Housing and Growth-Enabling Infrastructure Package

Project Cost: $95.27 million

Overview

A package of seven projects, five to be delivered by City of Ballarat and two by Central Highlands Water, that will help fast-track 8,800 new homes and essential community facilities and infrastructure in the Ballarat West Growth Area (BWGA) and the Ballarat North Growth Area.

The package includes projects that will deliver or enable delivery of key road, water and sewer infrastructure, removing existing barriers to building more homes in the BWGA. This will help realise local, state and federal housing targets and help meet demand for homes, including social and affordable housing. The Victorian Government's draft housing target for Ballarat is for 46,900 homes to be added to existing housing stock by 2051, bringing the number of dwellings in the municipality to 99,000.

Benefits

Economic

The projects will help facilitate construction of 8,800 homes in the Ballarat West Growth Area and more than 5,550 homes in the Ballarat North Growth Area, placing downward pressure on the cost of new housing developments.

They will support local jobs and businesses and add value to the Ballarat economy. Construction is Ballarat's second most productive industry when measured by economic value added, generating $658.6 million in 2023/24. It is Ballarat's fourth largest employer with 6,166 full time equivalent jobs *(source: economy.id; National Institute of Economic and Industry Research [NIEIR] 2023)*.

A trunk water pipeline on Greenhalghs Road can be more economically delivered if constructed preceding or in coordination with civil upgrade of Greenhalghs Road.

By ensuring necessary trunk infrastructure is in place, the projects will bring forward more well-located homes to market.

Community

By ensuring necessary trunk infrastructure is in place, the projects will bring forward more well-located homes to market, and directly contribute to making new housing in these locations more affordable, attractive and liveable for prospective home buyers.

Bonshaw sewer pump station will support development of up to 3,500 new homes on 200 hectares in Bonshaw which cannot be built without this infrastructure.

Water and road upgrades at Greenhalghs Road will service an immediate area that includes provision for schools, a local activity centre, public open space and community facilities.

Roads projects will facilitate urban standard roads to be built, either through direct construction or land acquisitions that will enable the upgrades, that will reduce congestion and increase safety for all roads users.

A future Library in the Delacombe Town Centre precinct will provide library and other essential community services and meeting rooms for one of the fastest growing areas in Ballarat.

Drainage basins will reduce flooding risks for future homeowners.

Environmental

Reserves associated with drainage basins will support biodiversity in the area by providing habitat for native flora and fauna.

The projects

- Upgrade to Greenhalghs Road, Winter Valley (to be delivered by City of Ballarat) **$1.84 million**
- Construction of a retarding basin in an existing residential area near Delacombe Town Centre (City of Ballarat) **$1.05 million**
- Sewer pump station to be co-located with a drainage basin at Schreenans Road Bonshaw (Central Highlands Water) **$6.6 million**
- New trunk water pipeline to coincide with upgrades to Greenhalghs Road, Winter Valley (Central Highlands Water) **$1.2 million**
- New trunk water pipeline to service the new Ballarat North PSP area, western growth areas and support infill development (Central Highlands Water) **$80 million**
- Land acquisition for drainage basins at Schreenans Road, Bonshaw and Bells Road, Smythes Creek (City of Ballarat) **$2.04 million**
- Land acquisition for duplication of Cherry Flat Road and widening of Schreenans Road, Bonshaw (City of Ballarat) **$1.84 million**
- Land acquisition for a library and community centre at Delacombe Town Centre (City of Ballarat) **$700,000.**