

# THE BURRUMBEET PLAN

Our Community Towards 2040



August 2018

## **Our Burrumbeet**

The community of Burrumbeet is located within a wide open agricultural and pastoral landscape. Lake Burrumbeet is the heart of the community as well as an irreplaceable environmental asset, home to a range of significant and endangered flora and fauna. The lake and adjoining reserves also provide for a variety of highly valued passive and active recreational pursuits.

## **Our Community Vision**

We are a strong, friendly, supportive rural community. We value our natural landscape assets and want to protect the flora and fauna which is synonymous with the Burrumbeet area. We want to protect our valued rural lifestyle, farming land and distinctive landscape features and improve the recreation facilities and infrastructure in our community.

## **Our Pathway Forward**

The “Burrumbeet Plan: Our Community Towards 2040” is a plan to empower and guide our community to a vibrant future. Our Plan includes a summary of actions to continue to strengthen our community.



# CONTENTS

<b>Community Vision</b>	
<b>Acknowledgment of Burrumbeet’s First People’s</b>	<b>4</b>
<b>Introduction</b>	<b>5</b>
<b>Purpose</b>	<b>6</b>
<b>Planning the Future of Our Township</b>	<b>7</b>
<b>Burrumbeet: The Context</b>	<b>8</b>
<b>Burrumbeet: The Community</b>	<b>9</b>
<b>What You Told Us</b>	<b>10</b>
<b>Priorities and Actions</b>	<b>12</b>
Priority 1:	14
Lake Burrumbeet	
Priority 2:	17
The Landscape and Rural Lifestyle of Burrumbeet	
Priority 3:	19
Services, Infrastructure and Amenity	
<b>Framework Plan</b>	<b>21</b>
<b>Implementation Plan</b>	<b>22</b>
Appendix 1: Background Analysis	27
Appendix 2: Planning and Policy Analysis	34

## ▶ ACKNOWLEDGMENT OF BURRUMBEET'S FIRST PEOPLE'S

**We are proud to acknowledge the Traditional Owners of Country, which includes Burrumbeet, the Wadawurrung peoples, and pay respects to all Elders, past, present and emerging, as well as Elders from other communities that reside here today.**

Lake Burrumbeet is part of the traditional lands of the Burrumbeet Balug clan, who form part of the Wadawurrung people. The name Burrumbeet means 'muddy water' in the Wadawurrung language.

The lake with its sandy embankments, large sheltering trees, freshwater creek and the rich resources available in this environment provided an excellent camp for the Wadawurrung people who were known to inhabit this area. Burrumbeet is part of the cultural fabric of the Wadawurrung people, with ancient stories about this particular landscape surviving and informing the living Aboriginal culture that continues today.





## INTRODUCTION

**Local townships and settlements are valued by residents for their character, sense of community and lifestyle. They represent a different style of living to urban Ballarat and contribute to the lifestyle diversity and choice for residents across Ballarat.**

Townships face very different challenges and enjoy different opportunities to urban communities and need local consideration of their unique situation to appropriately guide their future. Council has a significant role to play in supporting township and settlement areas to manage change and prosper over the long term as important hubs for their local community.

As a key initiative of the City of Ballarat's long-term plan for growth to 2040, Today Tomorrow Together: The Ballarat Strategy, Council is committed to delivering Local Area Plans for six townships and settlements across the municipality in collaboration with local communities.

We know that creating and maintaining places that people love requires ongoing commitment and vigilance to:

- » Protect the characteristics and values that are intrinsic to a community's identity and sense of place;
- » Articulate a collective vision for the future that respects the past but is flexible and dynamic in managing change;
- » Recognise the evolving needs of the community and fostering adaptability and resilience through continued monitoring and resetting of goals and strategies.

The Burrumbeet Plan: Our Settlement Towards 2040 will help to achieve this. This plan has been developed in collaboration with the community of Burrumbeet who have shaped the vision and priorities through their generous contributions to community consultation sessions, online surveys and questionnaires.

## PURPOSE

This plan aims to:

- » Inspire active engagement with the Burrumbeet community.
- » Articulate the community's long-term vision and develop an action plan for achieving the vision.
- » Help the community and the City of Ballarat to manage change in Burrumbeet.
- » Identify land use planning actions and potential changes to the Ballarat Planning Scheme.
- » Help community groups make their case when applying for grants and lobbying for funding.
- » Help the City of Ballarat to prioritise investment in Burrumbeet.
- » Identify actions the community can itself achieve.



# PLANNING FOR THE FUTURE OF OUR TOWNSHIP

## Development of the Burrumbeet Plan

**MARCH 2016**  
You told us what you love, what you want to retain and what you imagine for the future.

**Developing the draft plan**  
Your ideas were used in shaping the draft plan

**SEPTEMBER 2016**  
Seeking community feedback on the draft plan  
The Draft Plan, vision, priorities and actions, was presented to the community.

**Incorporating community feedback**  
The feedback from the draft plan shaped the final plan

**Seeking community feedback on the draft plan**  
The draft plan, vision, priorities and actions, was represented to the community.

**Incorporating community feedback**  
The feedback from the draft plan shaped the final plan.

**MID 2018**  
**Amending the Ballarat Planning Scheme**  
City of Ballarat will undertake an Amendment to incorporate the plan into the Ballarat Planning Scheme.

**ONGOING**  
**Implementing the plan**  
The Burrumbeet community will begin the ongoing process of implementing the actions of Burrumbeet: Our Township Towards 2040, with the support of the City of Ballarat.

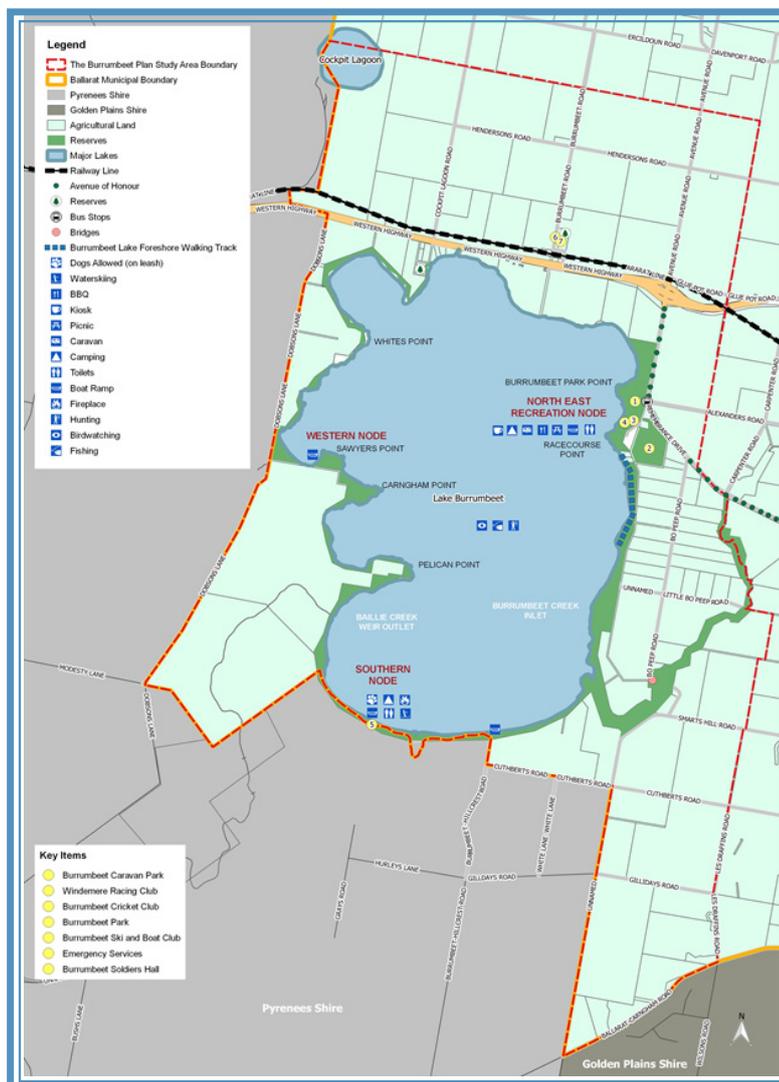
# BURRUMBEET: The Context

Burrumbeet is a small and widely dispersed rural settlement located 20 kilometres west of Ballarat and has a population of approximately 230 people.

The wide open agricultural and pastoral landscape of Burrumbeet is mostly flat with open sky dominating the panoramic views as they extend towards the mountain ranges of the north and west. Lake Burrumbeet is a significant feature within the landscape. It's sheer size (approximately 24 square kilometres) and location, providing a habitat for significant and endangered flora and fauna, make it not only aesthetically important but also culturally significant.

Large, rectangular grazing paddocks characterise the settlement pattern of the area, bordered by a network of drainage channels and post and wire fencing. Small creeks, low lying areas of wet grassland and occasional plantings of small areas of trees also adorn the landscape. The Ballarat Avenue of Honour also exists as a prominent and a highly valued feature of the area connecting the town with the City of Ballarat to the east, and the town of Learmonth to the north.

The area is popular for family activities, camping and recreation with holiday makers and locals visiting the lake for swimming, boating, water skiing and fishing. The water level of the lake significantly fluctuates throughout year, changing the way in which it is used from season to season.



# ▶ BURRUMBEET: The Community

## ▶ PEOPLE



**63.6%** **230** POPULATION  
ARE COUPLES  
WITHOUT CHILDREN

### OUR AGE

0-14 11.7%  
15-24 6.2%  
25- 44 18.8%  
45-64 30.5%  
65 + 32.8%

## ▶ HOUSING



**84.9%**  
OWNED  
OUTRIGHT OR WITH  
A MORTGAGE

**60%**  
SINGLE,  
DETACHED



AVERAGE  
HOUSEHOLD  
SIZE 2.1 PEOPLE

## ▶ EDUCATION & EMPLOYMENT



**21.8%**  
ATTEND AN  
EDUCATIONAL  
INSTITUTION

### EDUCATION

0% Tertiary or Technical  
34.7% Secondary  
37.7% Primary

### EMPLOYMENT

22.6% Management  
14.1% Technicians and  
Trade  
14.1% Professionals

## ▶ DIVERSITY



**81.4%**  
BORN  
IN AUSTRALIA

**97%**  
SPEAK  
ENGLISH  
AT HOME

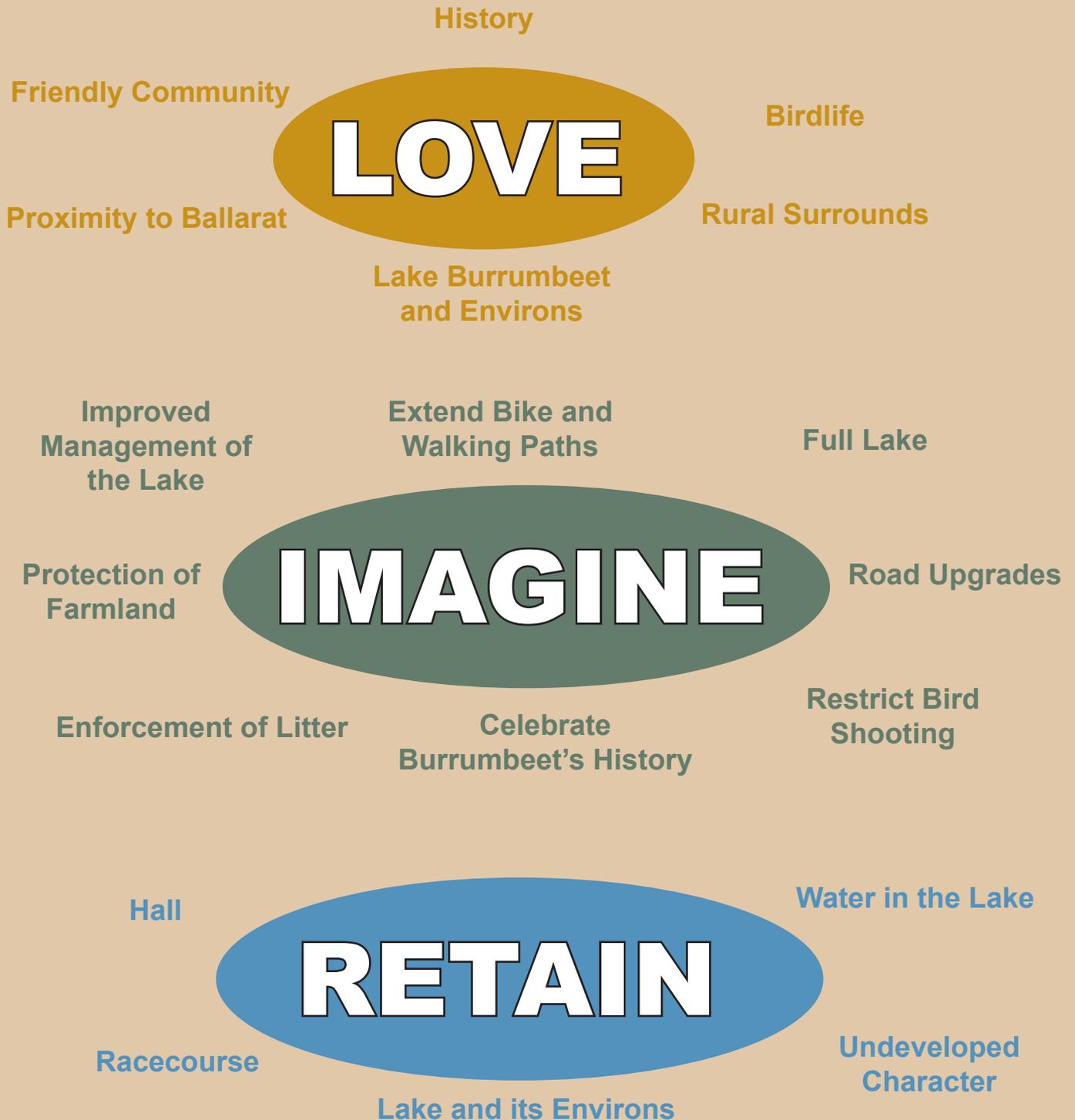
**34%** ARE CATHOLIC

**26%** HAVE NO  
RELIGIOUS  
AFFILIATION



## What you told us

Local people know their community the best, so the City of Ballarat engaged directly with the Burrumbeet community to develop the Burrumbeet plan and identify gaps.



Welcome to

# Burrumbeet Racecourse

country racing

It's a Great Day Out

## PRIORITIES AND ACTIONS

The following priorities and actions articulate how the Burrumbeet community and Council will work together to achieve the vision set by the community.

**Priority 1:** Lake Burrumbeet

**Priority 2:** The Landscape and Rural Lifestyle of Burrumbeet

**Priority 3:** Services, Infrastructure and Amenity





## PRIORITY 1

# Lake Burrumbeet

### COMMUNITY FEEDBACK

The serenity of Lake Burrumbeet and its abundance of wildlife are cherished by the people of Burrumbeet. The lake is the heart of the area, acting as the centre of local community life as well as drawing people towards it from further afield for both passive and active recreation. The natural landscape of the area is valued by the community for its aesthetic beauty, with the lake existing as a significant and distinctive feature in the open landscape of the surrounding agricultural land.

The foreshore and the diverse ecosystems are integral to what makes Lake Burrumbeet the heart of the area, providing surroundings and facilities for relaxation, recreation and the opportunity for people to connect with nature. The community of Burrumbeet has expressed concern for the ongoing maintenance and protection of the foreshore area, raising concerns relating to littering, vehicle access and anti-social behavior. The community that define themselves as part of Burrumbeet would like to see Lake Burrumbeet and its environs protected and enhanced into the future, particularly local flora and fauna which are synonymous with the local area.

### POLICY

#### RELEVANT STRATEGIES AND PLANS

- » Draft Lake Burrumbeet Management Statement, January 2015
- » Ballarat Planning Scheme

### CHALLENGES AND OPPORTUNITIES

The majority of the Lake Burrumbeet reserve is managed by Department of Environment Land Water and Planning (DELWP), however Council can advocate to State Government to respond to issues outside of Council's management responsibilities. The water level of Lake Burrumbeet fluctuates throughout year, changing the way in which it is used from season to season. Lake Burrumbeet is also a site of Aboriginal heritage significance and is of high vulnerability.

#### OBJECTIVE 1.1:

**To ensure the effective management of Lake Burrumbeet and its environs.**

#### ACTIONS

- 1.1.1 Council to collaborate with DELWP to work with the community and key partners to develop a vision for the future use and management of Lake Burrumbeet Reserve. (DELWP will be making recommendations on the most sustainable and viable land management model for Lake Burrumbeet which meets community aspirations).
- 1.1.2 Council to collaborate with the community and partners, including DELWP, to communicate with users of the lake and the surrounding reserves in relation to:
  - » Passive and active recreational activities and groups
  - » Access to the lake and its surrounds
  - » Local law requirements for use of the lake and its surrounds

## **OBJECTIVE 1.2**

**To protect and enhance the biodiversity of Lake Burrumbeet, in recognition of it as a significant natural asset of the broader region.**

### **ACTIONS**

- 1.2.1 Enhance and protect biodiversity where possible.
- 1.2.2 Support local Landcare groups in their land management pursuits.
- 1.2.3 Review the application of the Significant Landscape Overlay, Environment Significance Overlay and Erosion Management Overlay in the Planning Scheme.

## **OBJECTIVE 1.3:**

**To maintain the amenity of the foreshore area**

### **ACTIONS**

- 1.3.1 Undertake landscape improvements throughout areas of the Lake Burrumbeet reserve managed by Council.
- 1.3.2 Maintain the foreshore walking trail.
- 1.3.3 Uphold local laws relating to the use of council managed public land and recreational activities; including litter control and encouraging reporting of rubbish dumping.
- 1.3.4 Council to advocate for adequate vehicular access and parking to Lake Burrumbeet for recreational purposes, including seasonal road closures on the western side of the lake during the winter and spring.

## **OBJECTIVE 1.4:**

**To provide opportunities for interpretation and research of Lake Burrumbeet**

### **ACTIONS**

- 1.4.1 Key stakeholders to identify opportunities to research and interpret Lake Burrumbeet's significant cultural, historical and natural attributes and local stories through research partnerships.
- 1.4.2 Investigate establishment of interpretation throughout the Lake reserve, showcasing the cultural, historical and natural attributes and local stories of the lake and the broader landscape.



## PRIORITY 2

# The Landscape and Rural Lifestyle of Burrumbeet

### COMMUNITY FEEDBACK

The Burrumbeet plains are a generally flat, largely pastoral area which extends westward from Ballarat along the basalt plains with Lake Burrumbeet forming an extensive and exceptional water feature within the landscape. The beautiful mature red gums and native vegetation are synonymous with the birdlife that makes Lake Burrumbeet unique.

The landscape is dominated by open skies and long distance panoramic views to the hills and mountain ranges of the north and west. A large regular grid pattern of tracks and roads traverse the large rectangular grazing paddocks of the Burrumbeet area and leave the impression of an extensive flat agricultural landscape. There are very few buildings in the broader landscape and with the exception of occasional small plantation areas, very little tree cover and isolated dwellings along Remembrance Drive. There are some historic landscape features such as old farmsteads, boundary walls and hedges.

The residents of Burrumbeet are widely dispersed across the landscape with the largest assembly of buildings located at the north eastern side of Lake Burrumbeet where the Burrumbeet Caravan Park is located and private properties decrease in size from over one hundred hectares to between three and 12 hectares. The residents of the area value the landscape and the rural lifestyle associated with it. As such the priority for this community is to protect and enhance the elements which make up the landscape and the rural lifestyle which residents value so highly.

### POLICY

#### RELEVANT STRATEGIES AND PLANS

- » Central Highlands Regional Growth Plan, 2014
- » Today, Tomorrow, Together: The Ballarat Strategy, 2015
- » Ballarat Planning Scheme
- » City of Ballarat Council Plan 2017-2021
- » Rural Land Use Strategy, 2010
- » Our People, Culture and Place: A Plan to Sustain Ballarat's Heritage

### CHALLENGES AND OPPORTUNITIES

As the population of the municipality continues to grow into the future, increasing pressure is placed on rural areas to be developed for urban uses. Increasing urban sprawl and ad-hoc development has the potential to significantly and negatively impact the amount of viable agricultural land and the exceptional character of Ballarat's rural landscapes. Climate change also poses a threat to the rural setting of Burrumbeet, with a reduction of rainfall and rising temperatures forecast to have substantial impacts on the biodiversity of vegetation (particularly native species) and on the amenity of residents in increasingly frequent extreme weather events.

Council has a clear policy base for the protection of productive agricultural land which acknowledges the important role this land plays to the economy, liveability and amenity.

## **OBJECTIVE 2.1:**

### **To protect agricultural land and promote sustainable land uses**

#### **ACTIONS**

- 2.1.1 Council to continue to maintain roadside conservation areas and undertake the program of roadside weed control in conjunction with local Landcare groups.
- 2.1.2 Promote access to Council's Community Nursery as a facility for Landcare groups to propagate indigenous native plants or revegetation projects.
- 2.1.3 Support local groups promoting viable farming practices and sustainable land uses.
- 2.1.4 Protect agricultural land by ensuring development occurs in accordance with the rural land use provisions of the Ballarat Planning Scheme.
- 2.1.5 Review the Farming Zone on Bo Peep Road to identify other zone options which reflect its rural lifestyle character.

2.2.2 Protect and maintain the prominence of the Avenue of Honour as a unique landscape feature and gateway to the region through the continued application of the Heritage Overlay and implementation of the Avenue of Honour Interface Guidelines into the planning scheme.

2.2.3 Investigate sites of potential heritage value in the broader Burrumbeet area, as identified through City of Ballarat's Heritage Gaps Master Plan, through completion of heritage assessments.

## **OBJECTIVE 2.2:**

### **To protect and enhance landscape features of historical and environmental value.**

#### **ACTIONS**

- 2.2.1 Introduce a biodiversity corridor along Weighbridge Road to Haddon/Windermere Road area (north/south) that links Lake Burrumbeet and Lake Learmonth, Skipton Rail Trail and Avenue of Honour with safer cycling links for people to connect with these places.



## **PRIORITY 3**

# **Services, Infrastructure and Amenity**

### **COMMUNITY FEEDBACK**

The Soldiers Memorial Hall is the community hub of Burrumbeet. The hall was built in 1935 and is used regularly to host community meetings, social events and private functions. It provides an important asset for the community and plays an important community building role within the area.

The Lake Burrumbeet Caravan Park is located on Crown Land and offers cabin accommodation as well as sites for camping and caravans. Recreational facilities within Burrumbeet include the Burrumbeet Ski and Boat Club, the Burrumbeet Park and Windermere Racing Club along with the Burrumbeet Cricket Club.

The priority for the Burrumbeet community is to continue supporting the Soldiers Memorial Hall, the church and the caravan park as well as improving and enhancing some of the infrastructure in the area.

### **POLICY**

#### **RELEVANT STRATEGIES AND PLANS**

- » Central Highlands Regional Growth Plan, 2014
- » Today, Tomorrow, Together: The Ballarat Strategy
- » Ballarat Planning Scheme

### **CHALLENGES AND OPPORTUNITIES**

Residents of Burrumbeet have easy access to a range of social, health, educational services and retail opportunities within nearby Ballarat and surrounding townships. The completion of Lucas Town Centre and the Glenelg Highway Major Activity Centre will provide the community with a further range of services within easy reach into the future. The community doesn't have local access to services such as retail, a post office or service station.

#### **OBJECTIVE 3.1**

**To offer ongoing opportunities to support, and educate local businesses and community groups**

#### **ACTIONS**

- 3.1.1 Assist and encourage local businesses to access State and Federal funding grants and programs to support productivity, growth, innovation and value add opportunities .
- 3.1.2 Deliver Tenderwrite workshops as part of the Ballarat Industry Participation Program (BIPP) inviting local businesses to help improve their competitiveness.
- 3.1.3 Council to assist and encourage local organisations to access funding grants and programs, including Council's Community Impact Grant Program to support community based events and activities.

## **OBJECTIVE 3.2**

**To continue to maintain Council assets and investigate opportunities for their upgrade.**

### **ACTIONS**

- 3.2.1 Council to continue to maintain Council assets at the Burrumbeet Caravan Park.
- 3.2.2 Investigate the current condition, demand and use of the sporting facilities near the caravan park and determine if upgrades are required.
- 3.2.3 Investigate the quality of Bo Peep Road, particularly its usage and any subsequent need for upgrading, widening, side barriers or signage.

## **OBJECTIVE 3.3**

**To improve accessibility and signage for walkers and cyclists.**

### **ACTIONS**

- 3.2.4 Investigate the potential to improve walking and cycling route connections to the Freeway Overpass, Avenue of Honour, Lake Learmonth and Cardigan Village.
- 3.2.5 Encourage visitation by sports and tourist riders through the development of interpretative and way-finding signage along cycling paths.



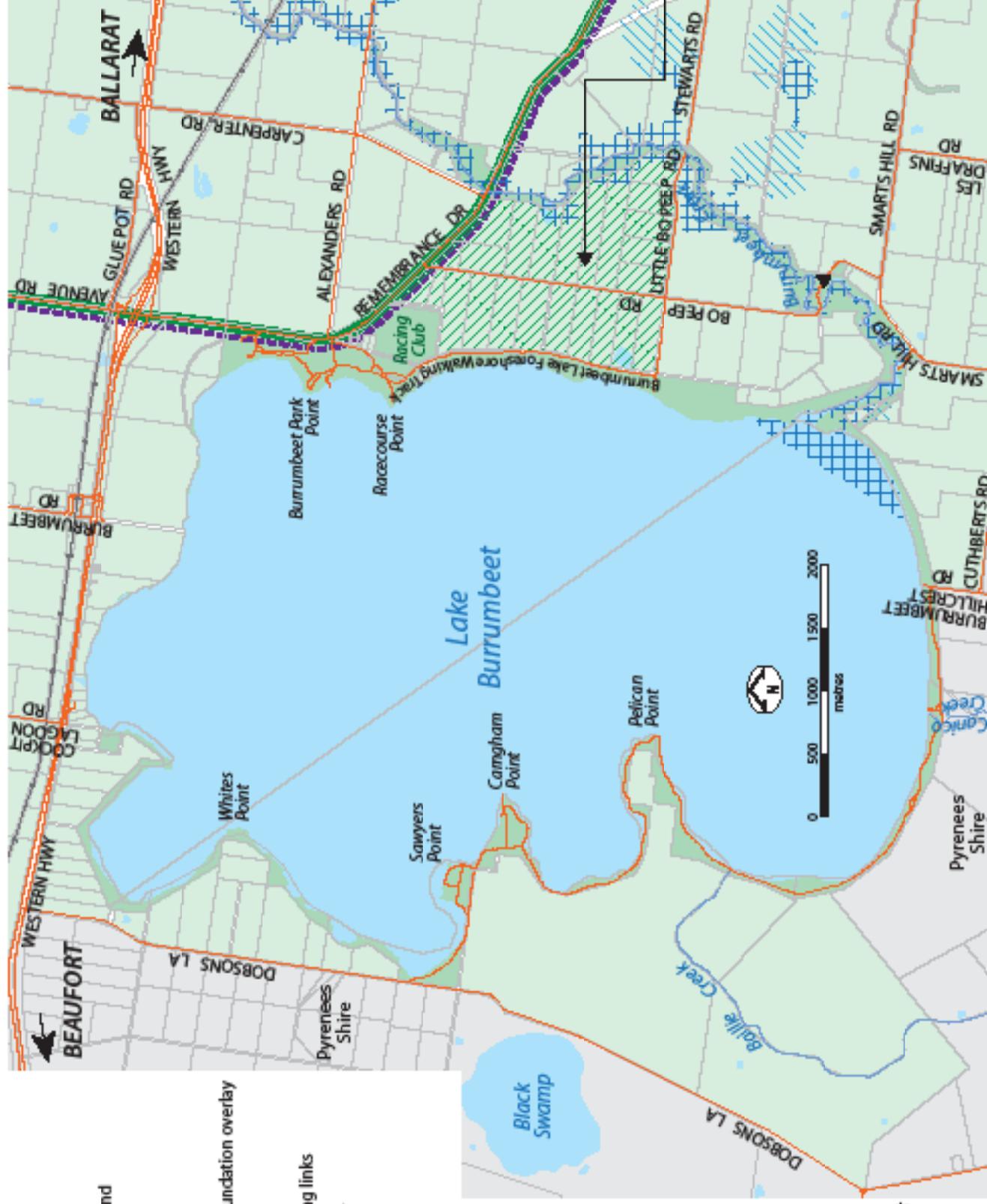
## LEGEND

-  Parcel boundary
-  Agricultural land
-  Reserve / public land
-  Waterbody
-  Flood overlay
-  Land subject to inundation overlay
-  Review zoning
-  Walking and cycling links
-  Avenue of Honour
-  Sealed road
-  Railway line

Investigate sites of potential heritage value

Review the existing environmental overlays on and around Lake Burrumbeet

Protect agricultural land by ensuring that development is consistent with rural land use principles



Protect and maintain the Avenue of Honour as a unique landscape feature and gateway to the area

Encourage safer walking and cycling links between Lake Burrumbeet, Lake Learmonth and Cardigan Village

Review the Farming Zone on Bo Peep Road to identify if a rural living zone is more appropriate.

Encourage a biodiversity corridor that links Lake Burrumbeet, Lake Learmonth, the Skipton Rail Trail and the Avenue of Honour

# IMPLEMENTATION PLAN

OT = Council

C = Community Led

S = State

PRIORITY 1 LAKE BURRUMBEET		SHORT	MEDIUM	LONG	ONGOING	RESOURCES
Objective 1.1: To ensure the effective management of Lake Burrumbeet and its environs.						
1.1.1	Council will continue to work with the Department of Environment, Land, Water and Planning (DELWP) on issues relating to Lake Burrumbeet and its effective management.				▲	OT
1.1.2	To improve on-ground management of Lake Burrumbeet and surrounds and investigate the appointment of a Committee of Management (CoM) to manage, maintain and improve an area of the overall lake reserve. This CoM would be appointed under the Crown Land (Reserves) Act 1978, administered by the State Government. The CoM may include current and new community members passionate about the Lake Burrumbeet reserve.	▲				S
1.1.3	Develop a joint communication program (flyers, online, social media, onsite) between Council, DELWP and CoM for users of the lake and its surrounds, which could include information about: <ul style="list-style-type: none"> <li>» Passive and active recreational activities and groups</li> <li>» Access to the lake and its surrounds</li> <li>» Local law requirements for use of the lake and its surrounds</li> </ul>		▲			OT/S
Objective 1.2: To protect and enhance the biodiversity of Lake Burrumbeet, in recognition of it as a significant natural asset of the broader region.						
1.2.1	Enhance and protect biodiversity where possible.				▲	OT
1.2.2	Support local Landcare groups in their land management and enhancement pursuits.				▲	OT
1.2.3	Review the application of the Significant Landscape Overlay and Environment Significance Overlay in the Planning Scheme		▲			OT
Objective 1.3: To maintain the amenity of the foreshore area						
1.3.1	Undertake landscape improvements throughout areas of the Lake Burrumbeet reserve managed by Council				▲	OT
1.3.2	Maintain the foreshore walking trail				▲	OT
1.3.3	Uphold local laws relating to the Use of Council managed public land and recreational activities; including litter control and encouraging reporting of rubbish dumping.				▲	OT
1.3.4	Council to advocate for adequate vehicular access to Lake Burrumbeet for recreational purposes, including seasonal road closure on the western side of the lake during the winter and spring.				▲	OT

Objective 1.4: To provide opportunities for interpretation and research of Lake Burrumbeet

1.4.1	Key stakeholders to identify opportunities to research and interpret Lake Burrumbeet's significant cultural, historical and natural attributes and local stories through research partnerships.		▲			C/OT/S
1.4.2	Investigate establishment of interpretation throughout the Lake reserve, showcasing the cultural, historical and natural attributes and local stories of the lake and the broader landscape.		▲			C/OT/S



OT = Council

C = Community-led

PRIORITY 2 THE LANDSCAPE AND RURAL LIFESTYLE OF BURRUMBEET		SHORT	MEDIUM	LONG	ONGOING	RESOURCES
Objective 2.1 To protect agricultural land and promote sustainable land uses						
2.1.1	Council to continue to maintain roadside conservation areas and undertake the program of roadside weed control in conjunction with local Landcare groups				▲	OT/C
2.1.2	Promote access to Council's Community Nursery as a facility for Landcare groups to propagate indigenous native plants for revegetation projects				▲	OT/C
2.1.3	Support local groups promoting viable farming practices and sustainable land uses				▲	OT/C
2.1.4	Protect agricultural land by ensuring development occurs in accordance with the rural land use provisions of the Ballarat Planning Scheme				▲	OT
2.1.5	Review the Farming Zone on Bo Peep Road to identify other zone options which reflect its rural lifestyle character.		▲			C
Objective 2.2 To protect and enhance landscape features of historical and environmental value						
2.2.1	Introduce a biodiversity corridor along Weighbridge Road to Haddon/Windermere Road area (north/south) that links Lake Burrumbeet and Lake Learmonth, Skipton Rail Trail and Avenue of Honour with safer cycling links for people to connect with these places	▲				OT
2.2.2	Protect and maintain the prominence of the Avenue of Honour as a unique landscape feature and gateway to the region through the continued application of the Heritage Overlay and implementation of the Avenue of Honour Interface Guidelines into the planning scheme.				▲	OT
2.2.3	Investigate sites of potential heritage value in the broader Burrumbeet area, as identified through City of Ballarat's Heritage Gaps Master Plan, through completion of heritage assessments		▲			OT

PRIORITY 3 SERVICES, INFRASTRUCTURE AND AMENITY		SHORT	MEDIUM	LONG	ONGOING	RESOURCES
Objective 3.1: To offer ongoing opportunities to support, guide and educate local businesses and community groups						
3.1.1	Assist and encourage local businesses (this may be emerging businesses) to access State and Federal funding grants and programs to support productivity growth, innovation and value add opportunities		▲			OT
3.1.2	Deliver Tenderwrite workshops as part of the Ballarat Industry Participation Program (BIPP) inviting local businesses to help improve their competitiveness				▲	OT
3.1.3	Council to assist and encourage local organisations to access funding grants and programs, including Council's Community Impact Grant Program to support community based events and activities.				▲	OT
Objective 3.2 To offer ongoing opportunities to support, guide and educate local businesses.						
3.2.1	Council to continue to maintain Council assets at the Burrumbeet Caravan Park	▲				OT
3.2.2	Investigate the current condition, demand and use of the sporting facilities near the caravan park and determine if upgrades are required		▲			OT
3.2.3	Investigate the quality of Bo Peep Road, particularly its usage and any subsequent need for upgrading, widening, side barriers or signage.		▲			OT
Objective 3.3: To improve accessibility and signage for walkers and cyclists.						
3.3.1	Investigate the potential to improve walking and cycling route connections to the freeway overpass, Avenue of Honour, Lake Learmonth and Cardigan Village.		▲			OT
3.3.2	Encourage visitation by sports and tourist riders through the development of interpretative and way-finding signage along cycling paths.		▲			OT



# ▶ APPENDIX 1: BACKGROUND ANALYSIS

## SOCIO-DEMOGRAPHIC PROFILE

Note: The following demographic summary has been compiled using the results of the 2011 Census as more recent data is not yet available. Census data has been collected for the 'Gazetted Locality' area of Burrumbeet. Changes to area boundaries between 2006 and 2011 for Burrumbeet means that's temporal comparison of data is likely to be inaccurate and as such has not been undertaken for Burrumbeet.

### POPULATION AND GROWTH

Burrumbeet has a population of approximately 230 people, of which 56.9% were male and 43.1% were female. The median age of residents of Burrumbeet is 55, significantly higher than the median age of 37 across the municipality.

The largest age group within Burrumbeet are the seniors and the elderly (aged over 65), who account for 32.7% of the total population. Children aged under 15 represent 11.7% of the population and those aged between 40-60 account for 39.1%.

There are a total of 101 households in Burrumbeet, 55.4% of which are family households (two or more people), 41.6% are single or lone person households, and 3% are group households.

Of those aged over 15 years, 55% are in a registered marriage. Couple families without children were the most common composition for families (63.6%). Couple families with children comprised 36.4% of households. Overall, Burrumbeet has a much larger proportion of households without children than the municipality in general (38.6%).

### HOUSING

Of the occupied dwellings in Burrumbeet 60% are separate houses and 39.8% are classified as 'Other'. The large amount of housing classified as other is a result of a significant number of community members living at the Burrumbeet Caravan Park. There is a diversity of housing in Burrumbeet in terms of the number of bedrooms per house, with 27.7% having one bedroom, 13.3% having two, 33.3% having three and 18.1% having four or more bedrooms. The average number of bedrooms per dwelling is 2.4 and the average number of people per household is 2.1.

84.9% of houses within Burrumbeet are owned either outright or with a mortgage, and 12.1% are rented, compared with 67.2% and 29.4% across the municipality of Ballarat respectively.

Rent is relatively affordable for households within the township, with median rent (\$160 weekly) accounting for 26.59% of the median weekly household income (\$658). In contrast, mortgage repayments in Burrumbeet are significantly less affordable, with weekly mortgage repayments (\$250) taking up 38% of weekly household income. As a general rule, households are considered to be in 'housing stress' when payments for housing exceeds 30% of the gross household income. The median weekly income in Burrumbeet is significantly lower than across the municipality more generally (\$988).

## EDUCATION AND EMPLOYMENT

In Burrumbeet, 21.8% of people were attending an educational institution. Of these 37.7% were in primary school, 34.7% in secondary school and 0% in a tertiary or technical institution. Burrumbeet has a significantly lower number of people attending technical, university, tertiary or further education institution than the state and wider municipality, however this is likely to be the result of a much lower number of people aged 15 to 24 years.

56.6% of people aged over 15 in Burrumbeet are employed full-time. This is relatively consistent with the wider municipality. Burrumbeet has a higher rate of unemployment than the municipality with 8.65% of people being unemployed compared with 5.8% across Ballarat. 24% of people in Burrumbeet worked part-time.

The largest occupational group in Burrumbeet is 'Managers' (22.6%), followed by 'Technicians and Trades Workers' (14.1%) and 'Professionals' (14.1%).

69% of people in Burrumbeet travel to work by car compared with 73.6% in the City of Ballarat and 61% in Victoria.

## DIVERSITY

Burrumbeet is relatively homogeneous in terms of cultural diversity. 81.4% of residents were born in Australia (in comparison to 86% in Ballarat and 69% in Victoria), and the most common reported ancestry is Australian (29.8%) and English (29.5%) and Irish (11%). By far the most common religious affiliation in the township is Catholic (34.1%) and 26.5% of people report having no religion. These proportions are relatively consistent with the broader municipality. Lastly, 97% of people in Burrumbeet speak only English at home compared with 92% across Ballarat and 72% in Victoria.



## RURAL LAND AND BIODIVERSITY

The areas surrounding Burrumbeet are dominated by agricultural uses, including pasture, cereal and wool production. Burrumbeet is situated in the Western Victorian volcanic plains and is characterised by flat to gently undulating basalt plains with 0-2° slopes, scattered volcanic cones with 15-40° slopes; and the granite of the Waubra Hills ranging from steep slopes of 16-35° to gentle hill slopes of 5-15° in the north-west of the district.

The geology of the district is a mix of granite, volcanic cones, alluvium, basalt and Ordovician sediment. Newer basalt is the predominant geology in the district. Red basalt soil is highly productive, while alluvium soils have average productivity for agriculture.

The district contains a few small areas of remnant native vegetation, including scattered pockets of:

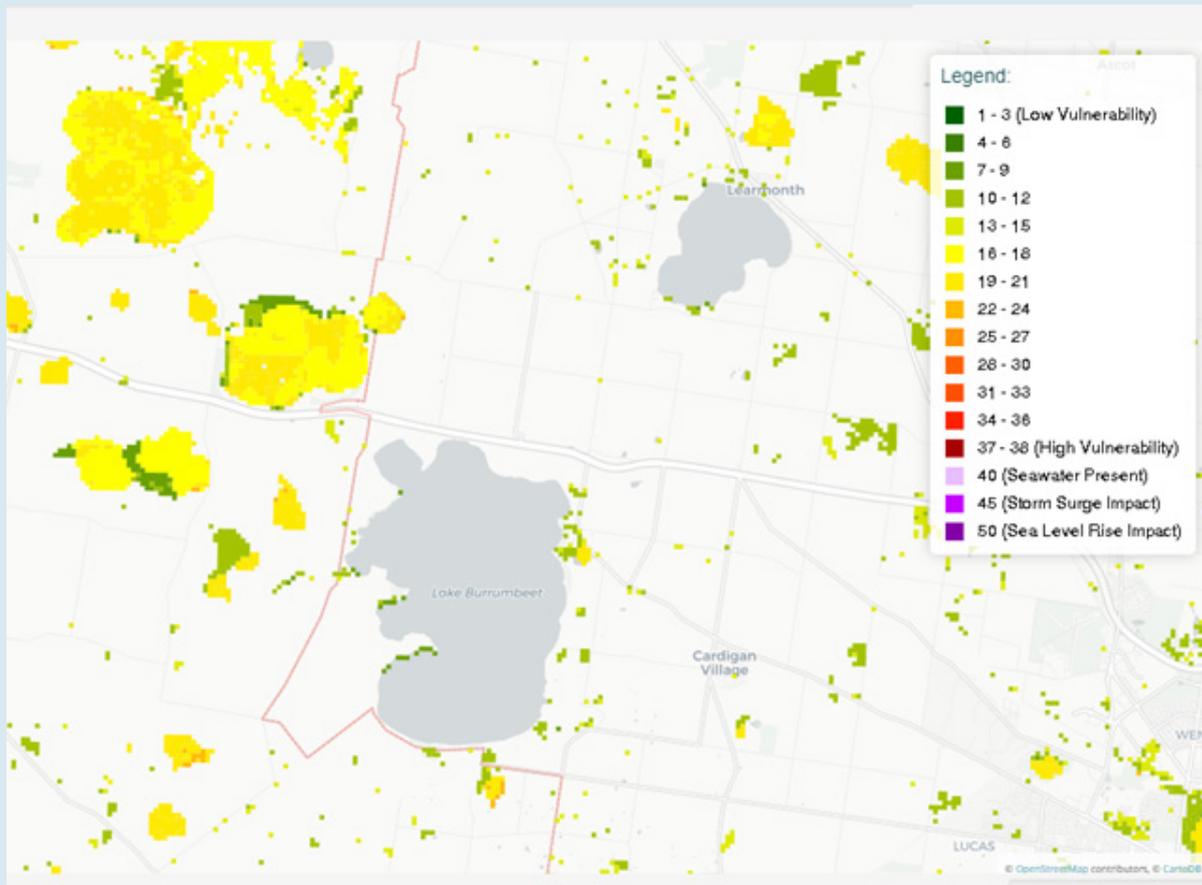
- » Grassy Dry Forest (depleted)
- » Plains Grassy Woodland (endangered)
- » Riparian Woodland (endangered)
- » Plains Grassy Wetland (endangered)
- » Plains Grassland (endangered)

**Figure 1: Native Vegetation**



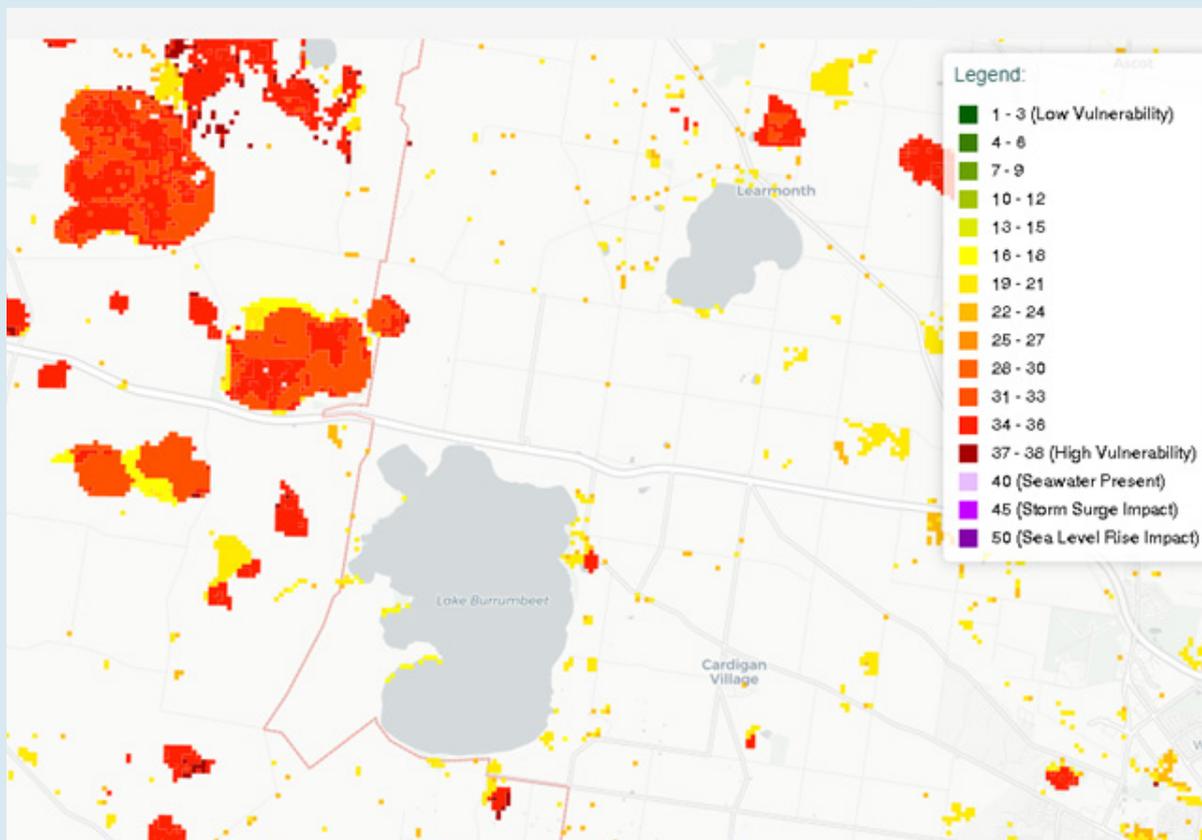
Source: Visualising Victoria's Biodiversity 2017. Grassy Dry Forest (light green), Plains Grassy Woodland (orange), Riparian Woodland (pink), Plains Grassland (yellow), Wetlands (blue)

Figure 2: Vegetation Vulnerability 2050 (RCP 8.5)



Source: cErdi, 2017

Figure 3: Vegetation Vulnerability 2090 (RCP 8.5)



Source: cErdi, 2017

## LAKE BURRUMBEET MANAGEMENT

The large shallow lake of Lake Burrumbeet, as well as its adjoining shoreline reserve, covers an area of 2607ha. The Crown Land is reserved for public park and recreation under the Crown Land (Reserves) Act 1978. The City of Ballarat managed Lake Burrumbeet up until 2013 when the majority of the Lake Burrumbeet management was returned to the Department of Environment, Land, Water and Planning (DELWP). The City of Ballarat is the delegated land manager for the north eastern recreation node which includes the Lake Burrumbeet Caravan Park.

The future management of Lake Burrumbeet is outlined within the Lake Burrumbeet Management Statement. This statement is an agreement between the City of Ballarat and the Department of Environment, Land, Water and Planning (DELWP) regarding the lakes uses, values and management issues, it also sets out management actions to protect the lake's values and recreational opportunities. The involvement of the local community, the Traditional Owners and other stakeholders in the planning and management of Lake Burrumbeet are also included within the Statement.

The majority of the Lake Burrumbeet Reserve is managed by the State Government Department of Land, Water and Planning (DELWP). The area that DELWP manage includes the Southern, Western, Northern and most of the Eastern shore sections of the reserve and the lake basin itself.

The City of Ballarat manages an area of the reserve that includes the Lake Burrumbeet Caravan Park, the sports oval and some natural reserve land to the north of the Lake Burrumbeet Caravan Park. This area is subject to an agreement with the State Government called a Committee of Management Agreement. Council's role is to manage the reserve for the purpose that the land was reserved for and to meet subsequent obligations as Land Manager.

The City of Ballarat is also the Waterway Manager (under the Marine Safety Act 2010) when there is navigable water in the lake and this allows us to regulate water traffic on the lake for safety purposes.

The Lake Burrumbeet Management Statement lists the responsibilities of DELWP as the Lake Management Authority and identifies the issues and management actions which relate to Lake Burrumbeet. The issues include items such as appropriate visitor behaviour, litter disposal, tree hazards and vehicle access amongst others.



Lake Burrumbeet

**Legend**

-  Council Managed Land
-  DELWP Managed Land
-  The City of Ballarat is the waterway manager (under the Marine Safety Act 2010) when there is navigable water in the lake and this allows Council to regulate water traffic on the lake for safety purposes.

## REMEMBRANCE DRIVE

Remembrance Drive is a 22-kilometre roadway that is lined with 3,371 trees and extends from the Arch of Victory in the east to the Weatherboard-Learmonth Road in the west. The site represents a living memorial honouring local men and women who enlisted from Ballarat and surrounding areas for service during World War I. The application of a Heritage Overlay (HO154) in the Ballarat Planning Scheme provides statutory recognition and protection of the historic significance of Remembrance Drive. This section of Remembrance Drive forms part of the Avenue of Honour and Arch of Victory heritage place which is included in the Victorian Heritage Register (Ref H2098).

The registration includes land along Remembrance Drive extending from Learmonth Street to Weatherboard Road and is identified as having historic, architectural, aesthetic, cultural and social significance as the earliest and longest example of a roadside war memorial in Victoria.

Any upgrades or alterations affecting Remembrance Drive or the land adjacent to it are required to respect heritage values. VicRoads is the government authority generally responsible for the management of the Ballarat-Burrumbeet (Remembrance Drive) road reservation.

## SERVICES AND FACILITIES

There are recreational facilities in Burrumbeet which include the Burrumbeet Ski and Boat Club, the Burrumbeet Cricket Club, Burrumbeet Park and Windermere Racing Club as well as the walking track along the lake foreshore.

The Burrumbeet Park and Windermere Racing Club hosts the annual Burrumbeet Cup including the race of the day, the Petrogas Regional Burrumbeet Cup.

Lake Burrumbeet provides the means for various recreational activities and is used for boating, water skiing and fishing.

There is limited pedestrian mobility by way of formal walking paths. The reserve around Lake Burrumbeet provides an informal walking path. The V/Line Nhill to Melbourne bus service operates within Burrumbeet.

The caravan park is located within the north eastern recreation node of Lake Burrumbeet. The caravan park can cater for over 100 people at any one time including annual residents and tourists. The caravan park is serviced by a convenience shop and some sporting facilities.

## ► APPENDIX 2: POLICY ANALYSIS

There are a number of policies at the state, regional and local level that are relevant to planning for the future of Burrumbeet. A brief summary of these is provided below.

These planning policies and broader strategic guidelines have influenced the development of this plan. These documents include:

- » Plan Melbourne, May 2014
- » Central Highlands Regional Growth Plan, May 2014
- » Today Tomorrow Together: The Ballarat Strategy, July 2015
- » Ballarat Planning Scheme
- » Ballarat Rural Land Use Strategy, November 2010
- » Burrumbeet Flood Investigation, December 2013
- » Draft Lake Burrumbeet Management Statement, January 2015
- » Ballarat Open Space Strategy Volume 1 and 2, March 2008

### CENTRAL HIGHLANDS REGIONAL GROWTH PLAN

The Central Highlands Regional Growth Plan (first published in 2010 and updated in 2012) provides a regional approach to land use planning in the Central Highlands. It covers the municipalities of Ararat, Ballarat, Golden Plains, Hepburn, Moorabool and Pyrenees, and identifies opportunities to encourage and accommodate growth and manage change over the next 30 years.

The Plan sets a framework to deliver on the collective aspiration of communities across the region.

The Plan identifies:

Where future development will be supported and assessed at a regional scale;

- » Environmental, economic, community and cultural assets and resources of regional significance that should be preserved, maintained and developed;
- » How the region can respond to opportunities, challenges and long-term drivers of change;
- » Key regional priorities for future infrastructure planning and investment to support growth.

### VISION

'The Central Highlands Regional Strategic Plan identifies that the vision for the Central Highlands region towards 2030 and beyond is to provide a productive, sustainable, and livable region for its people. This plan shares the same vision'.

The content and direction of the Plan is guided by nine overarching principles:

1. Population growth should be planned in sustainable locations throughout the region.
2. The region's economy should be strengthened so that it is more diversified and resilient.
3. The region should capitalise on its close links with other regions and cities.
4. The development of sustainable and vibrant communities should be supported by enhancing the level of access to key services.
5. Land use patterns, development and infrastructure should make the region more self-reliant and sustainable.
6. Planning for growth should be integrated with the provision of infrastructure.
7. The region's land, soil, water and biodiversity should be managed, protected and enhanced.
8. Long-term agricultural productivity should be supported.
9. The importance of cultural heritage and landscapes as economic and community assets should be recognised.

With regards to small towns and rural settlements, the Plan seeks to:

- » Build on local opportunities to support resilience of small towns;
- » Protect and enhance regionally significant environmental assets;
- » Identify and protect the region's significant cultural heritage and landscape assets.

Implications for planning for Burrumbeet:

- » Recognise productive agricultural land and rural landscape character as a regionally significant asset and allow for growth and development in appropriate locations;
- » Recognise the economic benefits of tourism;
- » Plan to enhance biodiversity assets;
- » Plan for development which minimises the risk to property and lives from flood and bushfire risk;
- » When planning for small settlements, ensure consideration is given to the facilities and services, and connection to surrounding townships in order to promote the sharing of resources and promote greater community resilience.

## PLAN MELBOURNE

Plan Melbourne (released in 2014 and refreshed in March 2017) presents the State Government's overarching strategy for managing growth across Greater Melbourne to the year 2050. The Plan seeks to integrate land use, infrastructure and transport planning to meet the city's future environmental, population, housing and employment needs.

## VISION

'A global city of opportunity and choice'

This vision is underpinned by nine key principles:

1. A distinctive Melbourne.
2. A globally connected and competitive city.
3. A city of centres linked to regional Victoria.
4. Environmental resilience and sustainability.
5. Living locally: 20 minute neighbourhoods.
6. Social and economic participation.
7. Strong and healthy communities .
8. Infrastructure investment that supports balanced city growth.
9. Leadership and partnership.

To support these principles, seven outcomes are outlined that, together with the identified policy directions, will achieve the nine overarching principles. Outcome 7 includes specific directions relevant to planning for Burrumbeet, summarised below:

Outcome 7: Regional Victoria is productive, sustainable and supports jobs and economic growth.

Outcome 7 is directed towards promoting investment in regional Victoria to support housing and economic growth, enhancing social and economic participation and growing strong and healthy regional communities. Of particular note in planning for regional townships is:

- » Direction 7.2 – Improve connections between cities and regions.
- » 7.2.1 – improve transport and digital connectivity for regional Victoria

## VICTORIAN HEALTH AND WELLBEING PLAN 2015-2019

The Victorian Health and Wellbeing Plan 2015-2019 establishes an ambitious vision for Victoria, as a state free of the avoidable burden of disease and injury, with the overarching aim of the Plan to reduce inequalities in health and wellbeing. The Plan presents a strong focus on improving inequalities in health and wellbeing, the determinants of health that contribute to those inequalities, and an explicit focus on improving health and wellbeing across the life course.

### VISION

**‘A Victoria free of the avoidable burden of disease and injury so that all Victorian’s can enjoy the highest attainable standards of health, wellbeing and participation at every age’.**

The strategic priorities of the Plan are based on the most significant causes of poor health and wellbeing that are most responsive to preventative action, and that cause the greatest inequalities in health outcomes.

- » Healthier eating and active living
- » Tobacco free living
- » Reducing harmful alcohol and drug use
- » Improving mental health
- » Preventing violence and injury
- » Improving sexual and reproductive health

The Plan emphasises improving health and wellbeing via a range of public health approaches. These are:

1. Supporting healthy and sustainable environments – which is critical to the health and wellbeing of current and future generations. Particular attention is given to climate change adaption and air, food and water quality.
2. Place-based approaches – which emphasise the significance of location in health and focus on a range of settings in which people spend their time.
3. People-centred approaches – which focus on building strong partnerships between health services and other networks, and emphasise prevention, empowerment, education and health literacy.
4. The Plan includes a number of specific strategies that are relevant to planning for the future of Burrumbeet:

### **Healthy and Active Living**

- » Encourage and support people to be as physically active as possible throughout their lives. Strategies may include active transport (such as walking or cycling to work), neighbourhood design that promotes activity and social connectedness, and participation in sport and recreation.
- » Encourage interaction with nature in Victoria’s parks and open spaces.

### **Improving Mental Health**

Enhance and develop strategies to promote mental health and wellbeing and reduce current high levels of psychological distress. Examples include addressing discrimination, encouraging interaction with the natural environment, promoting positive body image, reducing disordered eating, preventing violence against women, tackling stress in the workplace, increasing physical activity and in sport participation, and promoting acceptance of diversity and social-inclusion to build resilient and connected communities.

### **TODAY TOMORROW TOGETHER: THE BALLARAT STRATEGY**

Today, Tomorrow, Together: The Ballarat Strategy outlines the long-term plan for a greener, more vibrant and connected Ballarat. It is supported by key concepts, policies and actions that will underpin land use decision-making in Ballarat over the next 25 years.

The Strategy is based around two key platforms: the “10 Minute City” and the “City in the Landscape.”

The ‘10 Minute City’ concept in Ballarat reflects community aspirations to maintain existing or improved levels of local access to destinations and services as the city grows over time. It is to be achieved by:

- » Making land use decisions so housing growth patterns reinforce a compact city;
- » Developing a network of complete local neighbourhoods;
- » Recognising key precincts for urban renewal and convenience living;
- » Transitioning towards a more sustainable transport network;
- » Supporting the economic transition towards the jobs of tomorrow.

### The 'City in the Landscape':

Supporting Ballarat to be a greener and more vibrant regional city.

The 'City in the Landscape' concept reflects Ballarat's enviable physical, cultural and historical location within its landscape. The concept recognises that nothing should be viewed in isolation of its physical and non-physical context. It is achieved by:

- » Adopting an urban forest approach to better manage our environment, improving the livability and amenity of the City, and making us more resilient to a changing climate;
- » Pursuing a new approach to managing change in our historic city and rural landscape;
- » Local plans for local communities;
- » Embracing the urban and rural landscape;
- » Recognising and responding to a changing climate, and being resilient to environmental impacts and risks.



Strategy	Initiative	Implications for Burrumbeet
Development Infrastructure  Leverage city-shaping and local scale infrastructure	1.17 - Make land use decisions which best utilise existing infrastructure and minimise the cost burden of servicing new development areas.	Limit growth in fringe areas (and alternatively promote growth in existing urban areas) to reduce infrastructure costs to the broader community.
Township Areas  Empower and support rural and township communities	1.22 - Actively engage with township communities to develop and then implement a long-term community vision.  1.23 - Undertake local area planning for townships to support growth and development whilst protecting local values.  1.24 - Continue to support local communities to generate opportunity and employment in township areas.  1.25 - Better connect township areas so people, skills, knowledge and opportunity can move more freely.	Specific Local Area Plans to be undertaken for six township and settlement areas around Ballarat, including Burrumbeet.
10 Minute City  Facilitate better access to local services and facilities	2.1 – Work towards all urban residents being able to access most of their daily needs within 10 minutes' walk or cycling from home.	Street and built environment to make walking and biking preferred ways of accessing public transport and local destinations.  Improve neighbourhood permeability, and encourage people to access neighbourhood centres, parks, schools, natural areas and other key community destinations, by walking, cycling or wheelchair.
Liveability, Health and Wellbeing  Plan for a healthy and inclusive community	2.3 Support health and wellbeing outcomes by ensuring new developments appropriately plan for, and contribute financially towards, community infrastructure required for complete neighbourhoods.  2.4 - Support community-led opportunities for a healthier, safer, more active and inclusive community.	Ensuring any new development occurring in townships encourages active lifestyles by providing permeability, passive surveillance and good amenity.  Enhance walking routes already used informally by the community.  Support community-led initiatives which encourage healthy lifestyles.
Liveability, Health and Wellbeing  Enhance cultural diversity	2.10 - Recognise and adapt our plans, strategies, policies and procedures to engage with an increasingly diverse community.	Working with minority groups for inclusive planning outcomes.  Recognise cultural values, especially Aboriginal.

Strategy	Initiative	Implications for Burrumbeet
Residential Development Guidance on the future of dispersed settlement and township areas	3.10 – Support rural lifestyle development within existing rural living zone and township areas.	Undertake local area planning for township areas to determine their long-term aspirations, opportunities and challenges related to housing growth and change.
Housing Form and Diversity Protect the unique character of Ballarat	3.11 – Promote character and diversity in the design and planning of new housing areas.	Improve the promotion and compliance with landscape character area requirements in all new development.  Ensure that landscape character requirements are clear in policy.
Housing Form and Diversity Plan for affordable and diverse housing appropriate for ageing and changing communities	3.13 – Support a structure to the city and make land use planning decisions to enable ageing in place, support excellent access to public transport and the viability of providing the services needed for an ageing population.	Potential to encourage the provision of diverse housing that can accommodate people with changing needs.  This potential to provide housing diversity in township and settlement areas may be somewhat limited.
A More Sustainable Transport Network Build a less car-dependent community with a more sustainable transport system	4.1 – Transition Ballarat towards a more sustainable transport system.	Investigate alternative and convenient options to give communities greater choice in how they travel.
Historic Urban Landscape Manage Ballarat’s unique heritage, landscape and character as an integrated Historic Urban Landscape	5.1- Implement UNESCO’s Historic Urban Landscape approach as the guiding framework for managing change in our dynamic, historic city.  5.3 – Identify community values, landscape values and acceptable levels of change for sensitive neighbourhoods, to provide certainty to residents and developers regarding the type of developments to attract and support.  5.4 – Encourage property owners to adaptively reuse heritage places in a sympathetic manner.  5.6 – Better interpret our rich historical, cultural and natural landscape.	Encourage adaptive reuse and sympathetic development of heritage places to enhance heritage values.  Ensure that new developments enhance rather than impact on the values that make a place special.  Embed support for adaptive reuse of heritage buildings in planning controls.  Seek opportunities and partnerships to interpret the rich history of townships and settlement areas.  Develop integrated Local Area Plans and policies that articulate acceptable levels of change in sensitive areas.  Establish a formal mechanism for reviewing implementation of Local Area Plans.  Establish an ongoing role for community in monitoring implementation of Local Area Plans.

Strategy	Initiative	Implications for Burrumbeet
<p>Biodiversity</p> <p>Pursue regional solutions to the management of landscape values and biodiversity</p>	<p>5.8 - Plant more trees and work with the community to more than double Ballarat's canopy cover to 40%.</p> <p>5.9 - Support the management and rehabilitation of a network of living corridors across Ballarat to properly manage our natural values in urban and township areas.</p>	<p>Support local communities to improve streams, habitat areas, and public land in local neighbourhoods.</p> <p>Support development to expand rather than degrade the range of biodiversity assets across the municipality.</p> <p>Review relevant planning controls to ensure they remain relevant, accurate and useful in the appropriate preservation and enhancement of biodiversity assets.</p> <p>Support landowners to improve the biodiversity values of their land.</p>
<p>Water</p> <p>Ensure sustainable water management of the city through urban design and operational programs.</p>	<p>5.15 – Encourage water efficiency and whole-of-cycle water management to be integral; parts of future development and public realm improvements.</p> <p>5.16 - Manage stormwater as part of a renewed focus on green infrastructure.</p>	<p>Embedding whole of water cycle management in future growth and development.</p>
<p>Agriculture</p> <p>Ensure ongoing management of agricultural land for agriculture and food security</p>	<p>5.20 – Engage with rural councils to identify opportunities for better managing rural interface areas.</p>	<p>Protect surrounding agricultural uses and landscapes from encroachment by urban development.</p>

Strategy	Initiative	Implications for Burrumbeet
<p>Climate Change Impacts</p> <p>Collaborate to adapt to a changing climate</p>	<p>5.29 - Collaborate with the State Government and other key partners to deal with climate change and uncertainty.</p> <p>5.30 - Support initiatives to understand Ballarat's vulnerability to disaster, build disaster resilience and better integrate emergency management.</p>	<p>Strategies to support communities to become more resilient to climate change.</p> <p>Undertake research to understand the vulnerability of townships/settlement areas and this historic urban landscape to climate change and prepare a Local Climate Action Plan to put in place proactive strategies.</p> <p>Implement strategies to better manage risk of environmental disaster and to build community resilience.</p>

Goals	Relevant Outcomes	Priorities relevant to planning for Burrumbeet
<p><b>Liveability</b> Improve our community's quality of life.</p> <p>We will provide inclusive and accessible public spaces, quality services; and opportunities for our community to participate, feel safe and be active and healthy.</p>	<p>A welcoming, inclusive, active and socially-connected city for all ages and abilities</p> <p>Healthy cultural life and creative expression through multi-arts, culture and heritage</p> <p>Well-used public spaces for living, learning and social engagement</p> <p>Public sports and recreation facilities to increase passive and active community participation</p> <p>Safe and accessible community spaces and facilities</p>	<p>» Strengthen our city by making Ballarat a people and all-age friendly city via improved access, participation inclusion and respect-based projects and programs</p>
<p><b>Sustainability</b> Protect, maintain and enhance our built and natural assets.</p> <p>We will plan for growth to ensure our community's infrastructure and natural environment are protected and improved, and our city's connectivity is sustainability enhanced.</p>	<p>A built environment that is reflective of the community's needs and aspirations and respects our heritage</p> <p>Improved natural environment, ecosystems and biodiversity</p> <p>Sustainable water management, transport and connectivity</p> <p>Reduced environmental impact and cost to operate community facilities</p>	<p>» Beautification of entrances and boulevards</p> <p>» Deliver and implement climate adaptation initiatives</p>
<p><b>Accountability</b> Provide strong and decisive leadership, and transparent governance.</p> <p>We will provide open and transparent decision making, and lobby and improve our relationships with all levels of government to enhance our ability to deliver key projects and initiatives.</p>	<p>Engaged and informed community and stakeholder groups</p> <p>Reduced government regulation</p>	<p>» Engage and communicate with our community and other stakeholders</p> <p>» Continue to roll out the Engaging Communities Program</p> <p>» Address gender equity and inclusion in all Council plans and strategies</p>

## BALLARAT RURAL LAND USE STRATEGY (RLUS)

The Rural Land Use Strategy was released in 2010 and provides a long-term vision for Ballarat's rural areas. The Strategy recognises the rural areas surrounding Ballarat as some of Victoria's richest agricultural land in terms of soil quality, with some of the highest value for production per hectare in the state. These areas are also viewed as an integral component of Ballarat's rural identity and highly valued for their contributions to the economy, liveability and amenity of the municipality.

The Strategy identifies that these areas are susceptible to the impacts of climate change and population growth and provides a strategic framework to manage rural areas in sustainable manner.

This document identifies that Ballarat's natural resources and farming activities are at significant risk from ad-hoc land use change that has the potential to compromise the viability and growth of agriculture and threaten the health and functioning of natural resources. As a result, the Strategy sets forth a policy framework to manage these areas in a sustainable manner and to provide guidance in limiting expansion of residential development onto productive agricultural land.

### VISION

'Our agricultural land is an important component of our rural identity and we recognise that our productive agricultural land is a finite resource that is valued, supported and will be protected.'

- » Retain productive land in the long-term for farming, particularly existing large parcels;
- » Protect and enhance biodiversity, significant landscape (including significant water bodies) and remnant native vegetation areas;
- » Retain productive lot sizes to provide opportunities to support sustainable farming;
- » Maintain appropriate buffers in between the extractive industries, other intensive industries and residential in the precinct;
- » Housing strategy/structure planning for township areas to respect RLUS and State Planning Policy Framework (SPPF) objectives;
- » Ensure interface of existing township areas are managed in accordance with Ballarat's housing requirements;
- » Recognise and protect the area as a water catchment through managing additional housing and water demands.



## BALLARAT OPEN SPACE STRATEGY (BOSS)

The Ballarat Open Space Strategy (BOSS) recognises the significant contribution that open spaces makes to providing quality neighbourhoods, highlighting the environmental, social, psychological, physical and spiritual benefits to the community.

The BOSS collectively maps and assess the city's open space network based on an analysis of open space provision and the needs of the community. The BOSS provides a strategic tool to guide decisions about the future development and management of the city's open space network. The BOSS:

- » Provides a clear and concise policy framework for the management of, use and development of the municipality's open space assets;
- » Determines the appropriate provision of open space to cater to Ballarat's existing and projected population;
- » Provides environmental management outcomes and solutions for financing the development of open space;
- » Provides a sustainable public landscape and planting vision aimed at responding to the impact of climate change.

## VISION

'Provide a sustainable network of accessible open space which supports the recreational, environmental, social and health needs of the community and connects Ballarat to its past, present and future.'

There are a number of key principles underpinning the vision:

The management and development of open space will acknowledge the high value of the asset to the community.

Open space will continue to meet the needs of the established communities within Ballarat and will face the challenges to meet the needs of the thriving communities within the City of Ballarat through appropriate distribution.

Ballarat's open space network plays an important role in contributing towards the health and wellbeing of the individuals that make up the Ballarat community.

The sustainable provision, development and management of open space must consider the social, environmental and economic factors.

The open space network will contribute towards developing, enhancing and supporting communities that are connected physically, socially and emotionally.

- f. inclusive and accessible for the whole community.
- g. Partnerships with relevant authorities and the community are crucial for the provision of the open space network.
- h. The provision of open space will need to be integrated across the different land owners and managers.
- i. The provision of open space will be responsive to the needs and trends of the Ballarat community through industry best practice.
- j. The open space network is an essential asset that contributes towards tourism and the economy of Ballarat.
- k. A well-balanced open space network across the municipality might require the 'acquisition' and/or 'retirement' of parcels of open space.

## OUR PARTNERS IN HEALTH 2015-2018

In response to the integration of the Municipal Public Health and Wellbeing Plan with the Council Plan from 2013, and to ensure clear recognition of stakeholder priorities, the City of Ballarat initiated a partnership with seven lead health promoting organisations in Ballarat. The Our Partners in Health Plan clearly outlines a collaborative strategy to tackle four key health priorities that each organisation individually identified as critical to improving health outcomes for the people of Ballarat. Each of the priorities identified are complex and multifactorial, and beyond the capacity of any one organisation to respond to fully.

It is recognised the City of Ballarat has a key role in improving health outcomes through its significance influence over local planning, local laws, environmental health, transport and access, community connections and social support, and the built environment – such as parks and gardens, recreational facilities and the connectivity of residents to their local services and shops.

Four key health priority areas are listed in the plan:

1. Increasing rates of physical activity.
2. Reducing tobacco related harms.
3. Improving healthy eating and food security.
4. Promoting gender equity and preventing violence against women.

Objectives relevant to planning for Burrumbeet Village and increasing rates of physical activity:

1. Health partners work collaboratively to support and promote community physical activity programs and increase the involvement and support of a diverse range of organisations.

2. Develop processes that facilitate the engagement of healthy partners in the development and review of Council strategies and plans which influence physical activity.
3. Health partners develop and disseminate, through a range of media, joint messages and health statistics linked to physical activity.

## OUR LIVING CITY

[A discussion paper about greening Ballarat as an urban forest \(Discussion Paper\)](#)

Ballarat's urban forest comprises all the trees, other vegetation, soil and water that support it within the municipality. It relates to both public and private realm trees on land used for the full range of uses.

The City of Ballarat data indicates approximately 17% canopy coverage across the entire municipality. A figure of 40% by 2040 urban canopy coverage was identified as a key target in The Ballarat Strategy and is currently under investigation for public and private land.

Development of the Urban Forest Strategy is currently underway, with the Draft Concepts and Options Paper released in March 2017.

## VISION

'To create an urban forest which continues to contribute to Ballarat's sense of identity, historic character, and charm'

Generally, the Urban Forest approach includes:

- » Increasing the amount of tree canopy coverage over a given area in a given time;
- » Protecting existing established trees in parks, streets, public spaces and private landscapes;
- » Protecting and improving the linking of habitat and support for biodiversity;
- » Increasing shade and the natural cooling of the natural and built environment;
- » Reducing the impacts of heat in urban areas and increasing carbon uptake;
- » Increasing amenity, the livability of neighborhoods and property values;
- » Increasing tree diversity so the forest is more adaptive to changing climatic conditions;
- » Reinforcement of the landscape character of any given area.

Planning implications for Burrumbeet

- » Undertaking tree plantings on land managed by the City of Ballarat;
- » Encouraging the planting of climate-ready trees on private land;
- » Distributing information to the community regarding the social, environmental and economic benefits of trees.

## STATE PLANNING POLICY FRAMEWORK

The State Planning Policy Framework (SPPF) comprises general principles for land use and development across Victoria which all planning authorities and responsible authorities must take account of and give effect to, to ensure integrated decision making. The SPPF includes a number of policies relevant to the planning of townships in regional areas, such as Burrumbeet..

## LOCAL PLANNING POLICY FRAMEWORK

### Municipal Strategic Statement

The Municipal Strategic Statement (MSS) sets out the vision for the municipality centred around the following concepts of 'The 10 Minute City', and 'The City in the Landscape'.

The MSS identifies issues faced by the municipality in relation to eight key topics. The issues most relevant to planning for the future of Burrumbeet are listed below.

### Settlement and Housing

- » Maintaining a compact settlement form as part of Ballarat's '10 Minute City'.
- » Recognising community values and infrastructure limitations unique to townships.
- » Providing quality open space is essential for community health.

### Environmental and Landscape Values

- » Greening the urban area as an urban forest to improve biodiversity, manage heat, improve amenity and enhance Ballarat's rural identity.

- » Protecting and enhancing the distinctive sense of place, cultural identity and the natural, cultural and historic landscape across the Ballarat municipality.

#### Environmental Resilience

- » Protecting the community from the economic, social and environmental risks associated with flooding.

#### Natural Resource Management

- » Protecting productive agricultural land.
- » Preventing ad-hoc and inappropriate use of productive agricultural land for non-agricultural uses, particularly lifestyle housing.
- » Avoid decision making which creates long term conflict with farming operations.
- » Managing water demand including the impact of development and population growth.
- » Managing the impact of climate change and below average rainfall.

#### Built form, Heritage and Design

- » Protecting significant areas and features of the built and natural environment.

#### Transport and Infrastructure

- » Improving the connectivity and quality of walking and cycling networks.
- » Supporting a less car-dependent community.

The MSS includes a number of policies that relate to the planning and development of Burrumbeet. These are summarised in the Table 3 below.

#### Local Planning Policies

Local Planning Policies are derived from the MSS and help to provide a rationale for the zoning and overlay controls which are prescribed in the Scheme.

The Ballarat Planning Scheme includes several specific Local Policies, though none related to the development of Burrumbeet. However, the Rural Dwellings and Subdivision Policy is generally relevant to planning for Burrumbeet.

#### 22.06 Rural dwellings and subdivisions

The Rural Dwellings and Subdivisions Policy applies to all land in the Farming Zone and recognises that rural areas within the City of Ballarat are an integral component of the municipality's rural identity and highly valued for their contribution to the economy, liveability and amenity.

The City of Ballarat acknowledges that subdivision and dwellings in farming areas can potentially restrict the ability to use the land for farming activities and can impact on the ability of neighbouring farms to carry out agricultural production activities. A clear position to manage subdivisions and dwellings in the Farming Zone to provide for the retention of productive agricultural land for farming, providing clear guidance for decision makers in determining such applications.

This policy has implications for the potential for the future expansion of Burrumbeet.

SPPF	Objectives Summary	LPPF	Objectives Summary	What this means for Burrumbeet
<p>Clause 11 Settlement</p>	<ul style="list-style-type: none"> <li>» 11.03-1 Open space planning To assist creation of a diverse and integrated network of public open space commensurate to the needs of the community.</li> <li>» 11.03-2 Open space management To provide for the long-term management of public open space.</li> <li>» 11.05-3 Rural productivity To manage land use change and development in rural areas to promote agricultural and rural production.</li> <li>» 11.06-1 Planning for growth To plan for population growth in sustainable locations throughout the region.</li> <li>» 11.06-8 Agricultural productivity To support long-term agricultural productivity.</li> <li>» 11.06-9 Cultural heritage and landscapes To recognise the importance of cultural heritage and landscapes as economic and community assets.</li> </ul>	<p>21.02 Settlements and Housing (relating to both Clause 11 and Clause 16 of the SPPF)</p>	<ul style="list-style-type: none"> <li>» 21.02-1 Urban growth To support a pattern of growth that reinforces the '10 Minute City'.</li> <li>» 21.02-6 Townships To facilitate development in township areas in accordance with local area planning and the long-term aspirations of the community.</li> <li>» 21.02-6 Open Space To improve the provision and quality of open space.</li> </ul>	<p>Burrumbeet is zoned Farming Zone (FZ). Both State and local policy presents a strong desire to ensure continuing agricultural productivity by limiting the permanent loss of productive agricultural land and the encroachment of incompatible uses.</p>

SPPF	Objectives Summary	LPPF	Objectives Summary	What this means for Burrumbeet
Clause 12 Environment and Landscape Values	<ul style="list-style-type: none"> <li>» 12.01-1 Protection of biodiversity To assist the protection and conservation of Victoria's biodiversity, including important habitat for Victoria's flora and fauna and other strategically valuable biodiversity sites.</li> <li>» 12.04-2 Landscapes To protect landscapes and significant open space that contribute to character, identity and sustainable environments.</li> </ul>	21.03 Environmental and Landscape Values	<ul style="list-style-type: none"> <li>» 21.03-1 Biodiversity To green Ballarat as part of an urban forest.</li> <li>» 21.03-2 Significant Environments and Landscape To rehabilitate, protect and enhance landscapes with identified values.</li> </ul>	Residents of Burrumbeet have identified the agricultural landscapes and Lake Burrumbeet environs as significant to their sense of community identity and sense of place. The planning scheme supports resident's desire to protect these features.
Clause 14 Natural Resource Management	<ul style="list-style-type: none"> <li>» 14.01-1 Protection of agricultural land To protect productive farmland which is of strategic significance to the local or regional context.</li> </ul>	21.05 Natural Resource Management	<ul style="list-style-type: none"> <li>» 21.05-1 Agriculture To ensure that productive agricultural land remains available for agricultural resource use.</li> </ul>	Burrumbeet is zoned Farming Zone (FZ). Both State and local policy presents a strong desire to ensure continuing agricultural productivity by limiting the permanent loss of productive agricultural land and the encroachment of incompatible uses.
Clause 15 Built Environment and Heritage	<ul style="list-style-type: none"> <li>» 15.01-1 Urban design To create urban environments that are safe, functional and provide good quality environments with a sense of place and cultural identity.</li> <li>» 15.01-4 Design for safety To improve community safety and encourage neighbourhood design that makes people feel safe.</li> <li>» 15.01-5 Cultural identity and neighbourhood character To recognise and protect cultural identity, neighbourhood character and sense of place.</li> <li>» 15.03-1 Heritage conservation To ensure the conservation of places of heritage significance.</li> </ul>	21.06 Built Form Heritage and Design	<ul style="list-style-type: none"> <li>» 21.06-1 Urban design To increase the vitality, amenity and experience of the public realm.</li> <li>» 21.06-2 Heritage To protect, conserve and enhance areas, features, structures and sites of historic, Aboriginal, natural and cultural significance.</li> </ul>	Through consultation residents have expressed a desire to protect Lake Burrumbeet and other sites of natural, historical significance.
Clause 16 Housing	<ul style="list-style-type: none"> <li>» 16.02-1 Rural residential development To identify land suitable for rural residential development.</li> </ul>	Addressed above under Clause 21.02 Settlements and Housing		

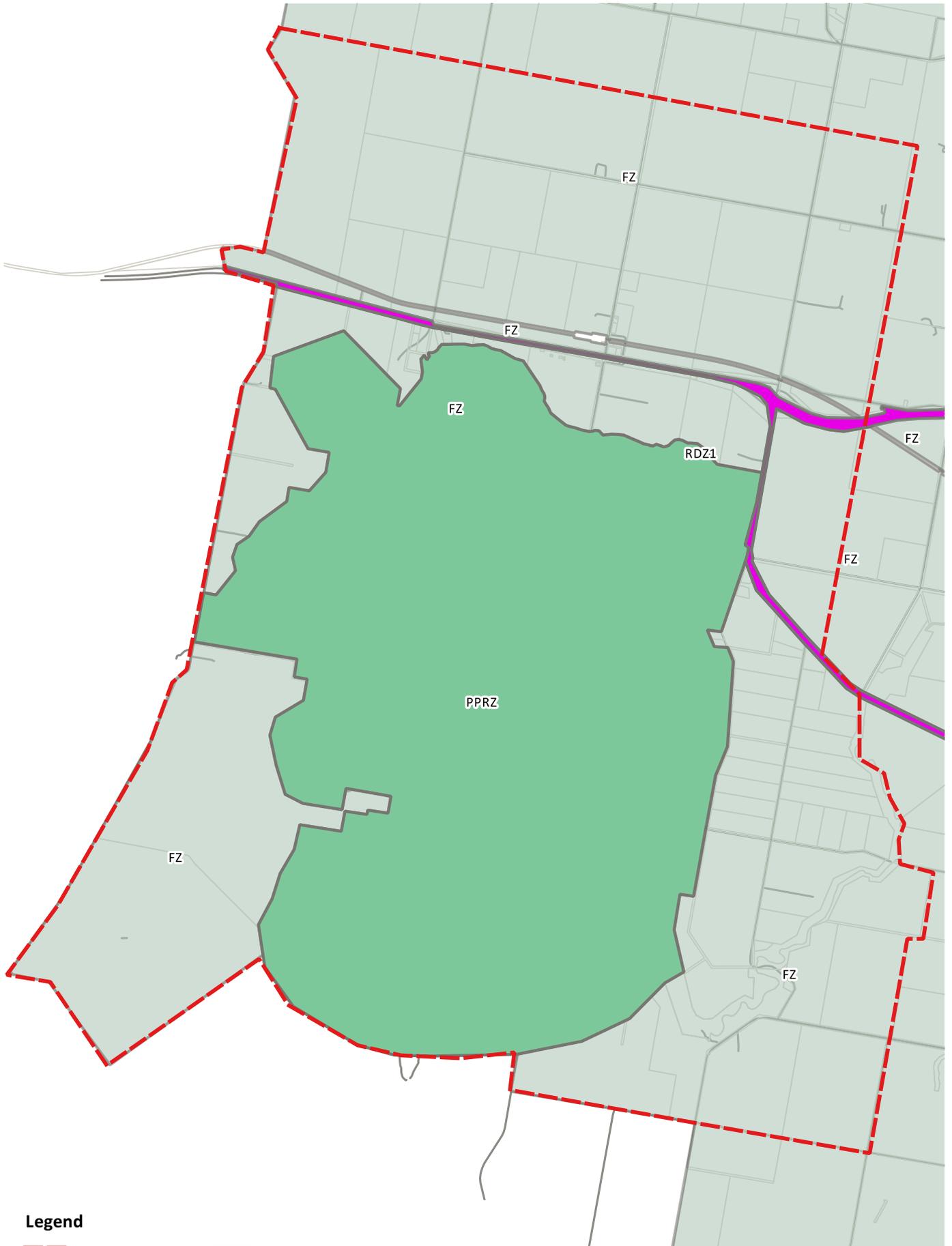
Table 4: Summary of Controls

Control	Purpose	Zone Location
Farming Zone (FZ)	<ul style="list-style-type: none"> <li>» To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.</li> <li>» To provide for the use of land for agriculture.</li> <li>» To encourage the retention of productive agricultural land.</li> <li>» To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.</li> <li>» To encourage the retention of employment and population to support rural communities.</li> <li>» To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.</li> </ul>	With the exception of Lake Burrumbeet, Burrumbeet is located entirely within the Farming Zone (FZ).
Public Park Recreation Zone (PPRZ)	<ul style="list-style-type: none"> <li>» To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.</li> <li>» To recognise areas for public recreation and open space.</li> <li>» To protect and conserve areas of significance where appropriate.</li> <li>» To provide for commercial uses where appropriate</li> </ul>	Lake Burrumbeet and its foreshore including the caravan park.
Road Zone (RDZ1)	<ul style="list-style-type: none"> <li>» To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.</li> <li>» To identify significant existing roads.</li> <li>» To identify land which has been acquired for a significant proposed road.</li> </ul>	Remembrance Drive
Heritage Overlay (Schedule 154 - Ballarat Avenue of Honour) (HO154)	<ul style="list-style-type: none"> <li>» To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.</li> <li>» To conserve and enhance heritage places of natural or cultural significance.</li> <li>» To conserve and enhance those elements which contribute to the significance of heritage places.</li> <li>» To ensure that development does not adversely affect the significance of heritage places.</li> <li>» To conserve specifically identified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.</li> </ul>	Ballarat Avenue of Honour and road reserve of Ballarat-Burrumbeet Road.
Significant Landscape Overlay (Schedule 1)	<ul style="list-style-type: none"> <li>» To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.</li> <li>» To identify significant landscapes.</li> <li>» To conserve and enhance the character of significant landscapes.</li> </ul>	Lake Burrumbeet and surrounding land.

Control	Purpose	Zone Location
Environmental Significance Overlay (Schedule 2 Streamside and Watercourse Protection ESO2)	<ul style="list-style-type: none"> <li>» To maintain the quality and quantity of water within watercourses.</li> <li>» To maintain the ability of streams and watercourses to carry natural flows.</li> <li>» To prevent erosion of banks, stream beds and adjoining land and the situation of watercourses, drains and other features.</li> <li>» To protect and support the long term future of flora and fauna habitats along watercourses.</li> <li>» To ensure that development does not occur on land liable to flooding.</li> </ul>	Covers Burrumbeet Creek and surrounding land.
Environmental Significance Overlay (Schedule 5 Koala and Koala Habitat Protection ESO5)	<ul style="list-style-type: none"> <li>» To maintain and enhance koala habitat.</li> <li>» To ensure the type, density, design and layout of new development is such as to minimise any adverse impacts on koala movements that occur or are likely to occur throughout areas of koala habitat and associated areas and on koala behaviour and health generally.</li> <li>» To coordinate the protection of koala habitat with the protection of native vegetation generally throughout Ballarat</li> </ul>	Scattered locations along the Lake Burrumbeet foreshore.
Land Subject to Inundation Overlay (LSIO)	<ul style="list-style-type: none"> <li>» To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.</li> <li>» To identify land in a flood storage or flood fringe area affected by the 1 in 100 year flood or any other area determined by the floodplain management authority.</li> <li>» To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.</li> <li>» To reflect any declaration under Division 4 of Part 10 of the Water Act, 1989 where a declaration has been made.</li> <li>» To protect water quality in accordance with the provisions of relevant State Environment Protection Policies, particularly in accordance with Clauses 33 and 35 of the State Environment Protection Policy (Waters of Victoria).</li> <li>» To ensure that development maintains or improves river and wetland health, waterway protection and flood plain health.</li> </ul>	Flood prone areas in the Burrumbeet Creek Catchment.
Erosion Management Overlay (EMO)	<ul style="list-style-type: none"> <li>» To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.</li> <li>» To protect areas prone to erosion, landslip or other land degradation processes, by minimising land disturbance and inappropriate development.</li> </ul>	Land surrounding Lake Burrumbeet.

Control	Purpose	Zone Location
Flood Overlay (FO)	<ul style="list-style-type: none"> <li>» To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.</li> <li>» To identify waterways, major floodpaths, drainage depressions and high hazard areas which have the greatest risk and frequency of being affected by flooding.</li> <li>» To ensure that any development maintains the free passage and temporary storage of floodwater, minimises flood damage and is compatible with flood hazard, local drainage conditions and the minimisation of soil erosion, sedimentation and silting.</li> <li>» To reflect any declarations under Division 4 of Part 10 of the Water Act, 1989 if a declaration has been made.</li> <li>» To protect water quality and waterways as natural resources in accordance with the provisions of relevant State Environment Protection Policies, and particularly in accordance with Clauses 33 and 35 of the State Environment Protection Policy (Waters of Victoria).</li> <li>» To ensure that development maintains or improves river and wetland health, waterway protection and flood plain health.</li> </ul>	Flood prone areas in the Burrumbeet Creek Catchment.

# ZONES



## Legend

-  Burrumbeet Area
-  Public Park and Recreation Zone
-  Farming Zone
-  Road Zone Category 1

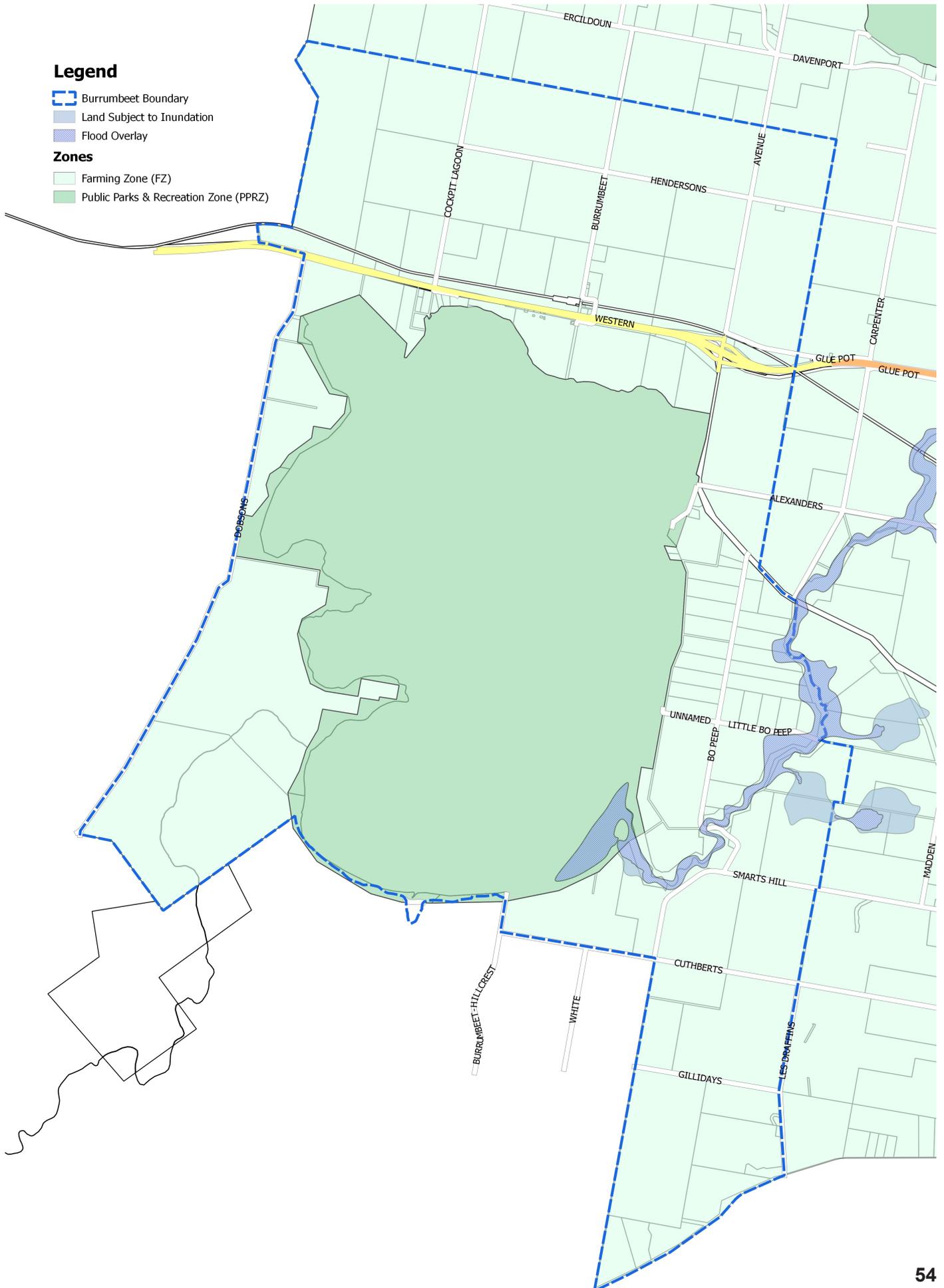
# OVERLAYS

## Legend

-  Burrumbeet Boundary
-  Land Subject to Inundation
-  Flood Overlay

## Zones

-  Farming Zone (FZ)
-  Public Parks & Recreation Zone (PPRZ)



# OVERLAYS







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