

BALLARAT NORTH

MASTERPLAN + VISION

DECEMBER 2022

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Regional Growth

Ballarat

Information provided by


Ballarat has experienced heightened levels of development and population growth, partly brought about by the Covid 19 pandemic..



population projected to grow by
72,600
 by 2040/41



projected growth will require
29,000
 new dwellings
 1,450 per year

50%

Ballarat west growth area is either developed or has subdivision approval



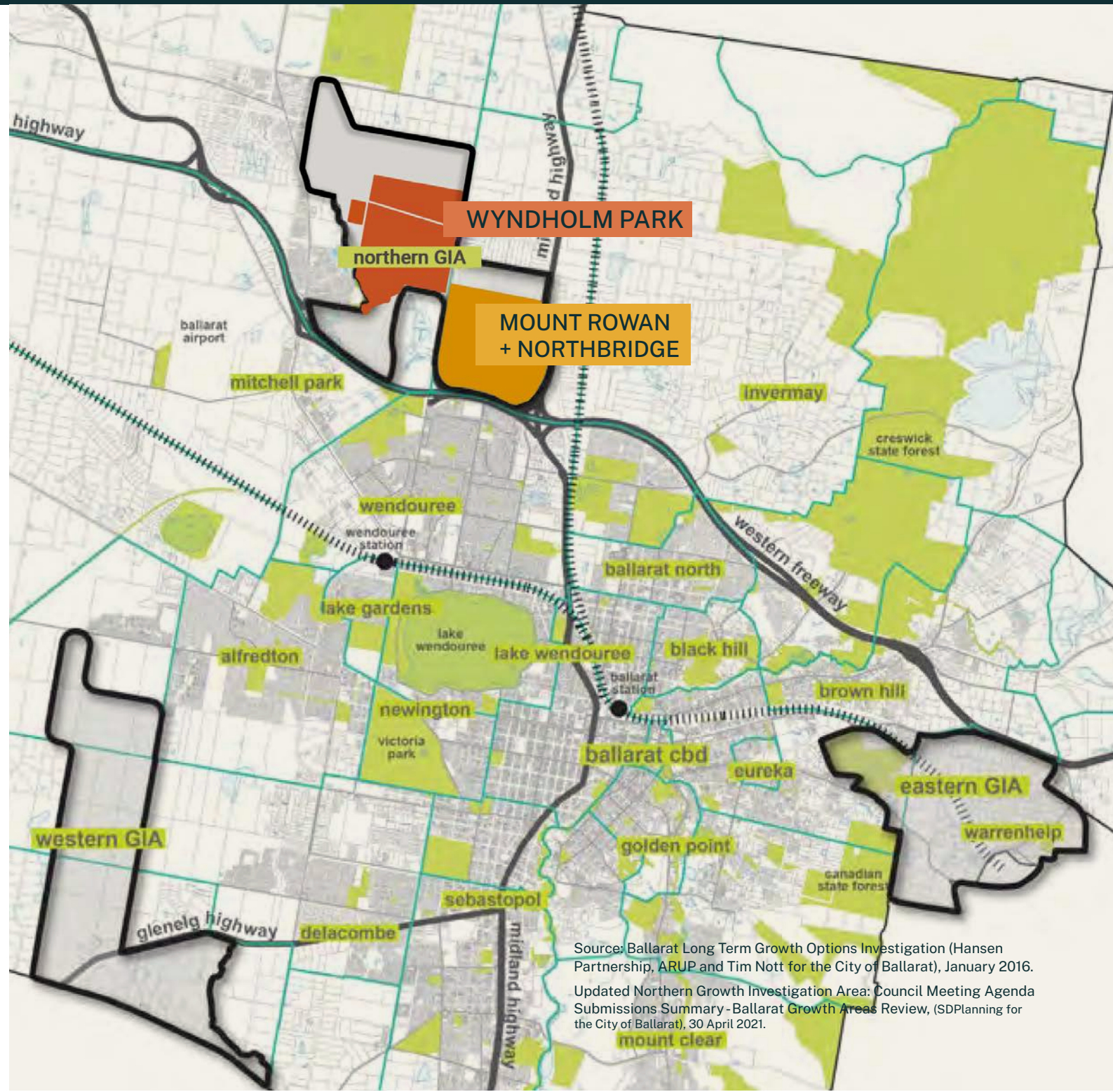
the area will only have
6,000
 lots by 2024/25 with current projections



dwelling completions rose from
500 to 1,200
 from 2018 to 2021

Growth area supply will be exhausted by 2025/26 without planning for additional land..

..planning officers strongly recommended the expedition of planning for new growth areas including Ballarat North.



Source: Ballarat Long Term Growth Options Investigation (Hansen Partnership, ARUP and Tim Nott for the City of Ballarat), January 2016.
 Updated Northern Growth Investigation Area: Council Meeting Agenda Submissions Summary - Ballarat Growth Areas Review, (SDPlanning for the City of Ballarat), 30 April 2021.



Proven Experience

Casey Capital has more than 30 years' experience in property development and funds management across all sectors. With over AUD2 billion in projects under management, they take an active role in bringing the best in class outcomes.

The team has proven expertise in planning, design and construction, with projects including retirement living and large scale communities. All of Casey Capital's communities are designed to become places that people love to live and work in, and through careful planning and design are engaging and foster community interaction.



Warralily, Armstrong Creek VIC

7,000 residents

82ha dedicated open space

30km walking + cycling trails

Warralily is a multi-award winning masterplanned community with over 7000 residents who enjoy the very best lifestyle, in an urban environment that offers extensive amenity and distinctive sense of place.



Environmental Award

Urban Development Institute of Australia 2019 National Awards for Excellence



Masterplanned Development Award

Urban Development Institute of Australia 2018 Victorian Awards for Excellence



THE FAIRWAY CLUB
TORQUAY

Torquay, VIC



Kithbrooke Park
Country Club

Torquay, VIC



Armstrong Creek
CENTRAL

Armstrong, VIC



Projects

Better places today, thriving communities tomorrow

APD Projects is an innovative developer, specialising in landmark residential and retail property.

Led by founders Tarek Abdounour and Brad Paddon, APD Projects is built on three core values – Integrity, Commitment and Quality.

With over 40 years of proven property expertise, APD bring an entire project to life from start to finish.

The APD team genuinely believe in making better places, through challenging conventional thinking, and partnering with the industry’s best who share our values. Our team knows what it takes to develop successful, vibrant communities.



Anchoridge, Armstrong Creek VIC

720 estimated dwellings
30km walking + cycling trails within adjacent Armstrong Creek Wetlands

Nestled on the edge of the urban growth boundary, Anchoridge is a premium master planned community set in the surrounds of the naturally beautiful Armstrong Creek wetlands.

Complemented by an abundance of landscaped parklands and open spaces, with bicycle and pedestrian paths woven throughout, this new and innovative community truly embraces active lifestyles.

With a focus on quality built form and well considered landscape design in perfect harmony with its surroundings, Anchoridge sets new standards in modern living for growing families.

Project Attributes

- Best Practice storm water treatment (Sparrowvale Wetlands system).
- Commonwealth Enviro referrals – EPBC Act.
- Leveraged upfront community infrastructure delivery, including Warralily NAC delivery.



The Village Warralily

Torquay, VIC



Clarkefield

Clarkefield, VIC



Ramleigh Springs

Clyde North, VIC

Strategic Context

Distances from Wyndholm Park

Wendouree Station
4km
 15min Cycle
 10min E-bike

Miners Rest
3km
 10min Cycle

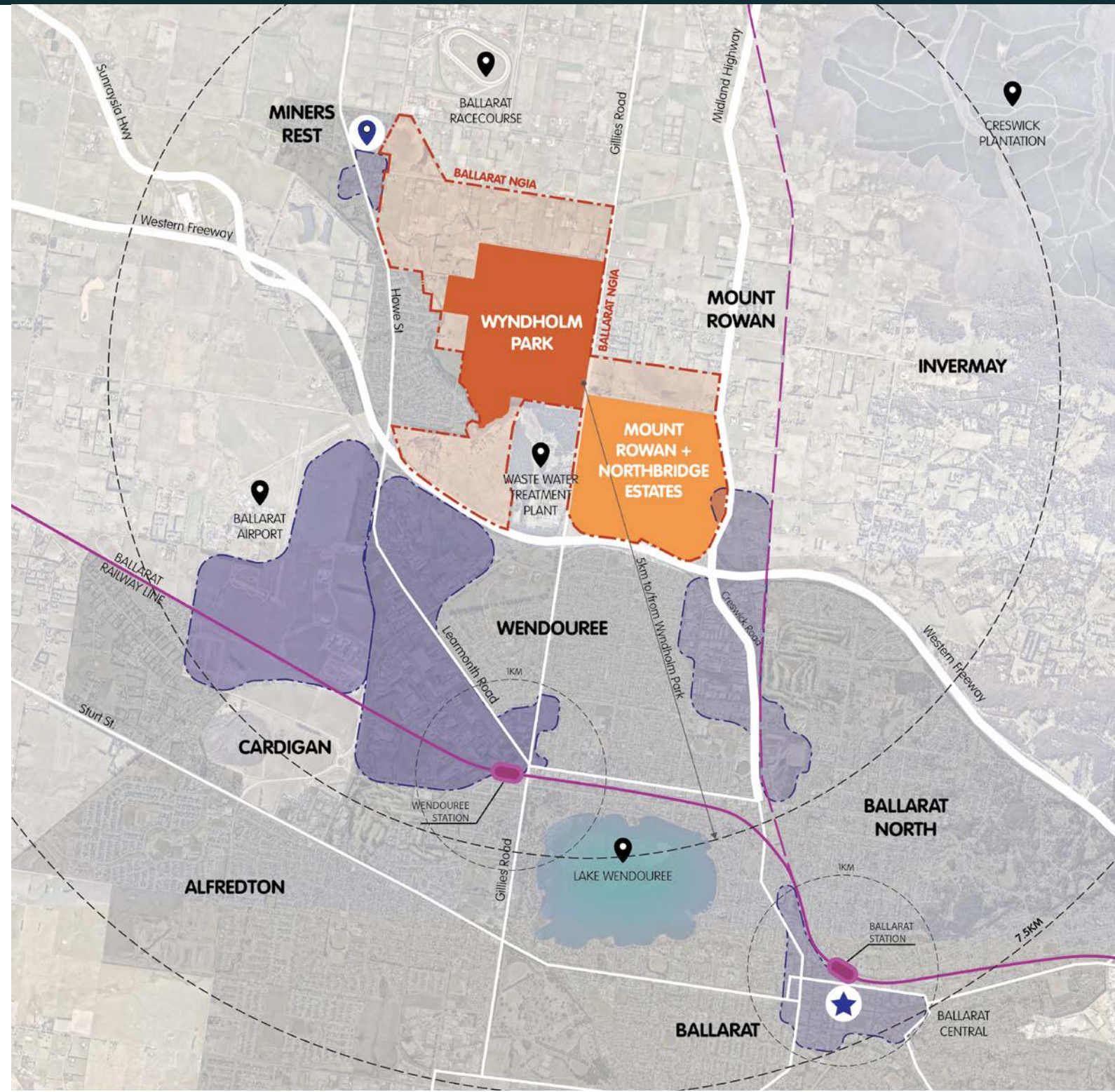
Ballarat Central
8km
 30min Cycle
 20min E-bike

Ballarat Airport
3.5km

Ballarat Racecourse
3.5km

Employment Opportunities Within
3km
 10min Cycle

Lake Wendouree & Botanic Gardens
5km



Our Vision for Wyndholm Park

Wyndholm Park will set a new benchmark for community creation in regional Victoria.



Sustainable urban planning principles are at the core of our vision for this project.

Celebrating the unique, gently sloping landscape with a rich equine heritage, Casey Capital will deliver a walkable, family orientated and sustainable new community.



Our Vision for Wyndholm Park

Vision Pillars



Local Living

- » Provide for the daily needs of residents including recreation, retail, education and opportunities for Work From Home or co-working spaces - reducing living costs and fostering local community ties;
- » Deliver a state-of-the-art Local Town Centre providing a range of shopping, dining, employment and transport options within a compact urban place featuring architecturally designed built form;
- » Establish community and recreation facilities that cater for the needs of new residents, as well as those within Miners Rest, Sunraysia Heights and Macarthur Park.



Regenerative Environments

- » Revitalise the Burrumbeet Creek corridor and work with catchment management authorities to enhance long term flood mitigation for the area and encourage biodiversity;
- » Explore opportunities to reduce potable water use and partner with CHW to capture value of current operations;
- » Adopt precinct-wide water and energy initiatives to reduce carbon emissions and environmental footprint.
- » Explore opportunities for productive, edible landscapes and community farming.



Place Character

- » Celebrate the equestrian history of the site and local area, through ongoing recreational offers;
- » Integrate existing landscape features into the urban fabric;
- » Establish a neighbourhood character - through design treatments - which draws from the qualities of Ballarat's established neighbourhoods, and reflects the site's equine history.



Wellbeing

- » Promote social interaction through the provision of local facilities and a dedicated Community Development Program;
- » Encourage active and healthy lifestyles through the creation of a high amenity neighbourhood with a connected network of walking and cycling paths;
- » Investigate the restoration of the Ballarat Town Common for an integrated multi-user circuit track for equestrian, cycling, walking and other users.



Housing Choice

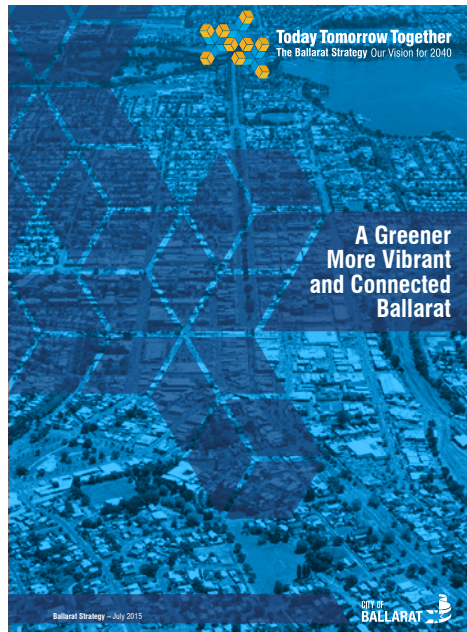
- » Provide a diversity of living options, catering for a range of demographics, economics and cultures;
- » Embed affordable living through providing homes in close proximity to daily needs and services;
- » Complement established housing markets within Ballarat, providing alternate housing options;
- » Deliver NDIS, Social and subsidised rental properties as part of the housing mix.

Our Vision for Wyndholm Park

Aligned with Ballarat Strategy 2040

Ballarat's Strategy for 2040 groups policies and actions under 5 key themes (pictured right).

Wyndholm Park's pillars closely align with these key themes.



- Policies and Actions are grouped under the following key themes, to enable easy navigation.

Productive Ballarat

This section identifies the key policy directions and initiatives to underpin the economic growth and development of Ballarat towards 2040. It provides land use guidance to support the objectives and aspirations of the Ballarat Economic Strategy 2015-2019, outlining the plan for economic growth, industry, development infrastructure, tourism and township areas.

Settlement for a Highly Liveable Ballarat

This section identifies the key policy directions and initiatives to support community health, wellbeing and liveability. It provides land use guidance to underpin these aspirations and outlines the plan for the 10 minute city, liveability, health and well-being.

Housing Ballarat

This section identifies the key policy directions proposed for housing in Ballarat, supporting a much larger but also more diverse community with housing choices for the future. It outlines the plan for residential development, housing form and diversity.

Connected Ballarat

This section identifies the key policy directions for ensuring an integrated approach to connecting business and the community. It outlines the plan for a more sustainable transport network.

Sustainable Ballarat

This section identifies the key policy directions and initiatives to underpin the management of a sustainable Ballarat towards 2040. It outlines the plan for the historic urban landscape, biodiversity, open space, water, flooding, land and soil, agriculture, sustainable energy, waste and contamination, climate change impacts and sustainability.

Wyndholm Park Pillars



Our Vision for Wyndholm Park



Area: 218ha



2,500 dwellings



Population: 7,000



Connect to the natural setting



Create walkable neighbourhoods with discernable centres and well-defined edges



Promote sustainable transit modes



Live locally



Connect to the Unique Natural Setting



Visual cues to Mt. Rowan as a key natural landmark.



Position pedestrian and cycle networks to connect to the natural features around the site: Burrumbeet Creek and Mt. Rowan.



Capitalise on the natural setting by drawing in the surrounding landscape to leverage borrowed amenity.



Sustainability Initiatives

Wyndholm Park

Wyndholm Park is envisioned as a place residents will be proud of, one that positively impacts the broader community, and that future generations will appreciate and enjoy.

A broad range of sustainable initiatives will be implemented across a variety of sectors - from housing and transport to environmental rehabilitation and local food production.



Net-zero emission homes and businesses

- » All-electric homes, no gas connection
- » Minimum NatHERS rating of 7 stars
- » Rooftop solar requirements (4MW+)



Creek rehabilitation and drought proofing

- » Smart, integrated water management system across the subdivision
- » Rehabilitation of the creekline, including exploring opportunities to create habitats suitable for platypus or rakali



Design guidelines and builder partnerships

- » Low embodied materials used in construction where possible (e.g. timber)



Electrification of transport

- » Charging infrastructure on Main street and in the commercial hub



Electrification of active transport

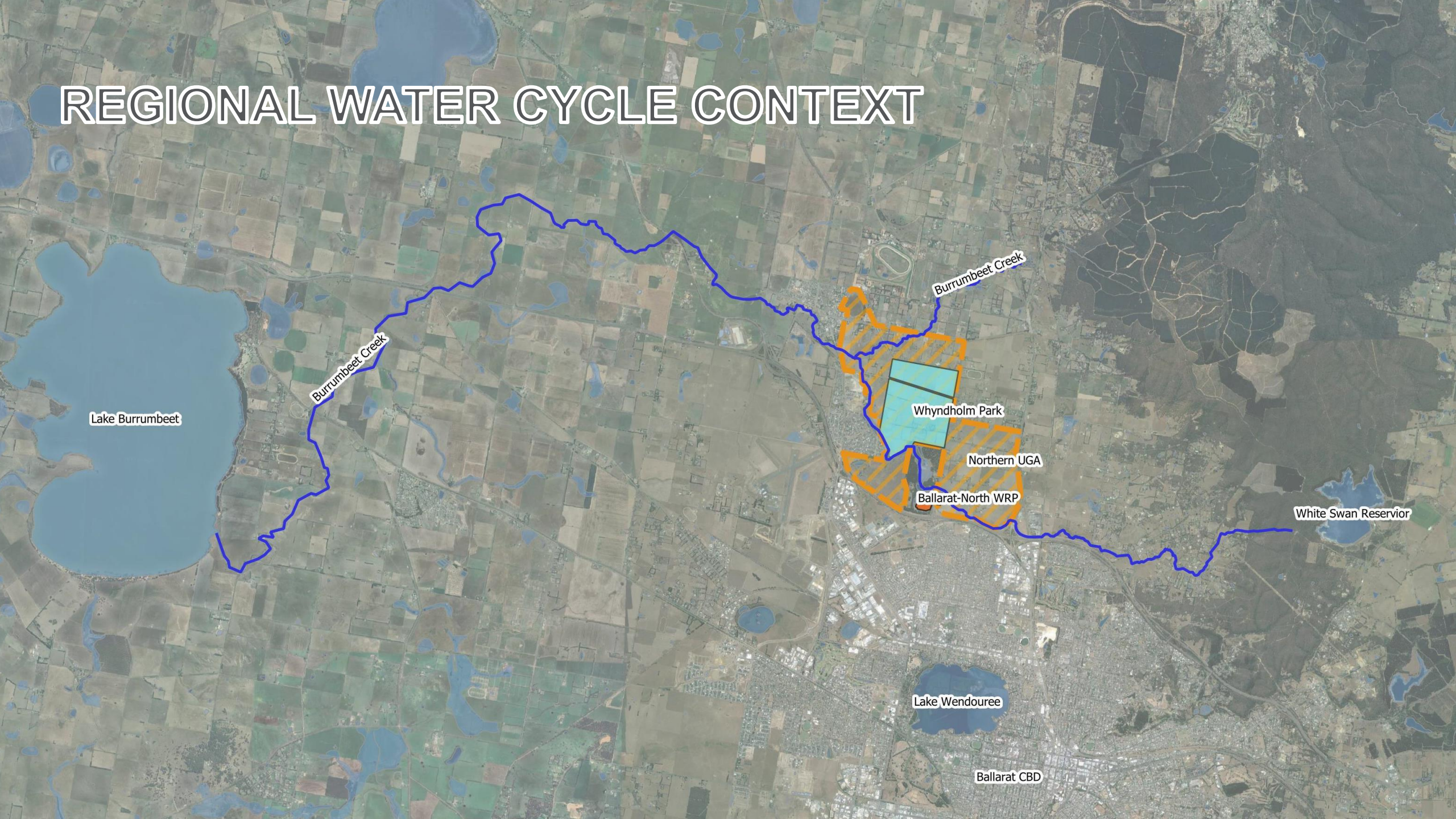
- » Explore opportunities for e-bike programs with potential docking stations in the commercial hub, key open spaces, and/or at schools



Local, sustainable food systems

- » Community gardens and/or outlet for fresh food/veggie market on weekends

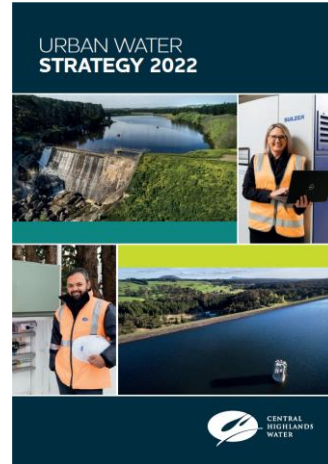
REGIONAL WATER CYCLE CONTEXT



IWM WORKING GROUP



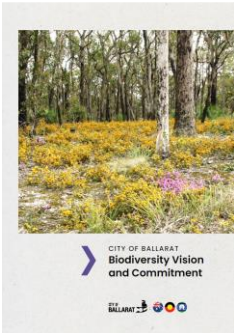
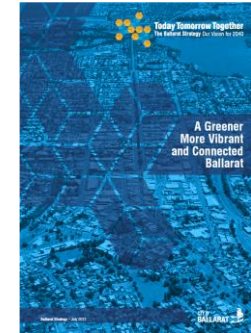
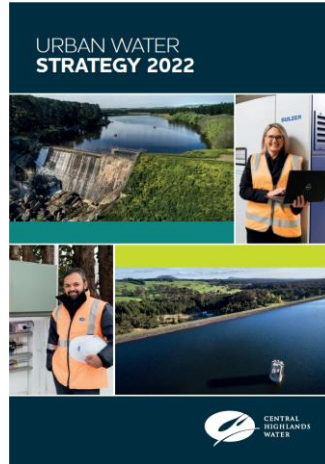
- Water security with climate change and rapid growth
- Recycled water upgrade underway, for Ballarat community parks
- Understanding environmental value of producing more recycled water



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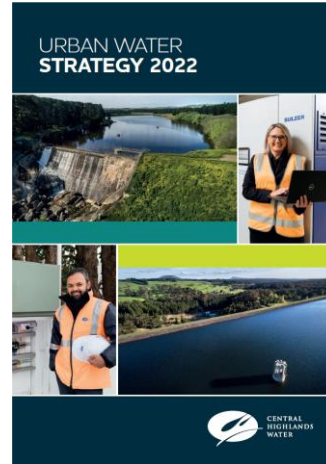


- The natural environment is protected, restored and connected for health and resilience.
- Interested in creating urban amenity, cool green environments
- Water efficiency through alternative water sources

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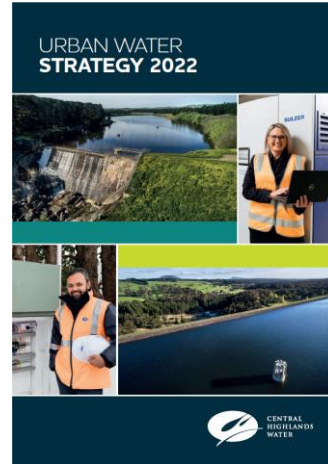


- *Empowered communities nurturing a rich and connected landscape for all – today, tomorrow, together*
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- All people working together to make Wadawurrung Country and Culture strong
- Enough, clean, water in water systems
- Cultural Flows
- Economic access to water
- Removal of Artificial Barriers

IWM FORUM STRATEGIC OUTCOMES

These Strategic Outcomes were defined in the Central Highlands Region Strategic Directions Statement



BALLARAT CITY IWM PLAN

Vision: “A greener, more liveable and prosperous water future for the city and towns of the Ballarat region.”

Population growth with the number of dwellings in Ballarat City expected to increase by 150% in the next 50 years.

Changing economy with a growing service, education and tourism industry, the creation of a green, attractive, and liveable town is a community priority.

Climate change over recent decades our catchments have become drier and temperatures have increased. Climate modelling indicates that Victoria will become warmer and drier in the coming decades, with more extreme events including drought, floods and heatwaves. Average annual streamflow reductions of around 50 per cent could occur in some catchments by the year 2065.

Regional and interconnected water system with rural and urban water cycles interacting there will be a significant increase in urban stormwater runoff and available wastewater.

Ballarat City IWM themes and objectives

SUPPORT LIVEABLE COMMUNITIES

- Generate improved liveability outcomes, recreational opportunities and increase green infrastructure
- Support a sustainable and productive economy

DELIVERABILITY

- Develop a plan that reflects community and stakeholder values and outlines clear implementation pathways
- Deliver strategic direction to enhance IWM outcomes within land use planning



PROTECT HEALTH OF RECEIVING WATER ENVIRONMENTS

- Support river health priorities and mitigate flooding risks

PROVIDE SECURE & SUSTAINABLE WATER SERVICES

- Optimise the use of local water sources
- Maintain and influence water efficiency
- Support a safe and secure urban water supply and demand for the future

Planning for growth

Growth and development initiatives that will support sustainability in our growing city.

We will (over the next 15 years)

- incorporate the Ballarat City IWM Plan as a reference document within the Ballarat Planning Scheme
- utilise preferred IWM strategies (such as stormwater harvesting, recycled water and rainwater tanks) to drive water-wise development in designated areas
- design stormwater drainage to water street trees in new developments
- harvest stormwater for open space irrigation
- restore and plan to protect creeks in new development areas
- investigate partnerships for water-wise developments

Strategic investigations and options

Commence active planning and further investigations now to better position ourselves for a future of diversified water uses.

We will (commence investigations for the long-term)

- develop programs to monitor local stormwater yields and water quality
- undertake a flow and water quality study of the Yarrowee/Leigh river systems
- actively explore agricultural recycled water use opportunities
- provide input to and influence regional and state-wide water strategies
- undertake further investigations into options that are capable of reducing large volumes of run-off and discharge to waterways, such as managed aquifer recharge schemes

DEVELOPMENT SCALE OPTIONS

- Rainwater Tanks



DEVELOPMENT SCALE OPTIONS

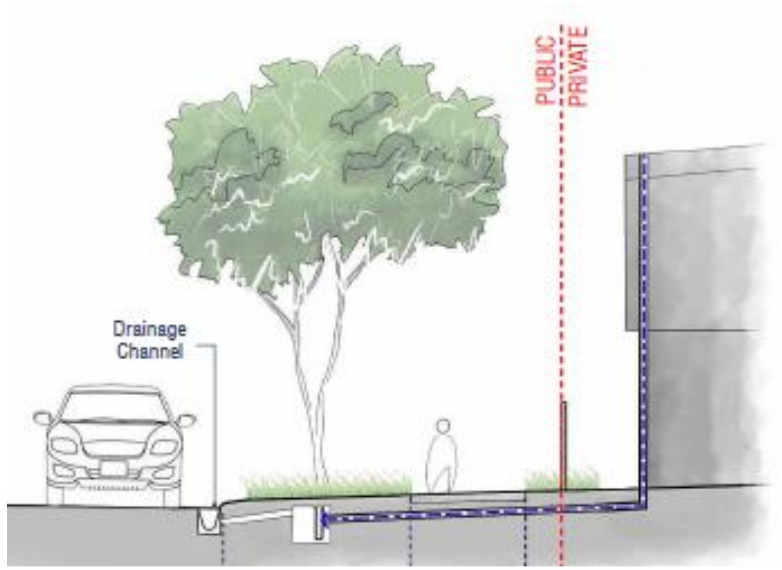
- Rainwater Tanks
- Smart Water Meters

spiire



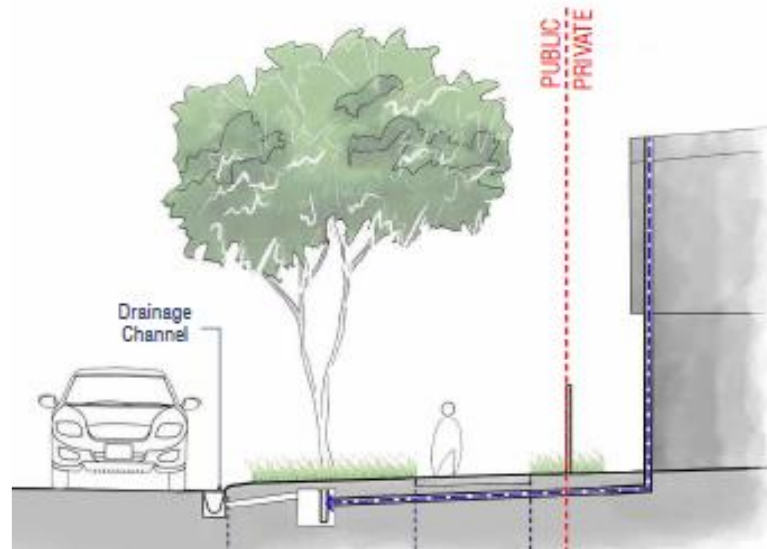
DEVELOPMENT SCALE OPTIONS

- Rainwater Tanks
- Smart Water Meters
- Passively Irrigated Street Trees



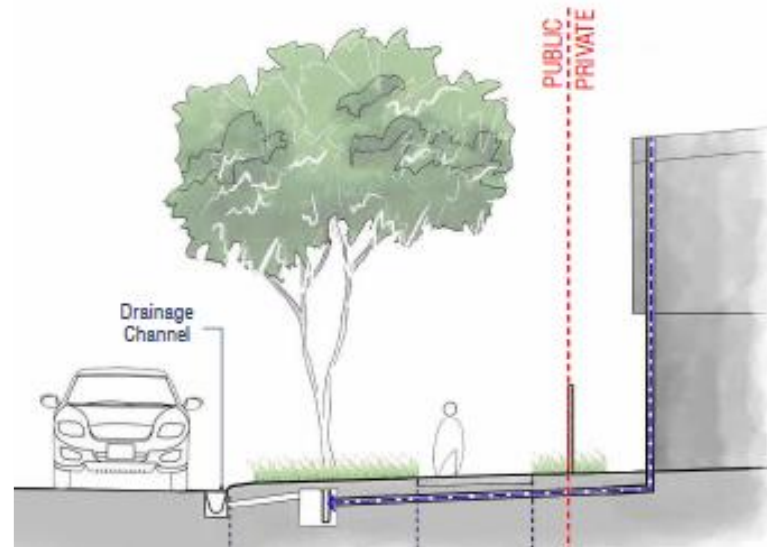
DEVELOPMENT SCALE OPTIONS

- Rainwater Tanks
- Smart Water Meters
- Passively Irrigated Street Trees
- Kerb Cut-Outs



DEVELOPMENT SCALE OPTIONS

- Rainwater Tanks
- Smart Water Meters
- Passively Irrigated Street Trees
- Kerb Cut-Outs
- Ephemeral Wetlands



EPA STORMWATER GUIDANCE CONSIDERATIONS

- EPA Stormwater Guidance suggests, for a 700mm/yr rainfall band:
 - Priority Waterway:
 - 68% Harvest/evapotranspire
 - 11% Infiltrate
 - Non-Priority Waterway:
 - 27% Harvest/evapotranspire
 - 9% Infiltrate
- This equates to up to ~900 ML harvesting and ~150 ML infiltration for the Ballarat North Growth Area.
- Developing a desktop conceptual approach to assess these targets in the context of the broader, heavily modified, catchment

Urban stormwater management guidelines



BURRUMBEET CREEK

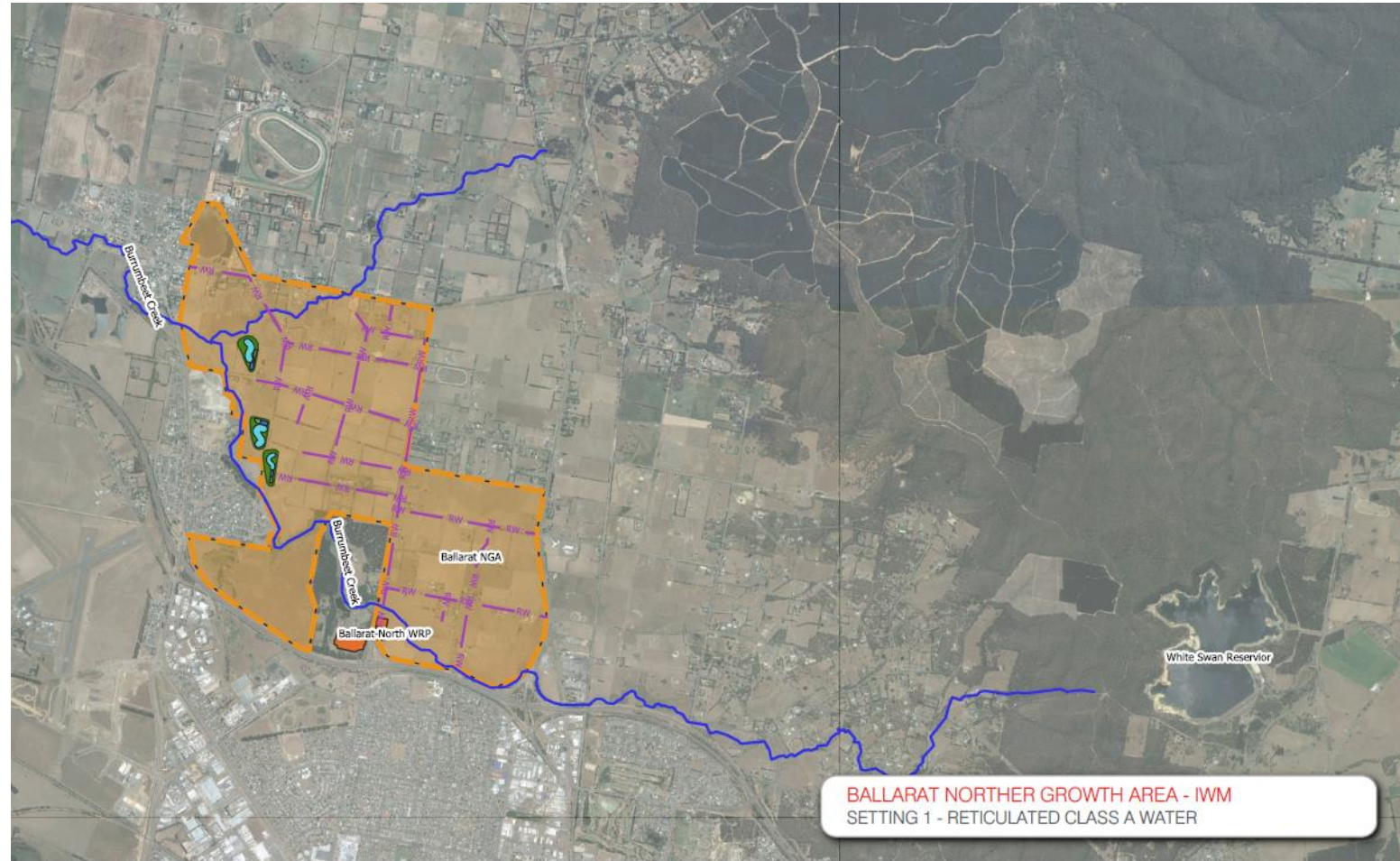
- Currently Burrumbeet Creek receives the majority around ~7 ML/day of class B recycled water produced by the Central Highlands Water Ballarat North Treatment Plant.
- Existing flooding issues downstream at Miners Rest.
- The total flow through Burrumbeet Creek is around 3332ML/year. And is expected to almost double in the next 40-50 years due to urban excess (stormwater and wastewater).
- The creek's condition is classified as 'poor' and not yet regarded as a high priority for improvements.



Figure 1-1 Study area showing Burrumbeet Creek gauge catchment and previously modelled 100 year ARI flood extent (Lawson and Treloar, 2003)

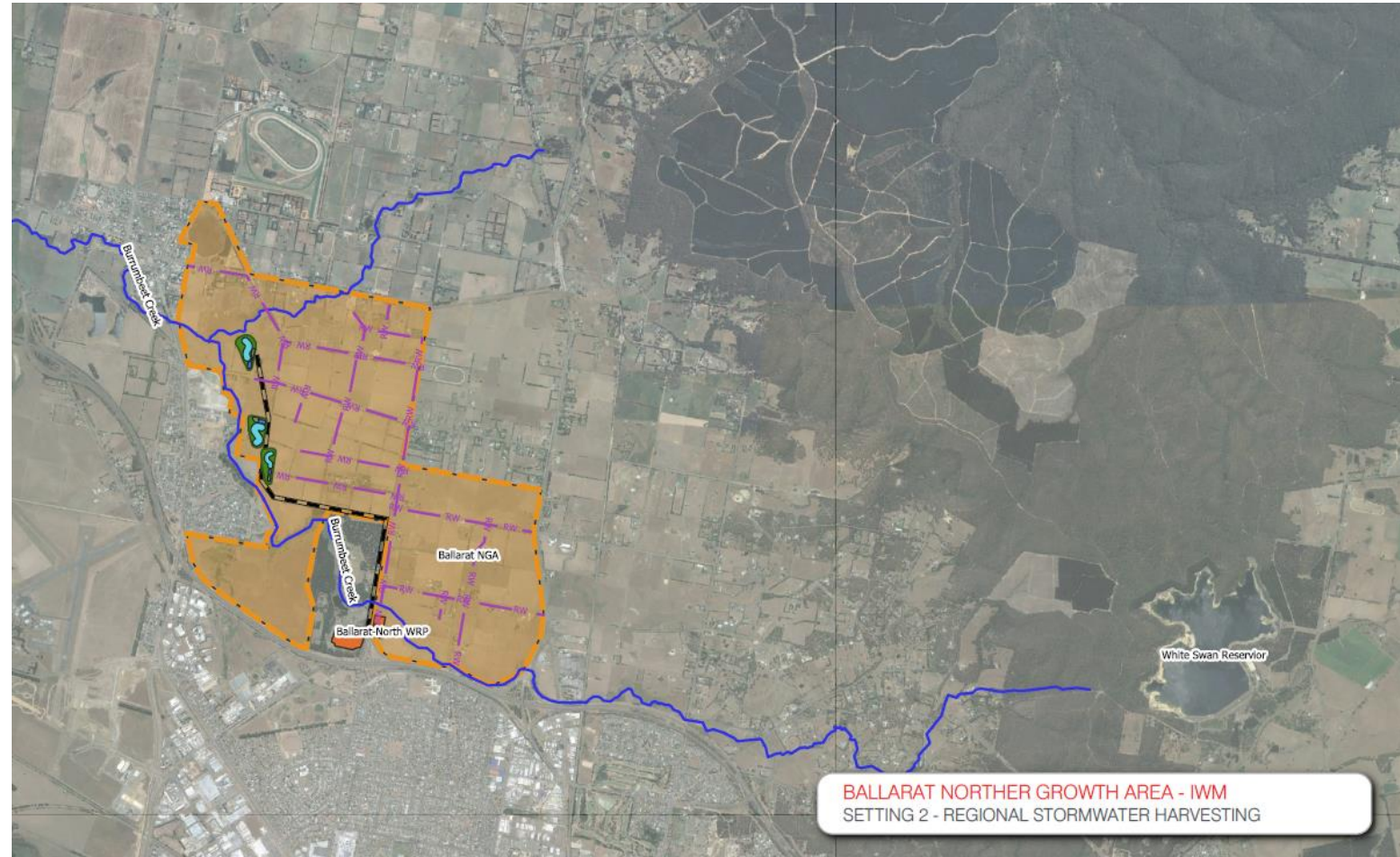
REGIONAL SCALE OPTIONS

- Class A Recycled Water Supply



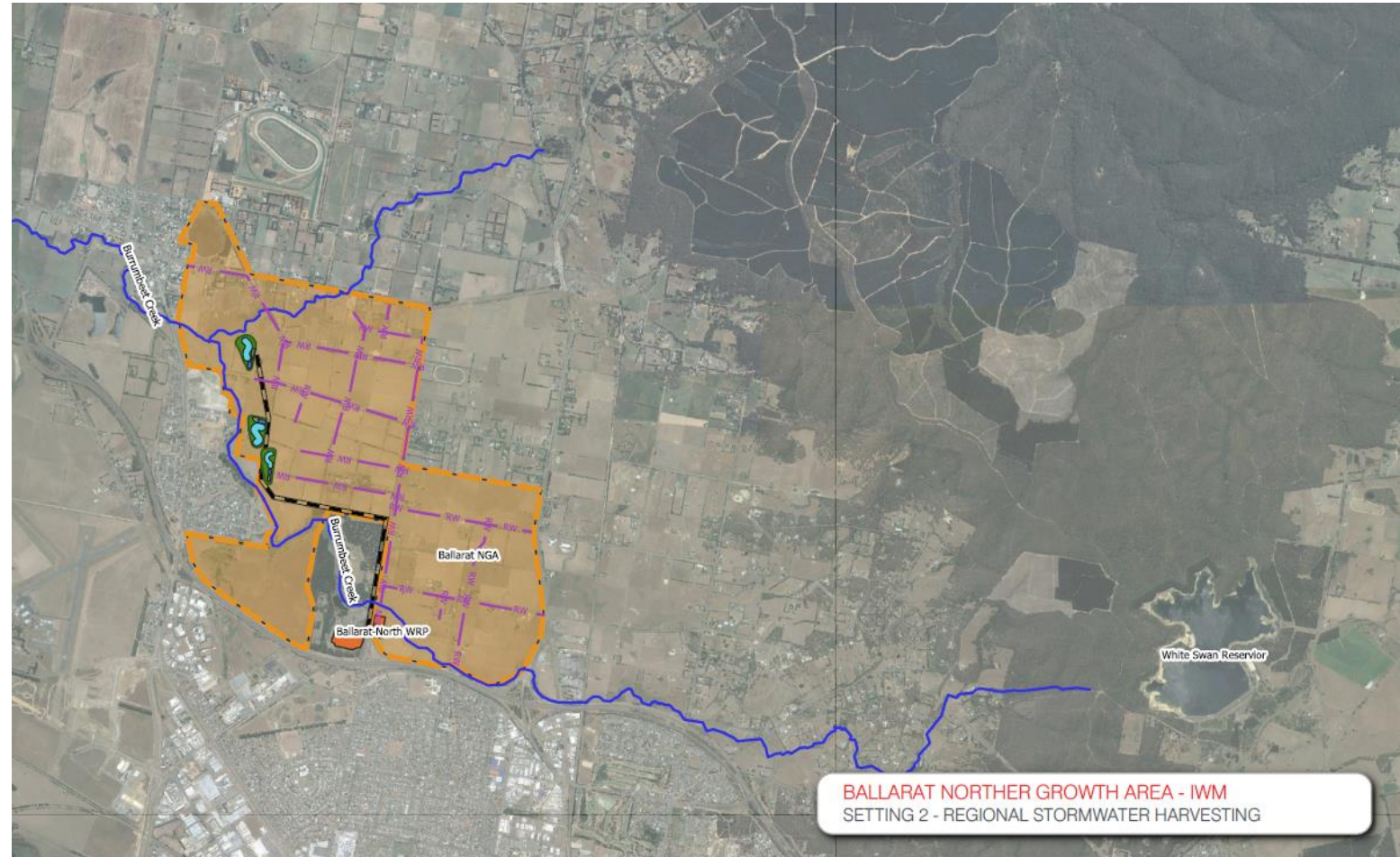
REGIONAL SCALE OPTIONS

- Class A Recycled Water Supply
- Regional Stormwater Harvesting



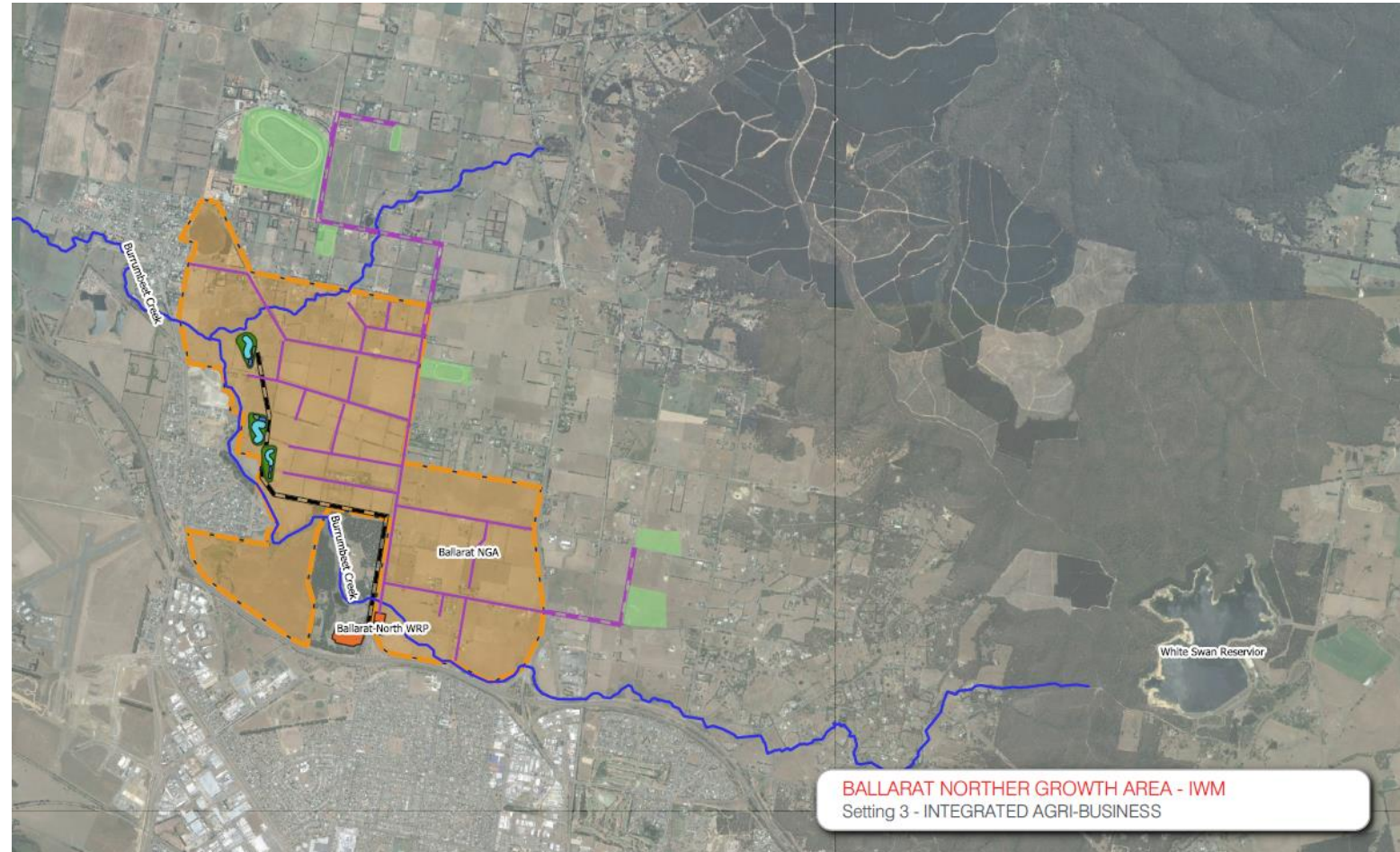
REGIONAL SCALE OPTIONS

- Class A Recycled Water Supply
- Regional Stormwater Harvesting
- Supporting Burrumbeet Creek Flows



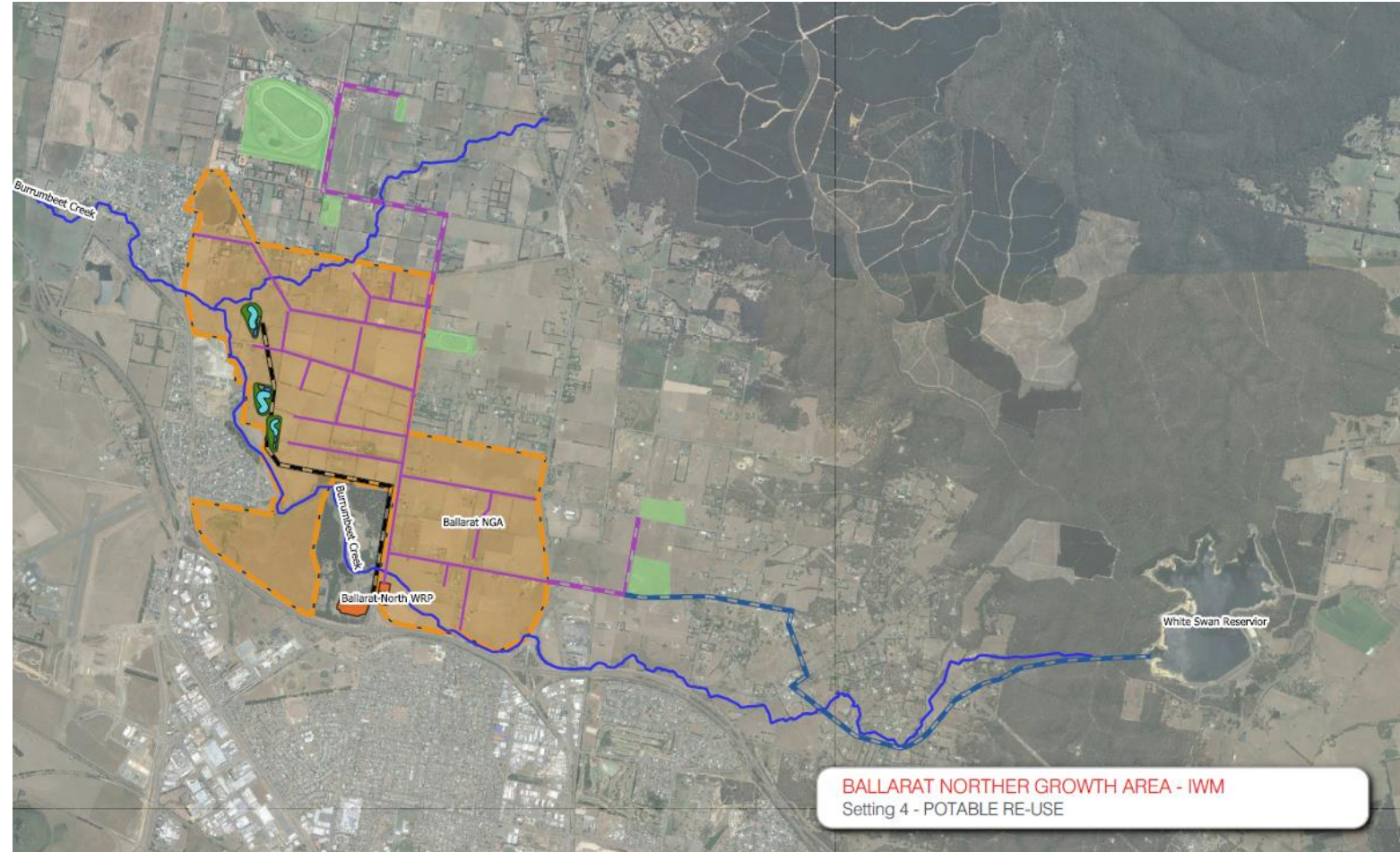
REGIONAL SCALE OPTIONS

- Class A Recycled Water Supply
- Regional Stormwater Harvesting
- Supporting Burrumbeet Creek Flows
- Integrated Agribusiness
- Supporting the Equine Industry



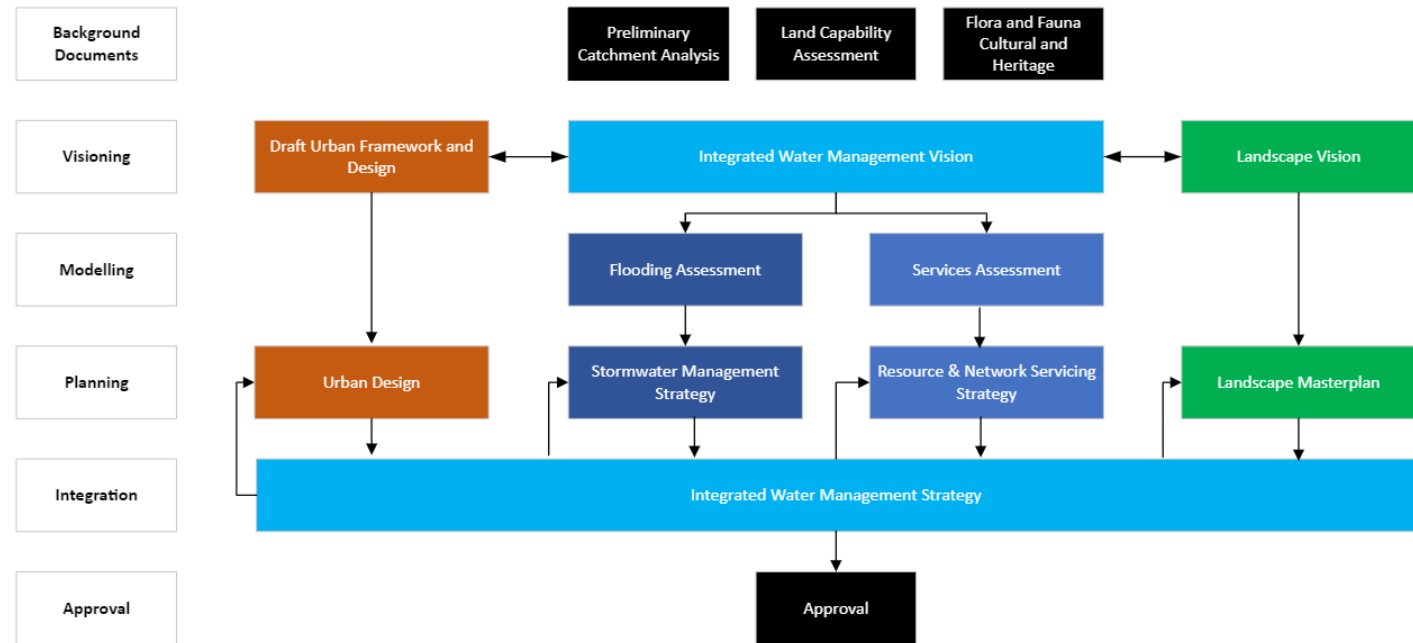
REGIONAL SCALE OPTIONS

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- Supporting the Equine Industry
- Indirect Potable Reuse (not currently government policy)



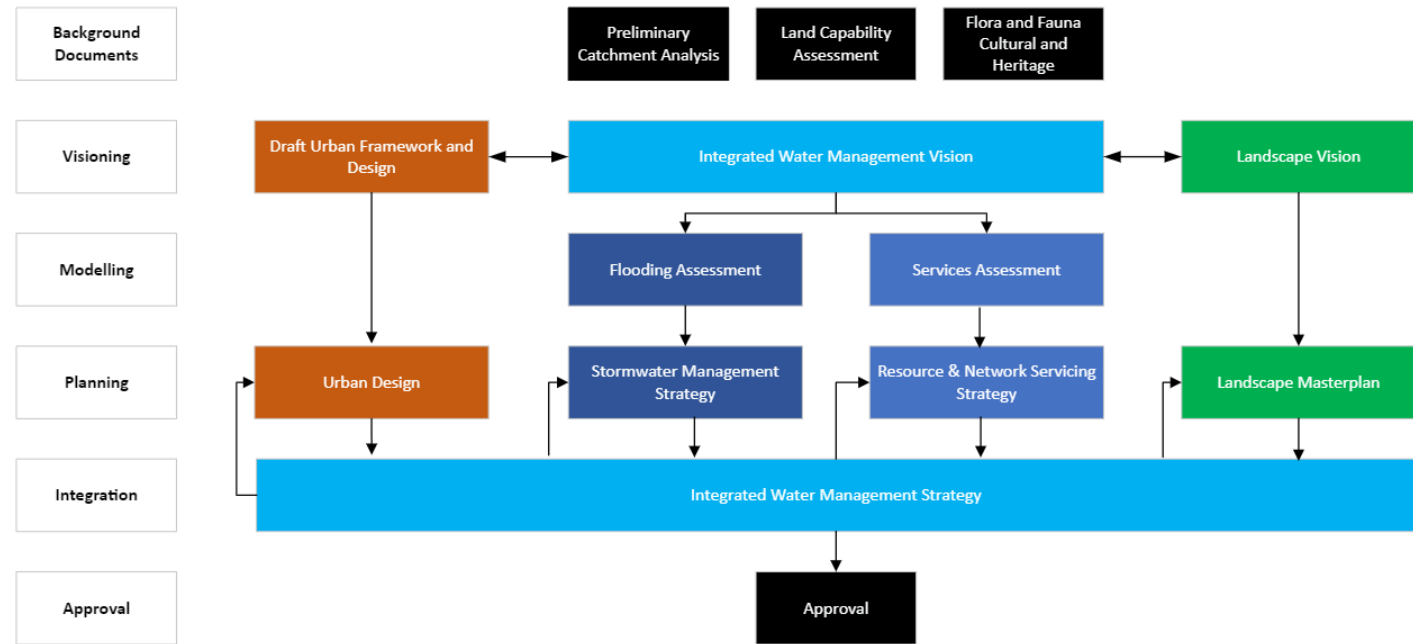
NEXT STEPS

- The IWM Working Group has been established, with a goal to provide VPA with an agreed water cycle servicing approach for inclusion in the PSP



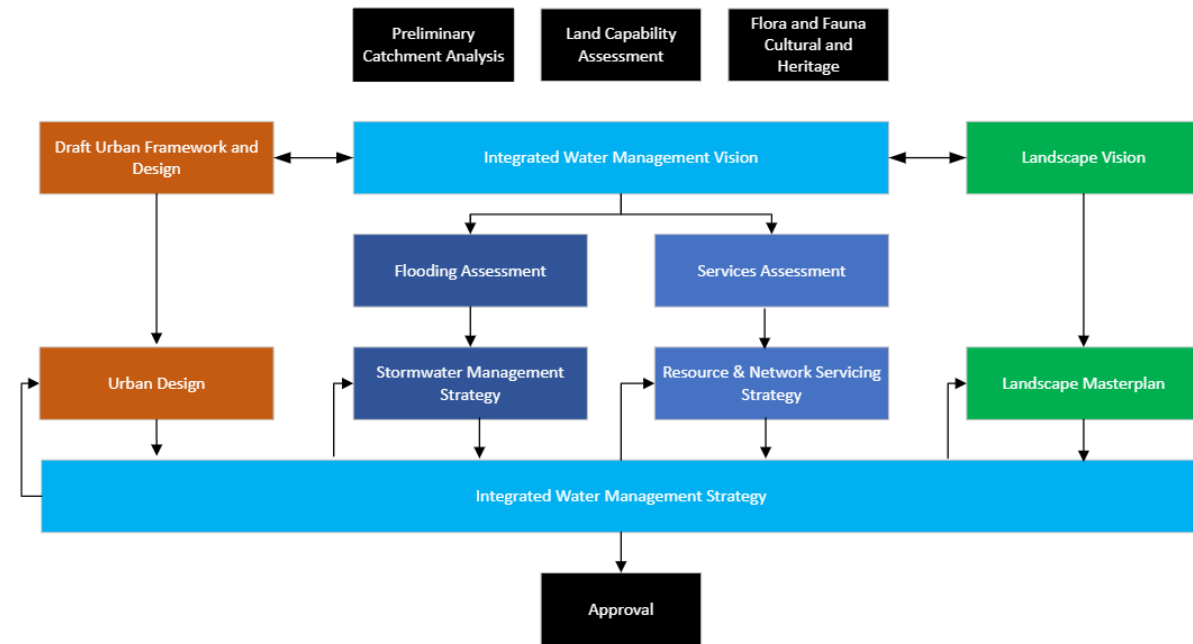
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- IWM Strategy to influence and guide the development of the Urban Design, Water Services Network Plan, Stormwater Management Strategy and Landscape Masterplan

