



BALLAN STRATEGIC
DIRECTIONS
PRECINCT 5

1500m

1000m

500m

WESTERN FREEWAY

WESTERN FREEWAY

GELONG-BALLAN ROAD

OLD MELBOURNE ROAD

WINDLE STREET

BALLAN
GOLF COURSE

BALLAN
GOLF COURSE

ST BRIGIDS
PS

TOWN
CENTRE

COUNCIL
OFFICE

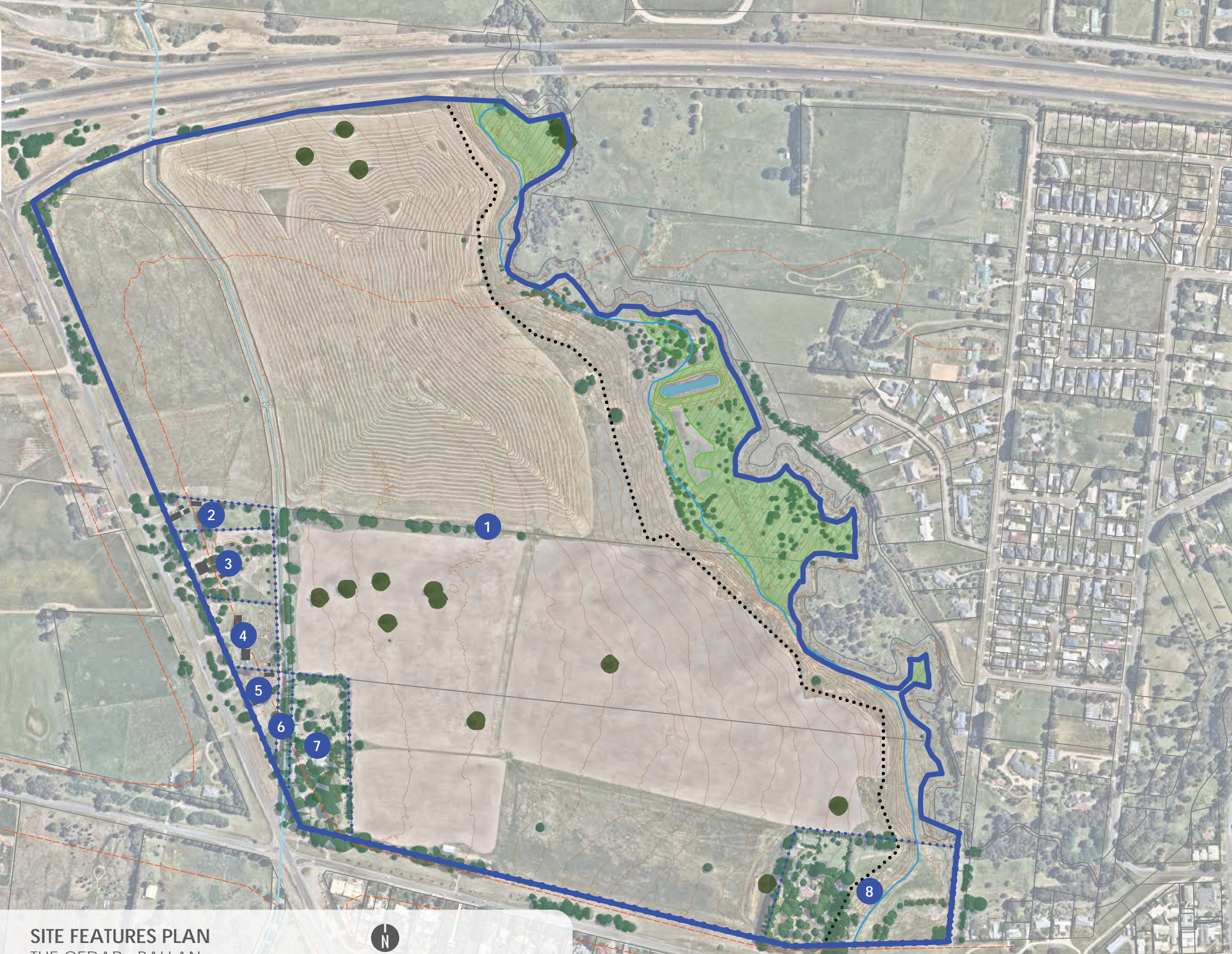
BALLAN
PS

BALLAN
REC. RESERVE

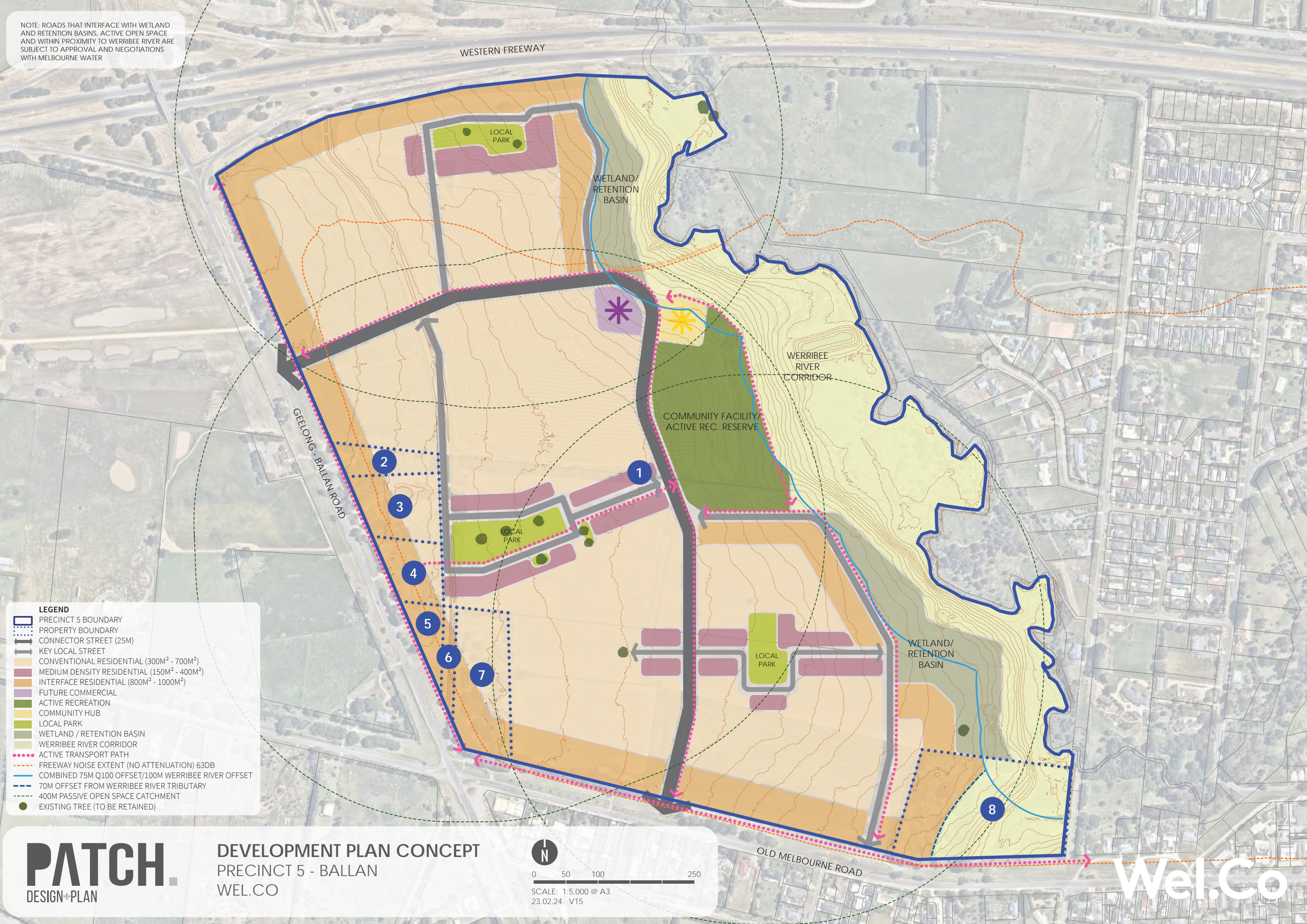
BALLAN
STATION

LEGEND

- SITE BOUNDARY
- PROPERTY BOUNDARY
- PROPERTY ID
- EXISTING WATERBODY/DAM
- 1:100 YEAR FLOOD EVENT
- EXISTING STRUCTURES
- IRRIGATION CHANEL
- EXISTING TREES
- LARGE SCATTERED TREES
- RIPARIAN WOODLAND (EVC 641)
- BREAK OF SLOPE
- CONTOURS (1M)



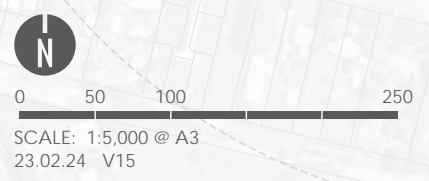
NOTE: ROADS THAT INTERFACE WITH WETLAND AND RETENTION BASINS, ACTIVE OPEN SPACE AND WITHIN PROXIMITY TO WERRIBEE RIVER ARE SUBJECT TO APPROVAL AND NEGOTIATIONS WITH MELBOURNE WATER



- LEGEND**
- PRECINCT 5 BOUNDARY
 - PROPERTY BOUNDARY
 - CONNECTOR STREET (25M)
 - KEY LOCAL STREET
 - CONVENTIONAL RESIDENTIAL (300M² - 700M²)
 - MEDIUM DENSITY RESIDENTIAL (150M² - 400M²)
 - INTERFACE RESIDENTIAL (800M² - 1000M²)
 - FUTURE COMMERCIAL
 - ACTIVE RECREATION
 - COMMUNITY HUB
 - LOCAL PARK
 - WETLAND / RETENTION BASIN
 - WERRIBEE RIVER CORRIDOR
 - ACTIVE TRANSPORT PATH
 - FREEWAY NOISE EXTENT (NO ATTENUATION) 63DB
 - COMBINED 75M Q100 OFFSET/100M WERRIBEE RIVER OFFSET
 - 70M OFFSET FROM WERRIBEE RIVER TRIBUTARY
 - 400M PASSIVE OPEN SPACE CATCHMENT
 - EXISTING TREE (TO BE RETAINED)



DEVELOPMENT PLAN CONCEPT
 PRECINCT 5 - BALLAN
 WEL.CO



NOTE: ROADS THAT INTERFACE WITH WETLAND AND RETENTION BASINS, ACTIVE OPEN SPACE AND WITHIN PROXIMITY TO WERRIBEE RIVER ARE SUBJECT TO APPROVAL AND NEGOTIATIONS WITH MELBOURNE WATER

WESTERN FREEWAY

LOCAL PARK

WETLAND/
RETENTION
BASIN

WERRIBEE
RIVER
CORRIDOR

COMMUNITY FACILITY/
ACTIVE REC. RESERVE

LOCAL PARK

LOCAL PARK

WETLAND/
RETENTION
BASIN

GELONG - BALLAN ROAD

OLD MELBOURNE ROAD

DRAFT

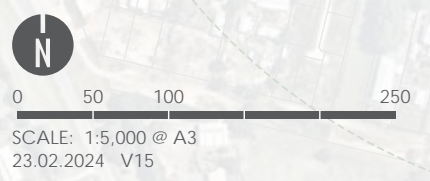
INDICATIVE CONCEPT PLAN

LEGEND

- SUBJECT SITE
- RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- FUTURE COMMERCIAL
- ACTIVE RECREATION / COMMUNITY HUB
- LOCAL PARK
- WETLAND / RETENTION BASIN
- WERRIBEE RIVER CORRIDOR
- ACTIVE TRANSPORT PATH
- FREEWAY NOISE EXTENT (NO ATTENUATION) 63DB
- COMBINED 75M Q100 OFFSET/100M WERRIBEE RIVER OFFSET
- 70M OFFSET FROM WERRIBEE RIVER TRIBUTARY
- 400M PASSIVE OPEN SPACE CATCHMENT
- POTENTIAL AREA OF HERITAGE SIGNIFICANCE- SUBJECT TO FURTHER ASSESSMENT



MASTERPLAN CONCEPT
THE CEDAR - BALLAN
WEL.CO





WESTERN FREEWAY

LP-02

WETLAND/
RETENTION
BASIN

CI-01

WERRIBEE
RIVER
CORRIDOR

SR-01

IN-01

SP-02

2

3

4

5

6

7

IN-02

LP-01

1

LP-03

WETLAND/
RETENTION
BASIN

8

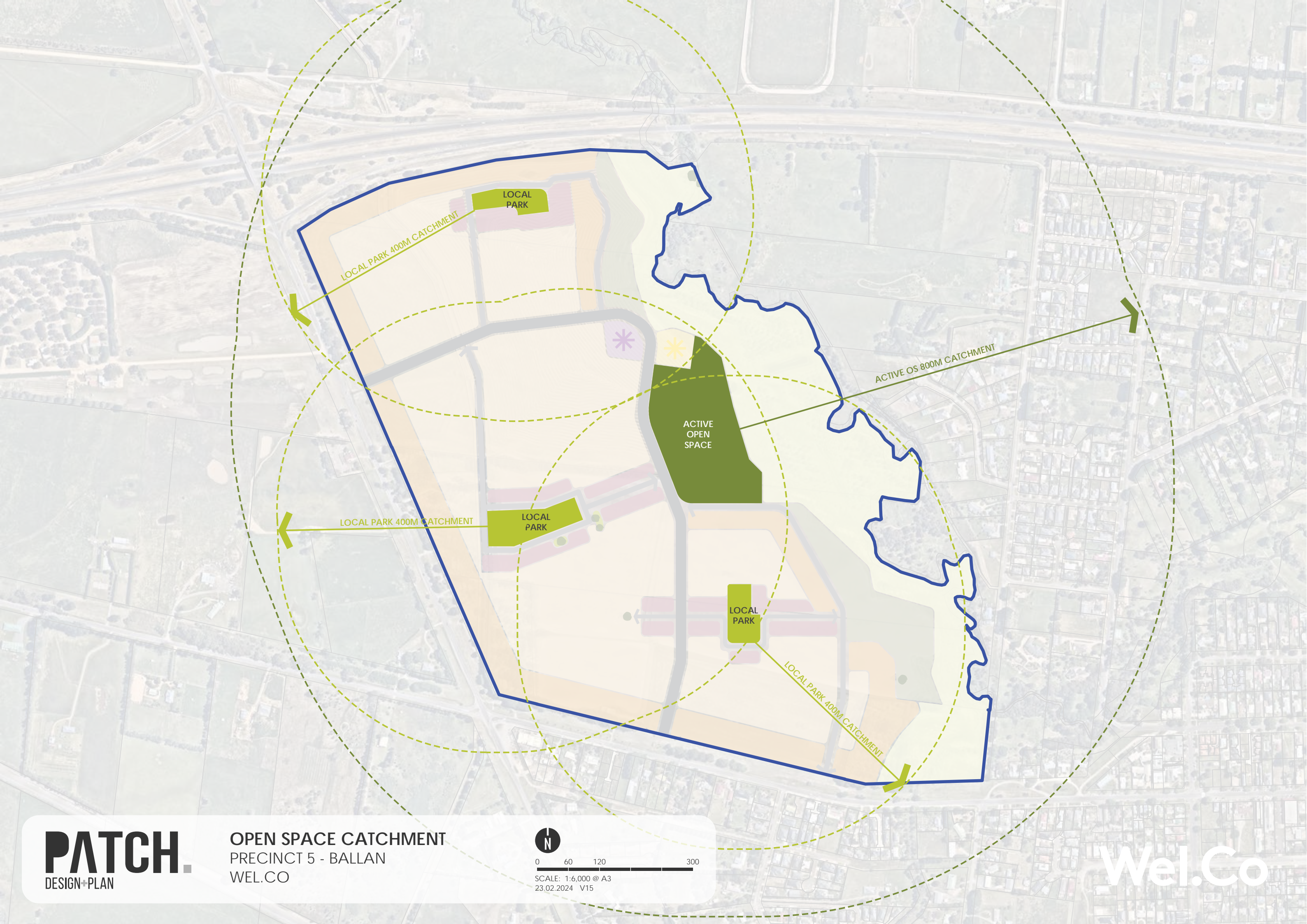
SP-01

IN-03

SP-03

IN-04

OLD MELBOURNE ROAD







LEGEND

- PRECINCT 5 BOUNDARY
- BALLAN TOWNSHIP BOUNDARY
- EXISTING FOOTPATH
- EXISTING RECREATION TRAIL
- PROPOSED PRECINCT 5 SHARED PATH
- POTENTIAL PRECINCT 5 TOWNSHIP CONNECTION

PATCH.

DESIGN+PLAN

PEDESTRIAN/CYCLE LINKS

PRECINCT 5 - BALLAN

WEL.CO

0 100 200 500

SCALE: 1:10,000 @ A3

23.02.2024 V15

DESCRIPTION	HECTARES	% OF NDA
TOTAL PRECINCT AREA (HA)	98.54	
COMMUNITY		
Local Community Facility (DCP land)	0.50	0.74%
UNCREDITED OPEN SPACE		
Werribee River Corridor Reserve	18.77	27.79%
Waterway and Drainage Reserve	5.06	7.50%
CREDITED OPEN SPACE		
Local Sports Reserve (DCP land)	4.50	6.67%
Local Network Park (DCP Land)	2.20	3.26%
TOTAL NET DEVELOPABLE AREA (NDA) HA	67.52	
Commercial Area	0.50	
Medium Density Residential (30 DW/HA)	3.91	
Conventional Residential (14 DW/HA)	47.46	
Interface Residential Area (10 DW/HA)	15.65	
PRECINCT 5 ESTIMATED YIELD	938.10	DW.
ESITMATED DWELLING DENSITY	13.89	DW/HA

PROPERTY NUMBER	PROPERTY AREA	COMMUNITY	UNCREDITED PUBLIC OPEN SPACE		CREDITED PUBLIC OPEN SPACE		NET DEVELOPABLE AREA
		Local Community Facility (DCP land)	Merribee River Corridor Reserve	Waterway and Drainage Reserve	Local Sports Reserve (DCP land)	Local Network Park (DCP Land)	
1	89.237	0.500	16.080	5.061	4.500	2.200	60.90
2	0.633	0.000	0.000	0.000	0.000	0.00	0.63
3	1.274	0.000	0.000	0.000	0.000	0.00	1.27
4	0.849	0.000	0.000	0.000	0.000	0.00	0.85
5	0.477	0.000	0.000	0.000	0.000	0.00	0.48
6	0.321	0.000	0.000	0.000	0.000	0.00	0.32
7	1.893	0.000	0.000	0.000	0.000	0.00	1.89
8	3.859	0.000	2.686	0.000	0.000	0.00	1.17
TOTAL	98.543	0.500	18.766	5.06	4.50	2.20	67.52

PRECINCT 5 NET DEVELOPABLE AREA BREAKDOWN			
Commercial Area	Medium Density Residential (30 DW/HA)	Conventional Residential (14 DW/HA)	Interface Residential Area (10 DW/HA)
0.500	3.905	45.13	11.362
0.000	0.000	0.36	0.275
0.000	0.000	0.76	0.510
0.000	0.000	0.15	0.702
0.000	0.000	0.01	0.470
0.000	0.000	0.04	0.280
0.000	0.000	1.02	0.873
0.000	0.000	0.00	1.178
0.50	3.91	47.46	15.65

PRECINCT 5 DWELLING ESTIMATE		
Medium Density Residential (30 DW/HA)	Conventional Residential (14 DW/HA)	Interface Residential Area (10 DW/HA)
117	632	114
0	5	3
0	11	5
0	2	7
0	0	5
0	1	3
0	14	9
0	0	12
117	664	157