transport infrastructure and systems, including public transport (existing and planned);~~
- ~~▪ The location of cycling and pedestrian networks (existing and planned);~~
- ~~▪ Key view lines and corridors to the surrounding landscape;~~
- ~~▪ A response to relevant state and local planning policies.~~

\* Items struck-through are standard items shown on a Site and Context Analysis.

Further, the re-listing of report recommendations under the 'Masterplan' heading could be easily simplified by using the words:

*"Demonstrated adoption of the various recommendations of other expert reports prepared to support the Development Plan".*

Ballan Dev Co is supportive of a DPO schedule which guides the preparation of a future Development Plan but, insists that policy should be written to be clear, concise and proportionate.

## **Infrastructure Provision**

The Infrastructure Servicing Report prepared by Spiire includes correspondence from Central Highlands Water dated 17 November 2022. It outlines the following:

- Short term 60-90 lots able to be serviced by sewerage infrastructure before augmentation works are triggered.
- Short term "connection of around 300 lots to water in Precinct 5" before the augmentation works are triggered (and subject to sewerage works).

Given Ballan's current growth rate of approximately 1.5 dwellings per year, it is anticipated that lot development past the above-mentioned initial lot caps (upon the augmentation works being completed) would be shared across the entirety of the Ballan township, including established areas and future growth precincts, but specifically including Precinct 6 which is identified as the next precinct to be developed in Ballan Strategic Directions.

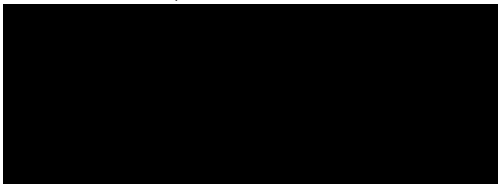
To provide residents with appropriate housing choice and affordability across multiple growth fronts, we seek confirmation and consensus from Council and relevant service authorities that Precincts 5 and 6 can proceed concurrently once future funding for infrastructure upgrades becomes available.

Ballan Dev Co commend Wel.co and Council on the preparation of the Amendment as the first greenfield expansion of the Ballan township within its designated boundary.

We look forward to being part of the amendment process and are excited by the prospect of providing the residents of Ballan with well-located, affordable, and diverse housing options into the future.

If you have any questions regarding the above, please contact me via the below.

Yours sincerely



Associate Town Planner  
Tract





**Amy Gloury**

---

**From:** Planning and Environment Assessment (DEECA) (DEECA)  
[Redacted]  
**Sent:** Monday, 3 March 2025 2:38 PM  
**To:** info@moorabool.vic.gov.au  
**Subject:** OFFICIAL: Amendment C108moor - DEECA submission  
**Attachments:** Amendment submission DEECA - C108moor - 00007779.pdf  
**Categories:** [Redacted]

Good afternoon,

Please see attached DEECA’s submission regarding Amendment C108moor to the Moorabool Planning Scheme.

Kind regards

[Redacted]  
**Senior Planning Officer Housing Unit | Planning and Environment Assessment |  
Regions, Environment, Climate Action and First Peoples |  
Department of Energy, Environment and Climate Action**

[Redacted]  
[Redacted]  
[Redacted]



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We acknowledge Victorian Traditional Owners and their Elders past and present as the original custodians of Victoria’s land and waters and commit to genuinely partnering with them and Victoria’s Aboriginal community to progress their aspirations.

OFFICIAL



## Department of Energy, Environment and Climate Action

[REDACTED]

Moorabool Shire Council  
PO BOX 18  
BALLAN VIC 3342  
Via email: [info@moorabool.vic.gov.au](mailto:info@moorabool.vic.gov.au)

Ref: [REDACTED]

Dear Sir/Madam

### MOORABOOL PLANNING SCHEME AMENDMENT C108MOOR – BALLAN PRECINCT 5

Moorabool Shire Council has prepared amendment C108 to the Moorabool Planning Scheme to facilitate the future residential development of land known as Growth Precinct 5 in the Ballan Framework Plan. The amendment proposes to:

- Rezone the subject land from Rural Living Zone (RLZ) to Neighbourhood Residential Zone Schedule 10 (NRZ10).
- Apply the Development Plan Overlay Schedule 9 (DPO9) to the subject land.
- Apply the Vegetation Protection Overlay Schedule 2 (VPO2) to remnant native vegetation on the subject land and adjoining road reserves.
- Apply the Environmental Audit Overlay (EAO) to 5580 Geelong-Ballan Road, Ballan.
- Remove the Design and Development Overlay Schedule 2 (DDO2) from the subject land.

DEECA provides the following comments regarding Amendment C108moor.

#### Development Plan Overlay Schedule 9 (DPO9)

DEECA is generally supportive of the conditions and requirements in the proposed DPO9; however, DEECA recommends that:

- The following additional requirements are included for the Biodiversity Management Plan at Clause 4.0:
  - A maintenance schedule for the eradication and control of pest plants, weeds and vermin.
  - The extensive use, where possible, of local indigenous species in the Werribee River corridor and streetscapes that buffer this area.
- The requirements for the Biodiversity Management Plan and the Wetland / Retarding Basin Management Plan at Clause 4.0 should be reworded to be 'prepared in consultation with the Department of Energy, Environment and Climate Action' where currently specified as 'prepared to the satisfaction of the Department of Energy, Environment and Climate Action'.

#### Vegetation Protection Overlay Schedule 2 (VPO2)

DEECA is supportive of the use of an overlay for protecting native vegetation on the subject land. DEECA notes that an existing Environmental Significance Overlay Schedule 1 (ESO1) and an Environmental Significance Overlay Schedule 2 (ESO2) applies to the precinct and Werribee River corridor. To improve the operation of the proposed overlay, DEECA recommends that the council review the proposed tool to:

- Consider which overlay is the most appropriate tool for protecting and managing the native vegetation in this area and achieving the identified objectives or whether a combination of overlays may be more appropriate.
- Update the strategic objectives with a local emphasis and to respond to the special significance of the identified vegetation or environmental values for the area.
- Ensure that the proposed overlay does not:

- Duplicate the provisions of or seek to achieve the same objectives as the ESO1 or ESO2.
  - Duplicate existing state policy in the PPF, other legislation or instruments.
- Include the following decision guideline:
  - The degree to which the vegetation addresses existing or preventing future land management problems and whether any replacement planting should take place.

#### **Additional matters**

- DEECA notes that the *Traffic Engineering Assessment* (Traffix Group 2024) and Urban Design Context Plan includes a proposal for a potential shared path river crossing over the Werribee River, which is not included on Map 1 to Schedule 9 to Clause 43.03 (Development Plan Overlay). The proposed crossing will encroach into areas outside the precinct that have not been surveyed. DEECA acknowledges that the DPO9 requires an Integrated Transport Management Plan be prepared that includes concept details of any shared path waterway crossing. DEECA advises that further studies and comprehensive biodiversity evaluations are needed to ensure the proposed crossing does not impact the biodiversity values of the Werribee River corridor.
- DEECA notes that the *Flora and Fauna Assessment* (Nature Advisory 2023) includes a Native Vegetation Removal Report at Appendix 9. Offset scenarios including calculations should be deferred to the planning permit application stage to ensure native vegetation is retained in accordance with the Development Plan. Therefore, DEECA does not endorse the Native Vegetation Removal Report.
- DEECA notes that the subject land is currently in private ownership and that there is not an opportunity to consider a public land zone at this stage for the land set aside for conservation and public open space. DEECA encourages the council to consider the longer-term management of these areas for retaining biodiversity values.
- DEECA notes that the land affected by the amendment adjoins Crown land along the Werribee River to the east. DEECA acknowledges that the proposed rezoning will result in a more intense residential use and that potential secondary effects of the proposed rezoning will need to be addressed through future planning permit conditions associated with the potential future uses/development of the land. DEECA notes that a potential shared path river crossing will impact Crown land. Therefore, DEECA advises:
  - Works on Crown land should be avoided, if possible, or minimised as far as is practicable.
  - If works are to proceed on Crown land, further landowner consent from DEECA is required in order to undertake these activities.

If you require further information in relation to this matter, please contact [REDACTED] Senior Planning Officer at [REDACTED]

Yours sincerely

[REDACTED]

[REDACTED]  
Senior Manager, Major and State Projects  
Planning and Environment Assessment



**Amy Gloury**

---

**From:** [REDACTED]  
**Sent:** Monday, 3 March 2025 2:15 PM  
**To:** info@moorabool.vic.gov.au  
**Subject:** Objection to Ballan Development

**Categories:** [REDACTED]

To the Moorabool Shire Council,

I am writing as a resident of Ballan to strongly oppose the proposed rezoning of 'Precinct 5' and the reckless overdevelopment of our community. A plan of this scale threatens to destroy the very character of Ballan, with the potential to turn a rural town into a dense suburban sprawl.

Rezoning agricultural and rural land to allow for 2,000 new properties, some as small as 150–300 square meters, is an extreme departure from current planning regulations, which mandate a minimum lot size of 800 square meters. These tiny blocks are completely out of step with Ballan's identity as a country town.

Ballan simply does not have the infrastructure to support 2,000 new properties and the thousands of additional residents this development would bring. Our roads, parking, medical services, and retail facilities are already under strain. Most critically, Ballan lacks a high school, and the two existing primary schools are physically unable to accommodate the surge in enrollments that would inevitably follow. Without significant investment in educational infrastructure, this development would place an unsustainable burden on local families.

The environmental impact would also be severe and irreversible. The loss of valuable agricultural and green land would disrupt local ecosystems and wildlife, and there is a real risk of contamination to the Werribee River. Additionally, homes built toward the river end of the site would be vulnerable to flooding. Increased traffic congestion and vehicle pollution would further degrade the town's environment, as the proposed development is not within walking distance of Ballan train station.

While I acknowledge the need for responsible town growth, this proposal does not prioritize the best interests of Ballan. If additional housing must be introduced, I urge the council to consider an alternative plan that maintains a minimum lot size of 800 square meters and is situated near the train station. Any future development must include essential infrastructure, such as a new primary and secondary school, medical services, and expanded retail facilities. I strongly urge the council to reconsider this proposal, engage with the Ballan community, and ensure that any future development aligns with the needs and long-term wellbeing of our town.

Yours Sincerely,

[REDACTED]

[REDACTED]



Online Submissions: Moorabool Planning Scheme Amendment C108 -  
Ballan Precinct 5

Submitted By : [REDACTED]

Submitted On : 2025-03-03 16:01:23

Organisation Name :

Phone : [REDACTED]

Email : [REDACTED]

**Q.1 Please either provide your submission in this box (1,500 character limit) or attach a prepared submission document below.**

A. I moved to [REDACTED] I was drawn to this location due the larger block sizes and for it being a quiet peri-urban / rural township. This proposed future housing development is going to ruin the beautiful rural vibe of the Ballan township and potentially bring a different type of demographic of people to the township which can increase crime, home break-in's, etc. Why do the block sizes have to be so small? Why can't they be larger with a smaller amount of houses? I just don't understand and it all comes down to pure greed. This small township does not have the amenities, resources (including a high school), shopping center, large supermarket, takeaway food options that are open after hours for people that work/commute to the city. The Western Highway is quite dangerous now with the current volume of cars and trucks on it, how will that cope and driving up Pykes Creek from Bacchus Marsh is extremely dangerous. How will the region cope with the number of additional people moving to Ballan? There are also many many blocks of land in Ballan that have been on the market for 6 months or more that haven't sold, what makes you think a mass estate jam packed full of houses are going to sell? Also, I hear there is going to be another housing development south of the railway, too many small houses and properties. Not ideal!

**Q.2 Please upload your prepared submission document here.**

A.

**Q.3 Please provide your postal address:**

A. [REDACTED]

**Q.4 Please provide the address of the property affected by Moorabool Planning Scheme Amendment C108, if different from your postal address:**

A. [REDACTED]

## Amy Gloury

---

**From:** [REDACTED]  
**Sent:** Monday, 3 March 2025 3:10 PM  
**To:** Moorabool Info  
**Subject:** Attention: Kate Barclay - Amendment C108 to the Moorabool Planning Scheme - Central Highlands Water's Submission [SEC=OFFICIAL]  
**Attachments:** (OUT) Submission C108moor Precinct 5 Ballan March 3rd 2025.pdf  
**Categories:** [REDACTED]

**OFFICIAL**

Dear Kate,

Please find attached Central Highlands Water's (CHW) submission to Amendment C108 Ballan Precinct 5.

CHW would like to thank the Moorabool Shire for requesting CHW's submission and we look forward to working with the Shire on this strategic project in the future.

Kind regards,



[REDACTED]  
Team Leader - Planning

*I'm currently working flexibly, therefore my work day may look different to yours. Please do not feel obliged to respond outside your working hours.*



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Central Highlands Water acknowledges the Traditional Custodians of the land on which we live and work. We pay our respects to Elders past and present.

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## Attachment 1

3<sup>rd</sup> March 2025

Kate Barclay  
Manager Growth and Development  
Moorabool Shire Council  
PO Box 18  
Ballan, Victoria, 3342

Dear Kate,

**Central Highlands Water Submission  
Moorabool Planning Scheme Amendment C108moor Ballan Precinct 5**

Central Highlands Water (CHW) appreciates the opportunity to provide a submission to the Exhibited Planning Scheme Amendment C108moor (“the Amendment”).

CHW has previously provided preliminary comments on the amendment to Council on 17 November 2022. We note that since these comments, there have been updates to amendment documentation and accompanying reports. Accordingly, we provide the following submission which is to be read in conjunction with our earlier comments, as relevant.

**Background**

Central Highlands Region Water Corporation (trading as Central Highlands Water) is a Water Corporation established under the *Water Act 1989* (Vic). CHW manages water supply and sewerage services within water and sewerage districts established under the *Water Act 1989* within the region, including the districts established for Ballan.

As the infrastructure installed for water and sewerage networks generally has a 50 to 100 year life-cycle and is the result of a considerable investment by water corporations on behalf of their customers, it is essential that planning decisions are made with a long-term perspective. This is reinforced through the objectives of planning in Victoria set out in the *Planning and Environment Act 1987* which provide that the development of land be undertaken in a way that is fair, orderly, economic and sustainable. Further objectives within the Act provide for the protection of public utilities and to enable the orderly provision and coordination of utility services.

Across its region CHW supplies water and sewerage services to an approximate population of 190,000 with around 80,000 water and 70,000 sewerage connections. CHW also supplies recycled water for public use facilities and agricultural purposes.

## Ballan Water and Sewerage Systems

Within the Ballan Township CHW supplies water and sewerage services to around 1400 connections and a further 200 (water only) connections in the surrounding rural and rural residential areas.

The water supply system for Ballan includes a 20km long trunk pipeline from the Lal Lal Reservoir, a number of service basins and a network of water reticulation mains (see Figures A & B).

The Ballan reticulated sewerage system is connected to a central pump station in Jopling Street from where wastewater is transferred to the Ballan Wastewater Treatment Plant (BWWTP) located on Ingliston Road (See Figures C & D). Treated wastewater is then reused for agricultural irrigation within the boundary of the BWWTP site.

There has been consistent steady and sustainable growth at 33 new connections per year to these systems over the past 15 years shown in Figure D. This growth rate has been the basis of growth infrastructure planning within the Ballan networks.

## Longer-term Water and Sewerage Infrastructure

CHW prepares five-year pricing and capital works plans, that are submitted to and ultimately approved by the Essential Service Commission, that generally lock in our spending, service standards and charges for these periods. As it relates to Ballan, CHW's current program for 2023-2028 period provides for some minor capital works involving irrigation improvements at the Ballan Wastewater Treatment Plant (BWWTP) and a small number of water main renewals.

CHW has recently undertaken a high-level preliminary review of the potential infrastructure needs for Ballan to ultimately provide for further growth ("the Review") to cater for around 4,000 additional connections, over several decades.

This Review, although high level, has identified significant infrastructure requirements that includes the construction and review of:

- a new trunk water main from the Lal Lal Reservoir;
- new water service basins;
- augmented water distribution mains;
- trunk sewer and pump station upgrades;
- increased wastewater treatment capacity;
- EPA licences for the BWWTP;
- a buffer setback review for the BWWTP; and
- additional land for irrigating treated wastewater.

These works are in addition to the reticulation mains and other infrastructure that would be installed by developers as part of the normal subdivision processes.



CHW's ability to contribute toward the longer-term infrastructure will require it to make provision in future capital works programs over a 20+ year period, with an initial focus on the areas that have been supported for short-term development. CHW's ability to plan and fund longer-term infrastructure will be significantly more challenging and ultimately less efficient if multiple growth fronts were to be concurrently rezoned within Ballan.

### Amendment C108moor

It is noted that the Amendment provides for the rezoning of approximately 98.5 hectares of Rural Living Land (RLZ) to Neighbourhood Residential (NRZ) to provide for up to an additional 938 residential lots plus commercial and community facilities. This land is represented as Precinct 5 in the Ballan Structure Plan.

It is noted that a base case growth rate of around 90 new dwellings per year has been discussed for Ballan over the ensuing 10 years.

The ultimate increase in connections to water and sewerage that is proposed to result from the Amendment represents a very significant increase in demand for these services in Ballan, over and above any further infill development. The existing water supply and sewerage systems will require significant augmentation to support this level of increased demand, that far exceeds the works proposed in CHW's abovementioned 2023-28 program. These growth works may include wet weather sewage detention, trunk sewer and sewer pump station augmentations, a new water service basin and new water distributions mains. There will also be major upgrades required at the BWWTP to increase treatment and disposal capacity.

At present CHW can cater for around 300 new water connections and 100 new sewer connections in Precinct 5 before augmentation works are triggered for staged delivery. CHW has been in regular discussion with the Proponents for the Amendment to make plans for the necessary works and to identify triggers for new infrastructure to facilitate the staged development. Ultimately these works will be delivered and funded through a combination of future CHW capital works programs and through developer funded works. We envisage most of the initial works would be developer funded with later works funded between CHW and the Developer.

CHW notes the proposed control, **Schedule 9 to Clause 43.04 Development Plan Overlay** provides, in its current form, a requirement for the development of:

*An Infrastructure Servicing Plan, prepared to the satisfaction of the relevant agencies, that includes:*

- *Concept plans and details of proposed utility infrastructure (e.g. reticulated water and sewerage).*
- *The staging of infrastructure, linked to stages of development.*

To ensure future budgets and infrastructure funding are aligned CHW is suggesting an amendment to the above second dot point to the following:

- *The staging, funding and timing of infrastructure, linked to stages of development.*

**Conclusion**

CHW appreciates the opportunity to make a submission to the Moorabool Planning Scheme Amendment C108moor.

Significant water and sewerage infrastructure will be required to provide water supply and sewerage services for the new connections that will ultimately follow as the land within the Amendment precinct is further developed.

The timing and funding of the necessary infrastructure will be negotiated with the developers of the land. To that end CHW request that the second dot point under “An Infrastructure Serving Plan....” within the proposed DPO9 be amended to: *“The staging, funding and timing of infrastructure, linked to stages of development.”*

CHW wishes to avoid a situation where its focus is across multiple concurrent relatively large growth fronts that are competing for its infrastructure funding. Importantly therefore any further growth precincts for Ballan should be delivered in a sequential manner to enable the efficient delivery of public utilities such as water and sewerage services.

For further information on this submission please contact [REDACTED] [REDACTED]  
[REDACTED]

[REDACTED]

[REDACTED]

**Head of Sustainable Infrastructure**



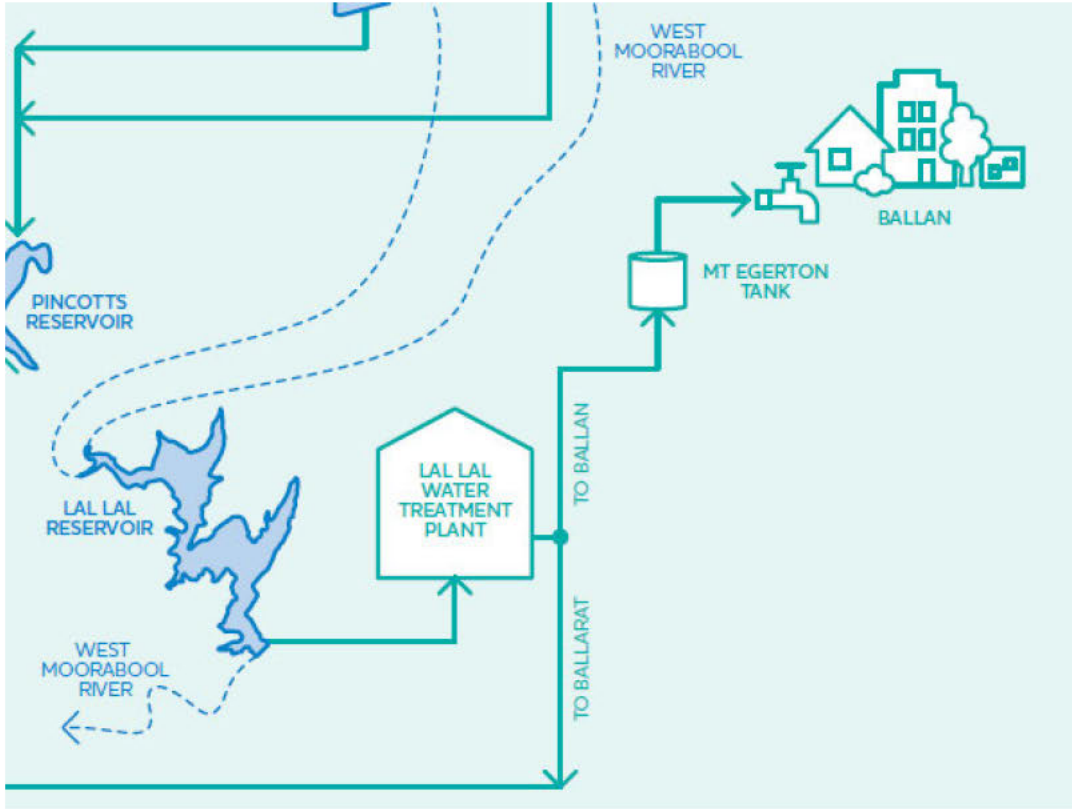


Figure A: Ballan water supply schematic

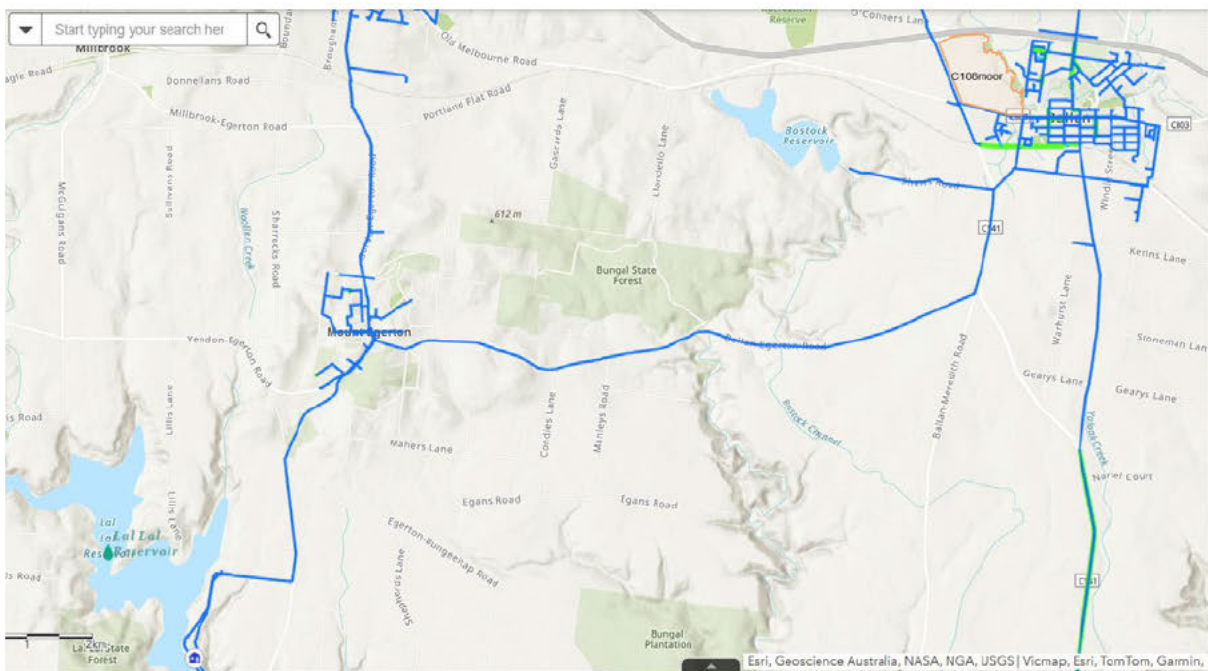


Figure B: Ballan water supply map

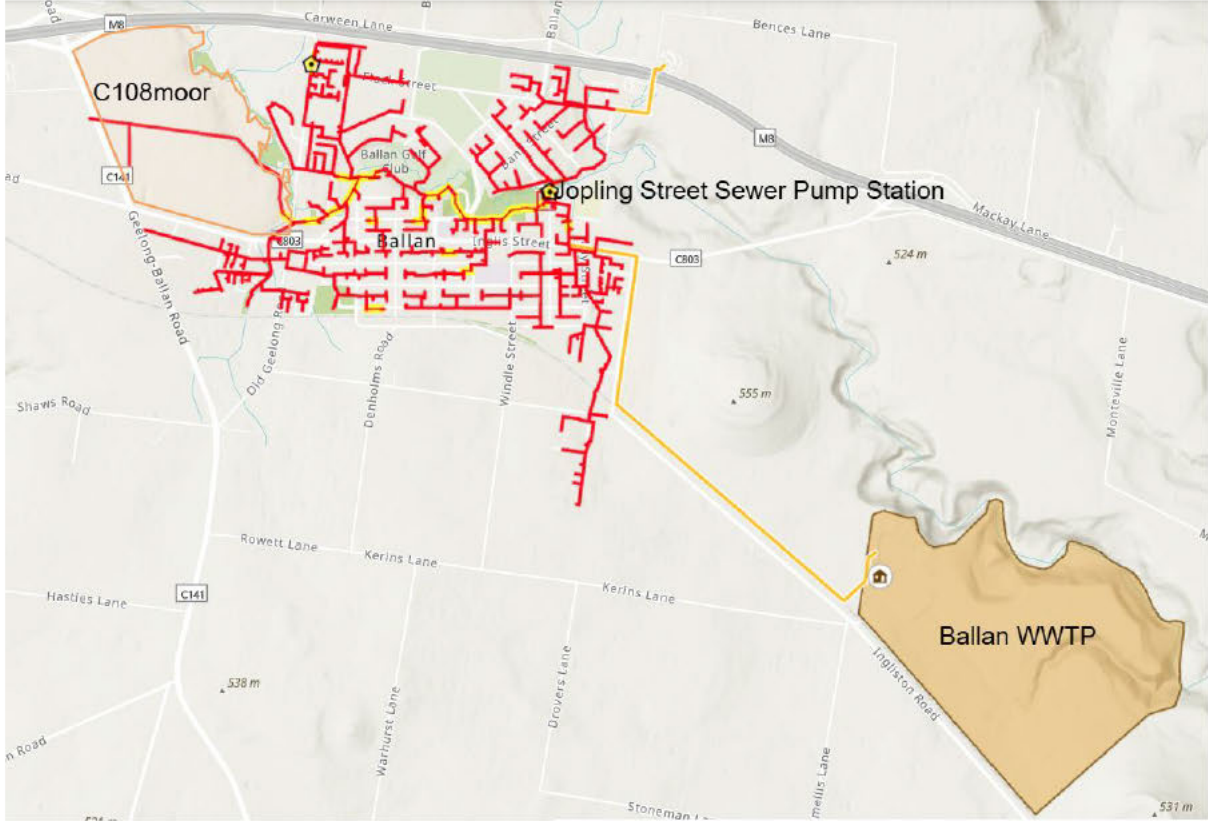
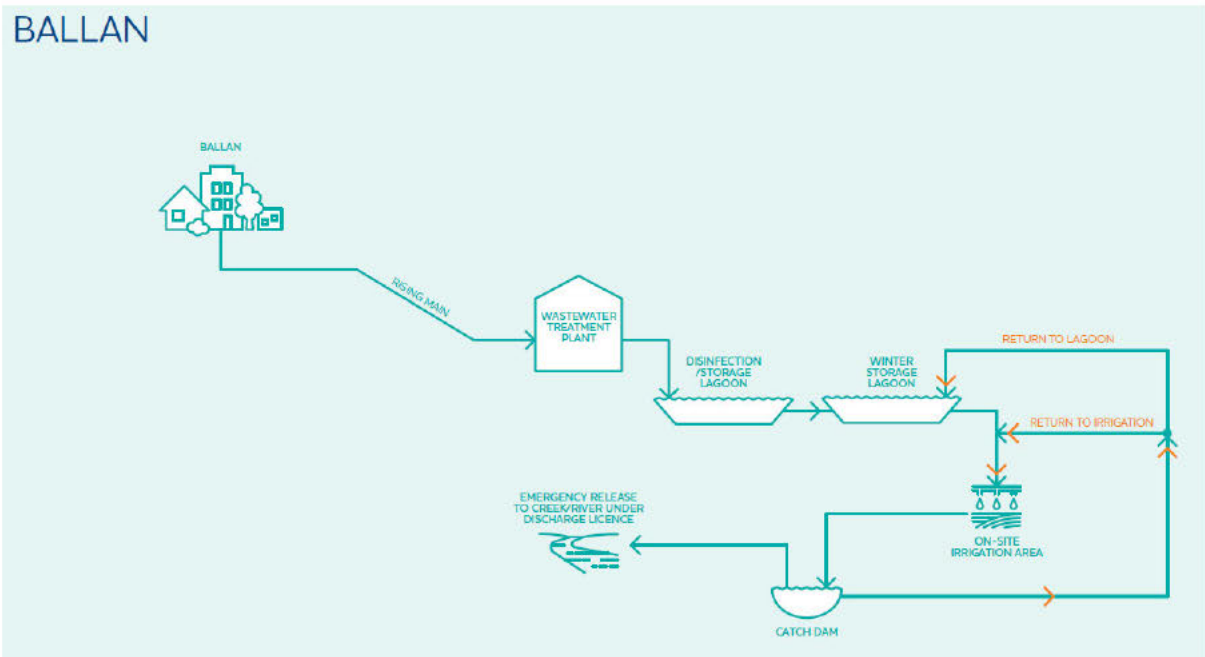


Figure C: Ballan sewer network and Ballan Wastewater Treatment Plant (WWTP)



and disposal schematic

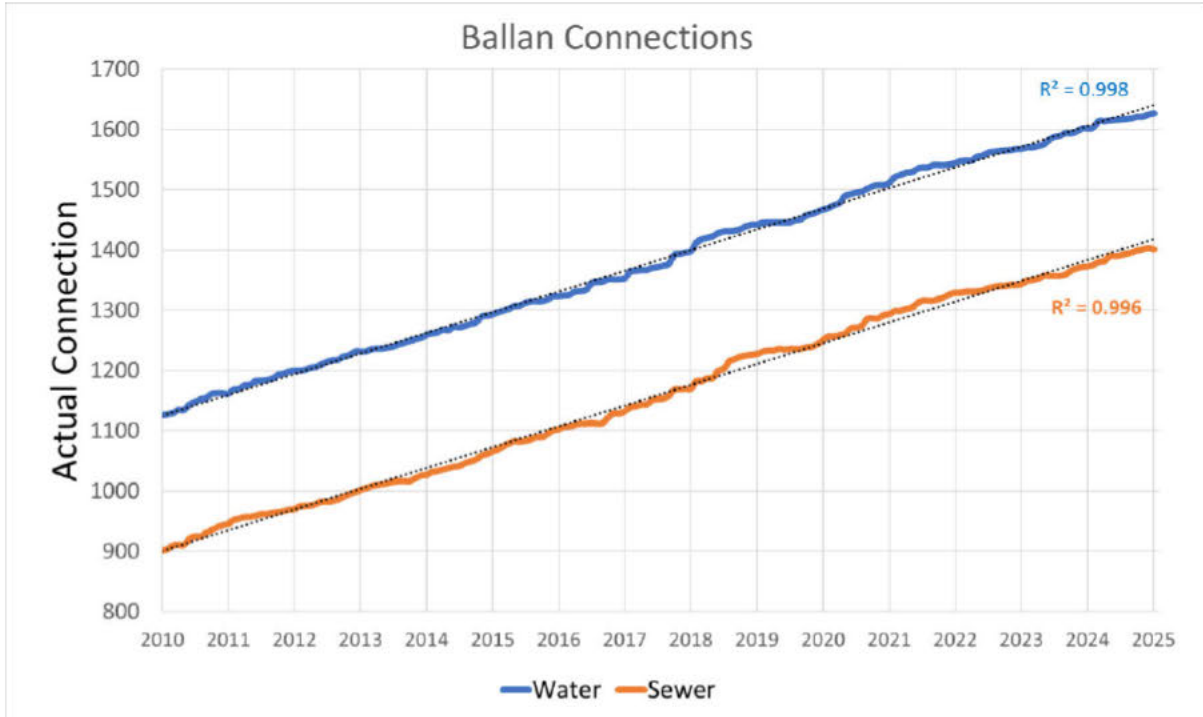


Figure E: Ballan historical connection growth

**Amy Gloury**

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**From:** [REDACTED]  
**Sent:** Monday, 3 March 2025 3:54 PM  
**To:** info@moorabool.vic.gov.au  
**Subject:** ATTN. Manager Growth & Development Re: Submission to Amendment C108  
**Attachments:** APC submission - Ballan C108 devlt (2025 Mar).doc

**Categories:** [REDACTED]

Amendment C108 - Ballan Precinct 5.

I attach a submission on behalf of the Australian Platypus Conservancy concerning the proposed amendment C108 relating to a major development in Ballan Precinct 5 outlining the potential for an adverse impact on the Werribee River platypus and rakali populations.

Please do not hesitate to contact me if you require any clarification or additional information.

Best wishes, [REDACTED]

[REDACTED]  
Australian Platypus Conservancy

[REDACTED]  
Website: [www.platypus.asn.au](http://www.platypus.asn.au)





## MOORABOOL PLANNING SCHEME AMENDMENT C108 – BALLAN PRECINCT 5

The Australian Platypus Conservancy has recently learned of the proposed Moorabool Planning Scheme Amendment C108 – Ballan Precinct 5, and would like to make a submission in relation to protecting platypus (and rakali) habitat quality in the substantial (2 kilometre) section of the Werribee River forming the eastern boundary of this development.

As noted in the Flora and Fauna Assessment completed by Nature Advisory (July 2023), the platypus (*Ornithorhynchus anatinus*) is officially deemed to be threatened (Vulnerable) in Victoria under the Victorian Flora and Fauna Guarantee Amendment Act 2019. This legislation requires all government authorities to protect ecological processes, conserve areas of critical habitat, and identify and mitigate the impact of processes that undermine biodiversity.

The Werribee River catchment is one of the smallest self-contained river basins in Victoria and has already been subject to significant levels of habitat loss and degradation and river fragmentation. Its platypus population remains ecologically viable, but any further reduction in habitat availability or connectivity should appropriately be viewed as exacerbating the risk that the population is eventually too small to survive (put simply, due to death by a thousand cuts). A recent report (Serena *et al.* 2022) noted:

*...the single biggest threat to the long-term survival of a viable platypus population in the Werribee River is undoubtedly the very rapid urban expansion that is occurring at Bacchus Marsh and Werribee township and is predicted to be initiated soon at Ballan...*

We take exception to the statement in the Flora and Fauna Assessment prepared by Nature Advisory that “The Platypus could occur along the channel...but is unlikely to depend on the study area *per se* for its requirements.” Although relatively few platypus sighting records have been uploaded to online databases to document its occurrence at Ballan, we have heard enough local landowners speak of the species’ presence over the years to be confident that it should be viewed as a component of the local ecosystem. Furthermore, the platypus characteristically occurs at low density, survives seasonal cease-to-flow events by moving to pools, and often travels long distances during the breeding season or for juvenile dispersal. The Werribee River at Ballan is therefore appropriately viewed both as providing platypus habitat in its own right and as comprising part of an essential corridor for platypus movement across the Werribee catchment.

The Flora and Fauna Assessment by Nature Advisory also fails to identify the presence of the rakali (or Australian water-rat, *Hydromys chrysogaster*) in the Ballan Precinct 5 area, presumably because the search for mammal species failed to consult the Atlas of Living Australia (see Note 1 below).

Although not listed under the FF&G Act, the available evidence suggests that rakali may have declined in some parts of Victoria, with further population losses likely to occur under climate change. Given the rapid urban expansion now taking place in the Werribee River basin, this native mammal is likely to be under pressure and warrants positive conservation management.

### Recommendations

The Conservancy urges Council to ensure that any change made to the Planning Scheme for Ballan Precinct 5 eventuates in a likely net improvement in platypus and rakali habitat quality, and that any activities associated with future development that could degrade habitat quality are subject to regular and rigorous inspection processes and relevant penalties for non-compliance.

Specifically, we advise that areas of concern include:

(1) Protect and strengthen the quality of riparian and in-stream habitats located in and near the development area, by enforcing adequate buffer zones between the Werribee River and any new area of development, and requiring that developers pay for strengthening or restoring native vegetation as a conservation initiative in the adjoining riparian corridor.

(2) Ensure that genuinely effective plans (not just token efforts) are implemented for treating stormwater from any new impervious areas (roofs, roads, carparks, etc.) that may be developed. We note that the platypus in particular is known to be highly sensitive to stormwater impacts (see Serena and Pettigrove 2005; Martin *et al.* 2014), which can reduce platypus carrying capacity not only in the immediate area but for a considerable distance farther downstream.

(3) Ensure that any future development-related works do not cause sediment to enter the Werribee River following rainfall, etc. Research has demonstrated a significant negative relationship between the occurrence of platypus in creeks near Melbourne and high levels of suspended solids in creek water (Serena and Pettigrove 2005).

(4) Forestall potential platypus impacts due to increased litter loads – including debris from building activities but also litter left by future spectators at sporting fields, in the vicinity of cafes, etc. that may be carried by wind or water to the river. Litter entanglement is a major factor contributing to platypus mortality across the species' range (Serena *et al.* 2024), with a horrifyingly high 15% of individuals captured in platypus live-trapping surveys in the Werribee Basin found to be entangled in one or more items of rubbish (Serena *et al.* 2022).

(5) Design wetlands/stormwater retention basins to encourage their usage by rakali (see <https://platypus.asn.au/2023/03/01/guidelines-for-design-of-rakali-friendly-wetlands/>).

(6) Forestall other sources of pollution to the river environment (including artificial lighting and undue levels of noise) and make plans to mitigate impacts due to future likely increases in human activities in the river corridor (such as fishing or trail bike riding).

(7) Ensure that controls are in place to minimise predation risk by companion animals on native wildlife occupying the river and its environs (particularly cats that are allowed to wander at night).

Please also note that we have reviewed the submission concerning Planning Scheme Amendment C108 by Bacchus Marsh Platypus Alliance, and strongly endorse all of the specific recommendations contained therein.

If you require any further information, please do not hesitate to contact me.

[Redacted]

[Redacted]

Director

3 March 2025

**Australian Platypus Conservancy Inc.** (ABN [Redacted])

[Redacted]

[www.platypus.asn.au](http://www.platypus.asn.au)

## Literature cited

Martin EH, Walsh CJ, Serena M, Webb JA (2014) Urban stormwater runoff limits distribution of platypus. *Austral Ecology* 39, 337-345.

Serena M, Pettigrove V (2005) Relationship of sediment toxicants and water quality to the distribution of platypus populations in urban streams. *Freshwater Science* 24, 679-689.

Serena M, Williams GA (2022) Factors affecting the frequency and outcome of platypus entanglement by human rubbish. *Australian Mammalogy* 44, 81-86.

Serena, M, Williams GA, Thomas JL (2024) Factors contributing directly to platypus (*Ornithorhynchus anatinus*) mortality and implications for conserving populations in the wild. *Australian Mammalogy* 47, AM24032.

Serena M, Bloink C, Williams G (2022). Werribee River platypus surveys at Bacchus Marsh and Werribee township: summer 2022. Report to Bacchus Marsh Platypus Alliance and Werribee River Association, Ecology Australia Pty. Ltd., Fairfield, Victoria.

Note 1: Source of fauna and flora records used to assess planning applications

Flora and fauna assessments prepared in relation to planning applications in Victoria have traditionally relied on records obtained from the Victorian Biodiversity Atlas (VBA). However, in 2010 the Atlas of Living Australia (ALA) was established under the auspices of CSIRO to create a national fauna and flora database that would incorporate records from state/territory biodiversity atlases as well as other sources such as museums and conservation organisations.

With the explosion of citizen science in recent years, the number of records submitted directly to ALA, as opposed to indirectly via state atlases, has increased enormously. Whereas VBA was the source of 84% of Victorian platypus records in the 1990s, this fell to only 32% of records made available since 2010. Likewise, VBA provided 70% of Victorian records for rakali in the 1990s but a mere 6% since 2010.

Clearly VBA should no longer be regarded as the prime source of flora and fauna information, especially as its relative importance is predicted to decline even further as citizen science platforms which link seamlessly to ALA, such as iNaturalist, continue to grow rapidly.

*Accordingly, we recommend that Council should require all future flora and fauna assessments to incorporate records downloaded from the Atlas of Living Australia records to avoid the risk of severely underestimating species occurrence in its area of responsibility.*





## Online Submissions: Moorabool Planning Scheme Amendment C108 - Ballan Precinct 5

Submitted By : [REDACTED]

Submitted On : 2025-03-03 21:18:30

Organisation Name :

Phone : [REDACTED]

Email : [REDACTED]

**Q.1 Please either provide your submission in this box (1,500 character limit) or attach a prepared submission document below.**

- A. The potential impact of the proposed scheme saddens me. Most of us move here for one or both of two reasons. 1. We like the small town environment. 2. Affordable living within commute distance of Melbourne. There is an obvious potential without management of a balance for a clash of these two motivations. The nicer the place is the more we will attract people and lose the small town feel. The proposed scheme does not create such a balance. There is a desperate need for housing stock closer to the station. The car park is already quite full most days. I also think it best we keep development away from the river catchment. The quality of the water and habitat will decline with urban development on the edge of it. This also reduces the corridor for wildlife, especially the tall timber in this area that attracts cockatoos and other native birds that seek such perches. Also that must be mentioned, is I believe the site of the original Steigletz homestead is on this parcel of land. I am not sure what archeological value there might be, but that is worth investigating. Before providing more housing stock, considerations also needs to pass to other infrastructure needed for increased population and density. I don't want Ballan turn into a Suburb like environment like Bacchus March or Melton. It is already taking on some of the issues of these areas that once were not here. If I liked that sort of environment I would have settled in one of those locations.

**Q.2 Please upload your prepared submission document here.**

A.

**Q.3 Please provide your postal address:**

A. [REDACTED]

**Q.4 Please provide the address of the property affected by Moorabool Planning Scheme Amendment C108, if different from your postal address:**

A. [REDACTED]



**Amy Gloury**

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**From:** [REDACTED]  
**Sent:** Monday, 3 March 2025 4:53 PM  
**To:** info@moorabool.vic.gov.au  
**Subject:** Submission for Planning Scheme Amendment Precinct 5 Attached from Resident [REDACTED]  
**Attachments:** Submission for Planning scheme Amendment C108 From MEG February 2025.docx  
**Categories:** [REDACTED]

[REDACTED]

## Submission for Planning Scheme Amendment C108 Ballan Precinct 5

From [REDACTED] (Ballan resident) February 2025

I oppose the amendment as it stands on the following points:

My main concern is the ecological health of the Werribee River that runs along the boundary of the proposed development.

According to the objectives of planning in Victoria as outlined in section 4(1) of the Planning and Environment Act 1987 (PE Act) amendments must provide “..... sustainable land use and provide protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity”

I want clearer and more defined wording regarding these objectives.

1. The word **environmentally** sustainable needs to be added (not only sustainable which ignores the natural environment). “Ecological processes and genetic diversity” need to be identified. Which species of fauna and flora are on site now and need to be maintained, protected and supported to thrive. The lists given are not complete.

I agree with the list of native animal and bird species listed by the Fauna and Flora Assessment done by Nature Advisory (2023). However, a list of native riparian vegetation, trees and grasses needs to be given/botanically named also as native flora is crucial to the ecological health of the river.

2. **Remnant native vegetation:** native trees, shrubs and grasses need to be listed by name and protected. It is stated in the proposed amendment document (DP09) “The planned development will retain native remnant vegetation **where possible**”. This is not acceptable. **All** remnant native vegetation must be **retained and properly protected** as it plays an important role in maintaining the biodiversity of native species that live in the area. The words “where possible” need to be deleted. Also, remnant vegetation must be kept intact with sufficient buffer zones around the roots to ensure long term viability of trees and shrubs – ie beyond the drip line. I want clarification on “scattered native trees”. Which trees (species), how many, age of trees?

I also argue that the Vegetation Protection Overlay be extended to include extensive rehabilitation/restoration especially of the river corridor with plantings of indigenous flora and that this planting start as soon as possible – before the construction of houses.

3. **Buffer zones** from the river to the housing development/construction need to be reviewed by Melbourne Water and extended due to the significance of the biodiversity of the waterway. The council document states “The DP09 requirements will ensure that a significant public open space reserve is set aside to protect the Werribee River

corridor”. I want the word “significant” to be defined. I question the minimal size of the buffer zone and want it extended to protect the river from damage and pollution that could be caused by the largescale earthworks of building so many houses. There is a risk of increased turbidity of the river if construction materials and waste entre the fragile habitat of the native flora and fauna. So firstly, we want a maximum (rather than minimum) buffer zone enforced. Secondly stormwater runoff from the entire estate will be significant. Stormwater is bound to flow to the river but if not carefully managed will have adverse impacts on the river and its environs. This is a strong argument for more extensive wetlands and a wider buffer zone to be designed into the plan. The best development must adopt best practice stormwater management to mitigate both the adverse impacts on water quality and flows within the river. Melbourne Water is arguing for a minimum of 70 mt offset from the 100 year flood line or 100 mt from the centre of the river (which ever is greater). Melb Water is also wanting a comprehensive platypus survey to be done so any pipe inlets will avoid likely areas for burrows. MEG fully supports Melbourne Water’s recommendations and wants no development to proceed until this survey is done and for results to be acted upon ie platypus burrow sites be protected. Thirdly I ask who will monitor the behaviour of the construction companies and enforce environmental laws during construction in to ensure protection of the river? This has a bearing on both litter and sediment runoff. At Clean Up Australia Day yesterday in Bacchus Marsh – it was terrible to see and collect the huge amount of rubbish left by construction workers on the Underbank site. Ask Stephen and Moira (councillors) who were there. This is totally irresponsible and the waste in the river has destroyed platypus habitat. We do not want to see this happen in Ballan.

4. **Active transport** to be encouraged - bikes (ie bikes and peddle bikes) and walking as opposed to cars. This needs to be encouraged by providing excellent paths that cater for all abilities. The design plan as is, appears to be car centric and the two roads leading into the development will cause traffic bottle necks. We want the road and path system plans to be reviewed and changed/improved. EV charging stations need to be included in the plan.
5. **Housing.** All houses to be built to have a 7 or 8 energy efficiency rating. This is only logical and the right thing to do in this time of climate change crisis. Correct orientation, insulation, airtight and all electric (using renewable energy) homes need to be the norm. In regard to housing density - The designation of the entire Precinct 5 as Neighbourhood Residential Zone does not specify the residential density that may result and leaves this to the discretion of the developer. That is sufficient reason for pegging out the claims for environmental protection and public spaces at this stage. These considerations must come before more self - interested moves. I would argue for builders who build environmentally sustainable houses be employed. There are many examples of good, environmentally sustainable development and housing to model the Ballan development on. It is hoped that not simply the cheapest, poor quality housing estate



with the minimal environmental sensitivity is used. There are plenty of examples/models of good quality development in Victoria, other states and internationally. I ask Council to NOT go with the lowest grade, environmentally destructive developer. Wel.co has a poor record. There are better options. Eg Resimax, Botanica and many others.

6. The design of **verges** needs to be addressed. Sufficient space for trees to grow to maturity and pedestrian use needs to be included. Power lines need to be underground. Street lighting needs to be sensitive to nocturnal native birds and animals and not disrupt night flight paths. If a football oval is to be built it must not be close to the river if night lights are used.
7. The commercial hub needs to be situated as far away from the river as possible due to litter, noise and other pollution which disturbs habitat. I believe new residents should use the shops in the main street of Ballan and no competitive commercial centre should be built. Ballan needs the business and it is better for community cohesion if all shopping is done in the centre of Ballan.
8. A final point for discussion we want Council to note is that I support the recommendation put by John Kowarski and the community at large during various community consultations over past years ie – that the land south of the railway station (Precinct 6) in Ballan be developed as a priority. It is far more suitable for housing development than the environmentally sensitive land along the Werribee River.

We look forward to future discussion on the points we have raised and thank you for reading our submission.

February 2025

**Amy Gloury**

---

**From:** [REDACTED]  
**Sent:** Monday, 3 March 2025 3:48 PM  
**To:** info@moorabool.vic.gov.au  
**Subject:** "Moorabool Planning Scheme Amendment C108 Balllan Precinct 5 copy"

**Categories:** [REDACTED]

Dear Moorabool Council,

Please find attached my submission regarding the C108Moor Amendment proposal.

Regards,

[REDACTED]

Open my shared document:



Moorabool Planning Scheme Amendment  
C108 Balllan Precinct 5 copy  
Pages

One of the key points raised in the Moorabool Planning Scheme Amendment C108Moor, Amendment to Rezone is under the headings:

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

***Clause 11.01-1L 03 Ballan***

***The proposed DPO9 ensures that a residential master planned development will the retain the values and characteristics of Ballan.***

This is not so and I, [REDACTED] object to the proposed amendment

Since its early days, Ballan's street grid extends from both sides of the railway line; the developed north in which Inglis Street (the town's main thoroughfare) is located and the current underdeveloped south side, provided the nucleus and social cohesion for an orderly development and expansion of the township.

Even today, this network of interconnected streets allows easy access to the town's facilities, it reduces traffic congestion by providing alternative routes to the business and retail precinct in Inglis Street. Another feature of its central location is its comfortable walking distance to the railway station.

The proposed amendment makes scant mention of the railway. To further enhance the desirability and retain the values and characteristics of Ballan, access to the railway station is important.

One of the town's most significant infrastructure Ballan Railway Station is recognised as crucial to servicing the residents of the town. Ballan is a commute town with many rail commuters travelling to their workplaces in Melbourne or Ballarat with trains arriving from and departing to these destinations approximately every 40 minutes. Since the reduction of regional rail fares, train travel has soared in popularity as evidenced by the daily filled parking bays at the Ballan Railway Station.



Another concern of this proposed amendment is that it fails to fully appreciate the significance of traffic flowing along the Ballan-Daylesford Road and its intersection with the Old Melbourne Road. That road leads west to the outlying townships of Gordon and Mt Egerton and eastwards into Inglis Street.

In effect, the Ballan-Daylesford Road is a major road that services

1. Motorists accessing or exiting from Ballan's western boundary to/from the Western Freeway
2. Resident motorists and drivers from Gordon and Mt Egerton entering or exiting Ballan from its west.
3. Heavy transport and haulage vehicles travel along this road being the major route between Geelong and Bendigo. A large commercial grain storage facility is located just past the Ballan-Daylesford Road's on/exit ramps of the Western Highway.
4. Traffic on the Ballan-Daylesford Road during weekends and holiday periods carries tourists from Melbourne and interstate to Daylesford, Bendigo or Geelong.

All of the above factors will exacerbate existing traffic issues for motorists entering or exiting Ballan from its western boundary if the Moorabool Planning Scheme, Amendment C108Moor goes ahead.

In concluding, I like to stress that I am not anti development. My objection to the proposed amendment is a better alternative exists for future development of Ballan which will further enhance the values and characteristics of the town.

The alternative is land south of the Ballan railway. This location offers seamless expansion of the existing Ballan township with its grid network of streets. Its proximity to business, retail, educational and community venues is within walking distance and importantly helps to build on the existing social connections that Ballan residents already enjoy.

**Amy Gloury**

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**From:** [REDACTED]  
**Sent:** Monday, 3 March 2025 7:07 PM  
**To:** Info  
**Subject:** ATT: Manager Growth & Development; RE: Submission to Amendment C108  
**Attachments:** Submission for Planning scheme Amendment C108\_From MEG\_3Mar2025.pdf

**Categories:** [REDACTED]

Dear Manager Growth & Development, Moorabool Shire Council,

Please find attached Moorabool Environment Group's submission to Amendment C108.

Many thanks,

The Moorabool Environment Group Committee  
Moorabool Environment Group Inc.

Email: [REDACTED]

*Moorabool Environment Group is a non-profit community association in Moorabool Shire, Victoria. We raise awareness of and advocate for our unique local environment as well as broader environmental issues.*

***We acknowledge the Wurundjeri and Wadawurrung people as the Traditional Custodians of the land and waters on which we work, and pay respect to their Elders past, present and emerging.***





**Submission regarding Application for Planning Scheme Amendment C108  
Ballan Precinct 5**

**From Moorabool Environment Group (MEG)**

**3 March 2025**

We oppose the Planning Scheme Amendment C108 as it currently stands, on the following points:

**1. General comments**

- Unfortunately the rezoning proposal appears to be based upon a minimal adherence to Moorabool Council's 10 year old 2015 Ballan Structure Plan which has not been revised to meet the current planning principals as expressed in 2025 Plan for Victoria and in the Victorian Planning Authority's PSP 2.00 guidelines.
- MEG notes the planning which has preceded this application, and that the present step concerns rezoning. We are concerned that each step so far in the planning process has been expressed in terms of generalities, but that each new step incorporates previous decisions which may preclude consideration of specific options preferred by many residents. The following remarks are therefore intended to make clear our preferred outcome of the entire planning process, while also being pertinent to the current rezoning proposal.

**2. Insufficient protection of the Werribee River Corridor and Conservation Areas**

- Our main concern is the ecological health of the Werribee River that runs along the boundary of the proposed development site.
- **Buffer zones** from the river to the housing development need to be extended, due to the significance of the biodiversity of the waterway. These buffer zones need to be maximised to protect the river from damage and pollution that could be caused by the largescale earthworks of building so many houses. The minimum buffer zone width should be at least 100m in accordance with best practice principles, although a larger buffer zone is likely to be required to reduce impacts of street lights and playing field lights on the Werribee River corridor, and to achieve other important biodiversity protection outcomes.
- It should be noted that the Werribee River system takes up the full width of the river corridor adjacent to the proposed site, from the base of the escarpment on the west side of the river, to the base of the escarpment on the east side of the river. This corridor includes small natural drainage lines and waterbodies (some permanent and some ephemeral), which interact with the official river channel, and are an essential part of the river's ecosystem functioning. Therefore, **buffer zones to protect the river system need to be measured from the top edge of the escarpment** on the west side of the river corridor, not just from the river channel.
- A wide natural revegetation zone along the top of the escarpment is needed to provide a buffer between the public open space (where there is risk of litter, light pollution, dogs escaping from leads, exotic grasses escaping from playing fields, and other environmental risks) and the river corridor. The distance between the edge of the escarpment and the residential areas therefore needs to be wide enough to accommodate both a wide native vegetation area and a substantial public reserve.

- Placement of a “future commercial” area adjacent to the Werribee River corridor setback (Map 1 to Schedule 9 to Clause 43.04) is completely inappropriate and at odds with protecting ecosystems and fauna of the Werribee River corridor. There is a large body of evidence showing that having commercial areas within the vicinity of a waterway substantially increases risks of litter entering the waterway. This litter in turn increases injury and mortality of native species, including platypus, frog species, turtle species and bird species.
- Conservation areas along the Werribee River must be retained and managed in accordance with relevant conservation plans for the Werribee River catchment, including the Biodiversity Conservation Strategy (BCS) and relevant Commonwealth and State government legislation and policies.
- The Werribee River corridor and any waterway crossings must be designed and managed in accordance with Growling Grass Frog Design Standards and Platypus Habitat maintenance standards.
- Public paths or other infrastructure located in the Werribee River vicinity must be designed to avoid and minimise disturbance to native vegetation and habitat. Impervious surfaces are recommended to increase ability of water to penetrate into the soil and plant root systems, and decrease stormwater runoff.
- Where local parks and recreation areas are located adjacent to the Werribee River these must be designed and managed to complement the River’s natural environment.
- Public lighting must be designed to best wildlife-sensitive lighting standards, including being away from the river corridor, maximising red-wavelength rather than blue-wavelength light, and being baffled to prevent light spill and glare entering the Werribee River area.
- The council document states “The DPO9 requirements will ensure that a significant public open space reserve is set aside...”. We want the word “significant” to be defined.

### 3. Protection of native flora and fauna

- While we agree with the fauna species included on the list in the Fauna and Flora Assessment compiled by Nature Advisory (2023), the species rakali (native water-rat, *Hydromys chrysogaster*) has been omitted. Rakali are highly likely to occur in the river corridor (including in areas of the flood plain outside the river channel), and it is concerning that they have been omitted from this list.
- A list of native riparian vegetation, trees and grasses needs to also be given in the Fauna and Flora Assessment, as native flora is crucial to the ecological health of the river. In particular remnant native vegetation: native trees, shrubs and grasses need to be listed by name and protected.
- It is stated in the proposed amendment document (DP09) “The planned development will retain native remnant vegetation **where possible**”. This is not acceptable. **All** remnant native vegetation must be **retained and properly protected** as it plays an important role in maintaining the biodiversity of native species that live in the area. We want the words “where possible” to be deleted. Also, remnant vegetation must be kept intact with sufficient buffer zones around the roots to ensure long term viability of trees and shrubs – ie beyond the drip line.
- We also want clarification on “scattered native trees”. Which trees (species), how many, and what are the age of the trees?
- We also argue that the Vegetation Protection Overlay be extended to include extensive rehabilitation/restoration especially of the river corridor with plantings of indigenous flora and that this planting start as soon as possible – before the construction of houses.
- According to the objectives of planning in Victoria as outlined in section 4(1) of the Planning and Environment Act 1987 (PE Act) amendments must provide “ ..... sustainable land use and provide protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity”. The application needs to be clearer regarding how these objectives will be met. In particular,



the application needs to more thoroughly identify relevant “ecological processes and genetic diversity”, including which species of fauna and flora are on site now and how these will be maintained, protected and supported to thrive. The details given are not complete.

- Complete surveys of flora and fauna both on the site and in the Werribee Corridor adjacent to and downstream of the site need to be conducted, using methodologies designed to find these species and at the appropriate time of year; and expert advice sought on protection of species which occur or are likely to occur in the area.
- In sections of the application where “sustainable” is mentioned, we note that the word “environmentally” needs to be added (i.e. “environmentally sustainable”, rather than only “sustainable” which is vague and often ignores the natural environment).

#### **4. Stormwater management**

- Stormwater runoff from the entire estate will be significant. If not carefully managed, the stormwater will have adverse impacts on the river and its environs, including increased risk of turbidity. This is a strong argument for more extensive wetlands and a wider buffer zone to be designed into the plan.
- The development must adopt best Water Sensitive Urban Design strategies to mitigate both the adverse impacts on water quality and flows within the river. For example,
  - The development should be designed to minimise stormwater input into the river, by maximise rainwater harvesting (both for the full development and individual dwellings), using pervious rather than impervious surfaces wherever possible, having wide street verges, and having sufficient space in house lots for rain tanks and planting gardens. As these strategies have bearing on the layout of the development, they needs to be taken into account during the rezoning assessment (including providing adequate space for these in DPO9 Map 1), rather than waiting until development permit phases.
  - Drainage from stormwater treatment infrastructure must be designed to have no net impact on habitat within the Werribee River corridor.
  - Stormwater infrastructure within or adjacent to the Werribee River corridor area or wetlands must be designed to use treated stormwater to achieve the hydrological requirements of retained or added wetlands.
- The river corridor needs to be surveyed for platypus and rakali burrows and other habitat values before decisions are made about where stormwater outflows will be placed.
- Given the topography, erosion risks, and sensitive river ecosystem at the site, additional mitigation strategies are needed to prevent sediment from the development entering the Werribee River, disturbing/destroying platypus and growling grass frog habitat and impacting river ecology. As this mitigation includes design considerations, it needs to be taken into account during the rezoning assessment, rather than waiting until development permit phases.

#### **5. Landscape Plan**

The development plan should have a landscape plan which would require:

- Street trees must be planted on both sides of all roads and streets at regular intervals appropriate to tree size at maturity.
- A landscape plan must specify tree species which are suitable to the local climate and soil conditions.
- Landscape plans must demonstrate how integrated water management and water sensitive design outcomes will be implemented.

## 6. Urban Heat Island

- The application contains no reference to ensuring the reduction of urban heat island effect, despite this being a requirement of Metro and Regional Precinct Structure Plans. For example, roof and shading structures should have cooling colours and finishes that have a standard solar reflective index (SRI) which meets specified values for the pitch of the roof.
- The application also should allow for a **40% tree canopy target**.
- We recommend restricting use of artificial grass, given this also contributes to the heat island effect, as well as posing an environmental risk to the Werribee River corridor given microplastics are known to migrate from artificial grass into stormwater systems.

## 7. Verge design

The design of verges needs to be addressed. Sufficient space for trees to grow to maturity and pedestrian use needs to be included. Power lines need to be underground. Street lighting needs to be sensitive to nocturnal native birds and mammals and not disrupt night flight paths.

## 8. Energy efficiency of housing

We want all houses to be built to have a 7 or 8 energy efficiency rating. This is only logical and the right thing to do in this time of climate change crisis. Correct orientation, insulation, airtight and all electric (using renewable energy) homes need to be the norm.

Electric vehicle charging needs to be available in any new development, so spacing for this needs to be allowed for in DPO9 Map 1.

## 9. Active transport

MEG wants **active transport** to be encouraged - bikes (e bikes and peddle bikes) and walking as opposed to cars. This needs to be encouraged by providing excellent paths that cater for all abilities. The design plan as is, appears to be car centric. The road and path system plans need to be reviewed and changed/improved.

## 10. Housing density

The designation of the entire Precinct 5 as Neighbourhood Residential Zone does not specify the residential density that may result and leaves this to the discretion of the developer. That is sufficient reason for pegging out the claims for environmental protection and public spaces at this stage. These considerations must come before more self-interested motives.

## 11. Monitoring and compliance

Moorabool Shire Council will need to be better resourced to monitor behaviour of development and construction companies and enforce environmental laws during construction (including in relation to litter, sediment runoff and other environmental risks), to ensure protection of the river. At present, we believe Moorabool Shire Council does not have sufficient resourcing to ensure a development of this size adjacent to a priority waterway meets environmental requirements and community expectations (as evidenced by issues Moorabool Shire Council seems to currently be having keeping up with compliance and waste issues at housing developments in Bacchus Marsh).



**Amy Gloury**

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**From:** [REDACTED]  
**Sent:** Monday, 3 March 2025 7:07 PM  
**To:** Moorabool Info  
**Subject:** C 108 Amendment  
**Attachments:** Moorabool Planning Scheme Amendment C108 Ballan Precinct 5.docx

**Categories:** [REDACTED]

Please find my submission attached.

[REDACTED]



Moorabool Planning Scheme Amendment C108 Ballan Precinct 5

I have a number of concerns regarding this proposal --

Firstly, it is a foregone conclusion that it will go ahead, the decision has been made at state level; and the permanent changes to many small communities is extremely sad.

-- there is no doubt there will be an impact on the Werribee River, the farming activity would have done so, this development will be even worse as it is too close to the river – water runoff, erosion of the banks, wildlife concerns .

-- the number of houses in the proposal is frightening with the following problems.....

- green space as defined is vastly inadequate for 950 odd houses, the complete lack of mature trees with the enormous benefits they bring
- the number of houses on this land size will create a huge heatbank, increasing the need for air conditioners/electricity etc.
- each house will have at least two cars = massive traffic increase in Ballan
- the residents will have to travel to access all shops, childcare, kinder and schools, cafes, library, medical services, community groups.
- this level of traffic will cause considerable congestion on the single lane road; widening the road will only serve to increase traffic further, a well known fact !
- the proposed Active Transport shared path is Completely Unsuitable for cyclists riding into Ballan. A separate clearly defined bike lane in each direction is the only suitable and safe design. Shared paths do not allow for safe cycling due to conflict between users. Encouraging bicycle use for various access requirements will go some way to mitigate the considerable impacts this development will undoubtedly have on Ballan.

!

- the station car park is already full most days; a dedicated cycling route is required, this will encourage use of the Parkiteer cage already installed at the station and reduce traffic congestion.



**Amy Gloury**

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**From:** [REDACTED]  
**Sent:** Monday, 3 March 2025 11:59 PM  
**To:** info@moorabool.vic.gov.au  
**Subject:** ATT: Manager Growth & Development; RE: Submission to Amendment C108  
**Attachments:** Ballan West rezoning submission\_BMPA\_3Mar2025.docx

**Categories:** [REDACTED]

Dear Manager Growth & Development.

Please find attached our submission to Amendment C108.

Sincerely,

Bacchus Marsh Platypus Alliance Inc.

[REDACTED]

*Bacchus Marsh Platypus Alliance Inc. (BMPA) is a non-profit association which protects, monitors, advocates for and educates the community about platypus in the waterways of Bacchus Marsh and surrounds.*

*We acknowledge the Wurundjeri and Wadawurrung people as the Traditional Custodians of the land and waters on which we work, and pay respect to their Elders past, present and emerging.*





**Submission in response to**  
**Moorabool Planning Scheme Amendment C108Moor: Amendment to Rezone**  
**Bacchus Marsh Platypus Alliance Inc.**

**Monday 3 March 2025**

## **1. Introduction**

We oppose the rezoning proposal for Precinct 5 in its current form due to the position of the site adjacent to the Werribee River system, aspects of the rezoning proposal which increase risk to the Werribee River's corridor, ecology, flora and fauna, and lack of adequate measures in the rezoning proposal to protect these biodiversity values. These concerns are outlined further throughout this submission.

We recommend that Precinct 6 is much more suitable for rezoning than Precinct 5 due to:

- Not being adjacent to the Werribee River corridor and habitat of threatened species (including platypus).
- Closer proximity to the existing residential area of Ballan, increasing integration of the new development area with the Ballan township.
- Much easier and more accessible walking distance to Ballan Railway Station and Ballan's central business area, schools and community facilities, therefore increasing fair access to these facilities, and reducing reliance on vehicles.
- Lower monitoring, enforcement and waste removal costs to Moorabool Shire, due to being in an area where construction-related waste is less likely to blow off site, and less likely to enter the Werribee River corridor.

However, if rezoning of Precinct 5 does (unwisely) go ahead, it will require a much more rigorous approach to protecting the Werribee River corridor, and the ecosystems, flora and fauna of that corridor than currently included in the rezoning application. As any subsequent "development plan must include a masterplan, generally in accordance with Map 1 to the DPO9", it is essential that DPO9 and all associated documentation be more carefully planned out at the rezoning stage, to help avoid poor outcomes at the development plan stage.

## 2. Concerns regarding impacts on platypus

- Platypus occur along the Werribee River corridor adjacent to and downstream of the subject site.
- The platypus is officially classed as a threatened (Vulnerable) species in Victoria under the Victorian Flora and Fauna Guarantee Amendment Act 2019, and Moorabool Shire Council is accordingly legally obliged to protect its habitat and mitigate any processes that are likely to impact known populations.
- Though small in its own right, the platypus population in Ballan is important in contributing to the viability of the Werribee River platypus population as a whole. Loss of platypus habitat in Ballan would have wider ecosystem impacts, as well as reducing the overall population of platypuses in the Werribee River, a population which is already highly vulnerable due to impacts of urban development in other areas along the river.
- We strongly disagree with the statement in Flora and Fauna Assessment by Nature Advisory that Platypus are “unlikely to depend on the study area *per se* for its requirements.” Platypus can have extensive home ranges, and are also likely to need large stretches of river to provide adequate foraging opportunities given the Werribee River through Ballan often experiences low flows. The river areas adjacent to, and immediately downstream of, the subject site provide good quality foraging habitat (including instream vegetation and other factors increasing macroinvertebrate availability), as well as areas suitable for resting and nesting burrows. There are also deep, permanent pools adjacent to, and immediately downstream of the study area which could provide important refuge pools during period of low flow. We note that platypus may also use refuge pools in the river corridor which are outside of the river channel itself.
- Activities undertaken on the subject site have potential to not only impact platypus adjacent to and downstream of the subject site, but also throughout the Ballan stretch of the Werribee River. This is because potential negative impacts such as sedimentation and litter can travel many kilometres from their source along a river course. Also, as Ballan’s platypus population is small, any impacts on platypus around the study site could reduce breeding opportunities for the full population.
- Key risks to platypus in urban and peri-urban development areas include litter both from construction waste and domestic sources (posing a high entanglement risk), stormwater influx (as this can flood nesting burrows and also cause detrimental changes to the river channel and ecosystem), sediment entering the river system (impacts include killing the food platypuses eat), artificial light at night spilling into the river corridor, and predation by domestic cats.
- Unfortunately, the current rezoning proposal actively places platypus and other native species at risk, by placing areas known to produce high litter volumes and high light spill (commercial area, sports precincts, roads) immediately beside the river escarpment. This adds to the other risks large greenfield developments pose to river ecology and platypus.



- To protect platypus adjacent to and downstream of the site, additional mitigation measures are needed, beyond those listed in Nature Advisory’s Flora and Fauna Assessment. Additional mitigation measures needed include:
  - ensuring the river corridor is not impacted by artificial light at night (including through larger buffer zones between the escarpment and any lighting infrastructure, and using wildlife-sensitive lighting for any such lighting infrastructure on the east side of the development).
  - minimising the amount of stormwater entering the Werribee River during and after construction, for example through rainwater harvesting, mandating rainwater tanks in properties built, having wide street verges (so trees and other vegetation can be planted to help water soak into the ground), and using pervious surfaces rather than impervious surfaces where possible.
  - proper planning and controls to prevent litter entering the Werribee River corridor, not just during construction but after construction (including litter traps, and not placing future commercial area near the Werribee River corridor).
  - regular, rigorous inspection of development and building sites by Moorabool Shire, and enforcement actions taken when non-compliance with environmental requirements occurs. This will need to be to a greater extent and better resourced than has occurred to date with housing developments in Moorabool Shire.
  - additional strategies outlined in further comments below.

### **3. Concerns regarding impacts on other native fauna**

- We note that the above risks and mitigation strategies also apply to growling grass frogs, rakali, and other native species likely to occur in the river corridor, although these species may also need additional mitigation strategies.
- We also note that the Flora and Fauna Assessment by Nature Advisory failed to include rakali in the list of species likely to be present, despite records in the area and the high suitability of the river corridor for this species.

### **4. Responses to DPO9: 3.0 Conditions and requirements for permits**

- *DPO9: 3.0 Conditions and requirements for permits states, “The construction of drainage infrastructure, in accordance with the Integrated Water Management Plan.”*  
 However, given a more comprehensive approach to stormwater management is needed to protect the Werribee River corridor, beyond just construction of drainage infrastructure, other key aspects of the Integrated Water Management Plan need to be added to this sentence (including rainwater harvesting and other aspects of a comprehensive approach to Water Sensitive Urban Design, which goes beyond a ‘utilities and drainage’ approach).

- *DPO9: 3.0 Conditions and requirements for permits states, “The management of vegetation and provision of native vegetation offsets, in accordance with the Biodiversity Management Plan and Arboricultural Assessment.”*

However, we assert that:

- as native vegetation on the site forms an important part of the river catchment ecology for this immediate area, all native vegetation should be retained. Native vegetation offsets cannot compensate for the impact removal of native vegetation would have on the river system.
- this statement needs to be clearer regarding whether “management of vegetation” refers to remnant vegetation, previously planted native vegetation, or vegetation planted as part of the development. All native vegetation should be managed in accordance with a Biodiversity Management Plan based on sound ecological principles and practices. The wording in DPO9 needs to be clarified, so that a non-ecological Arboricultural Assessment cannot override the Biodiversity Management Plan when managing native vegetation.

- *DPO9: 3.0 Conditions and requirements for permits also states, “Prior to the certification of a plan of subdivision and/or prior to any development, a Construction Management Plan and/or Environmental Management Plan must be submitted to and approved by the responsible authority.”*

This needs to be changed so that development and approval of an Environmental Management Plan is mandatory. The Construction Management Plan should not be presented as an alternative to the Environmental Management Plan, as it currently is in DPO9 (DPO currently uses the wording “and/or”).

- The following need to be added to the list of items required to be included in the Environment Management Plan:
  - Details relating to containment of construction waste on site, and how any construction waste that escapes the boundaries of building sites will be prevented from entering the Werribee River corridor.
  - Details of how any temporary infrastructure and materials used during the development phase will be removed once they are no longer needed, including removal of fencing, silt barriers, flags, and corflute signs. The reason we request this is that previous master-planned developments alongside the Werribee River in Moorabool Shire have left many of these items disintegrating in the environment and blowing into the river once the development is finished, posing a high risk to platypus and other wildlife. It has often fallen to Bacchus Marsh Platypus Alliance volunteers to eventually remove development-related debris from alongside the river in such areas.
  - Specific reference to how disturbance to native fauna habitat in the Werribee River corridor adjacent to and downstream of the site will be avoided (not just native fauna habitat on site).

## 5. Responses to other parts of DPO9 and related documentation:

- Map 1 of DPO9 shows a future commercial area on the east side (Werribee River side) of the development. We strongly oppose placement of the future commercial area on the east side of the development, as this position creates high risk of litter from the commercial area blowing into the Werribee River corridor. Even with a wider setback from the river corridor, this risk is unacceptably high. Instead, the future commercial area should be placed in a central or western area of the development.
- We strongly support the requirements of Melbourne Water. However, we also note that these requirements are only the minimum requirements for river corridor protection. Further setbacks are likely to be needed to protect the river corridor from light spill and litter, and also to ensure amenity, which are beyond the factors assessed by Melbourne Water.
- The setback from the Werribee River corridor needs to be measured from the edge of the escarpment, not the river channel itself. This is because:
  - The Werribee River corridor in that area consists of a complex network of smaller watercourses and waterbodies outside of the river channel itself. These provide ideal habitat for frog species, and potential refuge pools for platypus.
  - During heavy rain, the river expands throughout the width of the river corridor.
  - A large buffer zone between light sources and the river corridor is needed, as any light spill into the river corridor would negatively impact platypus, frog species, and other native fauna and flora of the corridor. In particular, there needs to be a large buffer between light from roads and any active recreation areas used at night (e.g. sports oval) and the edge of the escarpment.
- The north-most stormwater outlet to the Werribee River indicated in the Stormwater Management Strategy (Figure 5) is positioned approx. 350m upstream of valuable, complex frog habitat in the Werribee River corridor. In addition to being valuable refuge and foraging habitat for platypus and rakali, this habitat is especially suitable for growling grass frogs and other frog species, as it contains a mixture of shallow and deep pools, and boggy areas, with instream vegetation (along with areas of open canopy needed by growling grass frogs for warmth). Stormwater releases from this north-most stormwater outlet could put this ideal, complex habitat at risk, for example through fast flows during heavy rain and unnatural channelisation of the area.
- References to the Biodiversity Management Plan throughout DPO9 and supporting documents focus mainly on native vegetation. Although this is an essential part of the Biodiversity Management Plan, the focus of the plan needs to be expanded to include more detailed reference to protecting fauna on, adjacent to and downstream of the site.

## 6. Responses to the Urban Design Concept Plan

Many aspects of the Urban Design Concept Plan show a lack of consideration for protecting environmental values of the Werribee River corridor. The following changes are needed before the maps in the Urban Design Concept Plan even come close to being in line with sound planning principles for areas alongside priority waterway corridors such as the Werribee River corridor:

- A much larger setback between the edge of the river escarpment (i.e. the edge of the river system corridor) and any active or urban spaces (i.e. roads, sports facilities, sports pavilions etc.). This should be at least 100m from edge of escarpment, and be infilled with native, indigenous vegetation, to help form a buffer between potential pollution sources (light pollution, litter pollution, noise pollution, vehicle fumes, etc.), and the river corridor.
- Moving the “future commercial” area away from the east side of the development (where it poses high litter risk to the Werribee River corridor), and to the centre or western side of the development.
- Removing the north-most “potential Precinct 5 township connection”, as this is in a flood zone, and crosses sensitive habitat areas of the Werribee River corridor, including potential Growling Grass Frog habitat. Having a township connection at this location would substantially increase the risk of litter input into the Werribee River corridor, and disturbance of native wildlife which use this corridor. A township connection would also be extremely difficult to install at this location without unacceptable risks to the Werribee River corridor, due to the steep escarpment of that area and potential for escarpment erosion.
- There are additional potential issues with the Urban Design Concept Plan. We recommend a full flora and fauna survey needs to be conducted, and proper, independent advice obtained from experts in platypus, growling grass frog (and other threatened species which occur or are likely to occur in the area), before DPO9 and the associated Urban Design Concept Plan can be further revised and assessed.

### Additional recommendations

We strongly recommend banning or restricting the use of polystyrene building products, due to the difficulty containing these onsite, and how easily these break down into micro-plastics which then easily blow into stormwater and river systems. Data collected shows that polystyrene waffle pods are one of the greatest contributors to construction waste blowing into Moorabool Shire’s river systems. Polystyrene poses toxicity risks to platypus, frogs, turtles and other native fauna, including via the food chain (e.g. macroinvertebrates feed on polystyrene, and platypus then eat the macroinvertebrates). Housing can be constructed in an efficient and cost-effective manner without the use of polystyrene building products, and Moorabool Shire needs to consider their obligations under the Victorian Environment Protection Act, given they are now aware of the detrimental impact this unnecessary building product is having on river systems in their area.



We thank you for considering our submission.

Sincerely,

[REDACTED]

On behalf of the Committee  
Bacchus Marsh Platypus Alliance

Email: [REDACTED]

Phone: [REDACTED]

**Amy Gloury**

---

**From:** [REDACTED]  
**Sent:** Monday, 3 March 2025 4:23 PM  
**To:** Moorabool Shire Community Engagement Team  
**Subject:** Objection to Amendment C108 to the Moorabool Planning Scheme

**Categories:** [REDACTED]

Attention Strategic Planning

I am writing to formally object to Amendment C108 to the Moorabool Planning Scheme, which proposes to facilitate the staged, master-planned residential development of approximately 98.5 hectares in Growth Precinct 5, Ballan. While I understand the need for planned growth, I have serious concerns regarding this amendment and its potential negative impacts on Ballan and the surrounding area. My objections are outlined below:

### **1. Block Sizes and Loss of Rural Character**

The proposed allotment sizes, as small as 300 square metres, are entirely unsuitable for a rural living environment such as Moorabool. These small lot sizes are more appropriate for metropolitan developments rather than a regional township like Ballan. The introduction of such high-density housing will fundamentally alter the rural character of the area, impacting the lifestyle and aesthetic appeal that residents and visitors highly value.

### **2. Poor Road Access and Increased Traffic Congestion**

The proposed development will significantly exacerbate traffic congestion and road safety concerns:

- The Ballan-Daylesford-Geelong Road already experiences high traffic volumes, particularly at the Ballan-Daylesford Road and Inglis Street intersection, which has a history of accidents.
- Increased traffic from new residents will further strain existing road infrastructure, increasing the risk of further congestion and accidents.
- The proposed road intersections indicated in the amendment will likely worsen these traffic issues rather than alleviate them.

### **3. Fire Access and Emergency Management**

With increasing risks of bushfires in rural areas, emergency access must be a primary consideration. The proposed road network does not adequately address fire management concerns, particularly in facilitating efficient evacuation routes and ensuring emergency services have adequate access to the development in case of fire.

### **4. Environmental Impact and Proximity to the Werribee River**

The proposed development's proximity to the Werribee River raises concerns about potential drainage and pollution issues. Farmers downstream rely on clean water for their livelihoods, and any contamination from increased residential runoff could severely impact agriculture. The amendment does not provide sufficient guarantees for protecting the river and surrounding natural ecosystems.

### **5. Inadequate Infrastructure and Services**

The location of this proposed subdivision is too far from essential services such as the Ballan Village, schools, childcare facilities, and public transport. This will result in a heavy reliance on motor vehicles, further increasing congestion and environmental pollution. Additionally:

- There is no clear indication of how water and sewerage infrastructure will be managed given the high-density nature of the proposed development.
- The increased demand for local services (schools, healthcare, and emergency response) has not been adequately addressed within the amendment.

## Conclusion

Given these concerns, I urge the Moorabool Shire Council to reconsider Amendment C108 and ensure that any proposed developments align with the long-term sustainability, safety, and character of Ballan. I request that:

1. Allotment sizes be increased to reflect the rural nature of the area.
2. A comprehensive traffic impact study be undertaken to assess the true impact of this development.
3. Fire access and emergency management plans be thoroughly reviewed and incorporated into the development plan.
4. A detailed environmental impact assessment be conducted to protect the Werribee River and surrounding land.
5. Infrastructure and service provisions be adequately addressed before rezoning and development approval.

I appreciate the opportunity to provide my input on this matter and look forward to your response.

Sincerely,

[Redacted Signature]



Virus-free [www.avast.com](http://www.avast.com)

**Amy Gloury**

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**From:** [REDACTED]  
**Sent:** Tuesday, 4 March 2025 10:02 PM  
**To:** info@moorabool.vic.gov.au  
**Subject:** Objection to Moorabool Planning Scheme Amendment C108 Ballan Precinct 5

**Categories:** [REDACTED]

Objection to Moorabool Planning Scheme Amendment C108 Ballan Precinct 5

Dear Moorabool Shire Council

I am writing on behalf of the residents of Ballan and surrounding towns to express our categorical opposition to the proposed rezoning of " Precinct 5" and the overdevelopment of our town.

The plan to rezone agricultural and rural land for high density residential use, allowing for approximately 2000 new properties with lot sizes as small as 150-300 sq meters, is a drastic departure from the current planning regulations, which prevent subdivision below 800 sq meters. This proposal threatens to irreversibly change the character of Ballan and presents significant concerns:

**Over development:** The proposed density is not in keeping with Ballan's rural identity and would lead to overcrowding, undermining the lifestyle and community atmosphere that residents value.

**Infrastructure strain:** Our current infrastructure- roads, schools, healthcare facilities and essential services- is not equipped to handle the dramatic increase in population that this development would bring.

**Environmental impact:** The rezoning would result in the loss of valuable green spaces and agricultural land, negatively affecting local ecosystems and sustainability.


We urge the council to reconsider this proposal and ensure that any future development **ALIGNS WITH THE NEEDS AND BEST INTERESTS OF OUR COMMUNITY.**

We also encourage all residents to formally submit their objections, attend council meetings and engage in advocacy efforts to protect our town.

We request that the council engage in transparent consultation with the community and consider alternative solutions that balance growth with sustainability and the preservation of Ballan's unique character.

We look forward to your response and to participating in further discussions on this matter.

Kind Regards  
[REDACTED]



Any e-mail messages from [REDACTED] contain confidential or legally privileged information and is intended only for the use of the intended recipient(s). Any unauthorized disclosure, dissemination, distribution, copying or the taking of any action in reliance on the information herein is prohibited.



**Amy Gloury**

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**From:** [REDACTED]  
**Sent:** Tuesday, 4 March 2025 9:58 PM  
**To:** info@moorabool.vic.gov.au  
**Subject:** Objection to Moorabool Planning Scheme Amendment C108 Ballan Precinct 5

**Categories:** [REDACTED]

Objection to Moorabool Planning Scheme Amendment C108 Ballan Precinct 5

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**Over development:** The proposed density is not in keeping with Ballan's rural identity and would lead to overcrowding, undermining the lifestyle and community atmosphere that residents value.

**Infrastructure strain:** Our current infrastructure- roads, schools, healthcare facilities and essential services- is not equipped to handle the dramatic increase in population that this development would bring.

**Environmental impact:** The rezoning would result in the loss of valuable green spaces and agricultural land, negatively affecting local ecosystems and sustainability.

We urge the council to reconsider this proposal and ensure that any future development **ALIGNS WITH THE NEEDS AND BEST INTERESTS OF OUR COMMUNITY.**

We also encourage all residents to formally submit their objections, attend council meetings and engage in advocacy efforts to protect our town.

We request that the council engage in transparent consultation with the community and consider alternative solutions that balance growth with sustainability and the preservation of Ballan's unique character.

We look forward to your response and to participating in further discussions on this matter.

Kind Regards  
[REDACTED]



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## Department of Transport and Planning



Ref: DOC/25/44620

Ms Kate Barclay  
Manager Growth and Development  
Moorabool Shire Council  
215 Main Street  
BACCHUS MARSH VIC

Dear Ms Barclay,

### **MOORABOOL PLANNING SCHEME - PLANNING SCHEME AMENDMENT C108moor**

The Head, Transport for Victoria (Head, TfV) received notice of Planning Scheme Amendment C108moor (the Amendment) on 22 January 2025 pursuant to s.19 of the *Planning and Environment Act 1987*. Ministerial Direction 11 'Strategic Assessment of Amendments' requires the Planning Authority to address the requirements of the *Transport Integration Act 2010* and the views of any relevant agency.

The Head, TfV is a statutory authority, established by s64A of the *Transport Integration Act 2010*, responsible for coordinating, providing, operating and maintaining the public transport system, the freight rail network and the road system in Victoria.

The Department of Transport and Planning (DTP) under delegation of the Head, TfV is generally supportive of Amendment C108moor, subject to changes addressed in this submission. Attachment A provides further details of the recommended changes to Amendment C108moor.

DTP welcomes the opportunity to further engage with the Council to resolve the issues identified in this submission to ensure the Amendment results in appropriate outcomes for the State transport system.

### **Submission**

1. Amendment C108moor is consistent with Clause 18 of the Moorabool Planning Scheme.
2. The Traffic Engineering Assessment (TEA) identifies an intersection treatment at Geelong-Ballan Road and Old Melbourne Road to cater for the additional movements to be generated by the proposed development. DTP are satisfied with the concept designs in the exhibited Traffic Engineering Assessment (TEA) (Traffix Group, February 2024) as an interim solution, subject to the recommendations in Attachment A.

3. A Staging Plan is required for the Geelong-Ballan Road and Old Melbourne Road intersection to determine the timing of the interim treatment and confirm the triggers for the ultimate configuration. DPO9 should be amended to include the staging requirements.
4. Table 3 of the Shared Infrastructure Funding Plan (SIFP) states that the upgrade of this intersection (IN01) will be either an interim upgrade or an ultimate upgrade to be delivered by DTP. DTP has not agreed to taking responsibility for delivering the ultimate form of the upgrade at this intersection. Any required upgrade to facilitate additional traffic movements generated by proposed developments need to be at no cost to Head, TfV whether it be delivered in the interim or ultimate form.
5. It is noted that the SIFP states that the delivery responsibility of IN01 is yet to be finalised. This needs to be confirmed in the Staging Plan and updated in the SIFP to state the actual financial and delivery responsibilities.

The recommended detailed comments and changes is enclosed with this correspondence at **Attachment A**.

Should you have any enquiries regarding this matter, please contact [REDACTED] on [REDACTED] or [REDACTED]

Yours sincerely

[REDACTED]

**Jozef Vass**  
Associate Director Transport Strategy  
Barwon South West and Grampians  
Under delegation from the Head, Transport for Victoria  
03/03/2025

## Attachment A – Table of Comments

Comment ID	Comment Category	Comment	Action / Recommendation
1	General	The design for future development of the site should be consistent with 'Clause 18 – Transport' of the Moorabool Planning Scheme.	All future development should consider an integrated approach to land use and transport planning in its design, particularly in accordance with 'Clause 18.01-1S-Land use and transport integration'.
2.1	Intersection of Geelong-Ballan Road and Old Melbourne Road	DTP supports the interim intersection designs provided in the TEA.	The intersection is required to be appropriately designed as per Road Design Note (RDN) 04-01 to allow for safe heavy vehicle access, including Oversize and Overmass vehicles as Geelong-Ballan Road is on Victoria's Oversize and Overmass (OSOM) Network.
2.2	Intersection of Geelong-Ballan Road and Old Melbourne Road	The intersection designs are required to allow for the safe movement of all users.	Once the preferred intersection treatment is determined for this location and designs have progressed to the detailed design phase, a Road Safety Audit (RSA) is required to be undertaken to ensure safety for all users, including the facilitation of safe pedestrian and cycling movements.  Furthermore, detailed designs will require the inclusion of kerbing, pavement designs, drainage plans, and provision of street lighting.
2.3	Intersection of Geelong-Ballan Road and Old Melbourne Road	DTP notes that Clause 4.0 in DPO9 – Movement and Transport requires an Integrated Transport Management Plan to be prepared to the satisfaction of DTP which will provide details of necessary upgrades to the road beyond the site and the trigger points of such works will be linked to stages of development.	This statement requires to be updated to specify the preparation of a Staging Plan focused on the design and delivery of the upgrade of this intersection either as part of the proposed Integrated Transport Management Plan or as a separate document to determine the timing and nature of upgrades required at this intersection. The Staging Plan requires to be completed to the satisfaction of DTP and will inform future DTP permit conditions.



			<p>The Staging Plan is required to analyse existing traffic volumes and traffic growth expected from this precinct and the wider area and its impacts on the road network and capacity and performance of this intersection. The Staging Plan will also need to clearly identify both land use and traffic generation triggers for infrastructure upgrades, articulating associated timeframes. This work will then inform the suitability of intersection treatment at this location, as well as the need and timing for the ultimate intersection configuration.</p>
2.4	Intersection of Geelong-Ballan Road and Old Melbourne Road	As per previous DTP correspondence dated October 2023, DTP reinforces that any upgrade of this intersection either in interim or ultimate form should be to the satisfaction and at no cost to the Head, TfV.	
3	General	The TEA states that all connector roads within the site will be bus capable. This is critical to allow for potential future bus services to access the development.	<p>If a future bus service were to be provided, it will need to be supported by the internal pedestrian network to access bus stops.</p> <p>The proposed road cross section for connector roads provided in the TEA are supported and considerations for priority crossing opportunities are recommended for pedestrians and cyclists along connector roads.</p>
4	General	DTP supports the acknowledgment in both the TEA and (DPO9) that no future direct access to lots will be considered from an arterial road.	
5	General	The preparation of an Integrated Transport Management Plan as specified in DPO9 is supported and DTP looks forward to collaborating with the developer and Council to ensure positive outcomes for the arterial road network and future residents.	DPO9 under Clause 4.0 – Movement and Transport states that the Integrated Transport Management Plan will be prepared to the satisfaction of DTP. This needs to be amended to confine to matters that require DTP

			endorsement, such as interface with the arterial road network, allowance for future public transport connections, and active transport connections. The remaining items within the plan can be prepared in consultation with DTP.
6	General	DTP notes the three concept plans for the proposed intersections with Geelong-Ballan Road and Old Melbourne Road to access the collector roads provided as part of the TEA.	All intersections are required to be designed as per the Austroads Design Guidelines, including kerbing, pavement upgrades and street lighting to facilitate safe and effective movements for all road users.
7	Pedestrian and Cycling Connectivity	The proposed pedestrian and cycling connections are supported including footpaths on both sides on all internal roads and external shared paths along sections of Geelong-Ballan Road and Old Melbourne Road to provide much-needed connections to the Ballan township.	Amend DPO9 under 'Masterplan' to include the staging of the development for the early provision of pedestrian and cycling infrastructure.
8	Freight Access	The importance of Geelong-Ballan Road as a key freight corridor is emphasised, as it serves as the main North-South route from Geelong to the Western Highway and is an alternative in case of detours on the Midland Highway, making it a critical link for industry and freight. DTP is aware of instances where once development occurs, residents seek to restrict truck movements in the area. DTP would like to highlight that there are no plans to restrict freight access as a result of this rezoning.	All external road infrastructure to be delivered as part of this development needs to adhere to VicRoads Road Design Note 04-01, Heavy Vehicle Network Access to ensure safe and efficient freight movements.
9	Noise Mitigation	The Noise Impact Assessment (NIA) has determined that without proper mitigation measures, noise from the Western Freeway and Geelong-Ballan Road would exceed acceptable thresholds across sections of the development and requires the timely provision of noise barrier/ earth bunds as outlined in the NIA.	DPO9 requires an Acoustic Design Response Report, specifying the design and construction of any relevant acoustic treatments in accordance with this report. This Clause needs to be modified to specify that the Acoustic Design Response Report needs to be completed to the satisfaction of the Environment Protection Authority (EPA) and DTP.

		<p>All future noise mitigation measures are required to be designed and constructed at no cost to the Head, TfV and in line with the <i>Environment Protection Act 2017</i>, VicRoads Requirements of Developers – Noise Sensitive Uses Guidelines and all other relevant legislation and policies as listed in within the NIA.</p> <p>The following recommendations are made for consideration for when the Acoustic Design Response Report will be prepared;</p> <ul style="list-style-type: none"> <li>• DTP encourages the use of a built form that has a more natural environmental design where possible as physical walls can be prone to vandalism and can be deemed of poor amenity and appearance.</li> <li>• Such controls are to be contained on the development property and should not unduly impact the arterial road reserve or waterways.</li> <li>• If a wall structure is determined, a suitable vehicular access corridor between the structure and road zone is required. Wall and access corridor shall need to be maintained at no cost to DTP.</li> </ul>
10	<p>School Bus Provision</p> <p>Ballan is zoned to the Bacchus Marsh Secondary School and Ballan Primary School. Ballan Primary is approximately 1.5km from the site. Bacchus Marsh Secondary is accessible by train from Ballan Station which is approximately 1.5km from the site. Future students within the development site can be reasonably expected to walk or ride to school or train station using the proposed shared path network. Any existing bus services for students operating through Ballan are operated under the School Bus Program</p>	<p>The need for early delivery of the proposed active transport infrastructure is emphasised to present walking and cycling as viable options for future students to access education and to influence mode choice from onset.</p>

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(SBP). A key criterion when considering changes to the SBP network is that students must live 2.4km from an existing route. The entire subject site is less than 2.4km from both Geelong-Ballan Road and Old Melbourne Rd where the SBP routes operate, so changes to these routes will not occur under current service provision criteria. Hence DTP highlights that there are no school bus considerations for this development.

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Your ref: Moorabool Planning Scheme Amendment C108  
– Ballan Precinct 5

12 March 2025

Rod Davison  
Senior Strategic Planner  
Moorabool Shire Council  
PO Box 18  
Ballan VIC 3342

Dear Rod,

**MOORABOOL PLANNING SCHEME AMENDMENT C108 – BALLAN  
PRECINCT 5**

Thank you for your letter of 22 January 2025 advising of the commencement of public consultation.

We have undertaken a detailed review of the project documents, summarised our assessment and further information or changes required in the attached spreadsheet (refer to attachment 1).

In undertaking this review, we have identified the following key issues which require additional information and amendment to documents to address:

**1. Aboriginal cultural heritage values and culturally significant landscape features**

Melbourne Water notes the public consultation version of the Stormwater Management Strategy (SWMS) report dated 16 January 2024, was not able to take into consideration, Aboriginal cultural heritage values and culturally significant landscape features.

[REDACTED]





While we understand significant work has been undertaken in regard to the preparation of a Cultural Heritage Management Plan (CHMP), this is yet to be finalised. Based on preliminary findings, the work has been able to demonstrate interactions between the location of artefact scatter place extents and drainage assets.

As such, Melbourne Water requests an amended SWMS report which confirms suitable locations for drainage assets which ensures harm avoidance / minimisation measures have been utilised while meeting Urban Stormwater Best Practice Environmental Guidelines (CSIRO) or alternatively, written acceptance from the Registered Aboriginal Party (RAP).

Melbourne Water identifies significant risks associated with locating critical drainage and flood mitigation infrastructure within areas identified with cultural heritage sensitivity.

There is a significant risk that the proposed location of assets and construction footprint will conflict with areas of cultural heritage significance, and that consent will not be provided.

Melbourne Water can provide a range of examples where this has occurred, resulting in significant delays and substantial cost increases to the development industry in delivering the drainage assets.

Melbourne Water seeks clarification on how the applicant intends to manage proposed works within cultural heritage sensitivity areas and the associated development yield, asset delivery and financial risks.

## **2. Climate change considerations**

As you may be aware, the *Australian Rainfall and Runoff 2019: A Guide to Flood Estimation (ARR2019)* was updated in August 2024.

Melbourne Water requires an amended SWMS report which responds to modelling of climate change scenarios that reflect the recent updated version (v4.2).

**3. Stormwater Management Strategy (consolidated information requirements)**

As identified through our review, Melbourne Water requires amendments to the Stormwater Management Strategy to address the following:

- Suitable locations for drainage assets which address harm avoidance/minimisation
- Updates to accommodate climate change considerations
- Details regarding outfall demonstrated on functional design

**4. Environmental Significance Overlay, Schedule 2 (ESO2)**

As you are aware, Melbourne Water recommended to increase the spatial extent of the Environmental Significance Overlay Schedule 2 (ESO2; Waterway protection), to include all land within 100 metres of the Werribee River centreline or 75 metres from the western boundary of the LSIO / 1% AEP flood extent (whichever is greater) in order to adequately protect waterway health.

While this has been acknowledged in the applicant's written response, the accompanying documents (instruction sheet, explanatory report etc.) have not been updated to reflect this. We request all relevant documentation is updated to include a revised ESO2 extent.

Should you require clarification, or any further information please contact me on [REDACTED]

Yours sincerely,

[REDACTED]

[REDACTED]

Manager Strategic Planning, Greenfields

Exhibition of Moorabool Planning Scheme Amendment C108 - Ballan Precinct 5  
Melbourne Water Submission - February/March 2025

Comment Category		
Category	Timeframe	
4	Critical Issue	Should be addressed prior to public exhibition.
3	Immediate Issue	Should be addressed prior to panel stage.
2	Concern	Should be addressed for accuracy or completeness, prior to panel stage.
1	Suggestion	May result in improvement but is not mandatory/essential.

Item No.	Reference	Topic	Comment	Change needed (Yes/No)	Change requested	Category (4,3,2 or 1)
1	General	Engineering/ Environmental	Melbourne Water recommends Council considers modifying the ESO2 to align with the Werribee River buffer corridor as demonstrated in Map 1 (100m from centreline and/or 75m from the 1%AEP level, whichever is greater) to achieve waterway protection.	TBC	Map 1 legend updated to refer to (100 m from centreline/or 75 m from the 1%AEP level, whichever is greater) ESO updated reflect Werribee River buffer	2
2	General	Engineering/ Environmental	Melbourne Water note the CHMP is not yet finalised and are aware that there are interactions with development area and drainage assets where there are Artefact Scatter Place Extents. Melbourne Water require a revised SWMS report confirming suitable locations which address harm avoidance/minimisation or written acceptance from RAP, while meeting best stormwater practice.	Yes	Melbourne Water require a revised SWMS report confirming suitable locations which address harm avoidance/minimisation or written acceptance from RAP, while meeting best stormwater practice.	4
3	Ordinance Documents 43 04s 9 Pg 2 Clause 3 Conditions for permit	Engineering/ Environmental	Request Melbourne Water be included as a determining authority for works within or impacting the Werribee River corridor.	Yes	Prior to the certification of a plan of subdivision and/or prior to any development, a Construction Management Plan and/or Environmental Management Plan must be submitted to and approved by the responsible authority <b>and Melbourne Water (as appropriate)</b> .	4
4	Ordinance Documents 43 04s 9 Pg 5 - Environment	Environmental	Due to recent platypus sighting in the local area and known platypus habitat, additional measures to ensure harm avoidance to platypus should be included.	Yes	Add further dot point to the following requirement: -Management of the Werribee River reserve and wetlands/retarding basins, including: <b>-Platypus survey prior to stormwater outfall(s) design and construction activity.</b>	3
5	Ordinance Document 43 04s 9 Pg 6 - Environment and/or Pg 5 - Public Open Space and Landscaping	Environmental	Design Principals for Development interface with waterway corridor; In order to mitigate the visual impact and edge effect of lighting on the waterway corridor Melbourne Water seeks landscaping and native street trees on the interface of the development with the waterway corridor to soften the visual impact on the waterway corridor. The development also needs to implement street lighting along the waterway corridor interface that avoids light spill into the waterway corridor in order to ensure that the waterway maintains its habitat value as a nocturnal corridor for fauna movement.	Yes	Incorporate sensitive street lighting into DPO in either of both Environment or Public Open Space.  Please update ENVIRONMENT dot point 9 "-Management of the Werribee River reserve and wetlands/retarding basins" to include requirement for <b>-Wildlife sensitive lighting design interfacing with the waterway corridor to be incorporated into landscape plans.</b>  And/or update wording of PUBLIC OPEN SPACE AND LANDSCAPING "A Public Open Space and Landscape Masterplan that... <b>-Addresses wildlife sensitive lighting design for streets/trails and sporting facility interfacing with the Werribee River corridor.</b>	3
6	Ordinance Document 43 04s 9 Pg 7 - Utilities and Drainage (IWM)	Engineering/ Environmental	Revise wording of dot point 7 of Utilities and Drainage to better address risk through construction and ongoing maintenance of any drainage assets to be delivered as well removing inference that drainage assets should be located within the Werribee River corridor:	Yes	Revise wording of dot point 7 of Utilities and Drainage to better address risk through construction and ongoing maintenance of any drainage assets to be delivered: -A functional design of stormwater drainage assets to ensure that: -Stormwater drainage assets are feasible in their proposed locations and sizes, <b>including ensuring assets can be safely accessed and maintained and achieve safe stable outfalls to the Werribee River</b> , without negatively impacting the escarpment. <b>-Geotechnical advice to confirm site and soil suitability for asset construction and outfall design</b> -The Werribee River reserve <del>is of adequate dimensions to</del> may contain may accommodate the stormwater drainage assets <b>if feasible with other constraints and values, while providing adequate setbacks from the river.</b>	4
7	Ordinance Document 43 04s 9 Pg 7 - Utilities and Drainage	Engineering/	Proposed Development Layout must ensure that the road network design provides continuity for internal and external overland flow paths.	Yes	Please update the wording of dot point 6 under Utilities and drainage: -Overland flow paths that provide for storm events up to and including 1% AEP <b>including flow paths demonstrated in road network design</b>	3
8	Ordinance Documents 43 04s 9 Page 6 - Environment (Wetland/Retarding Basin Management Plan)	Engineering/ Environmental	Update wording of dot point one under as the primary function of stormwater wetlands is to treat to best practice. Any habitat inclusion must be accepted by future asset owner/maintainer as habitat and maintenance can not always complement or may create additional cost/maintenance problems or conflict with asset function.  As discussed on MW previous letter to Moorabool Shire (25 June 2024), drainage assets servicing local catchments will need to be supervised by Council, and will ultimately vest with Council for ownership and on-going maintenance. Accordingly, the drainage strategy must also be submitted to Council for review and acceptance.	Yes	Update wording of dot point one under as the primary function of stormwater wetlands is to treat to best practice. Any habitat inclusion must be accepted by future asset owner/maintainer as habitat and maintenance can not always complement or create additional cost/maintenance problems. "A Wetland / Retarding Basin Management Plan, prepared to the satisfaction of the Department of Energy, Environment and Climate Action and Melbourne Water, that"; "Describes how the wetlands/retarding basins will be designed and constructed in accordance with <b>stormwater Best Practice Environmental Management through nature-based solutions, which may to provide appropriate structure and native vegetation diversity to attract native wildlife (insects, fish and birds in particular).</b> "	4
9	Ordinance Documents 43 04s 9 Page 6 - Drainage Section	Engineering/ Environmental	Melbourne Water encourages an approach to drainage planning which considers Aboriginal cultural heritage values (both tangible and intangible) and culturally sensitive landscape features, and ideally facilitates avoiding or minimising harm to these values. Consideration should be given to appropriate setbacks and/or redesign to avoid/minimise harm to Aboriginal cultural heritage values and culturally sensitive landscape features. MW notes that a Cultural Heritage Management Plan has not yet been approved by the Registered Aboriginal Party for the activity, and as such appropriate approvals to manage Aboriginal cultural heritage values are yet to be determined. Given the overlap between the locations of proposed drainage assets and known Aboriginal cultural heritage (artefact scatters), a redesign will likely be required to avoid/minimise harm.	Yes	The location of the future drainage assets will need to be redesigned to avoid the locations of known Aboriginal cultural heritage (particularly artefact scatters, which are of higher density). Any redesign will need to be done to the satisfaction of the Registered Aboriginal Party, which require that the Cultural Heritage Management Plan consider avoiding and/or minimising harm as per Section 61 of the Cultural Heritage Management Plan.	3

Exhibition of Moorabool Planning Scheme Amendment C108 - Ballan Precinct 5  
Melbourne Water Submission - February/March 2025

			Comment Category			
			Category	Timeframe		
			Critical Issue	Should be addressed prior to public exhibition.		
10	Ordinance Document 43 04s 9 Pg 7 - Utilities and Drainage (IWM)	Engineering/ Environmental	Please update the first line under Utilities and Drainage to include reference to MW constructed asset manual(s) . Utilities and Drainage which MW will review designs against.	Yes	Please update the first line under Utilities and Drainage to include reference to MW constructed asset manual(s) . Utilities and Drainage "An Integrated Water Management Plan prepared to the satisfaction of Melbourne Water and in accordance with the Infrastructure Design Manual (DM) and /or Melbourne Water's Constructed asset manual(s), that reflects best practice and includes:"	3
11	Ordinance Document 43 04s 9 Pg 7 - Utilities and Drainage (IWM)	Engineering/ Environmental	Under Utilities and Drainage to include reference to achieving best practice: <b>Stormwater runoff from the development will achieve best practice objectives for environmental management of stormwater. Stormwater runoff from the subdivision must achieve the objectives for environmental management of stormwater as set out in the 'Urban Stormwater Best Practice Environmental Management Guidelines (CSIRO</b>	Yes	Please update the Utilities and Drainage: " <b>Stormwater runoff from the development will achieve best practice objectives for environmental management of stormwater. Stormwater runoff from the subdivision must achieve the objectives for environmental management of stormwater as set out in the 'Urban Stormwater Best Practice Environmental Management Guidelines (CSIRO)"</b>	3
12	Ordinance Document 43 04s 9 MAP 1 TO SCHEDULE 9 TO CLAUSE 43.04	Development Layout	Combined 75M Q100 Offset/100M Werribee River Offset: Currently the Community Facility/active Rec. Reserve encroaches into the Waterway Offset. Melbourne Water do not support hard infrastructure within the waterway reserve/buffer (other than future shared trail to be submitted at later date for approval to Melbourne Water).	Yes	Update the Development Concept Plan to move all development outside of waterway offset (except WSUD)	3
13	Ordinance Document 43 04s 9 MAP 1 TO SCHEDULE 9 TO CLAUSE 43.04	Engineering/ Environmental	The N-S road (bend at commercial zone) will need to be amended to sit outside the ascribed waterway buffer (100m from centreline and/or 75m from the 1%AEP level). There shall be no construction of hard infrastructure within the waterway buffer (other than future shared trail to be submitted at later date for approval to Melbourne Water).	Yes	As discussed on our letter (25 June 2024), the N-S road (bend at commercial zone) will need to be amended to sit outside the ascribed waterway buffer (100m from centreline and/or 75m from the 1%AEP level). There shall be no construction of hard infrastructure within the waterway buffer.	3
14	Ordinance Document 43 04s 9 MAP 1 TO SCHEDULE 9 TO CLAUSE 43.04	Development Layout	Combined 75M Q100 Offset/100M Werribee River Offset: The development must interface the Werribee River Corridor with an active road interface.	Yes	Update plans to clearly show a public road interface between the development and Werribee River Corridor.	3
15	Supporting document Stormwater Management Strategy	Environmental	Werribee River Ballan including the subject site is likely to provide habitat to local platypus. Several records exist for platypus within the Ballan area including multiple records immediately downstream of the development site, most recently VBA record 2022 (Lat & Long: - 37.59895, 144.220588 record from VBA, uploaded by BMPA). An environmental survey of the Werribee River is required to identify any key platypus habitat within the project site (i.e. burrows) to ensure they are protected from development including future stormwater connections.	Yes	Prior to approving any stormwater connection to Werribee River, Melbourne Water requires a Environmental Survey of Werribee River to identify key platypus habitat and inform drainage location and design. (Addressed through requested change to DPO above)	2
16	Supporting document Stormwater Management Strategy	Engineering/ Environmental	The sediment basin on the South East corner needs to be recognised due to the importance of achieving water quality treatment before stormwater flows discharge to the Werribee River. Staging and delivery timing for the drainage assets needs to be included in the revised SWMS.		Include SE sediment basin in updated design.	3
17	Supporting document Stormwater Management Strategy	Engineering/ Environmental	The stormwater must be treated using the vegetated assets considering Best Practice Environmental Management. The two proposed wetlands are currently located on the Artefact Scatter Place Extent according to the Stormwater Management Strategy report (Spiire, 2024). This requires further investigation by the proponent to relocate the future drainage assets to a suitable area to avoid harm to cultural heritage values. This major aspect to redesign the drainage strategy was raised on an email from MW to Spiire on 13/12/2024 noting that Melbourne Water expects a revised stormwater management strategy (SWMS) to be submitted achieving BPEM through nature-based solutions in line with our current MUSIC Guidelines. On previous correspondence, Melbourne Water also raised concerns that the land allocation for drainage may be insufficient due to the topography and areas of cultural heritage sensitivity on a letter (25 June 2024).		The location of the future drainage assets needs to be amended to reflect integration with the location of Artefact Scatter Place Extent.	4
18	Supporting document Recommended bushfire mitigation measures (page 26), Terralogic - Strategic Bushfire Assessment	Environmental	The Werribee River waterway corridor reserve must be considered a Grassy Woodland Conservation Area (in line with EVC) for the purpose of bushfire mitigation measures. The Werribee River in this location is a priority waterway within the Healthy Waterway Strategy for vegetation establishment. Melbourne Water considers it a priority within the Healthy Waterway Strategy to support and invest in the establishment of appropriate native vegetation along the Werribee River in line with appropriate EVC, the development and bushfire mitigation measures must not impede the rehabilitation of the future waterway corridor.	Yes	Melbourne Water note this is adopted in the Bushfire Management section of DPO9 which is supported. <i>An amended Bushfire Hazard Site Assessment including consideration of the ultimate revegetated state of the Werribee River corridor and wetlands/retarding basins, as required by Melbourne Water. The revegetated waterway corridor must be classified as "forest" or "woodland", other than stormwater treatment assets which will have lower bushfire threat. (Addressed through DPO above)</i>	2
19	Supporting document Stormwater Management Strategy - Temporary Stormwater Management	Environmental ESO Schedule 2	Ballan in this location is mapped as containing sodic soils, which are likely present in sub soils. The management of surface runoff and sediment control on subdivisional and at lot development has been a significant challenge within the Moorabool Shire Council, due to steep slopes, erosive sodic soils and non-effective business-as-usual techniques; this has resulted in very poor outcomes for the Werribee River catchment with very high sediment loads entering the waterway from development sites. Standard site environmental controls and practices have not proven effective. In order to meet the Objectives of the relevant Environmental Significance Overlay (Schedule 2) an Interim Surface Water Management Strategy is required to be developed and implemented on site to protect water quality of receiving waterways. The plan must be reviewed by Melbourne Water. Alternately the developer must implement a storm water quality monitoring program.		1. The Geotechnical Assessment must include investigation of sodic soils. 2. A interim surface water management plan needs to be developed for the site, which is to be informed by the Geotechnical Assessment. (Addressed through requested changes to DPO above)	2
20	Supporting document. Pedestrian/Cycle Plan (Urban Design Concept Plan)	Engineering/ Environmental	In principal Melbourne Water does not support the proposed 'Township Connection' crossing of the Werribee River in its current location. Currently the crossing is located in an area of wide flood plain and existing native vegetation. Melbourne Water's preference is to avoid any new crossing of the Werribee River and rather utilise the existing Old Melbourne Road. If a new pedestrian crossing of the Werribee River is required, the location and design must avoid native vegetation and will be subject to MW approval.	Yes	Remove crossing of the Werribee River from Pedestrian/Cycle Plan.	2
21	Ordinance Document 43 04s 9 MAP 1 TO SCHEDULE 9 TO CLAUSE 43.04	Engineering/ Environmental	Drainage from hard surfaces must consider stormwater treatment and litter control from hard surfaces and oval.	Yes	Melbourne Water require a revised SWMS report	4
22	Supporting document Stormwater Management Strategy	Engineering	In order to meet 50% AEP and lower events pre-developed rates, retardation is required as per Melbourne Water pre-development advice in 6 June 2022. In addition, the climate change sensitivity analysis is required to determine if the designed assets can manage the events up to 50% AEP including climate change.	Yes	Melbourne Water require a revised SWMS report based on the latest Australian Rainfall and Runoff (ARR) guideline.	4
23	Supporting document Stormwater Management Strategy	Engineering	Outfalls to Werribee River must meet Melbourne Water's requirements and address any site specific limitations, including the steep topography and high risks of erosion.	Yes	More details regarding the outfalls are required on the functional design.	4

**Amy Gloury**

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**From:** [REDACTED]  
**Sent:** Tuesday, 15 April 2025 2:37 PM  
**To:** info@moorabool.vic.gov.au  
**Subject:** proposed Ballan development  
**Attachments:** Letter to Moorabool Council re.docx

**Categories:** [REDACTED]

Please find the above letter attached regarding the future proposed development in Ballan.

Kind regards

[REDACTED]



Letter to Moorabool Council re: Development Plan Precinct 5

We are writing to you concerning the above proposed development. While we agree that Ballan is ready for further development, we also have the following concerns regarding the planned growth.

1. Ballan has a lack of basic services. There is no secondary school. No fuel station in the town. Even the fuel stations on the freeway are not accessible from the town. You have to go out to the freeway to get to them.
2. The subdivision is large 98.5 hectares and only 10 existing trees are to remain. Why not try to keep more character with old established trees.
3. If Ballan is to grow in a sustainable and efficient and effective way better long term planning needs to be developed even at this stage. The plan is short sighted. I suggest that the Old Melbourne Road side should be retained for commercial usage and not residential, thereby being able to continue the Inglis street shopping precinct for future. Not a shopping centre away from the centre of town. There needs to be room for another supermarket and more shops in the main street.
4. The plan is vague, not showing the number of houses or streets, however, it does suggest that the majority of the homes will be on small blocks of 300-700m<sup>2</sup>. Are there to be footpaths?

Unfortunately Bacchus Marsh has grown quickly and poorly. It is basically a small town with a large population. There are no large access or arterial roads to carry the current traffic load. The main streets are congested. We do not want Ballan to head in the same direction as Bacchus Marsh which we feel has lost its appeal.

Perhaps look more toward developments made in Gisborne rather than Bacchus Marsh and Sunbury. Gisborne has retained it's character. Subdivision and growth can be done well. And it can be done poorly. Lets not have another Bacchus Marsh because it has not been done well.

Kind regards





Learn with Us!

**Submission in response to**

**Moorabool Planning Scheme Amendment C108Moor: Amendment to Rezone**

**Werribee River Association**

**Monday 5<sup>th</sup> May 2025**

We oppose the rezoning proposal for Precinct 5 due to its proximity to the Werribee River, the scale of this development and the likely impacts for biodiversity resulting from changes in land use and hydrology, light pollution, increased pedestrian visitation impacts, domestic pets and risk of damage to river ecology during the development phase.

From discussions with local residents and some personal familiarity with Ballan, it seems that alternative residential development sites could be considered that would have less impacts on the local, natural environment and provide better outcomes for future residents. There are numerous examples of housing estates in the greater Melbourne and Geelong areas where building a large number of residences in a location with restricted access results in bottlenecks, traffic issues and negative impacts on local road networks. In a small town these effects would be problematic.

Ballan railway station also provides an opportunity to locate future housing within walking distance of public transport links, giving residents an alternative to vehicle commuting and the associated climate impacts.

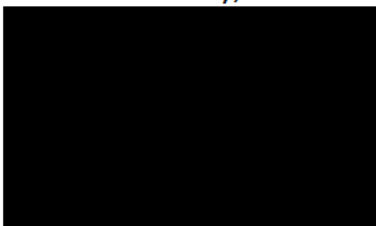
The topography of Precinct 5 presents greater risk of impacts to the Werribee River. Developments on escarpments in Bacchus Marsh have resulted in drastic, irreversible changes to the river due to sediment and erosion issues, with local populations of platypus unable to persist in these sections of the waterway, and impacts on many other local flora and fauna species.

The scale, location and potential impacts of the rezoning of Precinct 5 are of concern to the Werribee River Association and we would like to see alternative sites explored, or mitigation strategies proposed to protect this sensitive river ecosystem.

Thank you for considering this submission.

Should you require any further information, please email [REDACTED] or phone [REDACTED]

Yours sincerely,



**Werribee River Association**



23 May 2025

Jillian McQuade  
Coordinator Strategic Planning  
Shire of Moorabool  
PO Box 18  
BALLAN VIC 3342

Dear Jillian,

**Moorabool Amendment C108moor  
Ballan Precinct 5  
Submission**

As you are aware, Whiteman Property Associates has been acting for OMRB Developments Pty Ltd, in relation to the conduct of background studies and the preparation of the planning scheme amendment and related documents to facilitate the development of precinct 5 of the Ballan framework plan.

Under the *Planning and Environment Act 1987*, in the context of a planning scheme amendment, there is no recognition given to the requestor or proponent in the process.

Given our ongoing involvement with the amendment process and the close working relationship with the Council, we had overlooked the need to provide a submission.

Please treat this letter as a formal submission and we request that you accept it as a late submission and refer it to the panel.

**Submission**

On behalf of OMRB Developments Pty Ltd, Whiteman Property Associates supports the proposed amendment and will be calling expert evidence to support the amendment, and particularly the provisions of the proposed Development Plan Overlay.

We are aware of a few minor matters where our client departs from the exhibited amendment which we will pursue through the panel process. These include a question around housing supply and average lot sizes across the precinct. Other matters are relatively minor and go to the drafting of the final form of the overlay and responding to a number of the submissions from other parties, and issues raised by Council.

**Conclusion**

If you have any questions, please feel free to contact me on [REDACTED] or via email at [REDACTED]

Yours sincerely

[REDACTED]

[REDACTED]

Whiteman Property & Associates

**WPA.**

WHITEMAN

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PROPERTY &  
ASSOCIATES