

SCHEDULE TO CLAUSE 72.03 WHAT DOES THIS PLANNING SCHEME CONSIST OF?

1.0

Maps comprising part of this planning scheme:

Zoning maps 1 to 55 inclusive

Overlay maps

- 1DDO, 1ESO, 1BMO
- 2DDO, 2ESO, 2BMO,
- 3DDO, 3ESO, 3HO, 3BMO
- 4DDO, 4ESO, 4HO, 4LSIO, 4BMO
- 5DDO, 5ESO, 5HO, 5LSIO, 5VPO, 5BMO
- 6DDO, 6ESO, 6HO, 6LSIO, 6VPO, 6BMO
- 7DDO, 7ESO, 7BMO
- 8BMO, 8LSIO
- 9DDO, 9ESO, 9PAO, 9BMO
- 10DDO, 10ESO, 10PAO, 10BMO
- 11DDO, 11ESO, 11RO, 11RXO, 11BMO
- 12DDO 12ESO
- 13DDO, 13ESO, 13LSIO, 13RO, 13BMO
- 14DDO, 14ESO, 14HO, 14LSIO, 14RO, 14BMO
- 15DDO, 15ESO, 15HO, 15LSIO, 15BMO
- 16DDO, 16ESO, 16HO, 16LSIO, 16BMO
- 17DDO, 17ESO, 17HO, 17LSIO, 17BMO
- 18DDO, 18ESO, 18BMO
- 19DDO, 19ESO, 19HO, 19PAO, 19BMO
- 20DDO, 20ESO, 20HO, 20BMO
- 21DDO, 21ESO, 21BMO
- 22DDO, 22ESO, 22HO, 22BMO
- 23DDO, 23ESO, 23SLO, 23BMO
- 24DDO, 24ESO, 24BMO
- 25DDO, 25ESO, 25HO, 25SLO, 25BMO
- 26DDO, 26DPO, 26EAO, 26ESO, 26HO, 26LSIO, 26SBO, 26VPO, 26BMO
- 27DDO, 27ESO, 27HO, 27LSIO, 27SBO
- 28DDO, 28ESO, 28HO, 28LSIO, 28SBO, 28BMO
- 29DDO, 29ESO, 29HO, 29LSIO, 29BMO
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- 31DDO, 31DPO, 31ESO, 31HO, 31LSIO, 31PAO, 31SBO, 31SLO, 31BMO
- 32DDO, 32ESO, 32HO, 32LSIO, 32SBO, 32SLO, 32BMO
- 33DDO, 33ESO, 33HO, 33LSIO, 33SBO, 33BMO

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- 34DDO, 34DPO, 34ESO, 34HO, 34LSIO, 34SBO, 34SCO, 34SLO
- 35DDO, 35DPO, 35EAO, 35ESO, 35HO, 35LSIO, 35PAO, 35SBO, 35SCO
- 36DDO, 36DPO, 36ESO, 36HO, 36LSIO, 36SCO, 36SLO
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- 46AEO, 46DDO, 46DPO, 46ESO, 46HO, 46LSIO, 46SLO, 46RO, 46SCO
- 47DDO, 47DPO, 47ESO, 47HO, 47LSIO, 47SLO
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- 50DDO, 50ESO, 50RO, 50RXO, 50BMO, 50SLO
- 51DDO, 51ESO, 51HO, 51BMO, 51SLO
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- 55DDO, 55ESO, 55LSIO, 55PAO

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SCHEDULE 2 TO CLAUSE 42.02 VEGETATION PROTECTION OVERLAY

Shown on the planning scheme map as VPO2.

REMNANT VEGETATION

1.0

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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.

2.0

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Vegetation protection objectives to be achieved

To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation.

To protect native flora and fauna including species listed under the EPBC Act and the FFG Act.

3.0

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Permit requirement

A permit is required to remove, destroy or lop native vegetation.

4.0

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Application requirements

The following application requirements apply to an application for a permit under Clause 42.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A plan showing the vegetation to be removed, lopped or destroyed.
- An Arboricultural Report assessing the health and quality of the vegetation.
- An Ecological Report outlining the contribution to biodiversity made by the vegetation, including any species listed in the EPBC Act and the FFG Act.
- A description of any efforts to avoid and minimise the removal of vegetation.
- A description of offsets to compensate for native vegetation removal.

5.0

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Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 42.02, in addition to those specified in Clause 42.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The impact of native vegetation removal on the biodiversity values and habitat for any species listed in the EPBC Act and the FFG Act.
- The effect of the vegetation removal on the biodiversity of the local environment, including the Werribee River corridor.

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SCHEDULE 9 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO9**.

BALLAN PRECINCT 5

1.0

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Objectives

To guide and facilitate staged, master-planned development that responds to the environmental, cultural, heritage and landscape significance of the land.

To reflect the country town character of wide, tree lined streets and open, spacious development.

To ensure the coordinated, efficient, and timely provision of physical and community infrastructure and public open space that enhances the amenity, safety and liveability of the precinct and surrounds.

To ensure a diverse mix of lot sizes, including appropriate interfaces with adjoining rural land, Western Freeway, Geelong-Ballan Road, Old Melbourne Road and Werribee River.

To facilitate an appropriate supply of housing diversity and opportunities for delivery of social and affordable housing.

2.0

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Requirement before a permit is granted

A permit may be granted for the following before a development plan has been prepared to the satisfaction of the responsible authority:

- Removal, variation or creation of easements or restrictions.
- Advertising signs.
- Rehabilitation works to the Werribee River corridor.
- Any works required to undertake or satisfy a Statement of Environmental Audit under the *Environment Protection Act 2017*.
- Subdivision:
 - If it is the re-subdivision of existing lots and the number of lots is not increased; or
 - If it is by a public authority or utility service provider to create a lot for a utility installation.

Any application for a permit lodged before the development plan has been prepared must be accompanied by a report demonstrating that approval will not prejudice the long-term future of the land as set out in this schedule.

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Conditions and requirements for permits

Except for a permit granted in accordance with Clause 2.0, the following conditions and/or requirements apply to permits to subdivide land, construct a building or construct or carry out works, as appropriate:

Construction Management Plan

Prior to the commencement of development or certification of a plan of subdivision (whichever occurs first) a Construction Management Plan must be submitted to and approved by the responsible authority. The plan must include:

- Actions to address construction and environmental risks identified in the approved development plan (including each of the relevant supporting reports).
- Details relating to the containment, collection and disposal of construction waste, fuels, oils and chemicals during the construction period and the management of fencing, sediment or silt barriers, flags, corflute signs and other temporary materials.

- Soil erosion and sediment control provisions to protect the escarpment, stormwater infrastructure and Werribee River.
- The location, height and direction of any temporary lighting to be installed generally in accordance with *National Light Pollution Guidelines for Wildlife* (Department of Climate Change, Energy, the Environment and Water – May 2023).

All works conducted on the land must be in accordance with the approved Construction Management Plan.

Development Contributions - General

Unless otherwise agreed by the responsible authority, prior to the commencement of development or the issue of a Statement of Compliance (whichever occurs first) the landowner must enter into an agreement under section 173 of the *Planning and Environment Act 1987* (section 173 agreement), providing for development contributions to the satisfaction of the responsible authority. The costs of preparation and registration of the section 173 agreement are to be borne by the landowner.

Development Contributions – Intersection upgrade

Unless otherwise agreed to by the responsible authority, prior to the commencement of development or the issue of a Statement of Compliance (whichever occurs first), the landowner must enter into a section 173 agreement with the the responsible authority and the Head, Transport for Victoria.

The section 173 agreement must provide for the delivery, funding, timing and identification of land requirements for upgrades to the intersection of Geelong-Ballan Road and Old Melbourne Road, Ballan. The agreement must require a Transport Impact Assessment to be carried out prior to the statement of compliance for the stage which produces the 600th lot to identify the triggers for the delivery of an interim upgrade by the owner or the contribution to and timing of construction of the ultimate roundabout.

The agreement will be prepared at no cost to Head, Transport for Victoria and / or the responsible authority, unless agreed in writing.

Acoustic mitigation

Unless otherwise agreed by the responsible authority, prior to the commencement of development or the issue of a Statement of Compliance (whichever occurs first) the landowner must enter into a section 173 agreement or place a restriction on the titles to the relevant lots to ensure that future buildings are designed and constructed with appropriate noise attenuation measures in accordance with any recommendations in the Acoustic Design Response Plan.

4.0

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Requirements for development plan

A development plan must be generally in accordance with Map 1 to this Schedule and include the following requirements to the satisfaction of the responsible authority:

- A Site and Context Analysis.
- A Masterplan.
- An Affordable and Social Housing Assessment.
- A Public Open Space and Landscape Masterplan.
- An Arboricultural Assessment.
- A Biodiversity Management Plan.
- An Acoustic Design Response Report.

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- An Integrated Transport Management Plan.
- An Integrated Water Management Plan.
- An Infrastructure Servicing Plan.
- A Heritage Assessment.
- A Bushfire Management Plan.

SITE AND CONTEXT ANALYSIS

A **Site and Context Analysis** that identifies the key attributes of the land including:

- Contours of the land at 1.0 metre intervals and shading of 5-degree slope class intervals.
- Identification of areas of potential geotechnical instability.
- Land affected by the 1% annual exceedance probability (AEP) flood extent.
- Any areas of cultural, historic, social or environmental significance within the site.
- The location of proposed community infrastructure.
- The location of proposed public open space.
- The location of proposed transport infrastructure and systems, including public transport.
- The location of proposed cycling and pedestrian networks.
- Any key view lines and corridors to the surrounding landscape.

The Site and Context Analysis should also identify the key attributes of surrounding land (including the existing Ballan township and future growth precincts) including the locations of existing and (where known) proposed:

- Land uses and developments on adjoining land.
- Community infrastructure and public open space.
- Transport infrastructure including public transport and active transport networks.

MASTERPLAN

A **Masterplan** generally in accordance with Map 1 to this schedule, that includes:

- A subdivision layout that responds to the natural topography of the land and integrates with the established Ballan township and the surrounding rural landscape.
- Implementation of any relevant requirements of each plan or assessment approved under this clause.
- A response to key view lines and corridors to the surrounding landscape.
- Interface treatments between proposed development areas and waterways and public open space, including provision of road frontages and appropriate orientation of development, to ensure passive surveillance opportunities.
- Setbacks to the Werribee River in accordance with the requirements of Melbourne Water.
- The intersection design and locations for access into and out of the precinct from Geelong-Ballan Road and Old Melbourne Road identified within the Integrated Transport Management Plan.
- Annotations or colour-coding to identify:
 - A variety of lot sizes across the development area including potential medium density (150-350m²), conventional density (350-799m²) and interface residential lots (800-1000m²).
 - Potential locations for any affordable and social housing proposed to be provided.
 - Proposed land uses.

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- Buffer areas and other measures to protect any sites of Aboriginal cultural heritage where required.
- Retention of patches of remnant native vegetation and scattered trees in accordance with the recommendations of the Biodiversity Management Plan and Arboricultural Assessment. Any patches of remnant native vegetation or scattered trees identified for retention should be contained within Public Open Spaces or widened road reserves.
- Identification of areas where noise attenuation measures are required, in accordance with the recommendations of the Acoustic Design Response Plan.
- An indicative staging plan which indicates the staging of development, and which provides for the early provision of the active open space reserve, sports pavilion / community facility, district playground and associated infrastructure, pedestrian and cycling infrastructure and a land use budget for each type of infrastructure.
- The location and size of the proposed commercial area (which must not exceed 1,000 square metres of net floor area).

AFFORDABLE AND SOCIAL HOUSING

An **Affordable and Social Housing Assessment** is consistent with the Biodiversity Management Plan and the Masterplan and that includes:

- An assessment of the future demand for affordable and social housing in Ballan Precinct 5, proportionate to the demand for such housing in the existing township (if known).
- Recommendations for an appropriate diversity of housing type, tenure and cost to meet the needs of households and to support diverse communities.
- If any social or affordable housing is to be provided, identification of the potential locations and types of housing.
- Recommendations for facilitating any provision of affordable and social housing, such as:
 - Identification of a community housing provider willing to manage any proposed social housing.
 - Mechanisms for implementation of any proposed social and affordable housing contribution, such as a section 173 agreement or a restriction on the title to ensure affordable or social housing is used for the intended purpose in the longer term.

PUBLIC OPEN SPACE AND LANDSCAPING

A **Public Open Space and Landscape Masterplan** that is consistent with the **Biodiversity Management Plan** and the **Masterplan** and that:

- Identifies significant vegetation to be protected and retained..
- Provides details of the proposed public open space network, including:
 - Provision for a range of active and passive recreational opportunities for future residents, either onsite or offsite.
 - Local parks located generally in accordance with Map 1 to this schedule.
 - Land encumbered by waterways, drainage infrastructure, overland flow paths, 1%AEP flood extents, steep slopes, heritage values or remnant vegetation, as required by Melbourne Water or the responsible authority.
 - Details of the onsite active open space reserve and associated playing fields.
 - Details of a connected network of shared paths for walking and cycling.
- Provides concept details of community infrastructure, such as sports pavilion / community facility, recreation facilities, district playground, local playgrounds, picnic areas and toilets.

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- Provides a concept design (including cross sections) for the active open space reserve, to demonstrate:
 - That the reserve dimensions and configuration will be adequate to provide for cut / fill batters, retaining walls, sports fields, multi-purpose courts, pavilion, community facility, district playground, carparking and landscaping.
 - How cut and fill will be managed to avoid / mitigate erosion and to avoid or manage visual amenity impacts and any encroachment into the Werribee River corridor.
- Provides for wildlife sensitive lighting design for streets / trails and sporting facilities interfacing with the Werribee River corridor, as guided by the *National Light Pollution Guidelines for Wildlife*.
- Identifies landscape treatments for public open space and road reserves, including planting themes, species and planting densities and establishes a requirement to provide at least 30% tree canopy coverage across public realm and open spaces (excluding areas dedicated to biodiversity, native vegetation conservation and active open space playing fields and courts).
- Identifies landscape treatments for Geelong–Ballan Road and Old Melbourne Road, appropriate for the role of these roads as gateways to the Ballan township..
- Identifies landscape treatments for the Werribee River corridor and streetscapes that buffer this area.
- Gives preference to local indigenous species and drought tolerant native vegetation to enhance local habitat values, and respond to water sensitive urban design objectives.
- Provides a statement explaining how the landscape design complements the Werribee River corridor and provides for the protection and enhancement of native flora and fauna values including consideration of species and communities listed under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) and the *Flora and Fauna Guarantee Act 1988* (FFG Act).
- Provides urban design concepts and interpretive information that will provide a sense of place, drawing on themes such as cultural heritage, environment or landscape features.
- Provides details of any fencing treatments proposed for land abutting public open space.
- Provides details of staging and timing of all landscape works.

ENVIRONMENT

An **Arboricultural Assessment** that:

- Assesses all remnant trees on the subject land and adjoining road reserves, in accordance with Australian Standard AS4970-2009 *Protection of Trees on Development Sites*.
- Identifies trees to be retained, based on tree health, ecological and / or biodiversity values (consistent with the Biodiversity Management Plan) or landscape values.

A **Biodiversity Management Plan**, prepared in consultation with the Department of Energy, Environment and Climate Action and Melbourne Water, that:

- Identifies risks to biodiversity values, during and post development of the land.
- Includes targeted field surveys of flora and fauna species listed under the EPBC Act and the FFG Act including a platypus survey to inform the design and location of stormwater outfalls.
- Makes recommendations for:
 - Avoiding and minimising native vegetation removal (e.g. protection within public open space or widened road reserves where possible).

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- The retention of patches of remnant native vegetation and scattered native trees (including roadside vegetation) including species and communities listed under the EPBC Act and the FFG Act.
- Vegetation protection zones and buffers around scattered trees and native vegetation patches to be retained.
- Offsetting any native vegetation removal that cannot be avoided.
- Management of the Werribee River reserve and wetlands / retarding basins, including:
 - The protection and enhancement of biodiversity values.
 - Revegetation of the reserve with species derived from applicable Ecological Vegetation Classes (EVCs).
 - Identification of key pest plant and animal species.
 - Identification of risks to environmental values from adjoining land uses and construction activities.
 - Appropriate risk mitigation measures and management regimes, including measures to prevent pollution, sediment or waste entering the waterway.
 - Wildlife sensitive lighting design interfacing with the waterway corridor, as guided by the *National Light Pollution Guidelines for Wildlife*, to be incorporated into the Public Open Space and Landscape Masterplan.
- Includes a schedule for the maintenance and management of remnant native vegetation and scattered native trees to be retained and the eradication and control of pest plants, weeds and vermin.

AMENITY

An **Acoustic Design Response Report**, prepared to the satisfaction of the Head, Transport for Victoria, by a qualified acoustic engineer or other suitably skilled person in accordance with the *Environment Protection Act 2017*, *VicRoads Requirements of Developers – Noise Sensitive Uses Guidelines* and other relevant policies that:

- Identifies lots where combined noise levels from the surrounding roads (Western Freeway, Geelong-Ballan Road and Old Melbourne Road) exceed the objectives for ambient sound defined in the Environment Reference Standard for:
 - Land use Category 1 for lots within 50 metres of the Western Freeway road reserve and its ramps.
 - Land use category 3 for lots more than 50m from the Western Freeway road reserve and all other lots.
- Recommends a suite of mitigation measures, to be delivered at the cost of the developer or future home builders as appropriate, that:
 - Prioritises the use of a built form that has a more natural environmental design where feasible, rather than walls.
 - Provides a presentation to the Western Freeway that is visually cohesive along the Precinct edge and consistent with treatments along other precinct edges (if known).
 - Achieves the following internal noise levels, when considering the combined noise from all relevant external sources:
 - Not greater than 35 dB(A) for bedrooms, assessed as an LAeq,8h from 10pm and 6am.
 - Not greater than 40 dB(A) for living areas, assessed as an LAeq,16h from 6am and 10pm.

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- Not greater than the median value of the range of recommended design sound levels of Australian Standard AS/NZ 2107:2016 for internal areas, other than sleeping and living areas, assessed as a (LAeq,16h) from 6am and 10pm or an 8 hour equivalent continuous daily noise exposure level (LAeq,8h) from 10pm and 6am, as relevant to the normal period of occupancy of the area considered.
- Demonstrates how noise mitigation infrastructure and associated maintenance vehicle access will be contained within the subject land.

MOVEMENT AND TRANSPORT

An **Integrated Transport Management Plan**, prepared to the satisfaction of the Head, Transport for Victoria (as appropriate) (and Melbourne Water in respect of shared trails within the waterway corridors) and in accordance with the Infrastructure Design Manual (IDM) and VicRoads Road Design Note 04-01 that:

- Provides for an integrated transport network including roads, public transport and pedestrian and bicycle paths.
- Provides for multi-modal transport network connectivity within the site, and to the balance of the Ballan township.
- Provides a network of walking and cycling paths, including shared paths (including along the Werribee River corridor), that provides connectivity between key destinations including along the Werribee River corridor such as the proposed active open space reserve.
- Provides a variety of road reserve widths and cross sections to create differentiation and neighbourhood character responsive to the site's country town context and the connector road shown as a bus capable, boulevard road.
- Identifies the location and design of intersections within the Transport 2 Zone network.
- Identifies traffic management controls for the internal road network.
- Provides details of necessary upgrades to the road, pedestrian and bicycle path infrastructure beyond the site and the trigger points for implementation of such works (linked to stages of development or the number of lots developed).
- Identifies the staging, design (including land requirements) and funding plan for the delivery of the interim and ultimate intersection of Geelong-Ballan Road and Old Melbourne Road.
- Discourages cul-de-sacs and ensures that any street will be connected through to other streets by a wide reserve and shared path for safe pedestrian and bicycle access.
- If share path waterway crossings are to be provided, identifies the location of the crossing and includes concept prepared in accordance with *Constructing Waterway Crossings* (Melbourne Water, 2011).
- Provides for the integration of land use with transport provision.

UTILITIES AND DRAINAGE

An **Integrated Water Management Plan** prepared to the satisfaction of Melbourne Water and in accordance with the Urban Stormwater Best Practice Environmental Guidelines (CSIRO) and as appropriate, the Infrastructure Design Manual (IDM) as appropriate, that includes:

- Concept plans showing the locations and details of the proposed stormwater drainage system.
- Protection of natural systems and water quality.
- Reduction of run-off and peak flows, including the removal of sediment, litter and other urban wastes from stormwater prior to discharge.
- Water conservation, harvesting, and re-use of stormwater particularly for open space irrigation.

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- Integration of stormwater treatment into the landscape including the provision of retarding basins, water quality wetlands and enhanced stormwater management facilities within drainage and public open space reserves, and other water sensitive urban design treatments as appropriate.
- Modelling and response to flood risk, including climate change scenarios in accordance with Australian Rainfall and Runoff 2019.
- Overland flow paths that provide for storm events up to and including 1% AEP including flow paths demonstrated in road network design.
- A functional design of stormwater drainage assets to ensure that:
 - Stormwater drainage assets are feasible in their proposed locations and sizes including ensuring assets can be safely accessed and maintained and achieve safe stable outfalls to the Werribee River without negatively impacting the escarpment.
 - Suitable locations and details of outfalls to the Werribee River, which avoid / minimise impacts on environmental and biodiversity values.
 - The Werribee River reserve may contain the stormwater drainage assets if feasible with other constraints and values, while providing adequate setbacks from the river.
 - Stormwater drainage assets will meet the required flow regime and water quality requirements at the outfall into the Werribee River.
- Geotechnical advice to confirm site and soil suitability for asset construction and outfall design.
- The staging of stormwater drainage works (linked to stages of development), both internal and external to the site.

Stormwater drainage assets may be located within the Werribee River reserve if feasible with other constraints and values.

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

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

HERITAGE

A **Non-Indigenous Heritage and Archaeological Assessment** that includes the following:

- A response to the results of a historical archaeological survey / investigation conducted by a qualified historical archaeologist.
- An interpretation of the history of the site.
- An assessment of non-indigenous trees and recommendations for retention.
- Recommendations for the recording and retention of heritage elements of the site.
- Recommendations for meaningful interpretation of heritage elements and archaeological survey records within an appropriate setting (e.g. interpretive signage within public open space).

BUSHFIRE MANAGEMENT

A **Bushfire Management Plan**, prepared to the satisfaction of the Country Fire Authority (CFA) and including:

- A description of the fire risk and management for the area.
- An amended Bushfire Hazard Site Assessment including consideration of the ultimate revegetated state of the Werribee River corridor and wetlands / retarding basins, as required by Melbourne Water. The revegetated waterway corridor must be classified as “forest” or “woodland”, other than stormwater treatment assets which will have lower bushfire threat.

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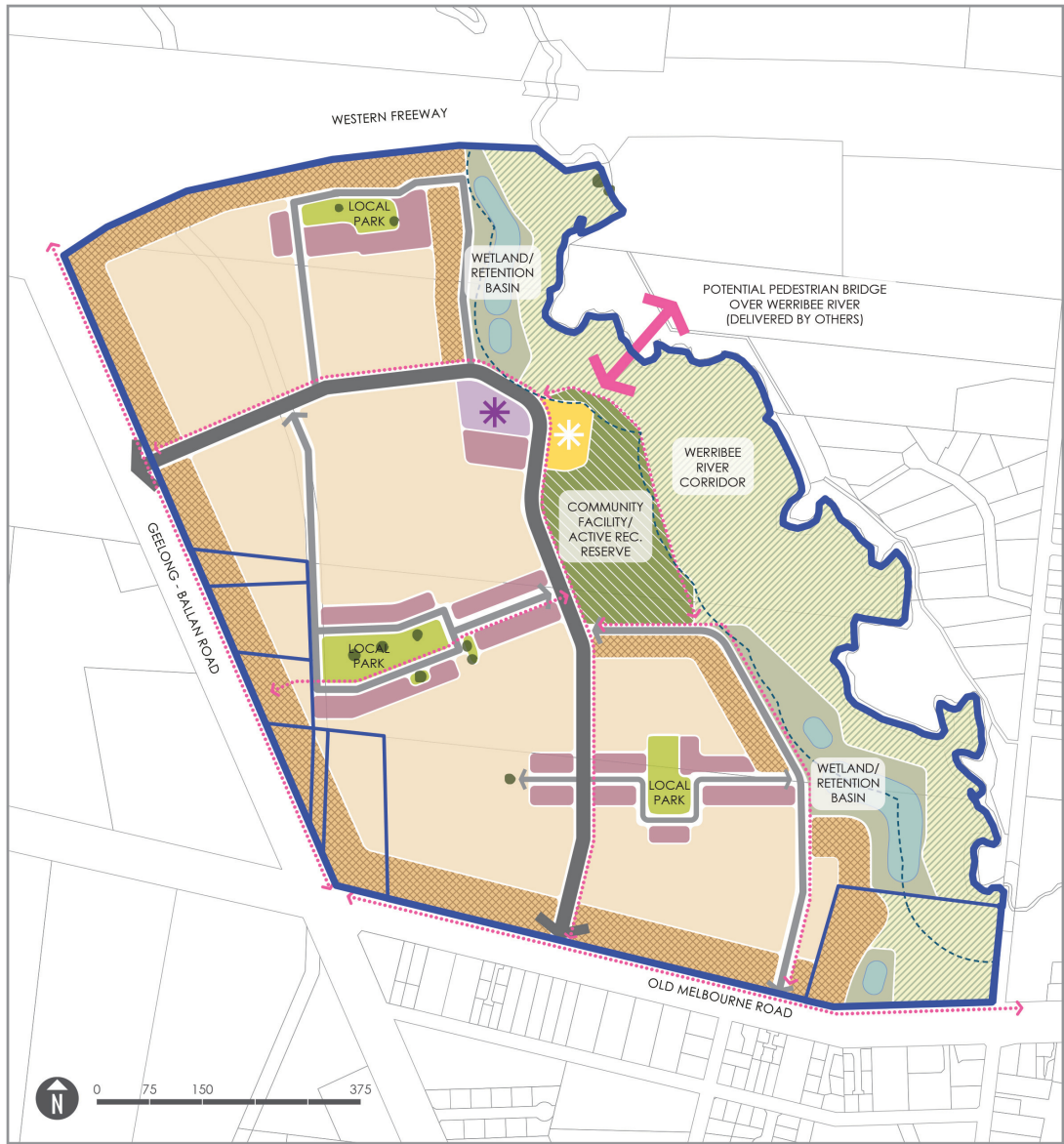
- The identification of setbacks for the purposes of defensible space between classified vegetation and future development to ensure that radiant heat exposure is less than 12.5kW/m² under AS3959 for new dwellings and lower exposure for vulnerable uses.
- Requirements for land identified as defensible space to ensure that vegetation is managed and maintained to the standard specified by the CFA.
- Future open space, or landscaping areas within the subject land to be managed and maintained to a low threat state in perpetuity to ensure a bushfire risk doesn't increase overtime.
- Recommendations for appropriate land uses to avoid positioning vulnerable and hazardous uses where there is a direct interface with unmanaged vegetation.
- Notation that planting, landscape and vegetation management within landscape buffers, easements and areas of open space do not increase the risk of fire, including allowing for appropriate emergency service vehicle access.
- Recommendations for bushfire risk mitigation at the various stages of subdivision development.

MAP 1 TO SCHEDULE 9 TO CLAUSE 43.04

Departures from Map 1:

Any change to the size, type, staging or location of drainage assets, active open space, community and commercial facilities as shown on Map 1, including where needed in response to cultural heritage considerations and any related approvals, will be regarded as being 'generally in accordance' with Map 1 if they will achieve the intended purpose and performance standards and are approved by Council or Melbourne Water as appropriate.

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SCHEDULE 10 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as **NRZ10**.

BALLAN PRECINCT 5

1.0

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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.

2.0

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Minimum subdivision area

None specified.

3.0

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Requirements of Clause 54 and Clause 55

	Standard	Requirement
Minimum street setback	A2-1	None specified
	B2-1	None specified
Site coverage	A2-5	None specified
	B2-5	None specified
Private open space	A3-2	None specified
	B2-5	None specified
Front fence height	A2-7 and B2-8	None specified

4.0

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

None specified.

5.0

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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.

6.0

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Decision guidelines

The following decision guidelines 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 which must be considered, as appropriate, by the responsible authority:

- Whether adequate sized open space and setbacks are provided for the retention and growth of existing and new canopy trees.