



# *ALFREDTON WEST*

→ *Precinct Structure Plan*

The Alfredton West Structure Plan has been prepared by Integra in conjunction with the City of Ballarat: ASR Research; Biosis Research; Designflow; Ecology Partners, Essential Economics; Homewood Consulting; KPMG; Leader Property Practice; MacroPlan Australia, O'Brien Traffic Associates; Phillips Agribusiness; Pitney Bowes MapInfo; Provincial Geotechnical; TGM Group; and, V2i.

awpsp 2011

P1



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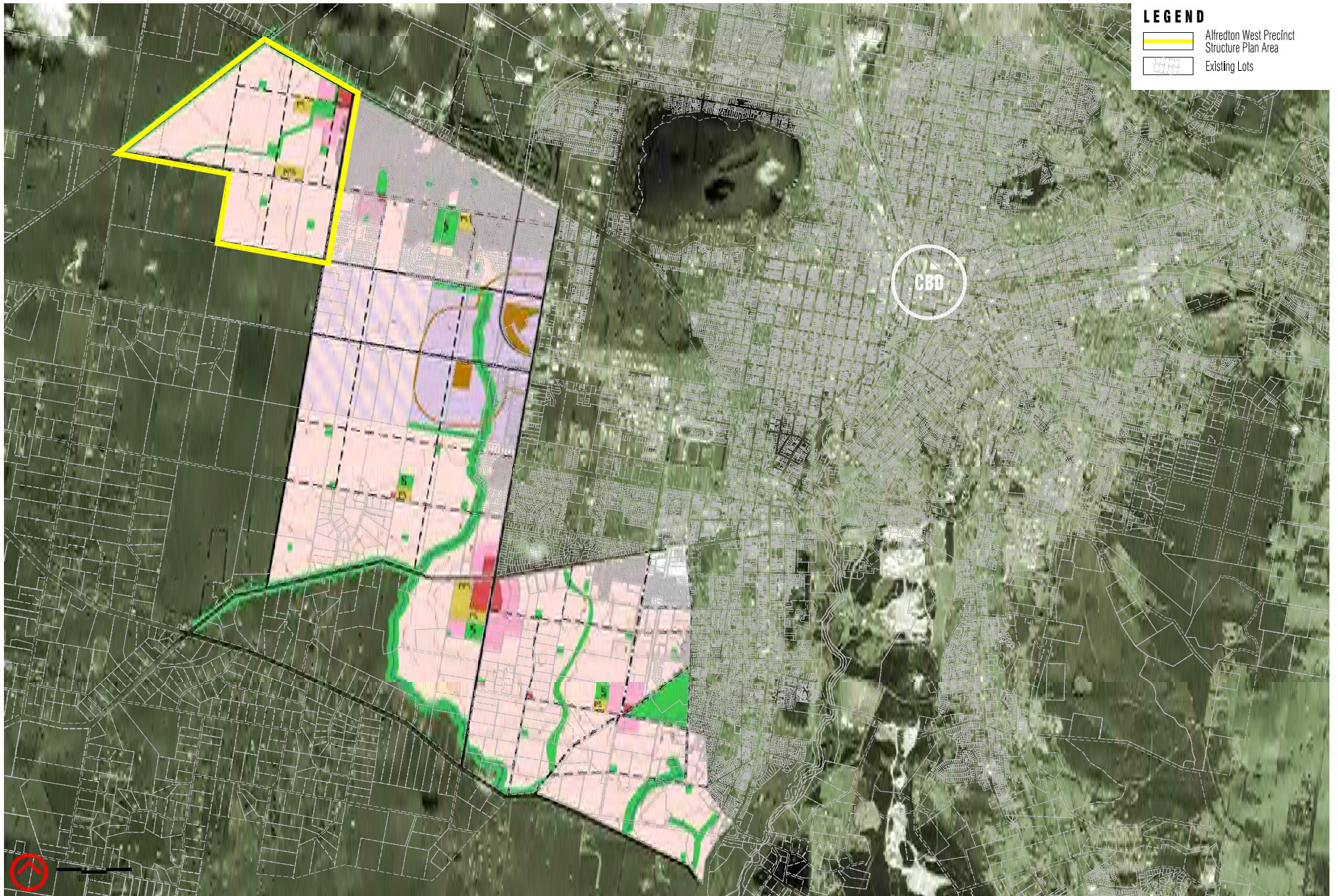


→ *INTRODUCTION*

# PLAN 1: PRECINCT STRUCTURE PLAN LOCATION



# PLAN 2: BALLARAT WEST GROWTH AREA CONTEXT PLAN



# 1.0 INTRODUCTION

## 1.1 Role of the Precinct Structure Plan

The Alfredton West Precinct Structure Plan (AWPSP) has been prepared by the Integra Group with the assistance of the City of Ballarat (Council), government agencies, service authorities and major stakeholders.

The AWPSP is a comprehensive plan for urban development and has been informed by the Ballarat West Growth Area Plan. It describes how the land is expected to be developed, the infrastructure and services planned to support development and how it will be delivered.

The role of the AWPSP is to:

- enable the transition of non-urban land to urban land;
- set the vision for how land should be developed and the desired outcomes to be achieved;
- detail the form and condition that must be met by future land use and development;
- provide the basis for the use and development controls that apply in the schedule to the Urban Growth Zone and what permits may be granted under the Schedule to the zone;
- provide developers, investors and local communities with more certainty regarding the nature of future development within the AWPSP area (the Precinct);
- outline projects required to ensure that future residents, visitors and workers within the area can be provided with timely access to services and transport necessary to support a quality, affordable lifestyle;
- enable the assessment, protection and enhancement of biodiversity in the precinct.

The AWPSP is also informed by the following.

- The State Planning Policy Framework set out in the Ballarat Planning Scheme and the Precinct Structure Plan Guidelines.
- The Local Planning Policy Framework of the Ballarat Planning Scheme and other local policies and strategies (in Clause 21 and 22).

## 1.2 Land to which the Precinct Structure Plan applies

The AWPSP applies to approximately 317 hectares of land at Ballarat West which is zoned Urban Growth Zone (UGZ). The land is generally bounded by Dyson Drive to the east (existing Alfredton), Remembrance Drive to the north, the Ballarat Skipton Rail Trail / farmland to the west and farmland to the south.

Plans 3 and 4 show the Alfredton West Precinct Structure Plan in its regional and local context.

The AWPSP has been divided into Cell A and Cell B as shown in Plan 7.

## 1.3 Implementation

The Precinct Structure Plan is implemented by the following.

- Development proponents who develop land generally in accordance with the AWPSP.
- The Victorian Government and the City of Ballarat by funding, delivering and managing a range of infrastructure and services to support the development of the Precinct.
- Non-government service providers and individuals such as volunteers who manage and deliver services.
- The Ballarat Planning Scheme including:
  - the schedule to the UGZ;
  - any funding agreement including a Development Contributions Plan or section 173 agreement to be entered into between the responsible authority and developer/s;
  - open space requirements under Clause 52.01 of the scheme; and
  - other requirements of the planning scheme.

## 1.4 Further Reference Material

A glossary and other reference information such as technical studies supporting the preparation of this AWPSP are listed in section 6.2 – Supporting Information.





## 1.5 Monitoring and Review

The City of Ballarat will monitor the implementation of the AWPSP. The effectiveness of the PSP will be evaluated regularly, at least every five years. The AWPSP may be revised and updated following review.

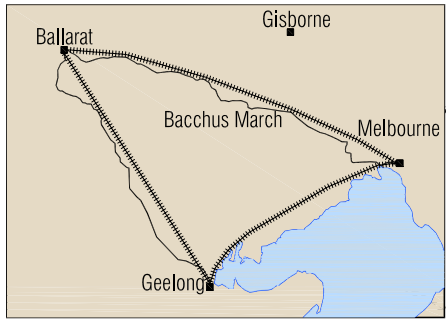
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→ *LOCAL CONTEXT AND SITE DESCRIPTION*

# PLAN 3: REGIONAL CONTEXT PLAN



## CITY OF BALLARAT

### LEGEND

- Precinct Structure Plan Area
- Commercial Zone
- Residential Zone
- Industrial Zone
- Growth Area / Farming Zone
- Public Open Space
- Hospitals
- Schools
- Train Station
- Airport
- Freeway
- Future Ballarat Western Arterial Road
- Arterial road
- Ballarat Skipton Rail Trail

