

Project: **Ballarat  
North**

ID	Q1. Your name	Q2. Your email	Q3. Your postal address	Q4. You can enter your submission	Q5. You can upload your submission	Date
1405916					<a href="https://engage.vic.gov.au/dash/project/1771/submission/survey/1405916/attachment/dxbsb2fkojiwmjutmdkmtzumdu6mtq6ndmundu1wg-0-ballarat-north-1910-2025.docx/download">https://engage.vic.gov.au/dash/project/1771/submission/survey/1405916/attachment/dxbsb2fkojiwmjutmdkmtzumdu6mtq6ndmundu1wg-0-ballarat-north-1910-2025.docx/download</a>	2025-10-19 21:58:52

Dear Sir / Madam

## Ballarat North Precinct Structure Plan

### Affordable Housing by Design

Building costs (materials and labour) are rising. This trend is expected to continue.

A reliable supply of appropriate homes is critical to the viability of families and businesses including local, state and federal governments providing essential services.

Key positions remain unfilled when candidates can't find appropriate and affordable housing close to workplaces.

The Productivity Commission Research Paper **Housing construction productivity: Can we fix it** released in February 2025 identifies issues impacting productivity in land development and house building. The issues have not been addressed in decades.

- *Coordination of subdivision and building approvals processes.*
- *A review of building regulations.*
- *Removing impediments to innovation and investment in new building techniques including Modern Manufacturing Methods.*

The Author [REDACTED] confronted these issues as Project Manager with the Urban Land Authority (ULA) from 1982-1994.

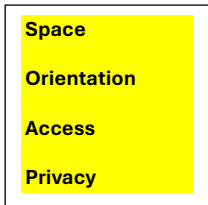
He designed and managed subdivisions in Croydon South, St Albans, Keilor and Berwick. He also helped other ULA Project Managers with layouts of surplus school sites in Burwood South and Blackburn South. As project lead Howard resolved design and approvals issues as they arose keeping production moving from design to authority referrals and planning consent.

Consultant teams and the Housing Industry Association displayed homes sited on a side boundary, helping home buyers to make best use of their block. Owners participating in ULA workshops and town hall meetings learned how to use approved building envelopes as part of their house designer's brief.

This encouraged interest in smaller lots planned for future stages at half the price of a standard 650m<sup>2</sup> block.

### Smart Blocks

Complicated regulations can be translated into simple language accessible to adults and children exploring affordable and appropriate housing opportunities.



SOAP design principles provided Howard's consultant teams with simple rules impacting project costs and revenues.

They also varied siting standards in the building regulations for the benefit of future owners, designers and builders.

Standard lot sizes: 18x36m, 18x18m, 9x36m and 9x18m enabled house plans to be adapted to suit each client and block.

### Key Measures

- Road length / lot
- Lots / ha

When applied to concept plans it saved design time for surveyors, engineers and landscape designers.

The concepts are elaborated in the following Attachments:

1. Example Plans
2. Building Envelopes
3. Precinct Structure Plan Actions
4. Road Networks

Integration of subdivision design with house design and traditional house and land packages (two contracts) enables the new owners' budget and lifestyle to be prioritized. It can work with the speculative design build sell suppliers to expand the choices in the housing market.

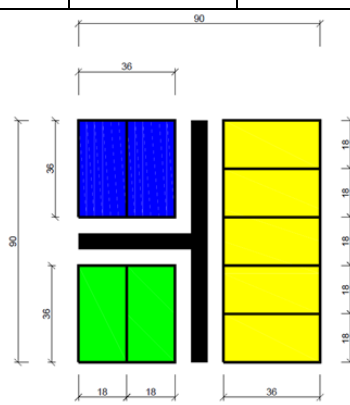
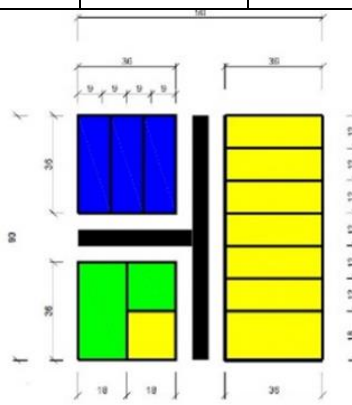
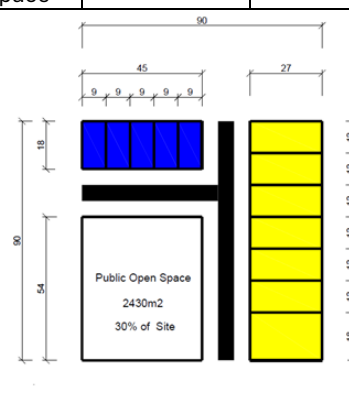
I am available to clarify and elaborate on these topics.

Yours faithfully

[REDACTED]

[REDACTED]

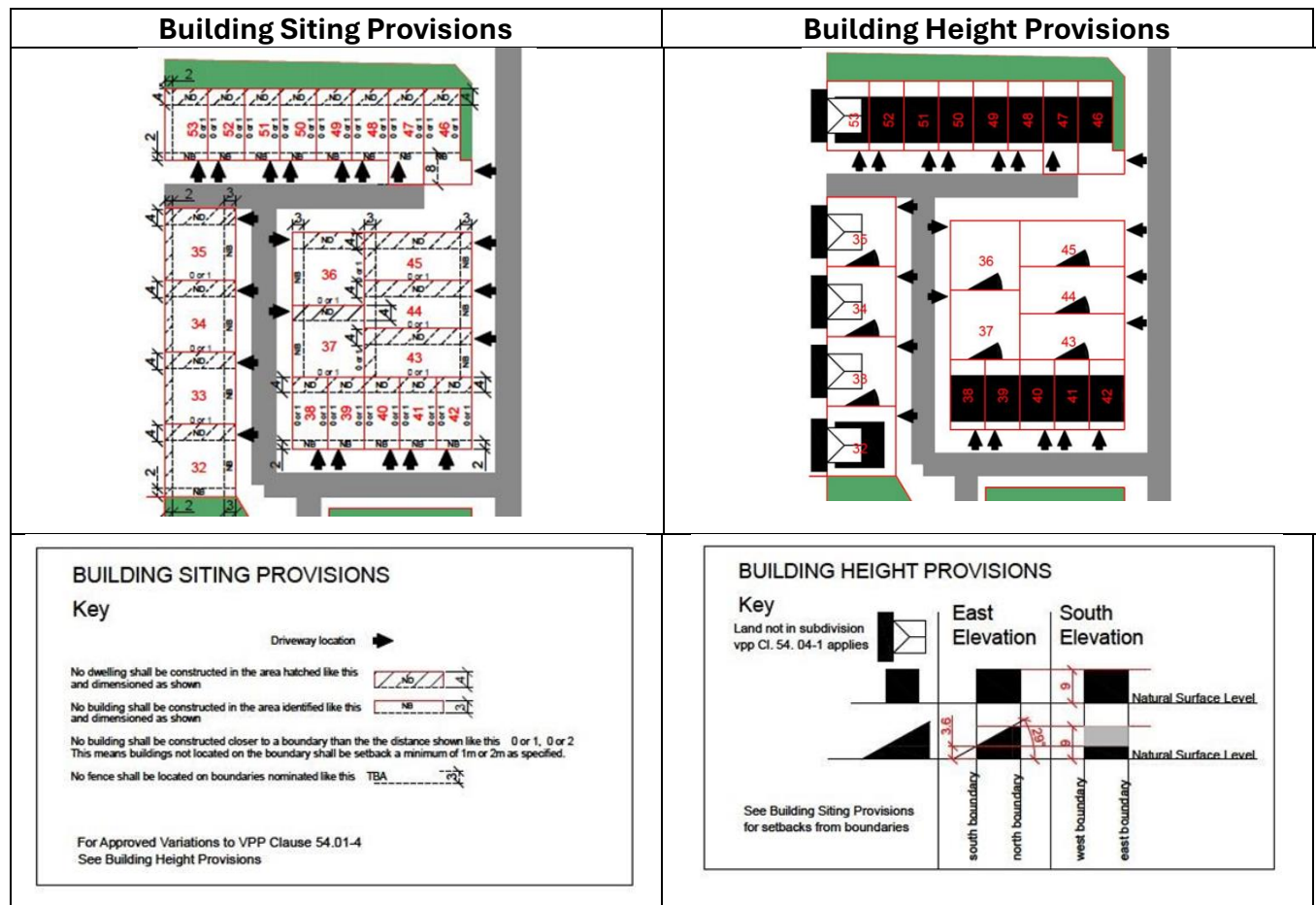
## Attachment 1 Example Plans

Option 1			Option 2			Option 3																										
9 lots	11.1 lots / ha	14.6m rd / lot	13 lots	16 lots / ha	10.15m rd / lot	12lots + Open Space	14.8 lots / ha	11.75m rd / lot																								
 <p>9 Lots    Area 8100m<sup>2</sup>    Lots / ha 11.1 Road Length 132    Road Length / lot 14.6</p>			 <p>13 Lots    Area 8100m<sup>2</sup>    Lots / ha 16 Road Length 132    Road Length / lot 10.15</p>			 <p>12 Lots    Area 8100m<sup>2</sup>    Lots / ha 14.8 Road Length 141    Road Length / lot 11.75</p>																										
	Land value varies	14.6 x \$7,275 = \$106,215		Land value varies	10.15 x \$7,275 = \$73,841		Land value varies	11.75 x \$7,275 = \$85,481																								
<table><tr><th>Metre Rate</th><th>From</th><th>To</th><th>Average</th></tr><tr><td>Roads and Drains</td><td>\$5,500.00</td><td>\$6,250.00</td><td>\$5,875.00</td></tr><tr><td>Sewer Retic</td><td>\$400.00</td><td>\$900.00</td><td>\$650.00</td></tr><tr><td>Water Retic</td><td>\$200.00</td><td>\$450.00</td><td>\$325.00</td></tr><tr><td>Power and Telecoms</td><td>\$250.00</td><td>\$600.00</td><td>\$425.00</td></tr><tr><td></td><td>\$6,350.00</td><td>\$8,200.00</td><td>\$7,275.00</td></tr></table> <p style="text-align: right;"><b>Subject to Engineers Advice</b></p>									Metre Rate	From	To	Average	Roads and Drains	\$5,500.00	\$6,250.00	\$5,875.00	Sewer Retic	\$400.00	\$900.00	\$650.00	Water Retic	\$200.00	\$450.00	\$325.00	Power and Telecoms	\$250.00	\$600.00	\$425.00		\$6,350.00	\$8,200.00	\$7,275.00
Metre Rate	From	To	Average																													
Roads and Drains	\$5,500.00	\$6,250.00	\$5,875.00																													
Sewer Retic	\$400.00	\$900.00	\$650.00																													
Water Retic	\$200.00	\$450.00	\$325.00																													
Power and Telecoms	\$250.00	\$600.00	\$425.00																													
	\$6,350.00	\$8,200.00	\$7,275.00																													

## Attachment 2 Building Envelopes

Tentative building envelopes inform sewer and drainage design.

Final building envelopes are drawn by the land surveyor for planning approval and Registration at the Titles Office with the Certified Plan of Subdivision.



### Building Siting Provisions

Lot access lines up with the No Dwelling Setbacks (NDS).

The driveway, NDS, carport and secluded private open space, on the north makes best use of the block with either 0 or 1 setbacks to the south boundary available.



7 Argyle Crt Berwick VIC 3806

<https://maps.app.goo.gl/HzC2L5zkXCxDD5qA6>

## Building Height Provisions

Overshadowing by a north side neighbour is limited by Building Height Provisions.

North facing windows and secluded open spaces are protected from shading at noon on the winter solstice.

### **Note**

*VPP Clause 56 (subdivisions) provides council with discretion to approve Building Envelopes modifying building siting standards.*

## Sales and Marketing

Approved Building Envelopes disclosed in preselling land contracts enabled purchasers to refine the house design brief and budget before land sale settles.

Standard land contracts required owners to have concept plans and elevations stamped by the ULA before a building permit could be approved.

This pause provides an opportunity to check the designers understanding of building envelopes varying some building siting regulations:

- building height on side boundaries
- protection of north facing windows and courtyards from overshadowing in winter
- carports on the front boundary

It ensured house plans were on track, avoiding delays and costly redesign.

### Attachment 3 Precinct Structure Plan Actions

Economies and scale can be achieved at the subdivision stage.

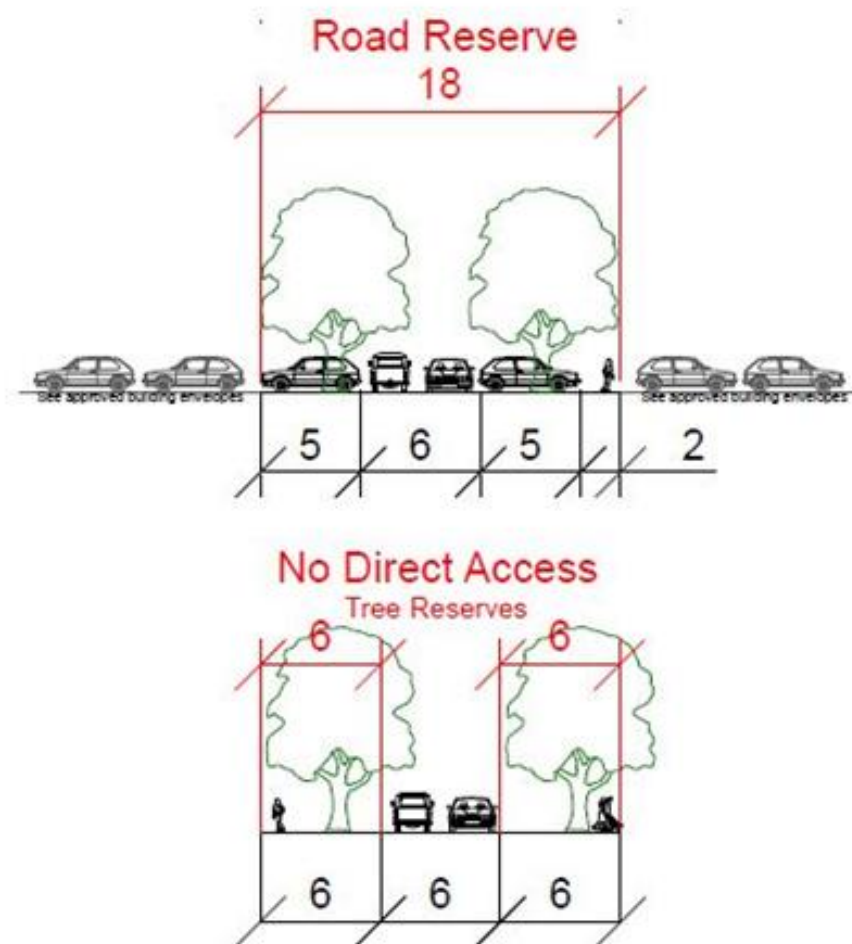
Road length costs per lot can be reduced by design.

	Metric	Action	By	How
1	Road length / lot	Subdivision Layout	Subdividers	Reduce road length /lot. <ul style="list-style-type: none"> <li>Optimise corner lots with the long side of blocks facing traffic routes.</li> <li>Lot access is only from residential streets.</li> </ul>
2		Agree lot dimensions and orientations to amortize house design costs for future designers and builders	Subdividers	Recommendation 18x36, 18x18, 12x18 and 9x18 For front loaded lots.
3	Lots / ha	Subdivision Layout	Subdividers	Increase lot yield in precincts with outlook and visitor parking to POS <ul style="list-style-type: none"> <li>9m frontages on the north side of roads opposite POS.</li> <li>12m frontages on the east and west side of POS.</li> </ul>
4		Negotiate Standard Permit Conditions for: <ul style="list-style-type: none"> <li>Registered restriction on title or,</li> <li>Building Envelopes in a Section 173 Agreement</li> </ul>	Consultant and Council	Approved building envelopes before subdivision certification for disclosure in presale land contracts.
5	Holding Costs		Subdivider	Promote sale of lots before awarding the civil works contract.
6	Risk Management		Subdivider	Lots smaller than 450m2 in pairs or rows of even numbers to preserve the fall back position by consolidation.
7	Integration of residential access roads in multiple ownerships		Council	Development Plan Overlay for fragmented holdings.
8	Early construction of PSP traffic routes		Council	Introduce a 6.0 pavement for some traffic routes with tree reserves to deny direct residential lot access.
9				Council takes title to Tree Reserves after resolving Super Lot access.
10			Subdivider and Council	Early works in tree reserves times to commence with house construction for passive surveillance. <ul style="list-style-type: none"> <li>Grading</li> <li>Fencing</li> <li>Canopy tree planting</li> <li>Mowing</li> </ul>

## Attachment 4 Road Networks

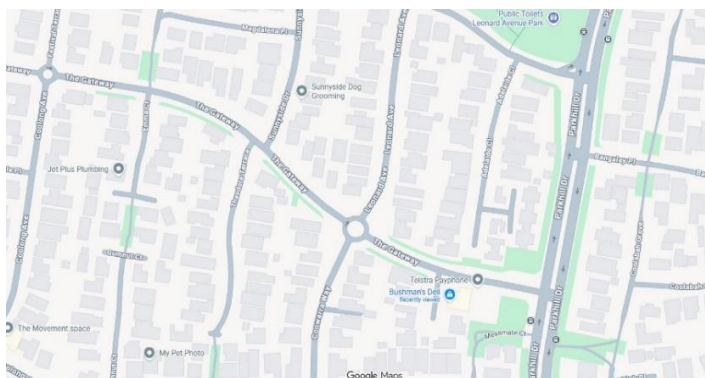
Review the road hierarchy to ensure low traffic volumes in residential streets:

- residential frontage and access with no through traffic.
- no access traffic routes carrying more than 3000 vehicles per day



## Orientation of Collector Roads

If collector roads run east west, access streets at right angles will running north-south.

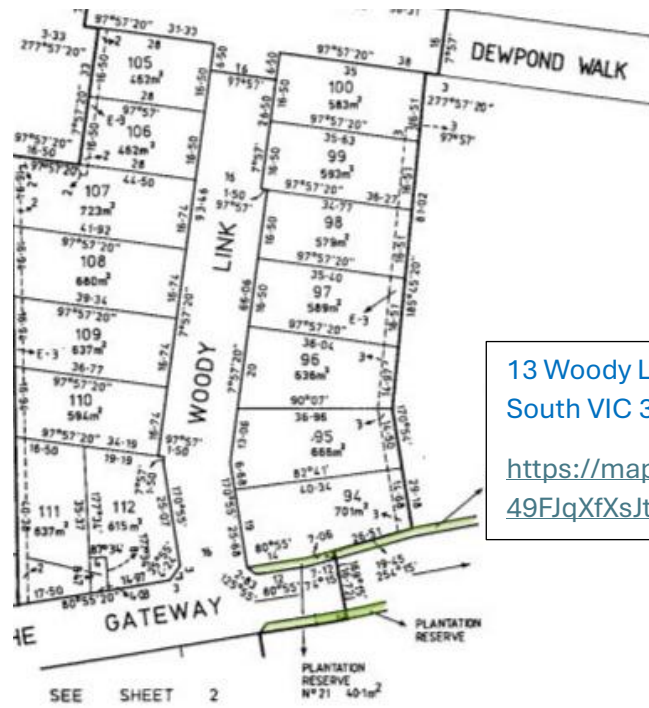


### Example The Gateway Berwick

<https://maps.app.goo.gl/Z6iZX2gGWc2PT2Jv8>

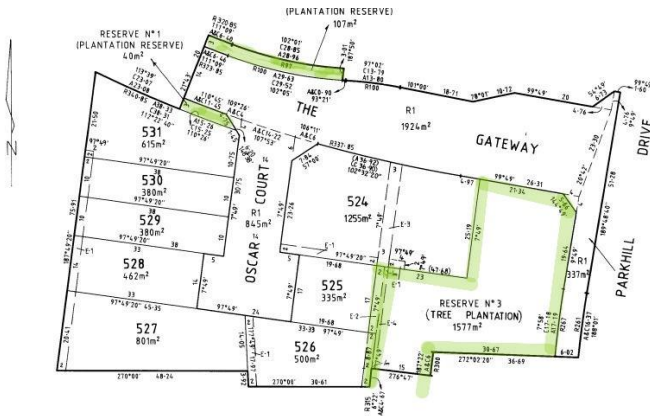
Frontages on the east and west side of traffic free precincts encourage floor plans with north facing living rooms and courtyards





13 Woody Link, Croydon  
South VIC 3136

<https://maps.app.goo.gl/49FjqXfXsJtDLCUF6>



8 Oscar Crt Berwick VIC 3806

<https://maps.app.goo.gl/ahUAKjH8VXL7EpG48>