



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

Submitted By : [REDACTED]

Submitted On : 2025-01-31 10:45:05

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. Why do we not have a active communities overlay with walking and bike paths mandated. All new developments must include non vehicular access into and around it seperated from motor vehicles. As per the Victorian gov guidelines. <https://www.planning.vic.gov.au/guides-and-resources/guides/urban-design-guidelines-for-victoria/movement-network/pedestrian-and-bicycle-paths>

**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.



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

Submitted By : [REDACTED]

Submitted On : 2025-01-31 13:54:24

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 am concerned with the new residential area this will put further pressure on the school system, the lack of high school options and the lack of transport to alternative high schools such as Daylesford, the ballan OHSC program can only have 20-30 kids a session and there is no holiday programs for ballan. Has the future of the children been considered with this plan in terms of a high school or increased bus services to Daylesford? Has there been talks about improving infrastructure at the local ballan OHSC program to enable more students to be accepted in a more suitable space? Will there be another supermarket given difficulty already parking in the IGA and having to wait in a line of 10-15 people at a time to pick up some milk? I think we need to implement the infrastructure first to cope with the demands on the community in the future given that there already is a lack of infrastructure.

**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.



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

Submitted By : [REDACTED]

Submitted On : 2025-01-31 16:14:19

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. Can't wait. It's what Ballan needs. It needs growth

**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] Lyon place ballan

## Amy Gloury

---

**From:** Strategic Planning Admin  
**Subject:** FW: Moorabool Planning Scheme Amendment C108  
**Attachments:** moorabool23zn.pdf

---

**From:** [REDACTED] >  
**Sent:** Monday, 3 February 2025 2:22 PM  
**To:** Henry Bezuidenhout [REDACTED] >  
**Cc:** [REDACTED]  
**Subject:** Moorabool Planning Scheme Amendment C108

Dear Henry,

I have noted down some comments in regards to the bellow amendment:

Re: Moorabool Planning Scheme Amendment C108.

- I am aware the Moorabool Shire Council has placed the above Planning Scheme Amendment which proposes to change the area noted a Precinct 5 located north of Old Melbourne Road and west of the Daylesford Road from Rural Living to Neighbour Residential NRZ10
- I fully support the amendment as it will provide much needed residential land for the expanding Ballan Township.
- I believe however that it is important to provide sufficient residential land across the whole Shire including smaller town where all services are connected or available not just in Bacchus and Ballan. These two towns will provide the lion share of future residential development in Moorabool Shire.
- To enable disbursed growth across the Shire and allow choice there needs to be provision for residential growth in places like Gordon.
- I own a property located at 1350 Old Melbourne Road, Gordon. The site is located to the east of Gordon and is currently zoned Rural. The site is located on the north side of Old Melbourne Road and west of the Gordon Recreation Reserve. It is a logical location for Gordon to expand. See Appendix 1 (Planning Scheme Map)
- There is currently limited residential opportunities in Gordon. Some time ago I contacted Council seeking to have my land rezoned. The response from Council was that there was enough residential zoned land in the Shire and there was no need to consider the need to re-zone land in Gordon.
- I would strongly disagree with the response from Council and suggest that globally there may be enough residential land or land to be re-zoned to residential in the Shire , but if it is at the other end of the Shire than that



does not satisfy the needs of the future residents of Gordon and this will not fully utilize the existing infrastructure and services located in Gordon provided by Council and other providers.

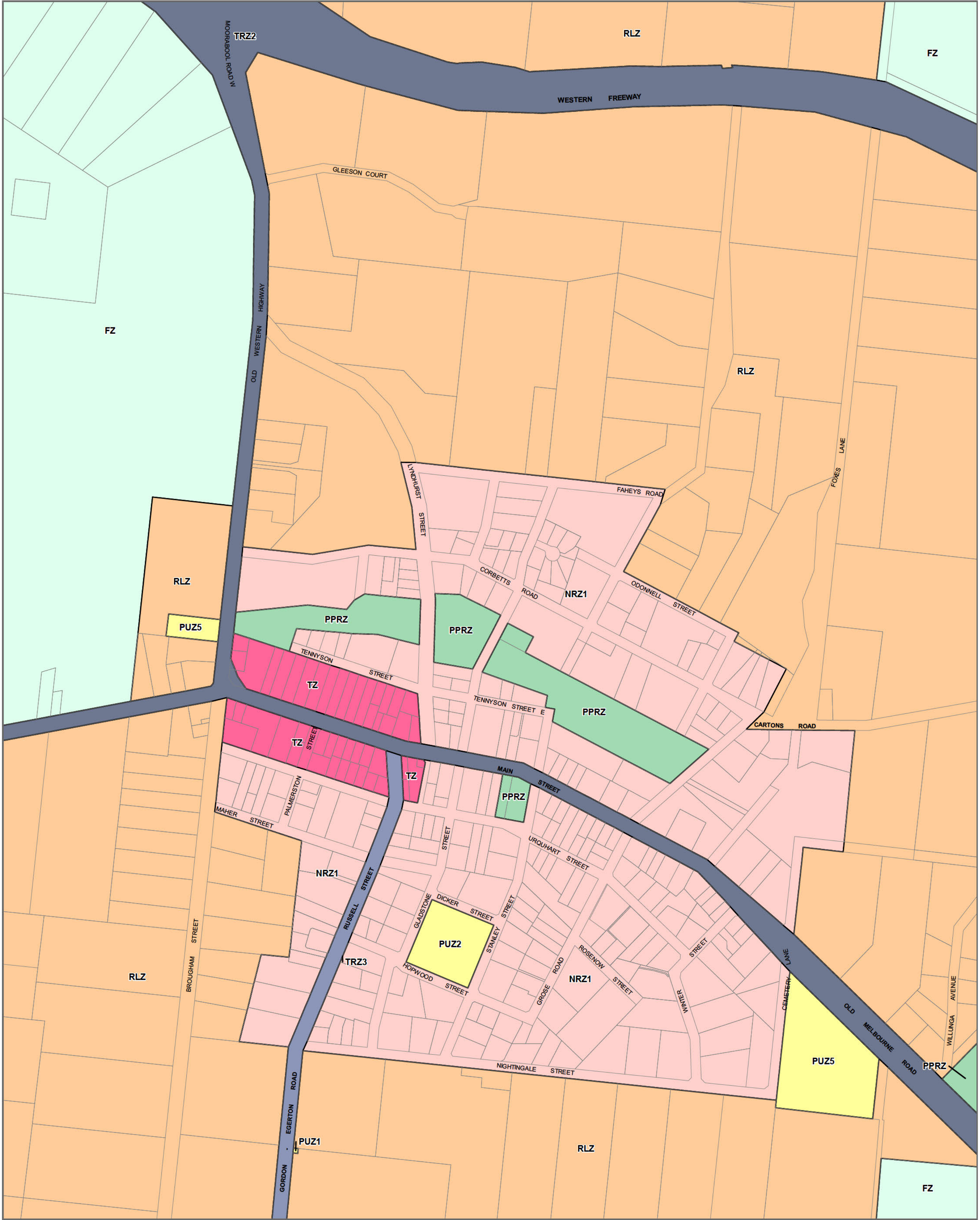
- I don't believe that Gordon would need the same availability of residential land as Bacchus Marsh and Ballan but it does need room to grow and at the moment it is stagnating.
- Again I would request that Council consider my request to re-zone my property noting that it would be a land owner sponsored amendment.
- Understanding that planning scheme amendments take time, I would like to work with Council to commence the journey and am willing to invest in this process in order to provide a good outcome for Gordon.

Yours sincerely

[REDACTED]  
Bourkes Land & Development Company Pty Ltd  
[REDACTED]  
Tel [REDACTED]



MOORABOOL PLANNING SCHEME - LOCAL PROVISION



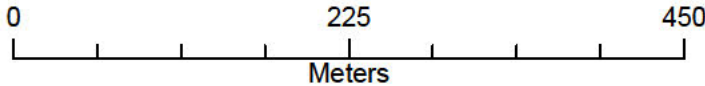
LEGEND

- FZ - Farming Zone
- NRZ - Neighbourhood Residential Zone
- PPRZ - Public Park and Recreation Zone
- PUZ1 - Public Use Zone - Service and Utility
- PUZ2 - Public Use Zone - Education
- PUZ5 - Public Use Zone - Cemetery/Crematorium
- RLZ - Rural Living Zone
- TRZ2 - Principal Road Network
- TRZ3 - Significant Municipal Road
- TZ - Township Zone



**Disclaimer**  
This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

© The State of Victoria Department of Environment, Land, Water and Planning 2022



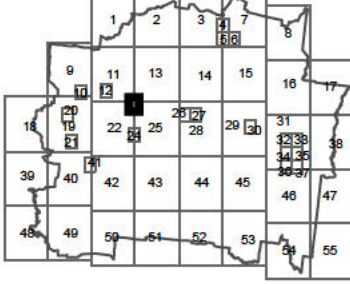
Australian Map Grid Zone 55

**NORTH**  
Planning Group  
**AMENDMENT VC205**  
Printed: 14/01/2022



Environment,  
Land, Water  
and Planning

INDEX TO ADJOINING SCHEME MAPS





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

<b>Submitter Name:</b>		<b>Date:</b>	4 Feb 2025
<b>Email:</b>		<b>Phone:</b>	
<b>Property Address:</b>	Cowie St, Ballan 3342		
<b>Postal Address:</b>			

**Submission**

- sports park needs to be big enough to play soccer - pls legislate this in the conditions.
- walking trail developed along W'bee River (Melb water). This should be joined to existing trails/roads along river.
- Don't put any buildings within 50yr flood zone. Make foundations at least 300mm.
- Shopping precinct needs to be zoned commercial. with housing on top - otherwise I have no faith the developer will do it.
- Homes need gardens & yards. People choose to live this far from Melb for a reason. Homes put close together will create future slums. This needs to be legislated in planning docs. ~~Otherwise~~ otherwise I have no faith developers will do it.
- Street trees need to be put in that are drought tolerant & they need to be put in as soon as the road is made. eg. Pincushion Hakeas (which will never grow as high as power lines).

- Put in meaningful fwy noise buffers (eg thick bar of native bushes/trees/fences) or these homes will also become dumps.
- Buses to Mt Egerton & Hepburn Springs will need extra stops as close as possible to new estate.
- Consideration should also be given to a ~~new~~ secondary school for Belbin. Our zoned sec school is 25km away.

**Amy Gloury**

---

**From:** Strategic Planning Admin  
**Subject:** FW: Objection to timing of consultative process - Proposed Planning Scheme Amendment C108

---

**From:** [REDACTED]  
**Sent:** Friday, 31 January 2025 8:51 AM  
**To:** Moorabool Info <[info@moorabool.vic.gov.au](mailto:info@moorabool.vic.gov.au)>; Derek Madden [REDACTED]  
**Cc:** Kate Barclay [REDACTED]  
**Subject:** Objection to timing of consultative process - Proposed Planning Scheme Amendment C108

Dear Mr Madden

The proposal in my view is a most significant re-zoning plan by Council and will have major permanent ramifications for orderly development and maintenance of public amenity in Ballan.

I received notice of the above in the mail on about 28<sup>th</sup> January 2025 . Submissions are required by 3 March 2025.

This period of just over one month is manifestly inadequate.

There are many reports and studies referred to in the proposal, and it is unfair to expect ordinary citizens to have the time and resources to critically examine these and to discuss them amongst themselves in this short time.

**I ask that the period for consultation be extended to three months.**

Thank you.

Yours sincerely

[REDACTED]

[REDACTED]

Bccs to Ballan citizens.





7 February 2025

Amy Gloury  
Project Support Officer  
Strategic Planning  
Moorabool Shire Council  
Email: [info@moorabool.vic.gov.au](mailto:info@moorabool.vic.gov.au)

Dear Ms Gloury

**RE: NOTICE OF PREPARATION OF MOORABOOL PLANNING SCHEME AMENDMENT C108, BALLAN PRECINCT 5**

I write in reference to the above planning scheme amendment proposal, which was forwarded to this office for comment on 22 January 2025. Please note that Heritage Victoria is not a formal referral agency for planning scheme amendments of this type.

The subject area contains one site that is included in the Victorian Heritage Inventory. The site is the **Ballan Homestead site (H7722-0059)**. The Heritage Inventory is a listing of all known historical archaeological sites in the state, established under the terms of the *Heritage Act 2017*. It is necessary to obtain a *Heritage Act Consent* from the Executive Director, Heritage Victoria, to authorise any works that may affect archaeological remains at a Heritage Inventory site.

The Ballan Homestead site is listed in the Inventory because it may contain historical archaeological remains that date back to the settlement of the area by Robert William Stieglitz from the late 1830s onwards. It is likely that a program of archaeological investigations will be required if works are planned in the area of the Heritage Inventory site.

In addition to the Heritage Inventory listing for the Ballan Homestead site, the broader area affected by the proposed planning scheme amendment has the potential to contain currently unidentified historical archaeological sites. Given that section 123 of the Heritage Act provides 'blanket' protection for all historical archaeological sites (including ones that have not yet been identified and recorded), I recommend that a historical archaeological survey should be conducted by a qualified historical archaeologist to identify any currently unrecorded sites. Heritage Inventory site cards should be completed and submitted to this office for any new sites that are identified at any time.

Please let me know if you have any questions relating to this advice. I can be contacted at:



Yours sincerely



  
Principal Archaeologist  
Heritage Victoria





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

Submitted By : [REDACTED]

Submitted On : 2025-02-14 06:42:06

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. While I appreciate that growth is necessary in Ballan, Council must take action to ensure that the growth is carefully managed and infrastructure keeps up. We need to make sure the small local schools don't become overcrowded and lose their quality. The Council needs to advocate for a secondary school here. To ensure Ballan keeps its country town feel and attracts people who want that lifestyle, an equal amount of rural living zone land must be created elsewhere in Ballan to replace these lifestyle blocks that will be lost to subdivision. I moved out of [REDACTED] to get away from over-developed, overcrowded, and under-serviced suburbs- the last thing I want is for Ballan to turn into that.

**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.



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

Submitted By : [REDACTED]

Submitted On : 2025-02-16 18:31:24

Organisation Name :

Phone : [REDACTED]

Email :

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

A. It's a no from me! I am opposed to the amendment and do not support it. We don't want it to be big and suburban like Bacchus marsh. We all live here for a reason and by following through with the amendment, you will essentially take from the natural beauty and the entire country feel of this town.

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

A.

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

A.

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

A.

## Amy Gloury

---

**From:** [REDACTED]  
**Sent:** Saturday, 15 February 2025 5:33 PM  
**To:** Moorabool Shire Council  
**Subject:** Moorabool Planning Scheme Amendment C108Moor Rezoning of Precinct 5

Attention Strategic Planning-Submisstion for Amendment C108Moor [REDACTED]

After reading correspondence received from Moorabool Shire we are concerned about the Amendment of Precinct 5 .

Our concerns are as follows;

1. How will this Amendment affect the Werribee River Corridor that runs down the East side of Precinct 5 , We have seen Kangaroos in this corridor and Water Birds such as White neck Herons, White face Herons, Sacred Ibis and Sacred Kingfishers along with all the other birds using this corridor not to mention numerous Frogs in the area. We have numerous birds visiting our back yard as we have bird baths and we would not like this to change.

2. Traffic that will be generated from this Estate that will be built on Precinct 5, have the Council taken into consideration the number of vehicles that will be using Inglis street. Round-a-bouts will be needed at the intersections of Inglis and Cowrie Street and Inglis and Fiskens Streets or maybe Traffic lights as it would be very hard to access Inglis street from the side streets with all the traffic this new Estate will generate.

3. Noise from the construction of this estate could and would frighten all creatures away from their natural habitat in the Werribee River Corridor and may not return when the noise stops.

4. Parking. As parking in the main street is very difficult now it will be impossible in the future which will stop people from coming to Ballan as there is nowhere to park.

5. Traffic coming from Precinct 5 who wish to park at the Railway Station to use the train will find it hard to find a parking spot at the Station as it is nearly full each day now.

All the above points are of concern to us as we moved to Ballan [REDACTED] to get away from Noise, traffic and have a quiet life.

We would suggest rezoning land south of the Railway line as a better alternative as most of the land south of Railway Station is flat, is away from any waterway and is closer to town so people would be able to walk to town instead of driving, there would for less traffic noise and the Werribee River Corridor would be safe to all that inhabit it now.

We urge the Council to consider Rezoning Land south of the Railway Station not Precinct 5.

Yours sincerely

[Redacted signature block]



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

Submitted By : [REDACTED]

Submitted On : 2025-02-17 20:04:15

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. my Vote for the Planning Scheme Amendment is NO we cant even fill and keep open the main street shops why would you want to build to build more? your wanting to take away everything that makes ballan such a speacial place what it is a country town with a great community. Building a ton of units and squishing people in like sardines isnt the answer. one road in one out what an absoulte nightmare it would be getting onto the freeway near Cross Roads. Let not even talk about the partial removal of the golf course for even more housing estates. its already a nightmare up the end of Hogan rd. everything we moved here for your trying to take away to fill your pockets. Bacchus Marsh is an absolute night and the council will do the same thing here! My vote is NO

**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]



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

Submitted By : [REDACTED]

Submitted On : 2025-02-18 19:16:45

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.

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

A. See,attachment,1

**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.

Submission to Moorabool Shire Council

Re: Objection to Planning Scheme Amendment C108 – Ballan Precinct 5

To Whom It May Concern,

I am writing to formally object to the proposed rezoning under Amendment C108 for Ballan Precinct 5. While I acknowledge the need for future residential development, I strongly believe that any rezoning must include provisions that ensure responsible and sustainable growth for the Ballan community. Specifically, I object to the amendment unless the following conditions are met:

1. Minimum Block Size of 700sqm – To maintain the character of Ballan and prevent overdevelopment, all residential blocks should have a minimum size of 700sqm. This will ensure adequate space for families, green areas, and prevent high-density congestion that could strain local infrastructure.
2. Mandatory Parkland Development by the Developer – Any developer profiting from rezoning should be required to establish and develop parklands as part of the planning process. This ensures that new and existing residents benefit from accessible open spaces, rather than leaving the responsibility to ratepayers after the developer has moved on.



3. Provision for a High School – Ballan’s population is growing, and the lack of a high school forces families to send children to other towns for education. As part of the rezoning, land must be allocated and committed for the future development of a high school, ensuring long-term educational infrastructure for the community.

Rezoning farmland for residential use is a major change that should not solely benefit developers. Those who profit from transforming agricultural land into residential estates must contribute to the town’s future by providing essential infrastructure rather than focusing only on financial gain.

I urge the council to consider these concerns and incorporate these conditions into any approved rezoning to ensure Ballan grows in a planned, sustainable, and community-focused manner.

**Thanks,**

**[REDACTED]**



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

Submitted By : [REDACTED]

Submitted On : 2025-02-21 10:56:55

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 have no issues with the subdivision, however I think that a high school would be a worthwhile addition to the mix. High school would be able to cover the area, as there are limited options available.

**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.



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

Submitted By : [REDACTED]  
Thompson

Submitted On : 2025-02-21 11:31:10

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 am voting against a subdivision with so many very tiny blocks for housing. It does not fit the character of a rural town for one and with so many housing blocks released on mass without the necessary increase in infrastructure it is ludicrous to consider and is poor planning.

**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.



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

Submitted By : [REDACTED]

Submitted On : 2025-02-21 13:45:44

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 strongly oppose the submission as it definitely does not fit in with our town

**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.



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

Submitted By : [REDACTED]

Submitted On : 2025-02-21 14:09:49

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. I am opposed to the amendment and do not support it. 1) We don't want our town to be big and suburban like Bacchus marsh. We all live here for a reason and by following through with the amendment, you will essentially take from the natural beauty and the entire country feel of this town. If it was to go ahead, each house block should be no smaller than 800 m2. No Shoe box size block is Ballan 2) The Extra Traffic and lack of extra carparking space is a huge issue at the railway station for all these extra residents, which most of them will travel for work. Better to use the land south of the railway station, where most residence would be in walking distance of the station, then there would be no need to make a larger car park at the station. 3) I am also concerned with the new residential area this will put further pressure on the school system, the lack of high school options and the lack of transport to alternative high schools such as Daylesford 4) If it was to go ahead, each house block should be no smaller than 800 m2. No Shoe box size block is Ballan we are a country town not any inner city suburb.

**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. The whole Town will be affected.





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

Submitted By : [REDACTED]

Submitted On : 2025-02-21 17:25:28

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. As a resident of Ballan I strongly disapprove of the proposed subdivision. Ballan is a small country town with small town values and infrastructure. Opening up for this type of subdivision is inviting the type of people here that do not share our values, nobody wants Ballan to turn into another melton or Bacchus marsh. The residents of Ballan do not need council greed and uncaring developers ruining our community

**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.



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

Submitted By : [REDACTED]

Submitted On : 2025-02-23 16:59:05

Organisation Name :

Phone :

Email :

**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.**

Attachment 1

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

A.

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

A.



In making this submission I understand the need for increased housing and have read the relevant documentation provided. What we need is not just more housing but more well-planned, well-designed, healthier, and connected neighbourhoods. Planning Scheme Amendment C108 – Ballan Precinct 5, offers the opportunity to prioritise nature, people, and sustainability.

I draw your attention to the Moorabool Shire Community Vision for 2030 in making my submission. Given the opportunities, nature values and importance of the Werribee River for passive recreation to the Ballan community, the river should be one of the central features of the planning of the proposed development. Much has been done in the past without regard to the protection and management of this natural asset and this amendment provides many opportunities to design a development that protects and enhances the river while increasing housing numbers and a sustainable development.

The open space along the river may provide an adequate buffer but much depends on how the proposed reserve and the future development are planned and managed. We only need look down stream to Bacchus Marsh to see lack of planning, inadequate planning restrictions, very poor if any enforcement and follow up of issues relating to sediment and rubbish entering the waterway, too much hard surfacing, poor stormwater management and more adverse impacts.

Wildlife needs corridors to move through and this applies not only to the large readily visible animals like wallabies and koalas but to platypus, rakali, birds, bats, and insects. There may not be many records of what is living along this section of the Werribee River as there has been no community involvement in recording observations and no access to this section. Rakali are present just downstream near Caledonian Park and platypus have been sighted in recent years. More projects to get people out to record what they see would improve the local knowledge and provide an improved base for decision making.

██████████ Moorabool Gardens for Wildlife program, that encourages gardeners to provide more habitat for wildlife in their gardens and thus foster more urban biodiversity. This project has been operation in Moorabool Shire for 5 years and is run solely by volunteers. We focus on providing gardeners with ideas on how to provide habitat for small birds, because providing habitat for them benefits a wider range of species such as skinks, butterflies, frogs, and native bees. Gardens and local reserves are a vital refuge for wildlife and provide opportunities to address the habitat lost when land is cleared for housing and other development.

We need to be providing plantings and linkages that wildlife needs to move through the environment and to thrive locally, and gardeners and developers and planners before them play an important role in this. Studies indicate that many threatened species still exist in urban areas and this proposed development must provide opportunities to provide more indigenous plantings and habitat structure as well as increasing residents' enjoyment and participation in nature-based activities. A well-planned development that considers wildlife and nature has a positive effect on our well-being and mental health through being able to readily access green spaces and interreact with nature.

This proposed development should be looking at ways to reduce the impact on local wildlife and be providing future residents with opportunities to enjoy nature without adverse impacts. Some of the points outlined below would go a long way to developing a more sustainable and healthier environment for people and wildlife.

I recently visited a new subdivision off Olympic Avenue in Mount Clear, where landscape architects,

Thomson Hay were brought in early to the project, and a degraded waterway has been enhanced with erosion mitigation measures and appropriate indigenous plantings. This is all in place prior to the building of the homes and adds to the value and attraction of the subdivision.

### **Protection and enhancement of the Werribee River**

Under the Moorabool 2030 Vision there is an aspiration that reserves are completed before the development begins and this proposed development allows Council to put this into practice. The development is proposed to take 10 -15 years to complete and no-one should have to wait that long for a new reserve and the benefits it will bring. Allowing people access to the reserve will allow locals to monitor the wildlife and water quality, participate in planting activities and go for longer walks. A stronger connection to the river will develop a stronger connection and interest in the river and bring benefits to health and well-being and community involvement.

There needs to be a more active connection to the river rather than just one crossing point. People need to be able to walk beside the river in some areas and see what is happening, in a similar way to the walking paths downstream in Bacchus Marsh.

Access needs to be managed to enable Council to access the reserve for planting, mowing, weed control and maintenance. There needs to be also access for small firefighting appliances. Generally, access should to be restricted to pedestrians and cyclists.

There is an opportunity to ensure a connection for wildlife to travel under the freeway is enhanced to allow movement up and downstream.

### **Urban Greenery**

As the climate warms more use needs to be made of tree cover and natural plantings. The urban heat island effect needs to be avoided. This means there needs to be space for the trees to grow. Rather than cramming in as many houses as possible there needs to be more parks and provision for rooftop gardens and vertical plantings.

- Appropriate street tree plantings and nature strips. Provision of pollinator corridors planted with appropriate species.
- More integrating of greenery into public spaces
- Easy access to passive recreation areas
- Ensure use of artificial grass is banned as it is hot, releases microplastics as it breaks down and provides no habitat value.
- Include an exercise station with good access.
- Summer shade over play equipment needs to be provided.
- Landscaping of reserves needs to consider plant selection and placement to deter noisy miners and preference small indigenous birds.
- The large oak planted near the footprint of the Steiglitz Cottage must be retained. Apparently, an arborist's survey indicates the tree remains in excellent health.
- There appear to be several other introduced trees (e.g. Quercus species – Oaks) that should be retained and incorporated into planned reserves. It takes years to gain the benefits provided by planted trees, so existing trees in good structural and ecological health should be retained.

### **Walkability**

- Paths should be well planned and connected to other infrastructure and shaded during summer, with appropriate seating provided. They should be wide enough for 2 people to walk side by side.
- There needs to be safe connections for people to ride or walk to the shops, schools and the railway station.
- Planning needs to be underway to decide whether to increase parking at the railway station, as it is currently nearing capacity, and to provide safer riding access.

### **Sustainability**

- An onsite place for recycling including composting to reduce the need for everyone to have multiple bins.
- Provision of spaces to recharge electric vehicles and bi-directional chargers.
- We need to rethink urban energy and consideration given to a battery to share local energy production generated by the solar panels on the housing, so not every home needs to have an individual battery.
- Provision for rain water harvesting.
- Space for a community garden as some lots will be too small to grow food plants. This should be an area that has good soil and not been compacted by machinery and easily accessible.
- Correct orientation of homes to make the most of winter sun and placement of solar panels.
- Reduced parking availability to promote more use of walking, bicycles, and mobility scooters and to allow easier access for emergency vehicles.

### **Animal Management**

- It is time for Council to implement a 24-hour cat containment and enforcement policy as there is no point in developing a large reserve adjacent to a development and provide habitat for local species yet still allow cats to wander.
- Include a dog park in one of the parks.
- The types and placement of fencing also impacts on the movement of wildlife like echidnas, koalas, wallabies, and reptiles. There should be no use of barbed wire.

### **Native Vegetation**

While I would like all native vegetation on site to be retained, if there is a demonstrated need for the removal of some plants (rather than to just squeeze in another lot), propagation material should be collected at the appropriate time and provided to the Moorabool Landcare Network Nursery along with funding, to grow plants to be planted back on site.

If trees are to be removed the trunks should be stockpiled to provide habitat back into either the local parks or the proposed Council reserve.

### **Street Lighting**

The type and placement of streeting lighting has an impact on wildlife. It should be designed using the latest scientific data to mitigate wildlife impact, such as loss of insects.

This planning should include lighting around the sporting facilities and along pathways and should aim direct lighting downwards and be on timers or movement sensors.

### **Gas Infrastructure**

The documents refer to the installation of gas. As this is not a priority for the current Government and not sustainable into the future it should not be considered for this proposed development.

Thank you for considering my suggestions on how to provide a more wildlife friendly urban living environment.

[REDACTED]





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

Submitted By : [REDACTED]

Submitted On : 2025-02-24 13:45:25

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. Apologies if you receive doc twice. I got no confirmation that the first attempt had gone through. In short, I support housing development but have grave concerns about Precinct 5 planning. (1) There is only ONE ROAD leading out. How are at least 500+ families all going to get in and out at peak times? Isn't this also a SERIOUS danger to the community if there is a bushfire evacuation warning? For people living in Precinct 5 and planning to commute into work by train (after dropping off kids), they will not be able to park at the station carpark which are already at near capacity. We can expect that people will start parking on Atkinson St which is only a single lane. If people start parking their cars on both sides of this road, cars driving along that road will not be able to pass each other. (2) What specific measures are in place to ensure that Precinct 5 does not become a 'high heat zone', where there are rows of tightly packed houses with little or no greenery, create an 'island' that absorbs heat and does not reduce CO2? (3) What are the infrastructure plans? Eg. stormwater drainage. Ballan floods easily and we can expect more flooding events with climate change. Half of Ballan is still without footpaths, how will we cope with a huge increase of cars and pedestrians if people are spilling onto the roads because there are no footpaths? I asked all of these questions at the drop in session and staff were unable to answer and suggested instead that I make a submission.

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

A. [Precinct-5-submission\\_1740365125.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.

I attended the first drop-in information session at the council on the 4<sup>th</sup> February without any prior knowledge or opinion of the proposed development. The only thing I assumed was that it was about development on the paddocks on the opposite side of town, “over the tracks.”

After studying the documents for Precinct 5 (a complete surprise) three problems became immediately apparent. I sought answers from three different staff members at the session and disappointingly, they were unable to provide any level of solutions or reassurance which I found alarming. These are the three problems:

- 1) Traffic congestion: I was told that Precinct 5 is slated to have about the same number of buildings that are currently in the Ballan township (around the 950 mark). As these new homes are pitched mostly at young families there will be a minimum of one car per household, but more likely two cars, as parents now tend to both work. NONE of the local schools, childcare centres and the train station is within walking distance for families doing the morning rush. Worse still, there is only ONE ROAD leading out of Precinct 5. How are at least 500+ families all going to get in and out at peak times without causing bottlenecks and severe congestion? Isn't this also a SERIOUS danger to the community if there is a bushfire evacuation warning?

When I posed these questions at the information session the answer was, “We will be encouraging walking and cycling.” This is not reasonable at the very least based on Ballan's inclement weather for at least half of the year, let alone the fact that this is simply not a reasonable expectation for families with babies and young children.

For people living in Precinct 5 and planning to commute into work by train (after dropping off the kids), they will have enormous problems parking at the station which is already is nearly at capacity (at car parks on both sides). So, it is reasonable to expect that people will start parking on the street in front (Atkinson St) which is only a single lane road. If people start parking their cars on both sides of the road, cars driving along that road will not be able to pass each other. When I raised these issues with the person in charge of traffic at the drop-in session, he was unaware that Atkinson St was a single lane and had no solutions to any of the above issues raised except to “Wait and see.”

- 2) Environmental/Climate Impact: I asked about what specific measures had been put in place to ensure that Precinct 5 did not become a ‘high heat zone’ where there are rows of tightly packed houses with little or no greenery, creating an

‘island’ that absorbs heat and does not reduce CO2. An example of a measure would be to use nature strips to create green corridors by planting indigenous trees and shrubs. While there are three small local parks designated for Precinct 5, they are all isolated from each other, so while they are good for people they are not helpful to keep the overall area cooler nor are they helpful for local wildlife to traverse the area safely. This and other small but significant measures would help mitigate the undeniable impact that the building development would have on the natural environment and waterway that many increasingly endangered animals rely on (eg. platypus and native frogs). When asked about this there was no knowledge or answer about nature strips or environmental impact.

When I attended the session, I honestly thought it was going to be about development on the ‘other side’ of the tracks as it is common knowledge that area is slated for future housing. This area is empty paddocks with numerous entrance and exit points, so it made sense to me. Choosing to build Precinct 5 in an area that is still close to being in its natural environmental state, over empty unused paddocks is simply choosing to be detrimental to the environment. Ballan advertises itself as an ‘arboretum’ and prides itself on all the lush green trees, so why is this development going ahead here and not in other more appropriate areas earmarked for development?

- 3) Basic Infrastructure: I asked that if the population is to at least double, what were the infrastructure plans? For example, stormwater drainage. Ballan floods easily and we can expect more flooding events with climate change. There was no answer. Half of Ballan is still without footpaths - how will we cope with a huge increase of cars and pedestrians if people are spilling onto the roads because there are no footpaths? I was told there are no plans to improve footpaths at the moment.

I am not against housing development in the area. I am just against how this particular housing development, Precinct 5, will cause irreparable damage to Ballan township if it goes ahead without any significant amendments to its proposed roads, infrastructure and environmental proposals. Please, please don't just greenlight this without giving serious consideration to the negative impacts and how to fix them. Please!

[REDACTED]

[REDACTED]





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

Submitted By : [REDACTED]

Submitted On : 2025-02-24 12:29:42

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. [Reasons-why-this-submission-should-not-go-through\\_1740360582.docx](#)

**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.

Reasons why this submission should not go through

1. Lack of infrastructure (transport, NBN, Electricity etc)
2. Lack of amenities (Doctors, Supermarket, Vets etc)
3. Lack of schools

I could actually add another 100 reasons why, from the lack of public transport (we don't have a bus service) to impact on the beautiful wildlife we have around here. Do the developers realise what they do to such beautiful places like Ballan, I have seen firsthand it happen. We lived in [REDACTED] and at first everything was good, then they put houses after houses in small plots, no trees, no gardens just brick block after brick block all in the name of money, which when all said and done that's all it comes down too.

There are 2 primary schools here and both have good reports as they are not oversubscribed, but given that there will be more children to teach, what are you going to do send them out of Ballan. There are no High schools either and I know that the bus system is stretched, I'm not bothered about lack of schools as I have no school aged children but I would think it would be a problem.

[REDACTED]  
[REDACTED] do not want huge estates, which will what it will be, a drain on what keeps this town what it is, a beautiful place to live.

We [REDACTED] want this place to stay as it is not be another Point Cook, Melton, Bacchus Marsh, Cobblebank, Rockbank and all the other ones that raze everything to the ground all in the name of money.

Please keep Ballan as it is and not be just a huge town that has nothing but houses and a blot on the landscape.



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

Submitted By : [REDACTED]

Submitted On : 2025-02-24 12:21:36

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.

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

A. [Objection-to-C108\\_1740360096.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.

To Whom It May Concern,

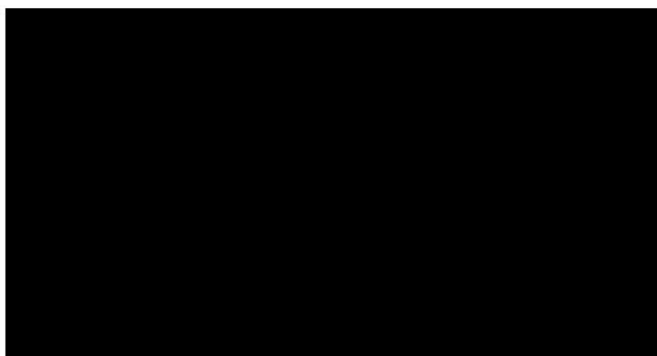
I am writing to formally object to Amendment C108 regarding the rezoning of Ballan Precinct 5. While I understand the need for future residential development, it is essential that any changes support responsible, sustainable growth that benefits the entire community. I strongly oppose the amendment unless the following conditions are met:

- ① **Minimum Block Size of 700-800sqm** – To preserve Ballan's character and prevent overcrowding, all residential lots should have a minimum size of 700-800sqm. This will help maintain open spaces, support family-friendly living, and prevent excessive strain on local infrastructure.
- ② **Developer-Funded Parkland** – Any developer benefiting from rezoning should be required to establish and develop parklands as part of their project. This ensures new and existing residents have access to green spaces without shifting the financial burden onto ratepayers.
- ③ **Provision for a High School** – With Ballan's population growing, families are forced to send their children to other towns for secondary education. Rezoning must include a commitment to allocating land for a future high school, ensuring essential infrastructure keeps pace with development.
- ④ **Transport Infrastructure Planning** – Increased residential development will put further strain on **Ballan Railway Station**, which is already experiencing significant demand. To support population growth, **reopening Gordon Station should be considered** as a viable transport solution. At the very least, **additional bus services from Gordon to both Ballan and Ballarat** should be prioritised to improve accessibility for residents.

Rezoning farmland for residential use is a significant change that must prioritize community needs over developer profits. Those benefiting from this transformation should be required to contribute meaningfully to Ballan's future.

I urge the council to take these concerns into account and incorporate these conditions to ensure thoughtful, community-focused development.

Warm Regards,





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

Submitted By : [REDACTED]

Submitted On : 2025-02-24 22:07:30

Organisation Name :

Phone :

Email :

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

A. I am a resident of Ballan, moved from [REDACTED] due to the poorly managed growth and traffic congestion. I am all for growth however, the town does not have the resources nor infrastructure to support this proposal. Our roads are not suitable for the growth, council don't even mow in certain areas (VicRoads does but not the shire). The proposal for three parks is not suitable, why would you not offer something like the Greendale facilities? I know a lot of residents travel out of Ballan to utilise better parks. The bridge on the Ballan Daylesford Rd doesn't allow predestination to cross, it is also already a high accident zone. We do not have a service station in town... Let alone a decent supermarket and what about a high school? Parents are already struggling to enrol their children in towns outside of Ballan. Then what about medical services, MecuwaCare is for the community and only out to make a profit. We are lack food facilities at night. The town is suitable with its current population however, once you and growth especially making it high density... The town's facilities are not adequate or suitable.

**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]



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

Submitted By : [REDACTED]

Submitted On : 2025-02-25 21:09:52

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. Attention: Manager Growth & Development Re: Submission to Amendment C108 I am a resident living near Ballan and am writing to express my strong opposition to the proposed rezoning of 'Precinct 5' for high-density residential development. The plan to rezone agricultural and rural land for up to 2,000 new properties, with lot sizes as small as 150-300 square meters, would drastically change Ballan's rural character. This proposal raises several concerns:

- **Overdevelopment:** The proposed density is not compatible with Ballan's rural identity and would lead to overcrowding, threatening the community's lifestyle and atmosphere.
- **Infrastructure Strain:** Our current infrastructure—including roads, V/Line trains, schools, and healthcare—cannot support such rapid population growth. The V/Line train service will have increased demand and is already at full capacity on the Ballarat line.
- **Environmental Impact:** Rezoning would result in the loss of valuable green spaces and agricultural land, negatively affecting local ecosystems and sustainability. I urge the council to reconsider this proposal and engage in meaningful consultation with the community to explore alternative development solutions that preserve Ballan's character, uphold people's lifestyles and guarantee improved infrastructure for any residential development. I look forward to your response. Sincerely, [REDACTED]

**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.



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

Submitted By : [REDACTED]

Submitted On : 2025-02-25 17:28:01

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 plead to the council to reconsider this development on the grounds of the following: - Lack of infrastructure to support a near doubling of the population. Particularly in regard to road access to and from the development on a single road in and out of Ballan township. As well as the lack of sufficient rail transport. I have not been able to sit down on the train in the ten or so trips I've taken to the city in the past 18 months due to the fact that there's not enough carriages for everyone to sit down. It is standing room only and I have even seen some passengers not able to board the train due to the fact that it was too full. - I completely understand the need for more housing. That is not being argued. However, the block sizes proposed are far too small and not in keeping with the rural and regional feeling this town is known for. Much larger plots would be more reasonable and help with the above. I moved from Bacchus to Ballan to have a country lifestyle with a view which will be directly impacted by this development (immediately over by back fence). - Environmental impact in the Werribee River due to additional litter, water pollution, discouraging the wildlife that frequent the area, and added flood risk. - Other proposed land developments and pockets of new housing are far better for the township than a large scale development like precinct 5. The proposed development behind the railway line would be better for access to the township and freeway ramps both ways.

**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:** Tuesday, 25 February 2025 4:36 PM  
**To:** info@moorabool.vic.gov.au  
**Subject:** Exhibition of Moorabool Planning Scheme Amendment C108 – Ballan Precinct 5

To whom it may concern,

My email today is to

Put forward a strong objection to the C108 - Ballan Precinct 5 plans.

i moved to Ballan [REDACTED] now and what caught my love for this town was the space. I'd come from [REDACTED] where houses were being constructed so close to each other, and because of this "ghetto's" were forming.

This proposal is going to create a similar situation.

More to this, is my understanding that the blocks are between 150-300sq metre. So small, that houses will be touching or will be multi story - which again does not fit the feel of our beautiful town. why do the blocks have to be so small? Make them bigger, again keeping the nice look of Ballan, the open feeling of country living.

I don't have a problem with development within Ballan, but there needs to be a lot more happen within the town of Ballan to allow for such a development.

bus services, a 24 hour police station to be open, a high school, public or private, additional primary school, as the ones here now are close to capacity, another stand alone supermarket and within the proposed development, roads wide enough to allow street parking, and access for emergency services.

I ask you to reconsider the proposal, larger blocks, larger roads and updated services before this is approved.

Thank you for your time and consideration.

[REDACTED]

**Amy Gloury**

---

**From:** [REDACTED]  
**Sent:** Thursday, 27 February 2025 12:29 PM  
**To:** info@moorabool.vic.gov.au  
**Subject:** Submission to Amendment C108 Moorabool Planning Scheme  
**Attachments:** 20250227120725170.pdf

**Categories:** [REDACTED]

Attn: Strategic Department

Please find attached our submission to proposed Amendment C108 to the Moorabool Shire Planning Scheme.

Reagrds,

[REDACTED]



27/02/2025

Moorabool Shire Council  
PO Box 18  
Ballan VIC 3342  
Attn: Manager Growth & Development



**Submission in response to Planning Scheme Amendment C108 – Moorabool Planning Scheme**

Dear Moorabool Shire Council,

[REDACTED]

[REDACTED]

For background, Crossroads Trading commenced trading in 1991 and has been continuing to grow over the past 34 years. [REDACTED]

[REDACTED] Our business is unique in its offering and the support it provides to the local Moorabool Shire community and beyond. We have seen our business grow substantially in response to local demand and envisage continued growth and potential expansion into the future.



We are concerned by the total lack of acknowledgement of our business and its continued operation and potential growth which we consider to be a relevant consideration in the proposed introduction of residential properties to the north side of Old Melbourne Road. We note that the supporting documents, and particularly the retail assessment prepared by Ethos Urban (dated 14 February 2024), do not acknowledge the existence of our business and the pivotal role it provides in supplying goods and services to the broader farming economy.

Our submission is that this amendment, in its current form, fails to adequately recognise the significant contribution our business makes to the local economy and the broader community, and therefore has the potential to negatively impact these vital aspects of our region.

We are concerned that the proposed amendment C108 will negatively impact on the ability for our business to continue to operate and serve the local community without the amendment documentation (and provisions of the Planning Scheme) acknowledging the existence of our business. On this basis, we object to the amendment for the following reasons:

- **Does not consider the impact on existing businesses:** The amendment appears to have overlooked the potential impact on our established business. With the introduction of DPO9 we would have no future involvement in planning permit applications for the subdivision of residential land as this occurs. We request that a Development Plan as required by DPO9 should include references to our business potentially as part of the reports seeking to address 'Amenity' being the Acoustic Design Response Report and Integrated Transport Management Plan.
- **Undervalues the importance of agricultural support services:** The amendment's focus on residential development seems to downplay the critical role businesses like mine play in supporting the agricultural sector. A thriving farming community relies on access to businesses like ours, and any changes that could jeopardise our operation will ultimately harm the agricultural economy of the region.
- **Lacks adequate consultation with affected businesses:** We consider that there has been insufficient consultation with businesses directly impacted by this amendment, such as our own. A more thorough understanding of the potential consequences for existing businesses is essential before any changes are implemented as proposed.

We urge the Moorabool Shire Council to reconsider the drafting of the proposed amendment and undertake a more comprehensive assessment of its potential impact on existing businesses and the broader farming community. Specifically, we request that council:

- **Require updates to the economic impact assessment** to acknowledge the presence of our business and consider accordingly as part of the proposed Amendment documentation.
- **Consider incorporating provisions to protect our existing business** and mitigate potential negative impacts on our established business operations which include movement of vehicles (trucks) and associated amenity considerations. We should not be forced to alter our existing or future operations because of the introduction of residential allotments to the north side of Old Melbourne Road as proposed.

We believe that a thriving and sustainable community requires a balanced approach that supports both development and the existing businesses that contribute to the economic and social fabric of the region. We are confident that with further consideration and consultation, a revised amendment can be developed that successfully achieves this balance.

Thank you for considering our submission.

Sincerely,

Crossroads Trading

**Amy Gloury**

---

**From:** [REDACTED]  
**Sent:** Thursday, 27 February 2025 12:50 PM  
**To:** info; Ballan Shire Historical Society  
**Subject:** MSC Planning scheme Proposed Amendment C108 Precinct 5 Ballan - submission  
**Attachments:** BSHS submission Precinct 5 Planning Scheme amendment C108 February 2025.docx

**Categories:** [REDACTED]

Please see attached a submission from the Ballan Shire Historical Society Incorporated in relation to the proposed amendment C108 to the MSC Planning Scheme in connection with Precinct 5, Ballan.  
Thank you.

[REDACTED] President, BSHS



Members of the Ballan Shire Historical Society Incorporated have viewed the proposal for the amendment C108 to the Moorabool Shire Council Planning Scheme, relating to Precinct 5. The Society would like to highlight that the eastern part of the area covered by Precinct 5 includes an area of great local historical significance and heritage value, as the site of the first European settlement in Ballan, in 1838.

The remaining signs of this historical significance are two large trees and the remains of a well connected with the site of “Ballan House”, the home of Robert von Stieglitz, who was amongst the first group of European settlers to the area in 1838. These trees are clearly identifiable on page 2 of the exhibited Urban Design Concept Plan, near the dam on the eastern edge of the property. The trees do not appear to have been identified on the Development Plan Concept maps for Precinct 5 in the documentation which were made available during the public consultation phase.

The history of the site has been well documented in the “Heritage Background” document forming part of the exhibited C108 Amendment documentation. The land which was part of the original Ballan Pre-Emptive Right containing the site of the former Ballan homestead has been used continuously as agricultural and pastoral land and is largely unchanged since the original settlement in 1838.

The Ballan Shire Historical Society Incorporated (BSHS) would like to:

- highlight the significance of these trees as tangible signs of the heritage of the site, and
- advocate for the retention and protection of the trees in the rezoning of the site and any site works and use of the site proposed in the future.

The large oak trees and adjoining open well are close to or potentially within the area indicated as potential active open space in the exhibited Urban Design Concept Plan document (pages 3-7).

The trees form part of an area which is indicated on the Masterplan Concept Draft Indicative Concept Plan, in the Urban Design Concept Plan Exhibition documentation, as an area of heritage significance subject to further assessment (page 4).

The BSHS would like to highlight the below points for consideration in connection with the rezoning and potential future development:

- A comprehensive professional heritage assessment of the area should be undertaken as part of any development plans to be considered in the future.
- Ensure protection for the trees during all landscaping and building works associated with any future development and future maintenance, including works for drainage, landscaping, paving and construction.
- Ensure protection for the trees as a continuing heritage site within the landscape, with no encroachment by structures or other future development at the site, including the development of an Active Recreation area.

The BSHS would welcome the opportunity to work with appropriate parties to identify areas of historical value in the landscape and support the inclusion of sympathetic methods on the site to illustrate the value of the trees and the location, through interpretation panels or other suitable methods for presenting and sharing the heritage value of the site.

The BSHS suggests that consideration be given to include the significant trees in land allocated as public open space, or within the Werribee River open space corridor, with protection for the trees from future development potentially in the form of an envelope of space around the trees area to provide a buffer from disturbance. Having an area of space around the trees as a buffer would help to protect the health of the trees from potential threats connected with the development of the surrounding area and any future development.

The Moorabool Shire Council has identified the protection of historical character as a strategic direction in the Ballan Framework Plan within the Moorabool Planning Scheme. This is quoted as part of the Open Space Needs Exhibition document for the C108 Proposed Amendment, as one of a number of development considerations and opportunities identified for Precinct 5, including: “Heritage values as well as parts of the site with cultural heritage significance” (page 7-8).

The Ballan Shire Historical Society Incorporated asks that the points presented above be considered in the proposed C108 Amendment and any future development works, so that the heritage of the site can be protected and shared for the enjoyment of residents and visitors to the area in the years to come.

**Amy Gloury**

---

**From:** [REDACTED]  
**Sent:** Friday, 28 February 2025 11:00 AM  
**To:** info@moorabool.vic.gov.au  
**Subject:** Submission to Amendment C108

**Categories:** [REDACTED]

Dear Manager Growth & Development,

Re: Opposition to Rezoning and Overdevelopment of Ballan

I am writing as a resident of Ballan express my categorical opposition to the proposed rezoning of 'Precinct 5' and the overdevelopment of our town. Ballan has a friendly and unique character that will be destroyed by doubling the population and overstraining our infrastructure in such a short space of time.

The plan to rezone agricultural and rural land for high-density residential use, allowing for approximately 2,000 new properties with lot sizes as small as 150–300 square meters, is a drastic departure from the current planning regulations, which prevent subdivision below 800 square meters.

This proposal threatens to irreversibly change the character of Ballan and presents significant concerns:

**Overdevelopment:** 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—shops, 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.

I sincerely hope that council consider and implement alternative solutions that balance growth with sustainability and the preservation of Ballan's country feel and sense of community.

I urge the council to reconsider this proposal and ensure that any future development aligns with the needs and best interests of our community.

Regards,  
[REDACTED]

## Amy Gloury

---

**From:** [REDACTED]  
**Sent:** Friday, 28 February 2025 11:26 AM  
**To:** info@moorabool.vic.gov.au  
**Subject:** Objection to development and rezoning Precinct 5, Ballan

**Categories:** [REDACTED]

We wish to record our objections to the proposed development, Precinct 5, believing it will turn Ballan into a satellite city rather than a country town, which is currently a major attraction.

We would appreciate the following concerns be considered and addressed.

- Infrastructure of roads – one way in & one way out
- Storm water run off – the golf course was flooded by run off from Hogans Rd in the 2022 floods (video evidence can be supplied)
- Parking in the main street is already at a premium
- Schools – there are currently only 2
- Not walking distance from the station – safety and vandalism a concern after dark
- Impact on our roads which are already in disrepair
- Environmental damage to the Werribee River and surrounds
- Services etc – we at present have to wait days for medical appointments
- Parking of cars in the new estates would be impossible in more than a 3 car household
- Major upgrades and improvements of town infrastructure will be required – whats in mind?
- Will there be traffic lights

In closing, the already applied restrictions on block sizes, subdivisions and zoning seem to be working. We do not want to see our beautiful village turn into another Bacchus Marsh  
Please don't change them for greed.

Concerned residents [REDACTED]  
[REDACTED]  
[REDACTED]

**Amy Gloury**

---

**From:** [REDACTED]  
**Sent:** Thursday, 27 February 2025 8:35 PM  
**To:** info@moorabool.vic.gov.au  
**Subject:** Submission to Amendment C108moor  
**Attachments:** 250226\_LO\_C108moor submission.pdf

**Categories:** [REDACTED]

Please find attached our submission to Amendment C108moor on behalf of Ballan South Pty Ltd.

Regards,

[REDACTED]  
Principal Planner  
[REDACTED]  
[REDACTED]

**UrbanDesign**  
and management

Land Development | Project Management  
Planning | Urban Design | Civil Engineering

Office 1 Level 1, 114 Evans Street, PO Box 468 Sunbury 3429  
P 03 9971 6300 | F 03 9971 6399 | E [info@udmgt.com.au](mailto:info@udmgt.com.au)

Please consider the environment before printing this email.

DISCLAIMER: The information contained in this e-mail may be of a confidential or legally privileged nature. It is intended solely for the use of the addressee(s).

If you received this e-mail in error, please immediately notify the sender and delete it from your system and server. You must not disclose or use any part of this correspondence if you are not the intended recipient.

Project No: [REDACTED]  
Your Reference: [REDACTED]

26 February 2025

Kate Barclay  
Manager Growth and Development  
Moorabool Shire Council

via email: [info@moorabool.vic.gov.au](mailto:info@moorabool.vic.gov.au)

Dear Kate,

**Re: Moorabool Planning Scheme Amendment C108moor, Ballan Precinct 5**

Urban Design and Management act on behalf of Ballan South Pty Ltd in relation to this submission to Planning Scheme Amendment C108moor.

As outlined in our submission below, as informed by continued informal responses from Central Highlands Water (CHW) in relation to development in Ballan South, with known water and sewerage infrastructure issues in Ballan, it is incumbent upon the planning authority to demonstrate how the Amendment C108moor land to be rezoned will be serviced. This should be provided through a water and sewer servicing strategy plan that clearly articulates the existing conditions, known constraints, and a plan demonstrating how infrastructure is to be provided and funded. Without this information it is inappropriate for a referral authority, CHW, to be taking the role of the planning authority in determining the sequencing of rezonings in Ballan.

We refer Council to the findings of the Greater Geelong C60 panel report where staged rezoning of land in Ocean Grove was being considered, with the panel concluding that rezoning of land should not be sequenced but rather development staging may be warranted through development plans and considered as just one of the development issues to be considered and managed.

**Planning Scheme Amendment C108moor**

**Proposed rezoning and development of Precinct 5**

Amendment C108moor proposes the rezoning of Ballan Precinct 5 to the Neighbourhood Residential Zone Schedule 10 (NRZ1) and, among other overlays, applying the Development Plan Overlay Schedule 9 (DPO9).

Figure 1 of DPO9 provides the indicative development framework for Precinct 5. Supporting documents to the amendment include a Development Concept Plan which shows an estimated lot yield of 938 dwellings. This yield is significantly higher than anticipated by Ballan Strategic Directions and considered by Amendment C88moor.

**Infrastructure and servicing**

The amendment is supported by an Infrastructure Servicing Report prepared by Spiire (dated 16 January 2024). Relevant comments regarding sewerage and water infrastructure are included below.

**Sewerage Infrastructure**

- *Central Highlands Water (CHW) is the responsible authority in this area.*
- *There is existing gravity sewer that currently runs through the subject site from Geelong-Ballan Road east before heading south following the Werribee River. This gravity main increases in size from 150mm to 225mm through the subject site before discharging to a 300mm main immediately east of the subject site. The existing gravity sewer that traverses through the site is likely required to be relocated to better suit the proposed lot layout.*
- *The existing infrastructure has capacity to service between 60-100 residential lots.*



- CHW has advised that external infrastructure including the trunk gravity main, Wastewater Treatment Plant (WWTP), Sewer Pump Station and rising main would require augmentation to cater for the entire proposed development.
- A possible alternative to upgrading external infrastructure is to provide a Sewer Pumping Station with flow control storage in the south-east of the site to retard flows during wet weather events pending approval of CHW.

The report includes CHWs advice to Council dated 17 November 2022, stating:

*“The subject land is within the Ballan Sewerage District and the existing reticulation system has been generally extended to this precinct. Developer funded extensions of the sewerage reticulation system in this area will be required to service further development of the land under standard land development processes. There will however, in addition, be a requirement for sewerage system augmentation to cater for the full development in all weather conditions. The extent and options for these works will be further investigated as a component of the servicing strategy discussed above. It is anticipated that the Developer of the subject land will be required to meet a significant portion of the funding of the augmentation works.*

*In the short-term CHW is in a position to approve the connection of around 60-90 lots before the augmentation works would be triggered, unless the abovementioned servicing strategy investigations identify additional short-term capacity.”*

This advice is included in Appendix B of the Spiire report, and it additionally states, in relation to both sewerage and water infrastructure:

- *In response CHW offers the following preliminary input, noting that we will have an opportunity to make further comment during the formal exhibition period.*
- *I confirm from recent discussions with Council Officers that CHW is developing a strategy for the provision of water supply and sewerage to service longer-term growth in Ballan. The Ballan Framework Plan within the Moorabool Planning Scheme will be an input for this strategy however CHW would welcome any further information Council could provide to assist with our understanding of the potential timing and sequencing of growth. CHW is aiming to have this strategy completed in the second half of 2023.*

#### Water infrastructure

- *An existing 150AC water main runs parallel to the western boundary of the site down the western side of the Geelong-Ballan Road. A 100DICL main runs adjacent to the southern boundary of the site and upsizes to a 150DICL at the south-east corner of the site (see Figure 3 above). There is a 300mm PVC main 1.3km to the east in Old Ballanee Road that could be extended parallel with the Western Freeway to service later stages of the development pending further advice from CHW.*
- *The MRWA water code suggest a 150DI main can service around 125 to 160 residential lots (see Figure 4 below) and hence it is expected that a larger main will need to be extended from the Ballan township to the east or from the existing trunk main in Old Ballanee Road. CHW has advised that the existing water network has capacity to service 300 residential lots, beyond this, external upgrades and extensions would be required. As with the sewer, Central Highlands Water has not yet had sufficient time to determine where in the system would have sufficient capacity for the proposed development to ultimately connect to. Subject to agreement from CHW it may be possible to service initial stages of the development from the existing water infrastructure.*

CHW's advice to Council (17 November 2022) notes:

*“The subject land is within the Ballan Water Supply District and the existing reticulation system has been generally extended to this precinct. Developer funded extension of the water reticulation system in this area will be required to service the further development of the land under standard land development processes. There will also be a requirement for water supply system upgrades to cater for the full development. The extent, options and funding requirements for these works will form a component of the servicing strategy discussed above. In the short-term CHW is in a position to approve the connection of around 300 lots to water in Precinct 5 before the augmentation works will be triggered, although the delivery of the sewer capacity augmentations discussed above are likely to be the limiting factor in the short-term. It is expected augmentation works would need to be incrementally delivered.*

*We also note that no direct connections would be permitted to the existing water mains in Old Melbourne and Ballan-Daylesford Roads.”*

With regards to sewerage and water infrastructure, the Spiire report concludes:

*“CHW is currently preparing the Ballan Water and Servicing Strategy which is expected to be published in September / October 2023. This is being prepared by CHW to develop a strategy to service the long-term growth of Ballan.”*

## Water and Sewerage Infrastructure in Ballan: Current Status and Future Challenges

The information contained in the Spiire report that supports C108moor and its future development conclude:

- Based on the existing provision of existing sewerage infrastructure CHW can only provide connection to approximately 60-90 lots before augmentation works would be triggered.
- Based on the existing provision of existing water infrastructure CHW can only provide connection to approximately 300 lots before augmentation works would be triggered.
- CHW is developing a strategy for the provision of water supply and sewerage to service longer-term growth in Ballan to be completed in 2023.

It is firstly noted that the provision of connections to water and sewerage infrastructure remains unchanged from CHWs position provided in November 2022. Secondly, the water supply and sewerage strategy, initially scheduled for completion in 2023 has (we understand) been provided by consultants to CHW in mid-2024.

Our recent investigations, led by our clients engineering consultant for the future rezoning and development of parts of Ballan Precincts 6, 7, 8 and 9, reinforce this understanding. Recent (late 2024 - early 2025) discussions and correspondence with CHW indicate the following:

- CHW engaged engineering consultants Jacobs to review and prepare a report on Ballan's long-term water and sewerage infrastructure needs. However, this report has not been made available to external parties impacted by this information.
- Ballan currently has approximately 1,400 properties connected to water and sewerage. An additional 4,000 connections will be required over the next 25 years to support proposed growth, aligning with the expectations set out in the Ballan Framework Plan and the Moorabool Planning Scheme.
- CHW's existing infrastructure north of the rail line can support approximately 60 to 90 new lots (in Precinct 5) before sewer network upgrades are required, and approximately 125 to 160 new lots before water supply upgrades are required.
- Preliminary modelling indicates that beyond these thresholds, significant water and sewerage system upgrades will be needed until Ballan reaches 2800 equivalent connections (+1400 new connections for Ballan from 2024 base case). These upgrades, which will be required to develop Precinct 5, include:
  - Construction of new and duplicate trunk sewer and rising mains, including a new gravity main through Ballan township to connect Precinct 5. The existing trunk main, which runs adjacent to the Werribee River, will require upgrades once the 60-90 lot trigger is reached (as outlined in Spiire's report).
  - Construction of new water distribution mains within Ballan township.
  - Construction of a new water tank at the existing site north of Ballan township.
  - Staged upgrades to the Ballan Waste Water Treatment Plan (WWTP) including new mixing ponds and discharge upgrades to either the Werribee River or through overland irrigation.
- To facilitate more than 2,800 connections in Ballan, a substantial increase in capital expenditure will be required. This includes constructing a new 20km water supply pipeline from the Lal Lal Reservoir.
- CHW has limited funding allocated for growth works in Ballan through to 30 June 2028, focusing on minor water main renewals and irrigation upgrades at the WWTP. CHW have also indicated that there are no plans for consideration of capital works related to Amendment C108moor within the 2028-2033 Water Plan.
- CHW has provided the following high-level insights regarding capital investment needs to support growth in Ballan:
  - Initial growth (+1,000 lots): an estimated \$50 million in capital investment is required to expand the current base of 2,400 connections by an additional 1,000 lots. This investment would cover:
    - Construction of trunk sewer, sewer rising main and water distribution mains.
    - A new water tank at the existing site.
    - Staged upgrades to the WWTP and existing pump stations as required.
  - Further growth (+1,000 lots): an additional \$50 million is needed to accommodate a further 1,000 lots, bringing the total connections in Ballan to 3,400. This phase includes:
    - \$30 million for upgrading the water supply main from Lal Lal Reservoir and installing a tank north of the Ballan township .
    - Further construction of trunk sewer and water distribution mains.

- Continued upgrades to the WWTP.
- While not all projected costs would be directly passed on to developers, it could be expected that the negotiated new customer contributions for Ballan could be in approximately \$50,000 per lot to cover costs of this scale.

Additional commentary from our clients engineering consultant highlights:

- A key concern for the planning authority is CHWs recent communication to our client (November 2024) that they consider the development of Ballan South is premature until the 2033-2038 Water Plan is approved by the Essential Services Commission. Additionally, there appears to be minimal consideration for capital works to support greenfield growth in Ballan in the upcoming 2028-2033 Water Plan.
- We are aware of CHWs recent intention to develop an Integrated Water Management (IWM) Plan for Ballan. Rather than considering developments in isolation, this plan should be integrated into the broader infrastructure strategy. Proceeding with developments before establishing an infrastructure strategy risks reducing the effectiveness of the IWM and missing opportunities for economies of scale, such as implementing shared infrastructure like a third-pipe system.
- While the C108moor land has reticulated sewer crossing part of it, the land is included in the rural living zone, which is not defined as sewered and water supply land under current planning and water authority schemes. As such, it does not have a higher entitlement to the existing system capacity than other land.
- New customer contributions across all precincts should be included in the same forward water plans to ensure equitable cost sharing between developers in different precincts. The capital costs associated with upgrading infrastructure for rezoning to greenfield growth land should be equally shared through new customer contributions under an overall Ballan Growth Area (per lot cost).
- It is common for rezonings and future growth area planning to proceed subject to the approval of future pricing submissions and their inclusion into future servicing plans, even when not considered in current strategies (e.g. Parwan and Merrimu precincts).

## Implications for Planning and Housing Delivery

From a planning authority perspective, CHW's position jeopardises housing delivery in Ballan and undermines the strategic planning objectives outlined in the Moorabool Planning Scheme. These objectives, developed over the past 15 years, are further reinforced by the 2051 Housing Targets confirmed this week. It is, in our view, an unacceptable position from CHW.

The 2051 Housing Targets emphasises the critical role of peri-urban regional centres in meeting Victoria's housing needs. Moorabool Shire Council, currently home to 16,300 existing dwellings, is expected to deliver an additional 20,000 new homes over 25 years - a 123% increase. Beyond the proposed 4,000 lots in the Ballan Framework Plan, the future Merrimu Precinct Structure Plan area (6,800 lots) is the only other major greenfield growth area contributing to these targets. This underscores Ballan's strategic importance in achieving Moorabool Shire's share of the state-wide housing target. Significantly, Council are the planning authority for Ballan's growth areas and therefore can control their timing and delivery.

The Residential and Local Convenience Centre Assessment prepared by Ethos Urban for C108moor (dated February 2024) further supports this, and additionally states:

- *Ballan's current supply of 260 zoned lots reflects a restricted level of residential land supply and lends weight to the need for the rezoning of more land for residential development at the earliest possible opportunity.*
- *The increase in demand as identified by forecast 1d reflects the adopted framework plan and the potential for Ballan to accommodate significant growth in the short to medium term.*
- *Having regard for the variables likely to impact on the future demand for housing, two future dwelling demand scenarios for the study area have been prepared.*

*The base case scenario represents the adjusted forecast demand using id consultants' forecasts. This adjusted demand equates to approximately +90 dwellings per annum over the next 13-year period.*

*The higher growth scenario, for the purposes of the assessment, assumed the demand for dwellings equates to 115 dwellings per annum in the study area, representing a 30% increase in demand for dwellings from the base case scenario. The increase is based on the assumption that demand is not being met by the current release of new residential land in the study area, and therefore supply-led demand is possible if that supply is provided to the market (i.e. assumes presence of latent demand).*

- *Under the Adopted Base Case Scenario (90 dwellings per year):*

- 2.9 years supply of existing vacant and developable lots exists.
- Approximately 28.7 years of potential medium-longer term (Growth Precincts) supply likely exists, including the Subject Site.
- Under the Higher Growth Scenario (115 dwelling per year):
  - 2.3 years supply of existing vacant and developable lots exists.
  - Approximately 22.5 years of potential medium-longer term (Growth Precincts) supply likely exists, including the Subject Site.

## Development Contributions

For transparency and accountability purposes we request a copy of the Section 173 Agreement, with privacy related details redacted, be released as part of the Amendment documentation for public review. This allows the community to be informed of the details of agreement between Council and the developer.

## Conclusions

The information provided by Spiire in support of C108moor, and supported by our consultant teams current investigations, indicates that the proposed rezoning and development of Precinct 5 cannot currently be serviced.

Whilst our client supports the rezoning of Precinct 5 to implement the Ballan Framework Plan as outlined in the documentation exhibited as part of C108moor, our client expresses serious concerns about this proposal in the absence of information detailing how and when the future infrastructure needs of Ballan will be settled.

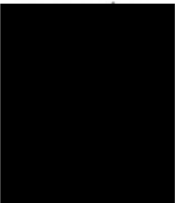
We request continued involvement in the development of the required strategy and are keen to contribute our current knowledge to the process. Our client is committed to being part of the solution and supports a quick resolution that provides certainty regarding the funding, delivery and timing of development infrastructure. It is crucial this process is transparent and responds to identified planning policy pressures and priorities at state and local government levels.

From a planning authority perspective, it is imperative to plan for multiple development fronts in Ballan to mitigate the risk of limited competition in the growth area development market. Competition ensures consumer choice and helps maintain housing affordability.

We look forward to a formal response from Council to our submission and welcome further discussions regarding the required Ballan-wide servicing strategy. Should the issues raised in this submission remain unresolved, we request the submission be referred to an independent planning panel for consideration.

Please contact me on [REDACTED] to further discuss.

Yours sincerely



[REDACTED]  
Principal Planner

**Urban Design and Management Pty Ltd**





## Online Submissions: Moorabool Planning Scheme Amendment C108 -

Submitted By : [REDACTED]

Submitted On : 2025-02-28 14:21:42

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. Objection to Moorabool Planning Scheme Amendment C108 – Ballan Precinct 5 As a concerned citizen, I strongly object to the rezoning of Precinct 5 for residential development. This amendment poses significant risks to Ballan’s environment, infrastructure, and social cohesion. Precinct 5 borders the Werribee River, a critical wildlife corridor with documented sightings of platypus, koalas, and threatened species. Rezoning will introduce pollution, habitat destruction, and erosion risks, undermining conservation efforts. Logistically, Precinct 5 is poorly positioned. It lacks safe pedestrian access to town, forces reliance on already congested roads, and exacerbates school drop-off traffic. Future residents will face isolation, limited transport, and delayed infrastructure. A far superior alternative exists: rezoning land south of the railway. This area offers walkable access to town, better traffic distribution, and avoids environmental damage. It also allows for future expansion, sports facilities, and sustainable growth. The Council must act in Ballan’s long-term interest by rejecting Precinct 5 rezoning and pursuing development south of the railway instead. Sincerely, [REDACTED]

**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.



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

Submitted By : [REDACTED]

Submitted On : 2025-02-28 18:01:32

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. attached submission

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

A. [Objection\\_1740726092.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]

**28/02/2025**

**To Rod Davison**

**Senior Strategic Planner, Growth & Development  
Moorabool Shire Council**

**RE: Planning Scheme Amendment C108Moor**

**Dear Rod**

**I object to the C108Moor planning amendment because the proposed amendment does not meet the objectives nor priorities of the Planning schemes and Central Highlands Regional Growth Plan for social infrastructure planning.**

**The growth and changing demographic in the (0-17 years) needs to be met by establishing a Secondary School in Ballan.**

Ballan is identified as a growth town in both Plan Melbourne and Central Highlands Regional Growth Plan. The proposed planning amendment does not address the objectives of the CHRGP which identifies **Strategic Direction 6. Provide better access to education and training.**

Ballan (and surrounding areas) population growth in the early years demographic has already outstripped forecasts made during the development of the 2015 plan and 2018 C88 Ballan Strategy document, and the full impact of COVID on working patterns and increased popularity of commuter towns had not yet been fully realised in the 2021 Census numbers.

Increased population in the 0-17 demographic has already been reflected in two new kindergartens (in Ballan and Gordon) and two new Early years education and childcare centres in Ballan, and significant increase in primary school enrollments across west Moorabool. It is clear that this demographic shift is already impacting Secondary schooling and will only exacerbate as this group ages into Secondary schooling system.

Currently secondary school students from Ballan and district are zoned to Bacchus Marsh College. The capacity of Bacchus Marsh College as stated by the Dept of Education as 1050. Current student enrolment is 1023 (**97% capacity**).

A summary of article sourced from the Moorabool News Aug 19th, 2023

*Bacchus Marsh township forecast to increase from 24,000 (2021) to 47,000 (2041) and no plans for new school. This population estimate of a doubling on school population - beyond the capacity of the school and the Dept of Education has no plans to expand.*

It is clear that future needs will not be met with current Secondary Education facilities and that this Planning Amendment does not address future needs.

The **Central Highlands Regional Growth Plan** describes priorities for social infrastructure planning:

- undertaking early forward planning for projected growth in peri-urban regions....
- ensuring appropriate and accessible services are available in new housing developments at construction.

And specifically for Future directions for Ballan:

- Support Ballan as a town providing services consistent with its role in the peri-urban region

The amendment does not address forward planning for current and projected growth in the (0-17yrs) demographic, and does not ensure appropriate Educational services are made available.

Moorabool Shire Council must initiate discussions with the Minister for Planning as a designated Growth Area, funding should be sought under Building New Communities Fund to acquire land for Secondary Education facility. This planning amendment and the large area proposed to be rezoned should be a prime opportunity to set aside land for a Secondary school.

The C108Moor Planning Amendment and subsequent increase in residential population should not be approved, until the objectives and priorities of the planning scheme are met, by allocating land and securing funding for a new Secondary school to service Ballan and district.

Best Regards

[REDACTED]

[REDACTED]

[REDACTED]





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

Submitted By : [REDACTED] Submitted On : 2025-03-01 03:48:00  
Organisation Name : [REDACTED] 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. This development is very poorly thought out and is on the wrong side of Ballan township! This change of zoning will negatively impact the area's food security, by replacing agriculture on some of the most fertile soils in Victoria, with high density housing that would be perfectly placed to the south of the existing township. The clearing of native vegetation and destruction of native grasslands impacts on endangered species including the Growling Grass Frog and potentially the Victorian Grassland Earless Dragon, before any opportunity for surveying via eDNA can be conducted. It also will increase stress on our already struggling road system to safely carry the additional traffic, leading to yet more road accidents. Furthermore, the area in question is in a vital wildlife corridor linking the rich biodiversity of the Wombat Forest to that of the Whipstick Forest and Bostock Reservoir area. Destruction of existing habitat and disruption of these corridors will cause further displacement of marsupials, including endangered species and locally threatened Koalas. Local volunteer wildlife rescuers and carers are already overrun with injured and orphaned native animals, largely due to displacement by development, and road trauma, which is also ultimately caused by that displacement. We simply cannot keep on bulldozing the bush and destroying Country! People move here to escape suburbia - stop recreating suburbia out here!

**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]



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

Submitted By : [REDACTED]

Submitted On : 2025-03-02 13:23:31

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.

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

A. [REDACTED] [submission-to-amendment-C108\\_1740882211.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.

March 2, 2025.

Submission for Planning Scheme Amendment C108 Ballan Precinct 5.

I oppose the amendment on the following grounds:

**The Werribee River corridor discussed in the amendment is too narrow.** The river is a major asset to the town and needs considerably more buffer to allow the community to access and form healthy lifestyle habits around the river. The biodiversity values of riparian zones next to a river are well documented, water being a place for animals to seek refuge from the heat, drink, bathe and traverse freely between habitats more safely.

Ideally, the river would form the very basis of any development with all additions to the area referring to it.

**A developer sensitive to the value of such an iconic river is needed** and Wel.Co have a known record of devaluing ecological values. Wel.Co's construction of Thornhill Park near Melton incorporated wetlands that do not drain adequately and this has been a big problem in the development. Melbourne Water is still dealing with the result of flawed wetland plans and Wel.Co have moved on to their next development without having to answer for their damaging design. These drainage problems continue to be a problem for the councils that allowed this development and have left residents with a lower appreciation for the wetlands.

**A wider river corridor is needed to protect the river from the damage that 95 ha of earthworks will cause to the area.** As seen in the Underbank Estates, developer's earthworks have increased the turbidity of the Werribee River in Bacchus Marsh causing the river habitats for much flora and fauna to be in peril. Additional matter in the river doesn't just cause problems to the inhabitants of the river but also increases council's drainage works to ensure the town's storm water drains do not clog in a climate of increasing major rain events.

**Remnant vegetation must be kept intact,** the design has to work around the remnant trees and grasses allowing correct and sufficient buffer zones around the roots to ensure long-term viability of trees and shrubs. For trees to survive long into the new suburb's incarnation, their roots need to be left untouched. The trees need to have soil undisturbed and eliminate all vehicle and machine traffic within a tree's dripline. The dripline being all ground underneath any part of the trees' canopy. This is not the case with trees in the current Underbank development on the East facing slope where trees have been dug around, leaving a 2 metre-wide diameter of soil left around the trunk. This will cause the tree to slowly die and become a hazard to future inhabitants, rather than the asset that urban trees can be if treated correctly. The Urban Heat Island Effect is well documented and tree canopy is an important part of keeping our suburbs and towns cool.

**Building waste is not well contained within developments.** With the houses being built so close to the river, plastic wraps, waffle pod styrofoam, insulation and general waste will make its way to the river system very quickly leading to pollution and habitat destruction.

**Active transport has not been allowed for in any meaningful way.** Precinct 5 is relatively close to the township of Ballan, connected bike paths to the commercial area and train station need to form an integral part of the plan. The few roads leading into the development will cause bottlenecks at the intersection of Inglis St if the development were to be constructed as a car-centric zone. E-bikes and walking should be the preferred modes of transport and the development's design could allow for this.

Accessibility for all abilities has not been addressed within transport or housing design.

**Appropriate housing is not being demanded by council** for the developer to adhere to. The world is in a period of human-induced warming and this will continue for the foreseeable future. Any new housing needs to be designed with this in mind. Orientation, insulation, airtight and all-electric houses, infrastructure for solar panels, batteries and vehicle (bike and car) charging need to be standard for any new developments and a requirement for council to impose on house building within their jurisdiction.

**Light pollution has not been factored into the design.** Precinct 5 being in a very sensitive ecological area, needs to cater to non-human species as well as humans. Animals' (including human animals!) circadian rhythms require periods of darkness to allow for proper functioning, mental and physical wellness. Bright night time lighting has not been proven to improve safety and makes people feel more exposed in a glare of floodlighting. Well-considered, directed lighting that does not light the sky, is on a timer and is subdued can cater for safety while also maintaining the dark night sky.

**The design of verges size needs to be addressed.** To mitigate the Urban Heat Island Effect, trees are needed to cool hard reflective surface such as concrete, bricks and roofing. Verges and public open spaces need be designed with the defined vegetation in mind. When it comes time for planting these plants, there will be sufficient space for pedestrians and the trees to grow to full maturity. Native vegetation needs to be stipulated to maintain ecological values across the site.

**The commercial zone is adjacent to the river zone.** The zoning allows for commercial growth in the future which could then encroach further on the river recreation corridor. Areas set aside for commercial premises and sporting fields need to be separate from the river corridor to ensure further growth expands into the residential area rather than minimising green space any further.

**Rivers are places of high cultural value to indigenous people.** Desktop assessments fall well short of surveying the land properly. Previous and current European land misuses are not reasons to decide the land is not suitable for extensive cultural surveying, which needs to include archaeological and ethnographical surveys. Any earthworks need extensive monitoring and reporting.

**Ecological, waste and cultural policing and enforcing is not being demanded by council.** As the entire site is an area of high ecological value and if the council deem it fit for development, it is the council's responsibility to closely monitor all alterations and have a council representative onsite to ensure compliance. Council needs to have written and binding agreements with the developers regarding all of the above matters. Developers cannot wash their hands of any destruction as soon as they have sold off the land. They have a moral and social obligation to be caretakers of this development during the construction and for at least 5 years past the final houses are completed.

Developers that are sensitive to the community, such as Nightingale and The Paddock development in Castlemaine, are better placed to provide a vibrant, diverse and sustainable hub that will be future equipped to keep energy bills low, allow for biodiversity to flourish and allow community to engage with each other, the area's deep time history, the town, nature and the wider area.





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

Submitted By : [REDACTED]

Submitted On : 2025-03-02 20:15:31

Organisation Name :

Phone :

Email :

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

A. See attached file.

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

A. [C108-Response\\_1740906931.docx](#)

**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.

## C108 Ballan Precinct 5

I believe that more consideration should go into the addition of more housing prior to it occurring. By allowing this amendment, and then the subsequent planning process, there are other aspects, from an overall town perspective that need to be considered.

1. The power infrastructure. The Ballan power supply regularly will switch off and as Ballan is serviced by 2 different power lines it can be temperamental at times. The addition of this many new houses will add to this burden. Are there discussions with the power companies to ensure the long-term power resilience of Ballan.

2. The school system. At current the two primary schools are nearing capacity and the addition of this many new houses will put pressure on the two schools in town. Are there provisions for more schools or a strategy to overcome this larger number of students living in Ballan. Also, the lack of a high school will also add to the over stretched bus system.

3. Sport precinct. If this is to go ahead, then more consideration needs to be put towards the sports facilities, ensuring the continued growth of the local sporting clubs and the addition of new facilities to be able to initiate new interests. The inclusion of a turf pitch for cricket and soccer pitches are both things that should be considered in the new precinct.

4. Flood study. On the plans it shows a 100m barrier from the Werribee River from a flood mitigation perspective. Is this from a flood study that has been conducted? In the Oct 2022 floods the river did get very high and started to flood some properties on Hogan Rd.

5. Although I think this isn't in the feel of the Ballan community, if this was to occur how would the new area be connected to the rest of Ballan. With one entry/exit on Inglis St and no pedestrian access out to Hogan Rd (that was evident on the maps) it will seem like its own little community rather than a part of Ballan. A way to keep the areas connected and a walkable town need to be considered.



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

Submitted By : [REDACTED]

Submitted On : 2025-03-03 09:00:03

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.

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

A. [Ballanhousingdev\\_1740952803.docx](#)

**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.

I am writing this submission with respect to the proposal by the Moorabool Shire Council to re-zone the land described as Precinct 5 (Planning Scheme Amendment C108Moor). Although I do not live in the shire I am concerned about the re-zoning proposal both because of my commitment as a biologist (B.Sc.Melb.Uni) in trying to reduce our current extinction crisis, and my wish not to destroy crucial reasons for visiting the area.

Whilst it is true that Victoria is facing a housing problem and more homes must be built, the long-term impacts of where and how such development occurs must be considered. I consider that Council should carefully plan for new developments so that housing availability does not come at the expense of destroying the natural heritage of our indigenous species (both flora and fauna) that local residents currently enjoy. This is even more important when the development of associated sports facilities is also involved as these have a greater 'footprint' than the same area of houses.

It is my opinion that Precinct 5 is not the best option for new developments in Ballan and I shall give reasons for this opinion below.

My major concerns are ecological. Precinct 5 is adjacent to the Werribee River. The area, with its associated floodplain, is significant in terms of its ecological values and, moreover, forms part of a wildlife corridor linking the Lerderderg State Park, the Werribee Gorge State Park and the Wombat Forest. Such wildlife corridors shall become ever more important as climate change and habitat destruction impact ever more greatly. Moreover the area of Precinct 5 is a rich biodiversity site in itself, with locals reporting seeing a diverse range of indigenous species, especially faunal. Sightings of vertebrates such as platypus, native water rats, koala, swamp wallabies and grey kangaroos have been made, along with fish, frogs and yabbies in the aquatic sections of the ecosystem. Birds such as the migratory Baillons Crake have also been spotted - a drawcard for birdwatchers!

Housing projects in such a rich biodiversity site would not only directly destroy yet more of the ever- diminishing but crucial native



habitat necessary for our indigenous fauna to survive but would impact upon near-by areas not themselves being turned into housing. The sports facility would impact greatly with both light and noise pollution (as would the houses), and litter and stormwater pollution would also increase. River water is likely to deteriorate in quality, affecting the native species found within the water.

Domestic pets and garden plants would also form negative impacts (dogs, cats and native animals do not mix well, nor do cars form a positive impact on native animals - see Wildlife Victoria's figures for wildlife injuries near new housing developments). Human activity may well also increase in destructiveness as the people in the newly built houses ride trail bikes etc over areas around their houses, extending into what should be natural vegetation.

We need new housing but this does not need to destroy our ever-shrinking natural heritage when alternatives exist. Rather than having Ballan housing sprawl endlessly over all the different near-by areas, it would be best to keep the town more 'together' so both old and new residents can more easily access both current and proposed infrastructure, shops, and other community assets. Rather than 'crossing' the river over to Precinct 5, the open flat land south of the railway station would provide a better re-zoning site for housing - linking the different parts of Ballan more easily together for the benefit of residents whilst not destroying significant ecological values.

Please consider what your grandchildren will inherit - try to increase housing without destroying the natural heritage they should be able to grow up with.

## Amy Gloury

---

**From:** [REDACTED]  
**Sent:** Saturday, 1 March 2025 11:31 AM  
**To:** info@moorabool.vic.gov.au  
**Subject:** Submission to Amendment C108moor

**Categories:** [REDACTED]

Dear Moorabool Council,

While supporting sustainable and appropriate housing, there are concerns with this proposal:

**1. Does not align with Ballan Framework Plan**

- Not responding to existing and preferred neighbourhood character in Ballan - Lots sizes need to be commensurate with the overall character of Ballan. Higher density in the inner areas and lower density (min 1400 sqm) at the visible outer edges of the precinct. The indicated "interface residential" is substantially more narrow than the Ballan Framework Plan. This needs to be widened to several lots deep to provide the interface with a visual depth that aligns with the character of the town not one bigger lot and then a wall of small high density back of dwellings seen through the open spacious lots along the outside.

- Primary or secondary bike and hike pathways are shown in the concept plan.

**2. Lack of integration with the existing town and surrounding road network:**

- Creating a commercial centre in this area will economically detract from / undermine the main town centre of Ballan.

- There are no indicative sustainable transport connections to the Ballan town centre, pedestrian and cycling.

- A community facility here would also detract from the existing services - planning mechanisms need to be detailed / utilised within the SCHEDULE 9 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY to support, expand and improve existing community facilities in the town centre.

**3. Premature rezoning of the land** - the precincts should be staged. This site is a "long way out" of the town centre (in country terms). initial intensification of housing in Ballan needs to occur as close as possible to the town centre. For example the sites south of the Ballan station in precinct 6 of the ballan framework plan are a more suitable rezoning option at this point in time to align with both the objectives of planning in victoria and the key tenets of the Victoria State governments housing statement. Precinct 6 is closer to the town centre and more suitable given the capacity to access the town centre via walking and cycling to access all the existing services. Precinct 6 also has the capacity to allow for a higher density in relation to character given the separation from the existing township by the train line. Precinct 6 is also not on major thoroughfares in and out of Ballan so are less visible in general.

**4. More details need to be included in SCHEDULE 9 TO CLAUSE 43.04 DEVELOPMENT PLAN**

**OVERLAY in relation to the biodiversity plan.** The WERRIBEE RIVER BIOLINK ACTION PLAN (or any following updated and related documents) needs to be referenced or considered in the rezoning for development along the Werribee river. This section of the river is very poor. There are threatened birds and animals in the Werribee river corridor in Ballan that are in need of improved reinstated habitat to ensure their survival. Planning levers need to be highlighted that will require the developer to specifically rehabilitate the river corridor for these flora and fauna and to ensure the species being planted throughout the precinct are food and shelter for these animals. Two endangered species that need special consideration that I have noticed are the yellow tailed black cockatoos and the koala. The koala corridor needs to be rebuilt with primary feeders between Werribee and Wombat forest. I have not heard

the koalas travelling through here in the mating season for 10 years. I am sure there are a whole lot more flora and fauna that i am not aware of.

**5. First Peoples consultation** - Have the Wadawurung people been instrumental in designing the interface with the river and the preposed devlopment area. The river and all Yalluk are an integral part of historical and current connection to country and as the key custodians of the river for 60,000 odd years, it is pertinent that the cultural and ecological significance of yalluk is considered in the first instance in relation to change and rehabilitation. I cannot see any information relating to the collaboration with the first people nor a cultural heritage managemnt plan. Much of this site is undisturbed in relation to post colonial activity. Under the Cultural Heriatge Act the first port of call should be a Cultural Heritage Management Plan for all land within 200m of the waterways.

Thank you for your consideration.

[REDACTED]

**Amy Gloury**

---

**From:** [REDACTED]  
**Sent:** Saturday, 1 March 2025 11:53 AM  
**To:** Moorabool Info  
**Subject:** Re: Submission to [REDACTED]  
 [REDACTED] [REDACTED]

Addendum

**6. Flood studies need** to be updated to current ARR4.2 standards this was update in Aug 2024 to account for the rainfall expected into the future at the current rate of rise in temperatures. this must be redone at the PSP stage in order to understand the extents and depths of flooding into the future. This will impact where development can occur, potential finish floor levels where the depths are below 500mm. It will also influence the size and design of the drainage infrastructure on the site. Melbourne Water and the Parliamentary inquiry into flooding in victoria has recommended flood studies are completed every 10 years and reviewed every 5. reviewed or redone flood studies will need to be done by the time this precinct is developed.

On Sat, Mar 1, 2025 at 11:31 AM [REDACTED] wrote:

Dear Moorabool Council,

While supporting sustainable and appropriate housing, there are concerns with this proposal:

**1. Does not align with Ballan Framework Plan**

- Not responding to existing and preferred neighbourhood character in Ballan - Lots sizes need to be commensurate with the overall character of Ballan. Higher density in the inner areas and lower density (min 1400 sqm) at the visible outer edges of the precinct. The indicated "interface residential" is substantially more narrow than the Ballan Framework Plan. This needs to be widened to several lots deep to provide the interface with a visual depth that aligns with the character of the town not one bigger lot and then a wall of small high density back of dwellings seen through the open spacious lots along the outside.

- Primary or secondary bike and hike pathways are shown in the concept plan.

**2. Lack of integration with the existing town and surrounding road network:**

- Creating a commercial centre in this area will economically detract from / undermine the main town centre of Ballan.

- There are no indicative sustainable transport connections to the Ballan town centre, pedestrian and cycling.

- A community facility here would also detract from the existing services - planning mechanisms need to be detailed / utilised within the SCHEDULE 9 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY to support, expand and improve existing community facilities in the town centre.

**3. Premature rezoning of the land** - the precincts should be staged. This site is a "long way out" of the town centre (in country terms). initial intensification of housing in Ballan needs to occur as close as possible to the town centre. For example the sites south of the Ballan station in precinct 6 of the ballan framework plan are a more suitable rezoning option at this point in time to align with both the objectives of planning in victoria and the key tenets of the Victoria State governments housing statement. Precinct 6 is closer to the town centre and more suitable given the capacity to access the town centre via walking and cycling to access all the existing services. Precinct 6 also has the capacity to allow for a

higher density in relation to character given the separation from the existing township by the train line. Precinct 6 is also not on major thoroughfares in and out of Ballan so are less visible in general.

**4. More details need to be included in SCHEDULE 9 TO CLAUSE 43.04 DEVELOPMENT PLAN**

**OVERLAY in relation to the biodiversity plan.** The WERRIBEE RIVER BIOLINK ACTION PLAN (or any following updated and related documents) needs to be referenced or considered in the rezoning for development along the Werribbee river. This section of the river is very poor. There are threatened birds and animals in the Werribbee river corridor in Ballan that are in need of improved reinstated habitat to ensure their survival. Planning levers need to be highlighted that will require the developer to specifically rehabilitate the river corridor for these flora and fauna and to ensure the species being planted throughout the precinct are food and shelter for these animals. Two endangered species that need special consideration that I have noticed are the yellow tailed black cockatoos and the koala. The koala corridor needs to be rebuilt with primary feeders between Werribbee and Wombat forest. I have not heard the koalas travelling through here in the mating season for 10 years. I am sure there are a whole lot more flora and fauna that i am not aware of.

**5. First Peoples consultation** - Have the Wadawurung people been instrumental in designing the interface with the river and the preposed development area. The river and all Yalluk are an integral part of historical and current connection to country and as the key custodians of the river for 60,000 odd years, it is pertinent that the cultural and ecological significance of yalluk is considered in the first instance in relation to change and rehabilitation. I cannot see any information relating to the collaboration with the first people nor a cultural heritage managemnt plan. Much of this site is undisturbed in relation to post colonial activity. Under the Cultural Heriatge Act the first port of call should be a Cultural Heritage Management Plan for all land within 200m of the waterways.

Thank you for your consideration.

[REDACTED]



**Amy Gloury**

---

**From:** [REDACTED]  
**Sent:** Sunday, 2 March 2025 9:34 AM  
**To:** info@moorabool.vic.gov.au  
**Subject:** Strong objection C108Moor Planning Scheme Amendment

**Categories:** [REDACTED]

Dear Councillors,

I strongly object to the proposed planning scheme amendment for C108Moor as the proximity to the creek that runs through Ballan will mean a negative impact for this important waterway. Our local Landcare has demonstrated through water testing that platypus live in that river. Houses backing onto and near the river will also remove future amenity for residents to access natural space to walk and enjoy the local wildlife. The wildlife corridor is also important as there are few routes for wallabies and other animals to move safely.

I believe the proposed planning scheme amendment will also result in negative outcomes for existing residents with regards traffic, access to shopping and school drop offs.

I would also like to lodge a complaint about the inaccessibility of your website regarding planning schemes and permits. It is almost impossible to find and view changes that will affect residents unless you know exactly what you are looking for. The 'greenlight' application council uses to share planning permit applications is inaccessible from a disability perspective.

There is no email address to send responses to on your planning amendment page – only a desk number that is for during work hours.

Please make your planning intentions transparent and accessible to residents.

Regards,

[REDACTED]

---

## Description

Please Note: The description below is a brief summary of the proposed amendment. To verify content of the final approved amendment see the Explanatory Report.

The amendment rezones approximately 96 hectares of land in the north west of Ballan at 5580 Geelong-Ballan Road, from Rural Living Zone to Neighbourhood Residential Zone Schedule 10, and applies the Development Plan Overlay Schedule 9, the Vegetation Protection Overlay Schedule 2 and applies the Environmental Audit Overlay to the subject land. The amendment also removes the Design and Development Overlay Schedule 2 from the subject land. To provide for 950 dwellings.

Planning authority contact details

Moorabool Shire Council

15 Stead Street Ballan VIC 3342 Australia  
(03) 5366 7100

**Amy Gloury**

---

**From:** [REDACTED]  
**Sent:** Sunday, 2 March 2025 11:29 AM  
**To:** info@moorabool.vic.gov.au  
**Subject:** Submission to Amendment C108  
**Attachments:** Council submission C108 Precinct 5.pdf

**Categories:** [REDACTED]

Please see attached my feedback to the above amendment.

Thanks & regards

[REDACTED]

I am writing to raise concerns with aspects of the Amendment C108 and re-zoning land identified as Precinct 5.

In my opinion, the amendments do not enforce aspects within the current Moorabool Planning Scheme 11.01-1L-03 that reference Ballan's unique character:

- Retained and enhanced vegetation.
- Retaining the valued characteristics of Ballan.
- Reinforcing the character of tree-lined streets.
- Facilitate the creation of public land reserves along the Werribee River adjacent to new developments.
- Encourage improvements to the Werribee River's ecology and amenity through revegetation and landscaping.
- Design development to respond to topography, landscape, vegetation, and natural features.
- Provide passive open space.

With specific reference to the new schedule 10, it appears some of the characteristics are no longer applicable. I feel the amendments:

- do not support Ballan's unique character,
- does not reinforce the character of tree-lined streets

As an example, referring to schedule 10 to clause 32.09, by replacing "encourage" with "ensure" will provide further confidence that the new development will continue to uphold Ballan's country feel and unique character:

#### 1.0 Neighbourhood Characteristics.

- To ~~encourage~~ ensure new development to provide front setbacks sufficient for canopy tree planting, with minimal front fencing or low scale open front fencing.
- To ~~encourage~~ ensure landscaping that complements the natural environment and the country 'feel' of the township through the use of native and non-native plantings.

#### 4.0 Maximum building height requirement for a dwelling, small second dwelling or residential building

None specified.

Rather than "none specified" I believe it would be appropriate to specify a height restriction to ensure the new development area compliments Ballan's country feel.

I feel attention to these areas is critical to ensure Precinct 5 area does not give a "concrete jungle" feel as is viewed in new developments in other areas that focus on housing only with little attention to maintaining trees and greenery. This simply would not suit nor be appropriate for the Ballan town.

I am concerned the new development will not provide enough protection for the Werribee River and surrounding areas. I am concerned that the impact of flooding does not appear to address the Werribee River downstream properties and roads. See the excerpt below from the Infrastructure Servicing Report, page 12, section 7.3, WATERWAYS AND FLOODING.

*"Flooding is restricted to the low-lying land adjacent to the river at the bottom of these steep banks and as such the area proposed for residential subdivision is free from inundation.*

*Stormwater detention needs to be further assessed. "*

As a resident who has seen first-hand the impact of flooding downstream, I believe Ballan residents should have surety that the development does not contribute to worsening conditions in flood events.

I am concerned why an AFL-sized football oval is required given the existence of Ballan Recreation reserve. I suggest a conservation park would be better suited. This park would further protect the Werribee River and the flora and fauna and provide “passive open space” in line with the Moorabool Planning Scheme.

Concerning the Ballan homestead site, it would be great to have community input on this Wel.Co state in their report *“Wel.Co are committed to interpretative installations that pay homage to the former homestead location. The actual detail associated with this will be subject to ongoing discussions between Wel.Co and Council and can be resolved post the Planning Scheme Amendment being adopted.”*

Thank you for the opportunity to provide feedback.

Regards,

[REDACTED]  
[REDACTED]  
[REDACTED]



**Amy Gloury**

---

**From:** [REDACTED]  
**Sent:** Sunday, 2 March 2025 2:12 PM  
**To:** info@moorabool.vic.gov.au  
**Subject:** Moorabool Planning Scheme Amendment C108 – Ballan Precinct 5  
**Categories:** [REDACTED]

### **Resident Submission**

I wish to formally submit my **objection** to the development proposal as outlined in the Explanatory Report and detailed plans on display during the open sessions at Council offices.

I do not believe that the subdivision proposed is in any way sympathetic to the existing natural environment and waterway, the needs of the future residents who would buy into such a development, nor the existing residents of the Ballan township and greater district.

The development is inconsistent with the natural character of the subject land and therefore rezoning as Neighbourhood Residential Zone (NRZ) is not necessary, or supported. I would be supportive of a small portion of the land closest to main roads being zoned as NRZ to accommodate residents who prefer a smaller dwelling or greater connectivity to the township, however the majority of the land in Precinct 5 (P5) should be rezoned as Low Density Residential Zone (LDRZ) to retain its natural features, to reduce environmental impact to the waterway and in recognition that larger blocks within the Ballan township are what many family and lifestyle buyers are actually seeking.

I also have great concern regarding the construction of a sporting field on the bank of the Werribee River and the effect that this will have on the natural environment and the wildlife habitat, especially if the development includes the use of floodlights after dark or loud sirens or a PA system. This proposal would also directly impact my own residential amenity, and I question why the town needs a second AFL ground while we lack any facilities for soccer ([REDACTED]).

I have great concern that the development of P5 will adversely impact the waterway and the surrounding floodplain by the introduction of further domestic animals (cats), domestic waste, weeds and run-off that are an inevitable consequence of urban development. The fact that the waterway is not fully visible from the banks or from Inglis Street poses a safety hazard for children (risk of drowning) and illegal activity (dirt bike riding, campfires and rubbish dumping) which increase with greater accessibility and public exposure.

Already, my family have been effected by the lack of bus seats to transport students to Daylesford College and I understand that this is an issue that will be ongoing, with the demand for seats far exceeding the supply as provided by the State Government while the Ballan district is zoned to Bacchus Marsh College. Until such time as the zoning changes, the selling of family homes to families who are then unable to put their children on a bus to a school of their choice is creating a division within the town of those that can attend public schools in Daylesford or Ballarat, and those who can't simply due to bus capacity. The reality that our country kids who have grown up together in the town then split and go to so

many different secondary schools (because BM College is not the right fit for many students or local families), losing contact with many others in the community in the process is such a lost opportunity for teen wellbeing and youth engagement.

Residents of Ballan pay a premium to live here, either through increased property prices or the inconvenience of additional travel to work or study, because we don't want to live in built up neighbourhoods in Bacchus Marsh or Ballarat. This proposal in its current state, seeks to impose upon Ballan, the very style of high density urban living that current residents of the town have deliberately rejected. The only benefactors of this proposed development are those who will reap financial rewards, the developer, the State Government and Moorabool Shire Council. It does not enhance the township or serve its existing residents in any way whatsoever.



**Amy Gloury**

---

**From:** [REDACTED]  
**Sent:** Tuesday, 4 March 2025 6:23 PM  
**To:** Moorabool Info  
**Cc:** [REDACTED]  
**Subject:** Revised submission for Planning Scheme Amendment C108Moor [REDACTED]  
**Attachments:** 4March2025 [REDACTED] SubmissionAmendmentC108Moor.pdf  
**Categories:** [REDACTED]

Dear Council

Please find attached my revised submission. The earlier one I sent was dated 2<sup>nd</sup> March 2025.

This one is dated 4<sup>th</sup> March 2025 and it replaces my earlier one which now should be deleted.

Can you please confirm that this has been done.

Thank you for your trouble.

Yours sincerely

[REDACTED]

[REDACTED]

## Moorabool Planning Scheme Amendment C108Moor

## Rezoning of Precinct 5

In my opinion, C108 is the most significant Amendment for Ballan that Council will ever have to deal with.

I object to this Amendment.

I have two broad grounds for my objection:

### 1. Impure Consultative process:

- a) For a far-reaching Amendment such as this, arguably the most important Amendment before Council for decades, the period of 1 clear month for submissions was inadequate. It may be the case that the letter of the law was adhered to by Council, but that does not alter the fact that more time was needed to absorb the huge amount of information being presented, and, importantly, for citizens to discuss the ramifications of what is being proposed and to organize themselves to meet with Councillors, Council Officers, and other personnel.
- b) It is disappointing to see that a Councillor has displayed what appears to be a somewhat partisan attitude to the proposal before Public Consultation has been completed and Council has had a chance to respond.

RE: Strong Opposition to Rezoning and Overdevelopment of Ballan

External    Inbox x


16:53 (16 minutes ago)

**Paul Tatchell**  
to me

I am happy to have a meeting on the subject, it needs to be clear that this development is in front of the Minister and that it hasn't been to a planning panel. The objections are yet to be put into a report and the block sizes have not yet been approved. In terms of development of the South side of the railway line, the only development company that has shown any interest are simply speculating into the future, it's a deep pockets proposition without trunk infrastructure, The "Fraser Land" has been in development for over 20 years and comes under the "State Planning Scheme". If re-zoned the Council will become involved on block sizes, road networks etc.






Kind regards Paul

**Paul Tatchell**

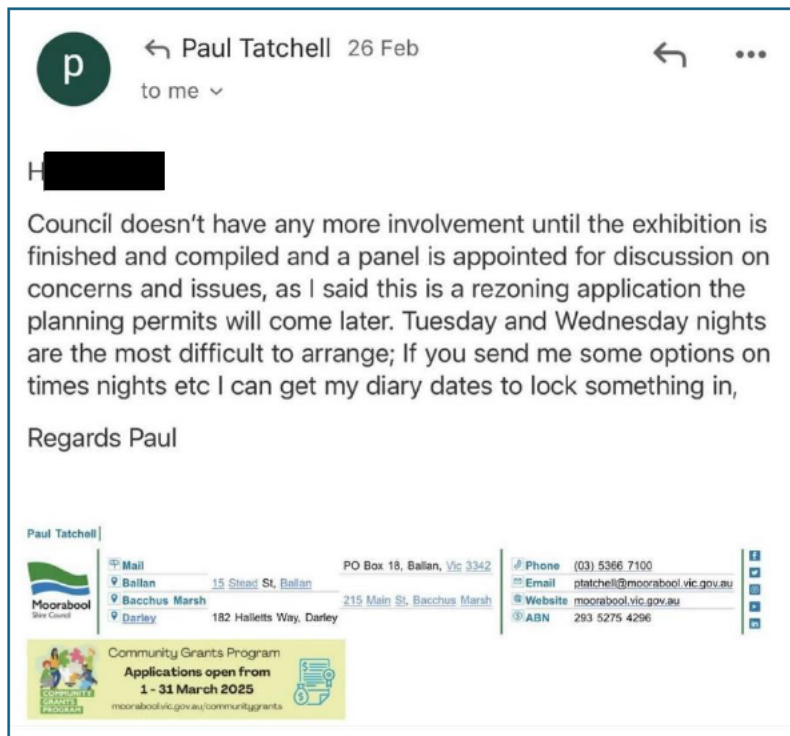


Mail	PO Box 18, Ballan, Vic 3342
Ballan	15 Stead St, Ballan
Bacchus Marsh	215 Main St, Bacchus Marsh
Darley	182 Halletts Way, Darley

Phone	(03) 5366 7100
Email	<a href="mailto:ptatchell@moorabool.vic.gov.au">ptatchell@moorabool.vic.gov.au</a>
Website	<a href="http://moorabool.vic.gov.au">moorabool.vic.gov.au</a>
ABN	293 5275 4296





c) The “Explanatory Report” is inadequate. It reads like a Prospectus to gain investors.

Figure 2, a key map, is illegible.

The “Explanatory Report” fails to provide the critically important map showing the Masterplan Concept:



This Map, buried (hidden!) deep within the raft of electronic documentation, has a near-illegible legend anyway.

Nowhere in the “Explanatory Report” could I find a reference to the projected number of dwellings (**over 900!**). The Report does not make any attempt to project from this number the expected number of vehicles, nor the expected number of vehicular incursions and excursions per day. Other studies have indicated that each dwelling can be expected to generate over **seven vehicle trips per day**. The ramifications of such numbers on the amenity of traffic entering Ballan from the one and only carriageway, Old Melbourne Road/Inglis Street, is not considered. Peak hour disaster getting to the Railway Station!



The Citizens of Ballan deserve better. Had they been provided with the above information upfront in the Explanatory Report, it is likely that an even stronger adverse reaction would have been elicited.

2. The proposal does properly discuss Strategic Issues as to the best place for any expansion of the residential area and does not show any evidence of having considered alternative options.

I did ask Council through FOI the following:

Reference number	
You requested	Any report or study commissioned by Council or received by Council in the last 10 years examining and comparing the advantages and disadvantages of alternative locations for re-zoning land in Ballan for a major residential development with particular reference to land west of the Werribee River compared to land south of the railway line.
Date we received your request	31 January 2025
Documents we found	3 March 2025
Our decision	Release outside of <i>Freedom of Information Act 1982</i>
Who to contact	 Angela Menzies, Governance Officer  <a href="mailto:governance@moorabool.vic.gov.au">governance@moorabool.vic.gov.au</a>  03 5366 7100

Council took a full month (right to the end of the Public Consultation period) to advise me that:

I am writing to inform you of our decision regarding your FOI request.

After careful consideration, we have determined that the documents you requested are available outside the provisions of the FOI Act. Specifically, these documents can be accessed through our website, other websites and are available via request.

They provided me with the following extensive references:

For your convenience, you can access the requested documents through the following links:

- Ballan Urban Growth Strategy - [Amendment C88 - Ballan Strategic Directions](#)
- Existing Ballan Structure Plan - [Ballan Structure Plan](#)
- Moorabool Planning Scheme Amendment C34 Panel Report - [Moorabool Planning Scheme - Amendments](#)
- Special Meeting of Council Agenda and Minutes 17 December 2015 - [Agenda and Minutes - 2015](#)

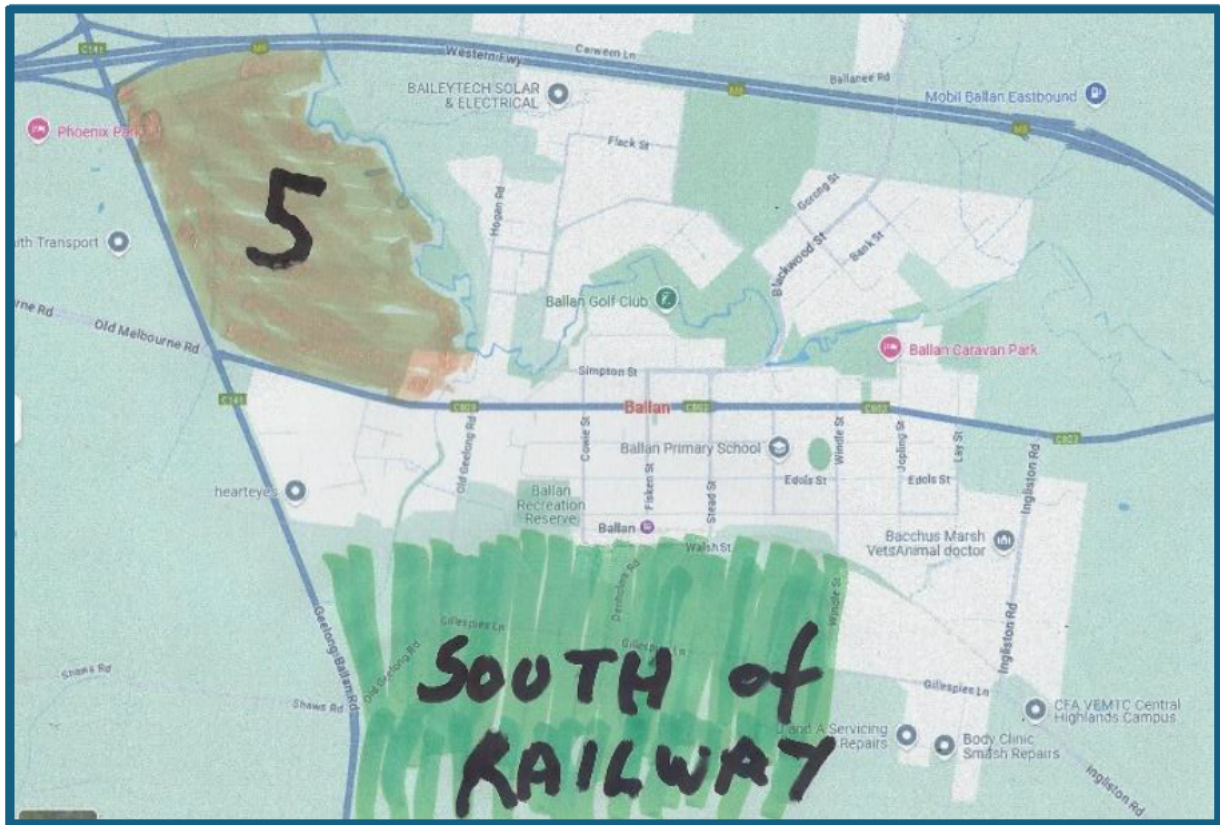
I have also sent you copies of Ordinary Meeting of Council Agenda attachments and Minutes from 17 September 2008, as they are not currently available to view on our website.

As far as I have been able to determine, the matters for which I asked in the FOI request are not clearly dealt with in these references. Of course I may have missed something, but anyway, the Explanatory Report does not make reference to any comparative assessments that Council may have commissioned or received.

In fact, the Panel Report for the *Amendment C88 - Ballan Strategic Directions* (the first reference given above) made the following statement:

*“There may be merit in progressing development south of the rail line in the short term – ahead of the timing proposed in the Ballan Strategic Directions, but the Panel notes that there is nothing in the proposed Amendment that would prevent earlier development in these precincts” (4<sup>th</sup> July 2019).*

The Panel’s statement explicitly supports my views as elaborated in the comparison table which is following.



This submission is not opposed *per se* to further residential development.

What it seeks to do is to define appropriate development to protect Ballan's environmental, social and logistical values.

Amendment C108Moor proposes to re-zone **Precinct 5 for residences**.

I think C108Moor would harm Ballan's environment and its future development and social amenity.

The wiser course of action would be to re-zone land **South of Ballan Railway Station** for residential development.

**A comparison table discussing these two options is on the following pages.**

Feature	Precinct 5	South of Railway	Comments
Protection of the Werribee River and its floodplain's sensitive ecological values	Poor	Good	<p>The Werribee River and its floodplain adjacent to Precinct 5 is an area with high, and, in my view, underappreciated ecological values. It is an important wildlife corridor between Lerderderg State Park and Wombat Forest to the north, and Werribee Gorge State Park to the south.</p> <p>In this area I have seen iconic species such as <b>Platypus</b> and <b>Rakali</b>, a neighbour has seen <b>Koala</b>. I have seen the migratory bird <b>Baillon's Crane</b> which is listed as <i>threatened</i> on the Victorian Flora and Fauna Guarente Act (1988) and listed as <i>vulnerable</i> on the 2007 advisory list of threatened vertebrate fauna in Victoria.</p> <p>There are many bird species, resident and visiting, a several species of native fish, yabbies, and other invertebrates in the river.</p> <p>There are <b>Grey Kangaroo</b> and <b>Swamp Wallaby</b>.</p> <p>I have heard <b>five native frog species</b> calling.</p> <p>I read that there are also some rare plants present (eg a species of <b>Carex</b>).</p> <p>Threats from <b>Precinct 5</b> include stormwater pollution, light pollution, litter, noise disturbances, domestic animal predation, weeds and domestic plant escapes, and human disturbance.</p> <p>With respect to light pollution, the presence of the proposed sports ground with associated floodlighting will effectively illuminate the whole of the Werribee Valley during the winter nights when training takes place (for comparison, check the Ballan Football oval during winter training sessions to see the wide impact of lighting).</p> <p>Cutting a track along the sloping east side of Precinct 5 also raises the risk of erosion and sedimentation into the river (see later heading 3. <i>Stormwater and flood management</i>).</p> <p><b>South of Railway</b> is located remotely to the Werribee River and any other ecological high-value areas (it comprises long-operated flat farmland and a former abattoir site), has no significant waterways, and is thus a most appropriate place for residences if protecting natural values is the objective.</p> <p>The main point isn't whether there is a <i>Golden Sun Moth</i>, or a <i>Growling Grass Frog</i> present (incidentally, according to scientific studies, there is certainly GGF habitat present) and threatened by</p>

			the development, but whether the much greater rich and diverse community and important wildlife corridor that is adjacent to <b>Precinct 5</b> should be valued and protected while there still is a <u>much better alternative option available</u> to meet Ballan's housing needs.
<b>Walkability to township and railway station</b>	<b>Poor</b>	<b>Good</b>	<p>Most of <b>Precinct 5</b> is more than 800 m from town and railway station.</p> <p><b>South of Railway</b> is convenient to both the town and the railway station.</p>
<b>Route for wheelchair and infirm pedestrians</b>	<b>Poor</b>	<b>Good</b>	<p>Aside from the “unwalkable” distance, the track route leaving <b>Precinct 5</b> comprises a marked change in elevation, that is, infirm-pedestrians and wheelchairs would be challenged by having to negotiate a significantly sloping track. It appears likely that this track would be underwater during the floods that occur fairly often (see later heading 3. <i>Stormwater and flood management</i>).</p> <p>By contrast, the <b>South of the Railway</b> route to the town is an almost flat trajectory, high and dry, ideal for wheelchair and infirm-pedestrian access.</p>
<b>Vehicle access to township</b>	<b>Poor</b>	<b>Good</b>	<p><b>Precinct 5</b> must use Ballan's busiest thoroughfare, Old Melbourne Road/Inglis Street, as the <b>only road</b> to get to the town's commercial area, Library and Community Hub, Neighbourhood House, medical, dental and pathology services, child-care centres, primary schools, Mill Park Swimming Pool, Playground, Splash Area and Skate Park, and Ballan Sports Ground and Clubrooms.</p> <p><b>South of Railway</b> has four options to get to town: <b>Cowie Street, Stead Street, Windle Street</b> and <b>Ingliston Road</b>. Each of these four carries far less traffic than Old Melbourne Road/Inglis Street, the sole through-road for the town and for connecting east to the Western Freeway and Melbourne.</p> <p>Already, <b>Old Melbourne Road/Inglis Street</b> during the day is a busy thoroughfare. It is easy to envisage peak hour congestion if <b>Precinct 5</b> is developed with cars entering Ballan to drop-off people, or park, at the railway station, for student drop-offs for the schools and school buses, for tradespeople, and for shopping and medical appointments. It is not too far-fetched to see in the future an unwelcome traffic clutter such as has evolved at Bacchus Marsh's Grant Street.</p>



Safety and ease of entry and exit to the estate	Poor	Good	<p><b>Precinct 5</b> has only two ways in and out – each connects with one of <b>Ballan’s two busiest roads</b>, <b>Geelong Daylesford Road</b> running north-south, and <b>Old Melbourne Road/Inglis Street</b> running east-west.</p> <p><b>South of Railway</b> has already an established network of access opportunities including <b>Gillespies Lane, Denholms Lane, Rowett Lane/Kerrins Lane, Walsh Street, and Windle Street</b>, connecting to other streets towards town. These streets do not take heavy traffic.</p>
Likelihood to exacerbate primary school drop-off snarl morning and afternoon	Maximal	Minimal	<p><b>Precinct 5</b> has no option other than approaching from <b>Old Melbourne Road/Inglis Street</b> to get to Ballan’s two primary schools. Already there is significant congestion at the intersection of Stead and Inglis Street, morning, and afternoon. There is no off-street parking there, and the present use of the hotel carpark on the corner will stop once the hotel opens again.</p> <p><b>South of Railway</b> provides options for students to walk to school, and several options for vehicles to approach the primary school areas and to park in the side streets.</p>
Social cohesion	Poor	Good	<p>Development of <b>Precinct 5</b> will create an isolated pocket disconnected to the township. It will result in an “us and them” sentiment which is inimical to fostering an integrated town spirit. A satellite estate with nothing to do and nowhere to go. No public transport. A recipe for youth social problems.</p> <p>We commonly read in the press about housing developments where residents are disappointed by isolation and the lack of supporting services despite the apparent undertakings given them when they bought property there.</p> <p><b>South of Railway</b> offers a seamless expansion of the existing Ballan Community, with convenient access to all town commercial and health services, and recreational and cultural opportunities.</p>
Opportunity to integrate sporting facilities.	Poor	Good	<p><b>Precinct 5</b>, with the stated aim of creating an active recreation ground (read football or soccer oval) is remote from the new Ballan Sports Ground and Clubrooms in Cowie Street.</p> <p>People from Ballan wishing to use this new <b>Precinct 5</b> oval would choose to drive there. This would further contribute to Old Melbourne Road/Inglis Street’s traffic problems.</p> <p>Additionally, visiting sports people wishing to use the <b>Precinct 5</b> sports field (many of whom would be under driving age) would be faced with a 2-km hike</p>

			<p>from the Ballan Railway Station if they decided to take the train to Ballan.</p> <p><b>South of Railway</b> would provide an opportunity for a new sports ground to be within a short walk of Ballan Sports facilities.</p> <p><b>South of Railway</b> offers visiting sportspeople arriving by train a short walk to the Ballan Sports Ground and Clubrooms in Cowie Street, and a short walk to any new sports ground built south of the railway.</p>
<p><b>Increased parking pressure at Ballan Railway Station</b></p>	<p><b>Maximal</b></p>	<p><b>Minimal</b></p>	<p><b><i>Ballan is a commute town.</i></b></p> <p><b>Precinct 5</b> residents will have to drive to the railway station, where parking is already at a premium.</p> <p><b>South of Railway</b> residents will have an easy flat walk to get the train.</p>
<p><b>Increased parking pressure in Ballan's commercial area.</b></p>	<p><b>Maximal</b></p>	<p><b>Minimal</b></p>	<p>Council has consistently exempted developers in Ballan's main street from their obligation to provide off-street parking. Most recently, Council exempted itself from providing 60 parking places for the new Library and Community hub.</p> <p><b>Precinct 5</b> will generate many cars looking for a place to park while on town business and recreation.</p> <p><b>South of Railway</b> provides an opportunity for people to easily walk into town. Less vehicles in town.</p>
<p><b>Potential for expanded facilities and further residences</b></p>	<p><b>Poor</b></p>	<p><b>Good</b></p>	<p>Ballan will require a Secondary School. There is also talk of the need for expanded Supermarket services.</p> <p><b>Precinct 5</b> has no potential for such projects, or indeed for further future residential development, being effectively bounded by the freeway, the river, busy Inglis Street and busy Daylesford Road.</p> <p><b>South of Railway</b> offers great options for future developments such as these and the already mentioned sports ground. Further expansion to the south is clearly a possibility.</p>

There are some further matters that should be considered.

### 1. Strategic examination

The proposal does not provide any strategic assessment of what would be the best location for Ballan's residential expansion. It simply focuses on a single area, **Precinct 5**. It then provides a prospectus of why identified likely adverse impacts can (maybe!) be suitably managed. I have discussed this matter in more detail earlier.

### 2. Timetable for promised facilities

No timetable is given for the construction of **Precinct 5's** proposed retail and sporting facilities. These could only be viable, *if ever*, when **Precinct 5** is largely developed. This would be years, or even more than a decade, away. In the meantime, all residents would be forced to do all their shopping and recreational activities elsewhere. What guarantee is there that the facilities would be built anyway?

And what happens if the Developer ceases operations? What redress would the unfortunate residents have?

### 3. Stormwater and flood management

There are several existing residences adjacent to or closely downstream from the outfalls of stormwater from **Precinct 5**. Each of these properties has one boundary either right to the river itself, or within metres of it.

These properties comprise 188, 184, 182, 180 Inglis Street on the right bank of the river, and 1 and 3 Hogan Road, and 1 and 2 Spencer Road, on the left bank of the river.

There are some areas along here where the low-flow channel bank is already unstable.

Every few years the Werribee floodplain is inundated.



2022 flood looking west towards Precinct 5

Fences at 188 Inglis Street, and 1 and 2 Spencer Road, have been taken out by floodwater.

Fences at 1 Hogan Road have been overtopped.



Flood waters sometimes overtop Spencer Road and the bridge. On one recent occasion, the road surface was destroyed.

Some back-of-envelope calculations (please check my arithmetic):

Making conservative assumptions, say if a fully developed **Precinct 5** has 50 ha impermeable, and the rest (48 ha) is totally permeable:

If Ballan has a rain event such as that occurring at the start of February 2025 when 60 mm rainfall fell in less than 12 hours, that will generate 30 megalitres of stormwater.

The question is – would or could the planned stormwater system effectively deal with this amount? Would overflows erode the steep slopes to the river?

If the water were conducted into the Werribee River through piping, would the significant head of water of 10 to 15 m from the residential areas to the river generate damaging jets eroding the riverbanks adjacent and downstream?

If already in flood, would the hydraulic capacity of the river accept the extra flow from **Precinct 5** or would there be a bottleneck in the vicinity of the Spencer Road bridge, causing back-up and additional inundation of neighbouring properties? What redress would owners have for any damage caused?

The frequency of overtopping Spencer Road could increase, causing further public inconvenience, public safety and road damage issues,

#### 4. Historic heritage

The proposal apparently ignores the presence of two magnificent oak trees, some fruit trees, a stone underground cistern and other evidence of human activity associated with early European settlement. These are on **Precinct 5** towards its northern end.

There is a commemorative plaque near the Ballan Police Station.



This plaque overlooks Precinct 5 and points to the land selection of Robert von Stieglitz including the abovementioned features.

## In conclusion:

The Mayor wrote the following (25/2/2025):

In terms of development of the South side of the railway line, the only development company that has shown any interest are simply speculating into the future, it's a deep pockets proposition without trunk infrastructure, The "Fraser Land" has been in development for over 20 years and comes under the "State Planning Scheme", If re-zoned the Council will become involved on block sizes, road networks etc,

The pivotal issue of ***the best location from a planning perspective for residential expansion*** is not addressed.

The comment about the "***only development company that has shown any interest are (sic) simply speculating into the future, it's a deep pockets proposition without trunk infrastructure***", is an unsubstantiated opinion apparently based upon information to which we ratepayers are not privy. It needs examination.

If the Council were of a mind to promote residential development of South of Railway, it could, of its own initiative, ***undertake the legwork and carry out the re-zoning process at its expense.***

Properties which would then become zoned Residential would immediately become attractive for development.

***What is required is for Council to have the will to take this initiative.***

Re the reference to the "***State Planning Scheme***", it should be noted what the Panel for Moorabool Planning Scheme Amendment C88 Ballan Strategic Directions wrote:

*"There may be merit in progressing development south of the rail line in the short term – ahead of the timing proposed in the Ballan Strategic Directions, but the Panel notes that there is nothing in the proposed Amendment that would prevent earlier development in these precincts" (4<sup>th</sup> July 2019).*

Obviously, that Panel, in 2019, had no reservations about suggesting **South of Railway**.

Re the assurance that after re-zoning, the Council would "***become involved on block sizes, road networks, etc.***", the Council's track record on these matters does not inspire confidence.

For example, locally, I am aware of two 700-800 square metre blocks that Council allowed to be split, one at the north-western end of Moorabool Drive, the other at the north-western end of Densley Street. Some residents, including me, took Council to VCAT about the former – we lost!

Once the re-zoning is done, ***we can have absolutely no confidence as to what will happen immediately, or in the future.***

***To agree to the Amendment is signing a blank cheque.***



**Precinct 5** is the wrong place for Ballan's residential expansion.

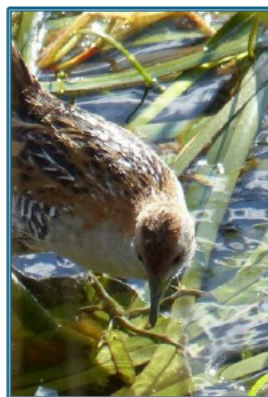


Litter next to residential development against the Werribee River, Underbank, Bacchus Marsh 2/3/25



Sunday afternoon constant traffic, Grant Street, Bacchus Marsh, 3.28 pm, 2/3/45

**South of Railway** is the best place.



Baillon's Crane

oooOOOooo

## Planning Scheme Amendment C108 Moor

### Supplementary Opposing Submission



### Traffic Considerations

The Explanatory Report says:

#### **Does the amendment address relevant requirements of the Transport Integration Act 2010?**

The amendment is consistent with the objectives and decision-making principles in the *Transport Integration Act 2010*. Specifically:

- It promotes social and economic inclusion by facilitating residential development close to a transport network which is accessible by all in the community.
- It responds to the environmental sustainability by requiring new roads to retain remnant native vegetation where possible.
- Preparation of Map 1 to the DPO9 was informed by a Traffic Engineering Assessment that identified appropriate intersection and road upgrades to support the anticipated growth in Ballan Precinct 5.

The amendment is unlikely to have a significant impact on the transport system, subject to appropriate intersection and road upgrades. The proposed DPO9 will require the preparation of an Integrated Transport Management Plan, to the satisfaction of the responsible authority and DTP, and the implementation of its recommendations. The subject land is also located within an area that has good road and public transport access.

***These assertions do not withstand critical scrutiny.***

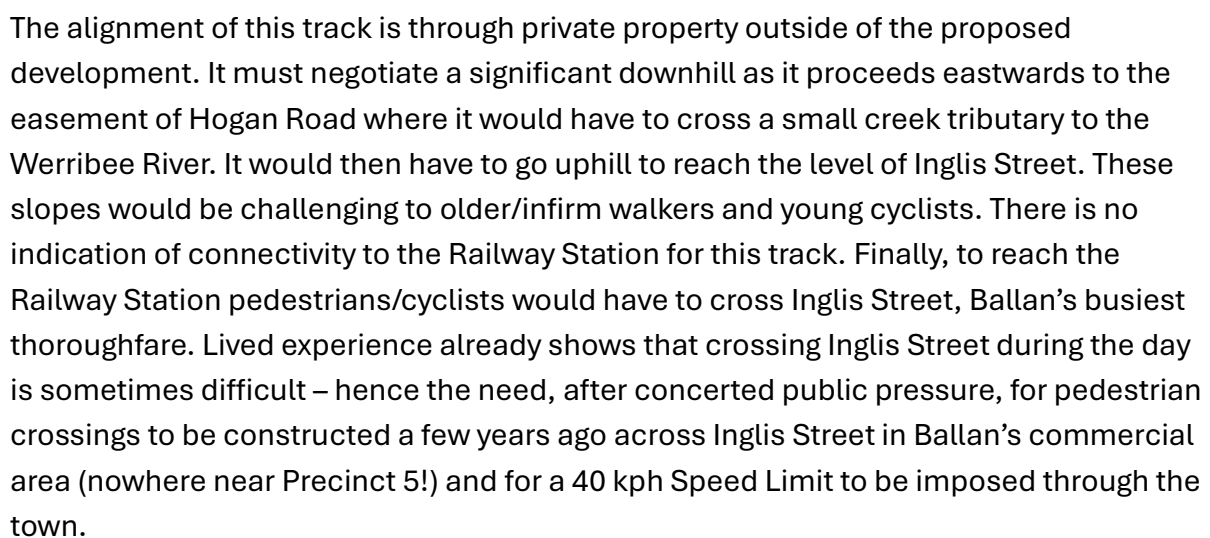
The only regular transport network in Ballan is the V-line system at the Ballan Railway Station.

In fact, the *Ballan Strategic Directions* Part 2 Page 4 with reference to Precinct 5 recognises:

Remoteness to the train station and town centre core.

The Explanatory Report concedes that Precinct 5 is not walkable to the station.

Only one track (cycle? pedestrian? both?) leaving Precinct 5 is apparent in the Explanatory Report's mainly illegible Figure 2.





There are only two ways planned for vehicles to enter/leave Precinct 5, the Geelong-Daylesford Road and the Old Melbourne Road. These are the two busiest roads in the district.

The traffic assessment relied upon in the Explanatory Report uses 12-year-old data from a South Morang traffic study. No rationale is given why this old information is appropriate:

### Data Collection

Trafix Group conducted traffic counts (tube counts) at each of main access points between the estate and the external road network. These counts were undertaken simultaneously for a 24 hour period between 12noon on Wednesday 4<sup>th</sup> September and 12noon on Thursday 5<sup>th</sup> September, 2013.

Trafix Group also visited the site during the counts to undertake a count of the number of dwellings within the catchment area. Dwellings with direct access to Plenty Road or with an access location which was outside the area bounded by the tube counters were excluded. Furthermore, a number of allotments were found to be vacant or have dwellings under construction and these were also excluded.

A total of 614 dwellings were located within the case study area at the time of our site inspection.

### Results

A total of 4859 movements were recorded during the 24 hour period, including 2408 entry movements and 2451 exit movements.

This calculates to a traffic generation rate of **7.91 daily vehicle trips per dwelling**.

A **heavy vehicle percentage of 2.5%** was calculated for the 24 hour period.

The AM peak hour occurred between 8:05-9:05am and the PM peak hour occurred between 5:15-6:15pm.

Table 1 shows the recorded peak hour volumes and splits of vehicles entering and exiting the case study area.

**Table 1: Peak Hour Entry/Exit Splits**

	AM Peak Hour		PM Peak Hour	
	Trips	%	Trips	%
Entry Movements	123	30.1%	285	64.3%
Exit Movements	285	69.9%	158	35.7%
<b>Total</b>	<b>408</b>	<b>100%</b>	<b>443</b>	<b>100%</b>

Based on the above, the following weekday peak hour traffic generation rates (and heavy vehicle percentages) are calculated:

- **AM peak hour** traffic generation of **0.66 vehicle trips per dwelling (1.7% heavy vehicles)**
- **PM peak hour** traffic generation of **0.72 vehicle trips per dwelling (1.1% heavy vehicles)**

At South Morang (around 600 dwellings) approximately 2,400 vehicles left and entered each day.

**With the approximately 900 dwellings proposed for Precinct 5, the projection would be around 3,600 vehicles entering and leaving daily.**

**It appears that traffic considerations in the Explanatory Report are limited to developing strategies for the safe entry and exit of vehicles to Precinct 5.**

**No consideration given for the downstream negative impacts of traffic thus generated.**

Even if we were to conservatively assume that only 600 dwellings would be built in Precinct 5, the effects of this significant traffic stream of 2,400 vehicles entering and leaving each day must be properly modelled.

Precinct 5 is in an unfortunate position of having only one road into Ballan township – Old Melbourne Road which becomes Inglis Street. This fact is dictated by the topography of the area, and by the historical evolution of the existing road network. For Precinct 5 to be connected in the future by any other trajectory into Ballan township would require massive unrealistic roadworks traversing the escarpment of more than 15 m along its east.

Of the vehicles entering and leaving Precinct 5, it is reasonable to expect that while some would be going towards Ballarat or Melbourne, a large proportion would be going towards Ballan, either for business and school drop-offs/pickups, medical/dental appointments or recreation, or to park at the Railway Station.

Old Melbourne Road is already the main route by which people from Gordon and Mt Egerton enter Ballan.

Further, Inglis Street within the township is limited to a single lane carriageway in each direction. By virtue of the existing buildings, widening is not feasible. Already, particularly around school opening and closing times, there is traffic congestion, as the two primary school entrances are proximal to the intersection of Stead and Inglis Streets. There is limited public parking in this area.

The Explanatory Report is remiss in not considering the consequences of the above additional traffic load on Inglis Street and the amenity of the town.

Inglis Street would increasingly develop a major vehicle bottleneck. As well as increased travel times, there would be consequences for existing residents from north of the Werribee River currently entering the township for town business or to get to the Western Freeway (no other option exists for these people) trying to get onto Inglis Street or to cross Inglis Street to get to the Railway Station. People from Greendale, Blackwood, Gordon and Mt Egerton would be similarly adversely affected.



The above scenario is not minor nor is it unrealistic. It has severe amenity consequences for the people of Ballan. It has economic ramifications relating to the distance that Precinct 5 is from the town leading to increased kilometres driven (fuel/depreciation/time).

Placing a full-size sports ground in Precinct 5 would exacerbate the vehicular pressures on Inglis Street and create real impediments to sportspeople wishing to come by train.

It is useful to compare the Precinct 5 situation with what would apply for a residential expansion South of Railway.

As already outlined, Precinct 5 has only one way into town, Inglis Street – already Ballan’s busiest street, and limited to one lane each way right through the commercial and school area. Residents would have to use their cars to get to the station, for school drop-offs, and for town business and recreation.

South of Railway offers five convenient driving alternatives to spread traffic entry:

- Old Geelong Road
- Cowie Street
- Stead Street
- Windle Street
- Ingliston Road

There is a fully accessible pedestrian crossing at the Railway Station.



South of Railway residents would have convenient vehicular access to Bacchus Marsh via the back road (Ingliston Road) which would also take pressure off Inglis Street.

Pre-Covid, parking at the Railway Station was at a premium to the extent that time limitations were placed on parking in the streets surrounding the station. Recent reports from regular train users indicate that parking is again becoming difficult at the Railway Station.

In the town, parking in Inglis Street is often congested. The completion of the Library/Community Hub/Maternal and Child Health building which has no on-site parking will exacerbate street parking issues. The rumoured closing/sale of the Council Chamber building on the corner of Stead and Steiglitz Streets (which has off-street parking) would further funnel traffic towards Inglis Street.

South of Railway residents would have realistic distance and flat trajectory walk options to the Railway Station and to the town and schools. Thus, a residential expansion South of Railway would lessen the growth rate of parking pressures already being felt by Ballan.

***In summary, the proposed rezoning of Precinct 5 would lead to far-reaching and permanent adverse economic and amenity impacts upon Ballan's present and future residents.***

***It would condemn the Ballan of the future to chronic traffic and parking congestion and problems.***

***I oppose the proposed re-zoning.***

***I urge Council to abandon Planning Scheme Amendment C108Moor.***

oooOOOooo

# Planning Scheme Amendment C108 Moor

## Supplementary Opposing Submission

31st<sup>th</sup> March 2025

### Biodiversity Comparisons – Precinct 5 vs South of Railway

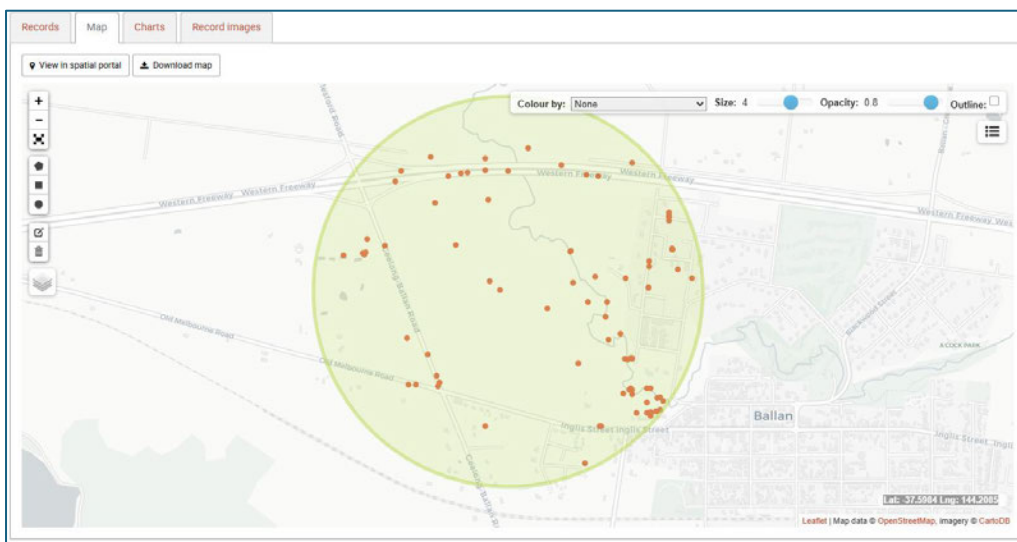
#### Method:

The comparison was undertaken on 23 February 2025 using the on-line *Atlas of Living Australia* resource:

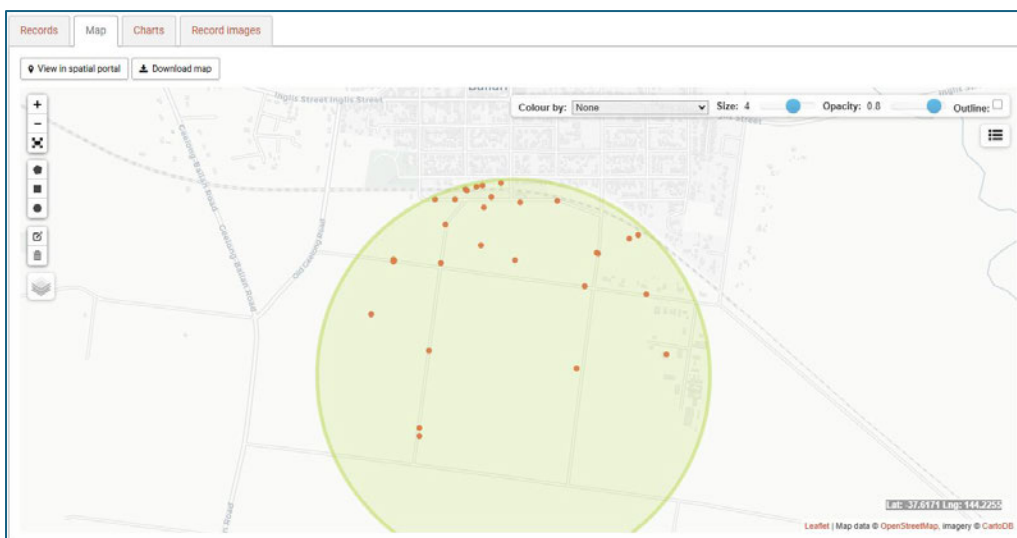


For the area Precinct 5 and the area South of Railway, an approximately central point was selected and a circle of radius 1 km was then searched for faunal and floral records.

#### Precinct 5 search map



#### South of Railway search map



## ***Results:***

### **Precinct 5:**

574 records returned of 630 for [all records] - within 1 km of point(-37.594, 144.211)

### **South of Railway**

104 records returned of 110 for [all records] - within 1 km of point(-37.613, 144.228)

## ***Conclusion:***

**The reported biodiversity around Precinct 5 was over five times as great as that around South of Railway.**

**Development South of Railway would have significantly less harmful impact upon Ballan's biodiversity than the proposed development at Precinct 5.**

oooOOOooo

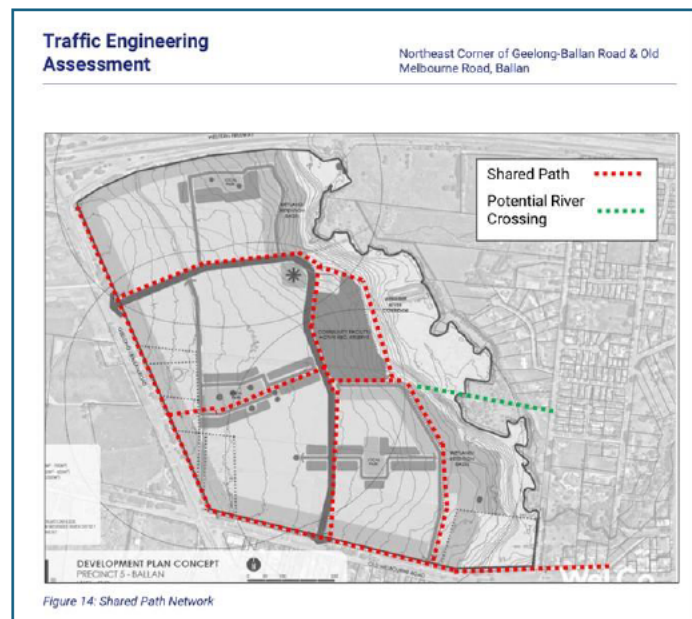
## Planning Scheme Amendment C108 Moor

### Supplementary Opposing Submission

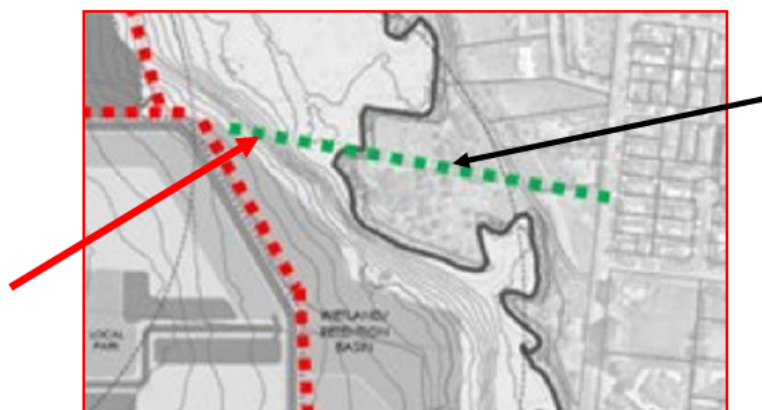
18<sup>th</sup> April 2025

### Potential River Crossing

The Traffic Engineering Assessment has identified a potential river crossing, presumably for a shared path:



The proposed trajectory for this path and crossing descends down the steep gradient of the escarpment (red arrow).



It then bisects the largest part of the Werribee wetland east of the river (black arrow). This area was re-vegetated by Melbourne Water in 2009. It now comprises significant tree cover as well as understorey vegetation and sedges and grasses.





A shared path for bicycles and pedestrians must also be suitable for ambulance access. In other words, this would not be a simple single-file walking track, this would be a constructed roadway.

I think that the potential river crossing idea is fraught with problems

Firstly, and obviously, the descent west to east would not comply with accessibility criteria, it being far too steep. Moreover, cutting into the steep escarpment opens up the real risk of erosion and land slips.

Secondly, given the propensity of this valley to experience significant floods every few years, the infrastructure and works associated with the shared pathway would be subject to damage and likely destruction. As an indicator of the river's ferocity in full flood, the Spencer Road surface (not far downstream) was destroyed by a river flood a few years ago.

Thirdly, cutting through an established vegetated zone on the wetland effectively fragments its ecological integrity. Works associated with the shared paths construction, ongoing edge disturbance effects, and then the subsequent traffic usage, would chronically harm its habitat values.

Fourthly, DEECA, *inter alia*, expressed serious concerns about this proposed river crossing in their submission to Council:

- 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.

A reasonable question is: “what would be the use of this crossing?”. It would not take Precinct 5 residents any closer to the town centre, and it does not does not lead to any close social amenity.

In conclusion, the proposed shared pathway appears to be a poorly thought-out idea aimed at addressing the obvious challenges associated with developing Precint 5.

The proposal is symptomatic of the approach of attempting to present little pieces of icing on a cake which, in a planning sense, is inedible.

Council should abandon the Amendment.

oooOOOooo

**Amy Gloury**

---

**From:** [REDACTED]  
**Sent:** Sunday, 2 March 2025 9:15 PM  
**To:** Info  
**Subject:** [REDACTED] - submission to draft Amendment C108Moor 2 March 2025  
**Attachments:** Submission for Moorabool Planning Scheme Amendment C108Moor – Amendment to rezone.pdf  
  
**Categories:** [REDACTED]

Good evening,  
Please find attached my submission to draft Amendment C108Moor.  
My details to attach to this submission are:

[REDACTED]

Kind regards,

[REDACTED]

## **Submission for Moorabool Planning Scheme Amendment C108Moor – Amendment to rezone**

My submission, opposing Planning Scheme Amendment C108Moor, will address the following conditions, including assumptions and uncertainties, contained in your report:

- Housing density
- Traffic management
- Secondary school requirement
- Sustainable development

### **Ballan snapshot**

According to the 2021 Census Ballan township has a population of 3392 people living in predominantly low to medium density housing.

This population is serviced by a small number of convenience shops located on Inglis Road between Cowie and Stead Streets. These comprise one small Country Grocers supermarket, one pharmacy, one butcher, four cafes, one fresh food shop, one hardware shop, two garages, one bakery, one newsagency, one pizza takeaway, two opportunity shops with limited hours, three real estate agents and a small handful of homeware/clothing retail shops which (during the 15 years I have lived here) appear to have limited longevity.

According to the owner of Ballan Hardware, his shop has been a “white elephant” and ran at a loss for decades up until the last five years.

We currently have two GP clinics, one is standalone and the other is attached to an aged care hospital (previously a community owned Bush Nursing Hospital which closed at the end of 2022). While the GPs cater to the general health needs of people of all ages, residents need to use hospital facilities in Ballarat or Melbourne for treatment of injuries or illness.

Ballan has two primary schools and three kindergarten facilities, which opened in 2025. All secondary school children are required to travel by bus a minimum of 40 minutes to schools in Ballarat or Bacchus Marsh, or be privately driven to ‘out of catchment’ secondary schools such as Daylesford Secondary College. Many families choose to move away from Ballan when their children reach secondary school age so that their children have better educational and after school activity opportunities.

Ballan will likely open its first ever purpose built library this year if building remains on schedule.

Ballan also has a dedicated railway station on the Ballarat-Melbourne line which serves the local community and surrounding communities, including those from Daylesford, Gordon, Myrniong, Greendale and Blackwood. This enables the majority of employed residents to commute to their workplaces, as local employment opportunities are scarce.

## 1. Housing density

Planning Scheme Amendment C108Moor seeks to rezone 'Precinct 5' from rural to residential to accommodate 938 new dwellings and 2400 new residents at full development.

This equates to a 71 per cent increase in the population density of Ballan and a 71 per cent increase in the demand for local goods and services.

Council's Population Growth Trends 2006-2022 report states that Ballan (the study area) had an average annual growth of 2.3% and forecasts that from 2023-2036, with an additional 2700 residents, Ballan will see an average annual growth of 4.7%.

The pressure that this will place on existing services will be extreme. Therefore it makes sense to build or transition these services to prepare for a population explosion. In other words, we need to put the horse before the cart.

Amendment C108Moor's housing development also contradicts the key attributes promoted in Council's current Ballan Strategic Directions study.

The Ballan Strategic Directions Part 1, 1.2.3 Key attributes of Ballan, states: "Open Feel.

- The rural and low density surrounds, wide streetscapes and large open space areas that complement the natural features of the town and contribute to Ballan having an open and country feel.
- An open landscape on the town edges with a sense of built form only felt when within the township core."

The Ballan Strategic Directions Part 2, Precinct 5 preconditions, states:

- Minimum lot frontages required for lots that front Old Melbourne Road to assist in protecting the gateway. The frontages should be a minimum of 40 metres and retain the Rural Living Zoning, however with a minimum lot size of 4000sqm.
- Minimum lot frontages required for lots that abut the Western Freeway and Geelong-Ballan Road to ensure these lots provide a transition from farming to residential land and assist in protecting the gateway. The frontages should be a minimum of 70m and retain the Rural Living Zoning, however apply a minimum lot size of 10,000sqm.
- A minimum lot size of 4000sqm and zoned Rural Living Zone to lots south of the 10,000sqm lots that abut the Western Freeway (see Figure 13) to act as transitional lots to more conventional residential development.
- A minimum lot size of 4000sqm and retain the Rural Living Zone to lots in the south eastern corner of the Precinct with frontage to the Werribee River and viewed from the gateway (see Figure 13).
- The balance of the land to be zoned General Residential Zone.

Amendment C108Moor dismisses the above findings and seeks to rezone the whole of Precinct 5 to General Residential, without adequate or sympathetic transitions which protect the Gateway to Ballan.

Furthermore, based on the 2011 ABS Census on Population and Housing, Ballan has a higher proportion of people aged 60+ and a lower proportion of people aged 0-17 compared to the rest of Moorabool Shire.

Situating high density housing more than 3kms from both Ballan's activity centre and services for older residents is not recognising current demographic trends. For greater connectivity and accessibility purposes it makes better sense to develop medium to high density housing around the town's centre, or south of the railway line, not on the fringes.

I would also like to see more detail around minimum lot size requirements for the General Residential Zone. Under 'Minimum subdivision area' Council has responded "none specified".

Indeed, under 3.0 Requirements of Clause 54 and Clause 55, and 4.0 Maximum building height requirement for a dwelling, small second dwelling or residential building, Council has responded "none specified" to all building standards. I would like specific details around all of these standards before Amendment C108Moor can be adopted, otherwise it effectively gives carte blanche to developers to build whatever they like.

Council's Amendment C108Moor states that Precinct 5 will house 'predominantly' detached dwellings. What does this mean?

I would also like to know what the Design and Development Overlay protects and why Council is seeking to have this 'protection' removed for Precinct 5.



## 2. Traffic Management

The South Morang case study Council's Traffic Management contractors have used to determine the traffic requirements of a 938 dwelling estate is both enlightening and alarming.

Of course no case study can mimic or determine what will eventuate, but it does help give some guidance. In this case your contractor studied an estate in South Morang, abutting Plenty Road, in September 2013 comprising 614 dwellings. This is perhaps where comparisons end.

The case study area was not immediately adjacent to a freeway entrance/exit ramp.

Regardless, the case study revealed that within a 24hr period a total of 4859 movements were recorded. This calculated to a traffic generation rate of 7.91 daily vehicle trips per dwelling. 69.9% were exit movements during the am peak hour period of 0805-0905am and 64.3% were entry movements during the pm peak hour of 1715-1815pm.

We can easily assume that Precinct 5 residents will predominantly rely on vehicle transport because they are more than 3km from Ballan's main activity centre and the railway station.

Precinct 5 is bounded by the following roads: Western Freeway, Daylesford-Geelong Rd and Old Melbourne Road. The latter two will provide the entry and exit points for the Precinct. The Daylesford-Geelong Rd is also a major thoroughfare for heavy vehicles moving supplies from Central and Western Victoria to the Port of Geelong (Victoria's second largest port).

Currently Ballan residents have two entrances to town from the Western Freeway, one of which is the Daylesford-Geelong Rd, accessed via Old Melbourne Road. A new development at this juncture will effectively eliminate access to or from Ballan during peak hours using the Daylesford-Geelong Rd and Old Melbourne Road, forcing us to use the eastern entrance and exit.

The Traffic Management Report (SIDRA INTERSECTION 9.0) suggests putting stop signs at two locations (sites 101 and 2) along the Daylesford-Geelong Road to accommodate the increased traffic and widening the two lane road to three lanes between these points, taking into consideration the Vegetation Protection Overlay (VPO) bordering Precinct 5 along this road.

This will help residents to enter Precinct 5, but it will not help them to exit, leading to significant traffic congestion.

Alternatively, the report suggests simply putting a Give Way sign at the juncture of Daylesford-Geelong Road and Old Melbourne Road.

Are these suggestions supported by a recent traffic management report which shows current usage data for Daylesford-Geelong Road and Old Melbourne Road? I did not see this important data included in the draft Planning Scheme Amendment C108Moor.

In my view, at a minimum Council will need to turn the Daylesford-Geelong Road into four lanes between the Western Highway exit and Old Melbourne Road, reduce speed limits and build a roundabout at the junction of these roads. They will also need to add a roundabout or traffic light (Ballan's first) on the Old Melbourne Road exit/entry point to Precinct 5 to mitigate congestion and potential accidents.

In response to 'Does the amendment address relevant requirements of the Transport Integration Act 2010?' you have stated in your draft Amendment C108Moor that "The amendment is unlikely to have a significant impact on the transport system, subject to appropriate intersection and road upgrades. The subject land is also located within an area that has good road and public transport access."

Where is your evidence to support this statement please? Every Ballan resident knows that Ballan Railway Station is more than 3km away from Precinct 5.

Where is your recent traffic management report to show current usage data of Daylesford-Geelong Road and Old Melbourne Road?

Development south of the railway line is far more accessible than Precinct 5 by road, foot and public transport. Residents can easily access Ballan's main shopping centre via Windle, Stead or Cowie streets.

### 3. Secondary School requirement

For as long as I've lived here (15 years), young families have been asking our Council and the Victorian Government to forward plan for Ballan's population growth by building a secondary school.

Each time they've been dismissed because the Victorian Government has said our population doesn't 'trigger' or warrant a secondary school. As a result many families have moved away when their children reach secondary school age, as supported by the 2011 ABS Census on Population and Housing which shows Ballan has a lower than average proportion of young people (aged 0-17).

If the Victorian Government wants to see growth in Ballan, then it needs to prepare for and attract that growth.

The first step is by identifying and requisitioning a suitable site for a secondary school.

In my view Precinct 5 is a suitable site.

Council's proposed Amendment C108Moor shows an incongruous floodlit AFL size football oval abutting the Werribee River. It doesn't make sense, except to tick the Victorian Government's box of providing a community facility. One that is landlocked within a housing estate and one which will create significant light contamination and noise disturbance during critical nocturnal wildlife activity. Why not build a secondary school there instead, with a smaller recreation facility used by the school, Precinct 5 residents and the larger community?

Moorabool Shire Council and the Victorian Government have a magnificent opportunity to build a secondary college which overlooks and works in harmony with the Werribee River wildlife corridor and associated wetlands.

It could be a progressive college built on principles of environmental studies, renewables and sustainability, with a significant study habitat directly adjoining it. Its students would be stewards of this habitat. It could also be affiliated with (and funded by) secondary colleges in Melbourne or Ballarat, similar to the Clunes' Wesley College campus for Year 9 students.

This would not only cater to existing needs for a secondary school, but it would certainly attract and retain young families to Ballan.

It would also complement a proposed kindergarten facility included in Council's draft Amendment C108Moor.

I can just picture the photo opportunity. The Victorian Education Minister and Moorabool mayor hold binoculars in a bird hide next to the Werribee River, surrounded by Ballan's first locally educated secondary school students.

You're welcome future mayor.

#### 4. New sustainable developments

The Victorian Government has set a target of 95% renewable energy by 2035, which means that new housing standards will evolve to reflect this shift to renewable energy.

Already, no new homes in Victoria are connected to gas thanks to new legislation introduced in January 2024.

Precinct 5 housing will be reliant on electricity only.

Council will need to factor this into building a new development on such a large scale and prioritise, through building permits, more sustainable housing which includes better insulation, eaves, solar panels and solar batteries.

A community solar battery would also give energy independence to the new precinct.

Council will also need to consider making double-glazed windows mandatory to help mitigate the significant noise pollution from the Western Freeway, as outlined in the Noise Impact Assessment by Marshall Day Acoustics (17 January 2024).

The draft concept plan for Amendment C108Moor includes three local parks surrounded by high density housing which will likely have limited space for private gardens. Shared community gardens in each of these local parks will help create a vibrant, social and cohesive community who know and support each other. Not to mention the mental and physical health benefits of gardening and eating fresh produce.

Sustainable developments also require shared footpaths and bicycle path infrastructure, which are vaguely alluded to in your draft report, but not specified.

I'm pleased that you've mentioned the requirement for an additional 2-3 GPs and a local medical centre as part of the small retail/commercial space. However, this is more hopeful than mandated unless a purpose-built medical facility is included in the Masterplan.

Having worked in two medical clinics in Delacombe (a huge growth suburb of Ballarat), the demand far outweighs supply and their GPs are stretched to breaking point.

Perhaps look to the buildings in Clifton Drive, Bacchus Marsh for some inspiration around allied health and retail spaces, with associated parking.

Precinct 5 will not be a sustainable development unless you specifically allocate and build supporting infrastructure and services prior to building residential housing (as stated in Clause 11.02-3S Sequencing of Development). If this is not done, or if Council chooses to remove these conditions, then Precinct 5 will deplete all existing services in Ballan and create a vacuum which negatively impacts everyone's quality of life.

Submission prepared on 02/03/2025 by:

[Redacted signature]

**Amy Gloury**

---

**From:** [REDACTED]  
**Sent:** Tuesday, 1 April 2025 5:54 PM  
**To:** Moorabool Info  
**Subject:** [REDACTED] supplementary submission to draft Amendment C108Moor  
**Attachments:** Supplementary Submission for Planning Scheme Amendment C108Moor.pdf  
**Categories:** [REDACTED]

Good evening,  
Please find attached my supplementary submission to draft Amendment C108Moor.  
My details to attach to this submission are:

[REDACTED]

Kind regards,

[REDACTED]



## **Supplementary Submission for Proposed Planning Scheme Amendment C108Moor**

I oppose the full size AFL Football Oval (1.93ha) and subsidiary parking, pavilions and multi-purpose courts that have been included in Council's proposed Amendment C108Moor and seek to have it removed from the Amendment.

My opposition is based upon:

- Scale
- Location
- Environmental impact
- Accessibility

### **1. Scale**

According to the Patch Design Plan Active Recreation Concept (Figure 1) included in Amendment C108Moor, the Full Size AFL Football Oval will cover 1.93ha, the Sports Pavilion will be 0.09ha, the Multi-Purpose Courts will encompass 0.32ha, a 110 spaces carpark north of the oval will require 0.29ha and a 100 spaces carpark south east of the oval and behind the sports pavilion will require 0.22ha.

The whole space crosses a minimum of eight contour lines, however the GIS gradients are completely illegible in this map.

If I conservatively estimate that each contour line is one metre high. That means that this facility would require a minimum cut of 8 metres into the slope to create a level playing field. This is the equivalent height of a three-storey house. This cut is also directly next to the Werribee River Corridor, resulting in erosion, run-off and other significant environmental hazards.



Figure 1

## 2. Location

The goal posts literally keep moving for this recreational space.

According to the Panel Report for Moorabool C88 (Page 47), the landowner Simon Fraser requested in his submission to Moorabool C88 that this facility be included in the development of Precinct 5.

It indicates that this was a pre-condition to the sale of his land.

The Panel points to a Ballan Recreation Reserve Masterplan 2018, which *“identifies the subject land as providing the new site to meet the active recreational needs of Ballan in the future.”*

On page 48 of the Panel Report, the panel then states: *“The submitter’s initial development proposal presented to Council was to direct this use to the northern part of the subject land to provide an open grassed landscape.”*

Therefore, the landowner Mr Fraser, has already assessed and identified the most suitable, level site on his land for this recreational space.

However, according to the Panel Report, Moorabool Shire Council discouraged this assessment and, in consultation with Mr Fraser, redirected the proposed recreational space to the south-western corner of Precinct 5.

*“After consultation with Council, the submitter has located this space in the southwestern corner of the subject land. The submitters considered this to be more desirable as:*

- *it is located a short walk to town*
- *it is located on flat ground which will substantially reduce development costs*
- *this location can provide an attractive entrance into the town and contribute to the low-density treed landscape along the Old Melbourne Road interface*
- *this location can form a separate lot that can be easily subdivided from the surrounding urban growth land.”*

Amendment C108Moor now seeks to locate the recreational space on the eastern fringe of Precinct 5. (Figure 2)

According to the Masterplan Concept, this is directly adjacent to the fragile Werribee River Corridor and overlaps an area of heritage significance, which relates to historic evidence of Robert Steiglitz’ early days in Ballan.

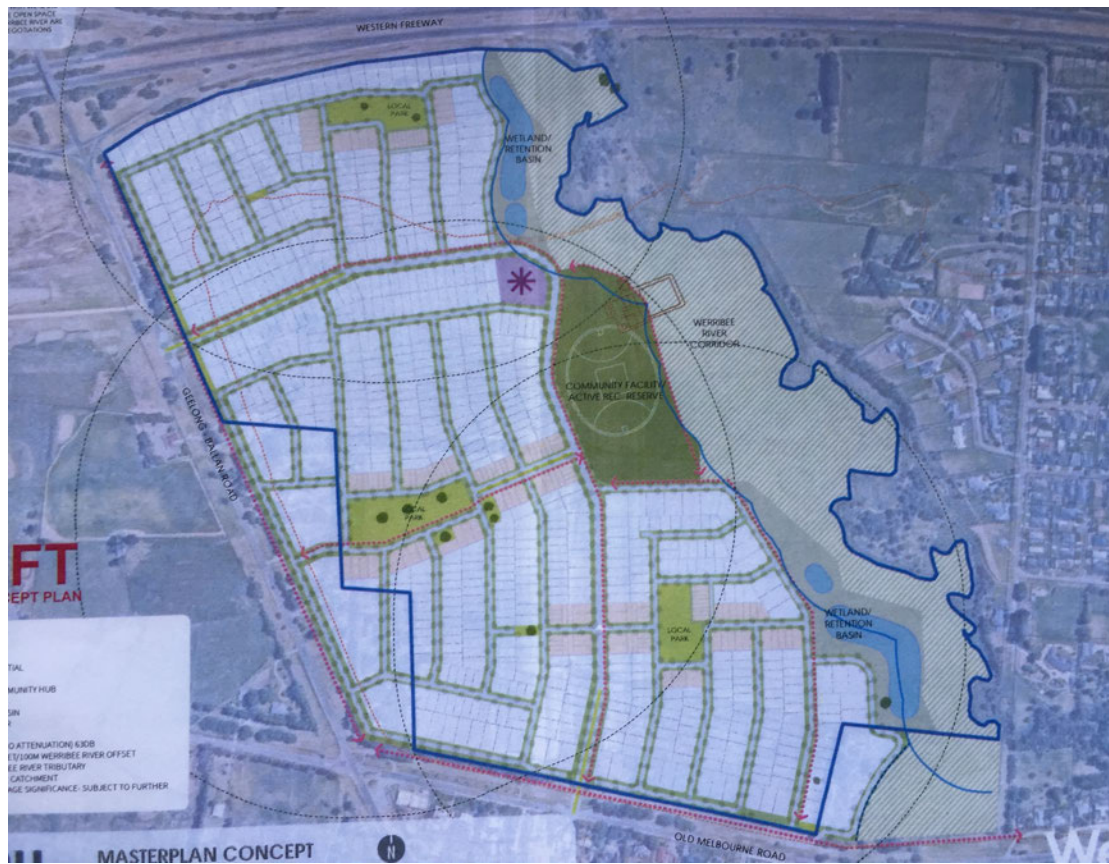


Figure 2



### 3. Environmental impacts

The environmental impacts of locating a full size sporting oval and subsidiary facilities next to a significant riparian corridor should not be underestimated or dismissed.

Oval lighting for training and night games will cause light contamination that impacts on important wildlife nocturnal activity along the Werribee River corridor.

Moorabool Shire Council has a history of installing inappropriate light fixtures at the Ballan Recreation Reserve, impacting on surrounding homes and the Victorian train network.

Noise contamination will be amplified by the amphitheatre nature of the Werribee River corridor, meaning that rural zoned residents to the east of the Werribee River and their livestock will be constantly subjected to car horns, cheering, shouting and whistles that invariably accompany every game. The noise and vibrations will also have a direct adverse impact on adjacent wildlife.

Erosion from cutting into the sloping landscape will also directly impact the Werribee River and its inhabitants.

Moorabool Shire Council has a history of allowing inappropriate development close to the Werribee River in Underbank, which has resulted in catastrophic sodic soil contamination of the river. This has led to near extinction of platypus in that section of the river.

High levels of rubbish and waste from the recreation space will impact the Werribee River. The recent Underbank clean-up event along the Werribee River is a clear example of how much rubbish is generated by nearby development.

Fertiliser, landfill, and other potential chemical contaminants required to keep the oval up to AFL standards will also end up in the Werribee River.

Furthermore, any proposed recreational spaces along the corridor must first be approved and endorsed by the Department of Energy, Environment and Climate Action (DEECA), as per its submission (ref: CMS00007779).

DEECA requested that the Biodiversity Management Plan and the Wetland/Retarding Basin Management Plan at Clause 4.0 be *'prepared in consultation with the Department of Energy, Environment and Climate Action'*. Also in its submission, DEECA "does not endorse" the Native Vegetation Removal Report at Appendix 9 in Amendment C108Moor, and states that Council requires prior consent from DEECA for any proposed works on Crown Land.

### 4. Accessibility

The proposed recreational space is 3 kilometres from the Ballan Railway Station and landlocked within Precinct 5, which means that every Ballan resident



outside of Precinct 5 and all away teams will be required to drive to access the sporting facility.

Every other AFL oval within the Moorabool Shire is directly accessible via main roads (Gordon, Springbank, Wallace, Bungaree), intersectional roads (Bacchus Marsh, Darley), and train stations (Ballan, Bacchus Marsh).

There is also no linkage to the existing sporting precinct in Ballan. This means families playing simultaneous netball/football/cricket games could be separated, causing safety issues for the younger members of the family.

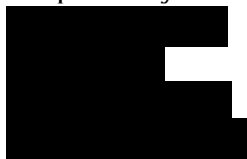
### Conclusion

I oppose the proposed recreational space planned for Precinct 5.

A facility of this scale needs to be relocated to a more suitable central location, so that it can maximise its patronage and not exclude residents who do not drive.

I support submissions which would like to see this recreational development in Precinct 6, south of the Ballan Railway Station.

Prepared by:



**Amy Gloury**

---

**From:** [REDACTED]  
**Sent:** Monday, 3 March 2025 10:04 AM  
**To:** info@moorabool.vic.gov.au  
**Subject:** Planning scheme amendment c108 ballan precinct

**Categories:** [REDACTED]

1. High Density Concerns:

- **Overcrowding:** High-density subdivisions can lead to overcrowding, which may strain local resources and infrastructure.
- **Loss of Community Character:** Increased density can alter the character of the area, potentially diminishing the rural or small-town feel that residents value.

2. Lack of Public Transport Services:

- **Increased Traffic Congestion:** The lack of public transport options can lead to higher reliance on private vehicles, resulting in increased traffic congestion and associated environmental impacts.

3. Environmental Impact:

- **Habitat Disruption:** Subdivisions can disrupt local ecosystems and wildlife habitats, particularly if they encroach on green spaces or conservation areas, particularly bordering the Werribee river.
- **Increased Pollution:** Higher population density can lead to increased pollution levels, including noise, air, and water pollution.

4. Infrastructure Strain:

- **Insufficient Services:** Existing infrastructure, such as roads, water supply, and sewage systems, may not be equipped to handle the increased demand from a high-density subdivision.
- **Emergency Services:** The capacity of emergency services, including fire, police, and medical services, may be stretched thin, potentially compromising public safety.

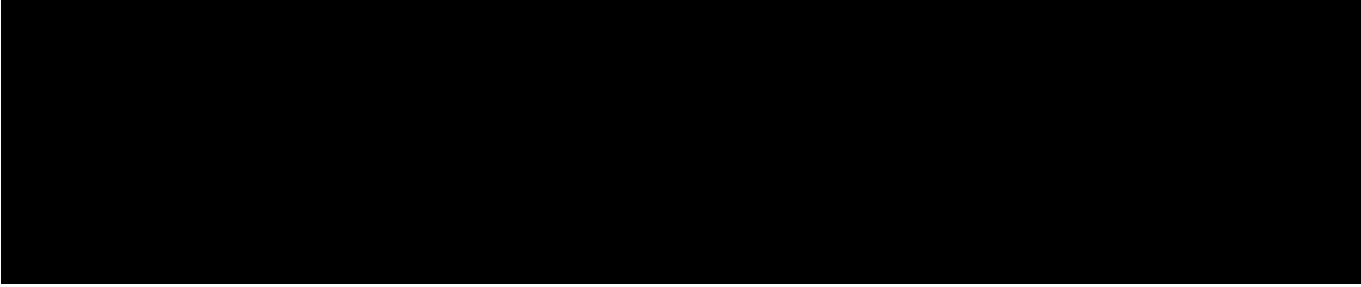
5. Road Maintenance Issues:

- **Poor Road Conditions:** Many roads in the Ballan area are not being adequately maintained, leading to deteriorating road conditions. This can pose safety risks for residents and increase vehicle maintenance costs.
- **Increased Wear and Tear:** A high-density subdivision would exacerbate the wear and tear on already poorly maintained roads, further degrading their condition and increasing the need for repairs.

6. Social and Economic Factors:

- **Affordable Housing:** High-density developments may not necessarily provide affordable housing options, potentially exacerbating housing affordability issues.
- **Community Services:** The availability of community services, such as schools, healthcare, and recreational facilities, may not keep pace with the population growth, leading to reduced quality of life for residents.

Given these concerns, it would be prudent to review the subdivision plans to ensure that they align with the community's needs and sustainable development principles.



Disclaimer: This message may contain information which is confidential or privileged. If you are not the named addressee of this email, you must not disclose, disseminate or copy this email (and any attachments). The integrity and security of this email cannot be guaranteed as it may have been corrupted, intercepted or altered in transmission, or contain viruses. Liability is not accepted for loss or damage caused by any virus, errors or omissions arising from transmission by the Internet. If this email has been sent to you in error, please notify the sender by reply email and destroy the original



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

Submitted By : [REDACTED]

Submitted On : 2025-03-03 13:55:03

Organisation Name :

Phone : [REDACTED]

Email :

**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. [Fraser-Rezoning-JM3Mar25\\_1740970503.docx](#)

**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.

## PROPOSED AMENDMENT C108 PRECINCT 5, BALLAN

The Panel appraisal of the Ballan Strategic Directions plan (2017-19) gave it the green light but also made some recommendations relevant to the present rezoning proposals.

### Precinct 6

There is a strong case for development of Precinct 6 to precede Precinct 5.

A number of submissions to the Panel argued for Precinct 6 (South of the railway line) to take precedence over Precinct 5. The Panel did not rule out option 6, though it noted that Central Highlands Water was unenthusiastic and that P6 had several landowners, not all of whom were prepared to sell at that time. The Panel also observed that there was nothing in the proposed Amendment that would directly prevent earlier development in Precinct 6.

One large parcel of land in P6 (the former abattoir) is an obvious candidate for redevelopment. It has sat idle for more than 10 years. It is flat and already has metalled public roads on three sides. It is a mere stone's throw from the railway station. I doubt it has any overlays which might hamper building development. If, as asserted, there is urgency about designation of 'greenfields' areas within Ballan township for residential building development, that part of P5 stands out as a prime offering.

### Precinct 5

NRZ can apply to areas which have

*special neighbourhood character, heritage, environmental or landscape attributes.*

In the case of Precinct 5, that must mean environmental or landscape attributes. The proposed amendment does not say with any clarity what these are. Obviously the boundary formed by the Werribee River is an outstanding feature of the Precinct, and it should be recognised as such at this stage of development, primarily by designating a large strip of land which will not be built upon. This should go beyond currently prescribed river buffers, and should include all land between the river and at least 100 - 150m inland to its south and west. The need is to establish a sufficient area to ensure

wildlife diversity, both aquatic and terrestrial

a wildlife corridor as part of a continuous river belt

wetlands

runoff retention and retardation

besides public amenity for the residents of both precinct and township.

Another inescapable feature is the Western freeway, which presents a major barrier to the continuity of the natural environment. With additional foreseeable traffic, the Geelong - Daylesford road will also become something of an impediment to traversing wildlife, and on the south side Ballan township is becoming increasingly built up. Preserving the riverine side of the precinct will be vital to give any meaning to environmental protection and sustainability. Otherwise the whole precinct will become an enclosure.



Also to reduce the noise and visibility of the freeway, an effective treed buffer should be established between the freeway and the estate, rather than simply erecting a high fence. Additional land should be set aside for this buffer.

**Amy Gloury**

---

**From:** Wombat Forestcare <info@wombatforestcare.org.au>  
**Sent:** Sunday, 2 March 2025 7:09 PM  
**To:** Moorabool Info  
**Subject:** Amendment C108  
**Attachments:** Moorabool Shire submission (final).pdf

**Categories:** [REDACTED]

Dear Moorabool Shire

Please find attached submission to Amendment C108

Kind regards

[REDACTED]

Wombat Forestcare  
info@wombatforestcare.org.au



2 March 2025

**Submission to Moorabool Shire Council re-zoning proposal – Precinct 5**

Wombat Forestcare Inc. was established in 2006 to protect the ecological health of the Wombat State Forest and surrounding areas. Wombat Forestcare objects to the Amendment C108 to the Moorabool Planning Scheme.

Our concerns relate to the environmental impacts on the Werribee River corridor and its flora and fauna. It is an important part of the connection between Werribee Gorge State Park and Wombat State Forest.

The particular reach of the river within Precinct 5 has been afforded some protection from overdevelopment in the past by virtue of its unique topography, with a steep escarpment on its right bank. Removal of willows and revegetation by Melbourne Water in 2009 along the riverbanks and floodplain has significantly enhanced the area's natural values. These should be protected and appreciated into the future.

We also consider that inadequate flora and fauna surveys have been conducted over the entire site. According to the Flora and Fauna Assessment by Nature Advisory – *“The field assessment of parcel 5 was conducted on the 24<sup>th</sup> March, 2022 and of adjacent roadsides on 5<sup>th</sup> June 2023. During this assessment, the study area was surveyed initially by vehicle and areas supporting native vegetation and/or fauna habitat were inspected in more detail on foot.”*

The timing and brevity of this visit would not enable the location rare or endangered orchids or other flora. No surveys were carried out for reptiles or frogs. This is a considerable oversight as there is the possibility that the Endangered Tussock Skink or Growling Grass Frog could inhabit the site.

Targeted field surveys of flora and fauna species listed under the EPBC Act and the FFG Act should have been carried out as required by the Moorabool Planning Scheme.

The Flora and Fauna assessment states: *“Wherever appropriate, a precautionary approach was adopted in determining the likelihood of the presence of native vegetation or the occurrence of matters listed under the EPBC Act or FFG Act. That is, where insufficient evidence was available on the potential occurrence of native vegetation or the occurrence of listed matters, it is assumed that these could be present.”* Although it is stated that a precautionary approach would be taken to investigate the presence of possible EPBC Act or FFG Act species, no further surveys

are documented as being undertaken. Extensive surveys should have been undertaken in spring and summer to properly document the flora species of the site.

Along the Werribee River and its floodplain, there are reports of Platypus, Rakali and Koalas as well as Baillon's Crake (listed as vulnerable under the FFG Act 1988). Other fauna includes Eastern Grey Kangaroos and Black Wallabies.

There is a likelihood that Brush-tailed Phascogales inhabit the area and motion-sensing cameras should have been installed to monitor for this species.

The increase in housing will mean that there will be an increase in pets. Many people do not properly contain their pets, and this will lead to pressure on wildlife from cats and dogs.

The Werribee River and its floodplain form an important wildlife corridor that needs adequate protection and enhancement. The building of the sports oval and associated buildings and car parking will add to the pressure on the wildlife, particularly if large light towers are installed.

We have not found any discussion in the proposal considering alternative areas for urban expansion, if that is ultimately required. We 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.

## **SCHEDULE 2 TO CLAUSE 42.02 VEGETATION PROTECTION OVERLAY**

*Shown on the planning scheme map as VPO2. REMNANT VEGETATION*

*Statement of nature and significance of vegetation to be protected*

*Patches of native remnant vegetation occur in the form of Riparian Woodland (Ecological Vegetation Classifications - EVC 641) fringing Werribee River and Plains Grassy Woodland (EVC 55) along the road reserves of Geelong-Ballan Road and Old Melbourne Road. The EVC 641 and EVC 55 have an "endangered" bioregional conservation status.*

*These patches of remnant vegetation provide potential habitat for significant flora and fauna species listed under the Environment Protection Biodiversity Conservation Act 1999 (EPBC Act) and Flora and Fauna Guarantee Act 1988 (FFG Act).*

*Remnant large, scattered trees provide potential habitat for native fauna species listed under the EPBC and FFG Acts. Retaining vegetation is also critical to catchment management in terms of both surface and ground water quality, the control of salinisation, acidity and waterlogging and prevention of erosion.*

The proposal for the subdivision fails to take account of these endangered EVCs and adequately map and protect them.

All the scattered large remnant trees should be retained as their hollows will support fauna such as microbats. Mature trees supply a flowering resource for insects and birds. We question the accuracy of the location of the retained trees in the northern local park. When viewed on GoogleEarth these trees appear to be within the proposed housing area and would therefore be removed. It is also unclear whether some large remnant trees and indigenous vegetation will be removed to provide the community facility.

The study area is subject to the following overlay in the Moorabool Planning Scheme: **The Environmental Significance Overlay – Schedule 1 (ESO1)** that aims to provide for appropriate development of land within water catchments.

We contend that the proposed subdivision is an inappropriate land use in an area that forms a catchment for the Werribee River. Roads, roof gutters and drains will funnel water (dissolved pollutants such as fertilisers and road run-off and garbage) into the river, rather than water being absorbed into the landscape and gradually seeping into the river. There is no evidence that the wetland retention basins will adequately deal with the runoff from this large site that will have a high level of hard surfaces.

## **SCHEDULE 10 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE in the Moorabool Planning Scheme states**

### ***1.0 Neighbourhood character objectives***

*To protect the character and identity of the town by maintaining the open and spacious character, and transition from rural to residential areas, along Geelong-Ballan Road and Old Melbourne Road.*

*To maintain a streetscape rhythm of predominantly detached dwellings.*

*To ensure garages, carports and second storey development do not visually dominate dwellings or streetscapes.*

*To encourage new development to provide front setbacks sufficient for canopy tree planting, with minimal front fencing or low scale open front fencing.*

*To encourage landscaping that complements the natural environment and the country 'feel' of the township through the use of native and non-native plantings.*

### ***5.0 Application requirements***

*The following application requirements apply to an application for a permit under Clause 32.09, in addition to those specified in Clause 32.09 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:*

*A landscape plan showing how the proposal:*



*Identifies, retains and protects significant vegetation that contributes to the character of the precinct; and*

*Makes provision for new landscaping that contributes towards the neighbourhood character objectives.*

These objectives and requirements are clearly not met given the intensity of the proposed subdivision, the lack of 'open and spacious character' of the proposal and inadequate new landscaping.

[REDACTED]

Convenor

Wombat Forestcare Inc.

[info@wombatforestcare.org.au](mailto:info@wombatforestcare.org.au)

MOORABOOL SHIRE COUNCIL  
CENTRAL RECORDS**ATTENTION STRATEGIC PLANNING**

- 3 MAR 2025

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

**Moorabool Planning Scheme Amendment C108     Ballan Precinct 5**

We the undersigned object to the said amendment and request the amendment is abandoned in its' entirety,

In the first instance we strongly object to the timing for submissions, that is effectively 30 days notice for a ratepayer. In contrast the Developer in liaison with Moorabool Shire, has had years to co-ordinate expertise from Nature Advisory (July 2023), Connolly Environment (7 February 2024), Marshall Day Acoustics (17 January 2024), Spiire (16 January 2024) among others. Further the Developer has liaised with State Government Planning Authorities to co-ordinate a positive outcome for the Development, NOT to the contrary. Therefore we have an amendment that is a "Fait Accompli", given no negatives for a comparison, have no local or Departmental assistance, all the while the "ink is drying", on the adoption of yet another subdivision. Because we the undersigned have neither the finances nor expertise to offer specific contrary positions to the amendment, we make the following generalized opinions.

**ENVIRONMENTAL**

How will such subdivision have a positive outcome for the natural environment?  
Irrespective of how degraded the land is currently, it still maintains a degree of wildlife, from insects to micro-organisms, from aquatic to fauna. The steady incremental degradation to our planet continues unabated, exemplified by the urban "crawl" destroying prime agricultural land that was previously pristine grasslands eg. Bacchus Marsh, Werribee etc.

**CLIMATE CHANGE**

Completely overlooked in the Explanatory Report. Undeniably, scientifically proven, the most serious threat to our planet. What mitigating measures are being considered? Then there is the embodiment of CO2 emissions during construction and with another 930 or more dwellings. Will the Developer offset such emissions in the future?

## VALUES AND CHARACTERISTICS OF BALLAN

“The proposed DP09 **ensures** that a residential master planned development **will**:  
Retain the values and characteristics of Ballan.”

Who authored this statement? Does the author live in Ballan? Will State Government, Moorabool Shire Council and the Developer indemnify local residents should our values etc, be compromised? Our shared values along with numerous other Ballan residents, are peace and quiet, a safe community, low traffic volumes, and, adequate parking, adequate commercial outlets (which we enjoy), a sense of community, and importantly the reality of living in a rural environment. With at least six sub-divisions currently happening in Ballan, there is more than is enough development to ensure our town is not stagnating. We have no doubt the addition of DP09 **will** urbanise Ballan and destroy the very fabric of its being, that is a small to medium rural country town.

---

## WATER SECURITY

“an Integrated Water Management Plan?

Where is the plan? How will, we, ratepayers of the Shire, be assured there will be no water restrictions as a result of all these sub-divisions? Isn't it “putting the cart before the horse” with water security in light of the science of Climate Change? Re “CHW is currently working on a strategy for the provision of water supply etc”.

## OBFUSCATION

The “Explanatory Report” is couched in numerous intangibles eg. “The amendment is unlikely to have a significant impact on the transport system, etc.” Again another statement - “To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation.” We ask where is the data to support such outlandish statements?

In conclusion we the undersigned vigorously object to the Moorabool Planning Scheme Amendment C108Moor and vigorously object to the bias in the preparation of the (NON) Explanatory Report.

