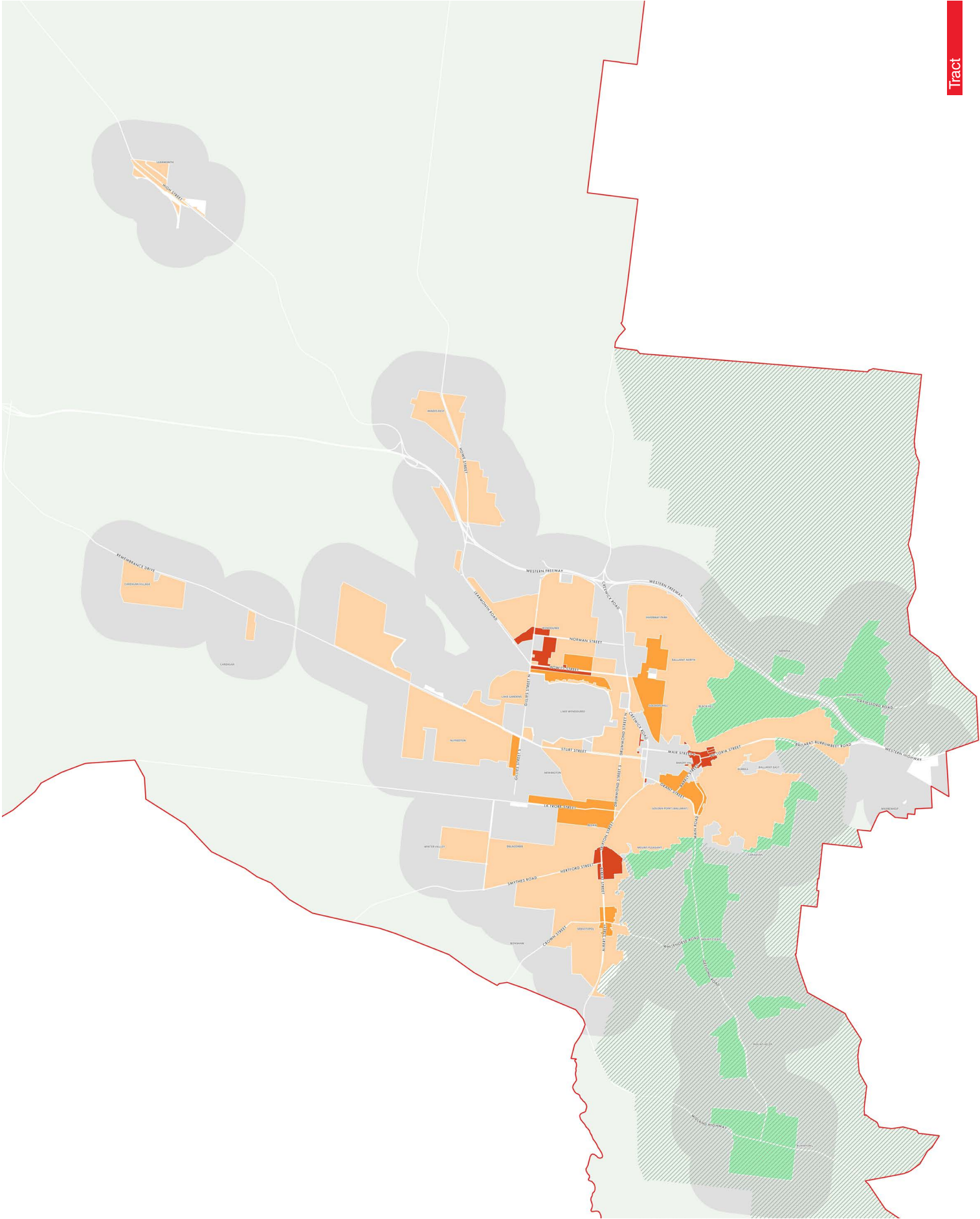
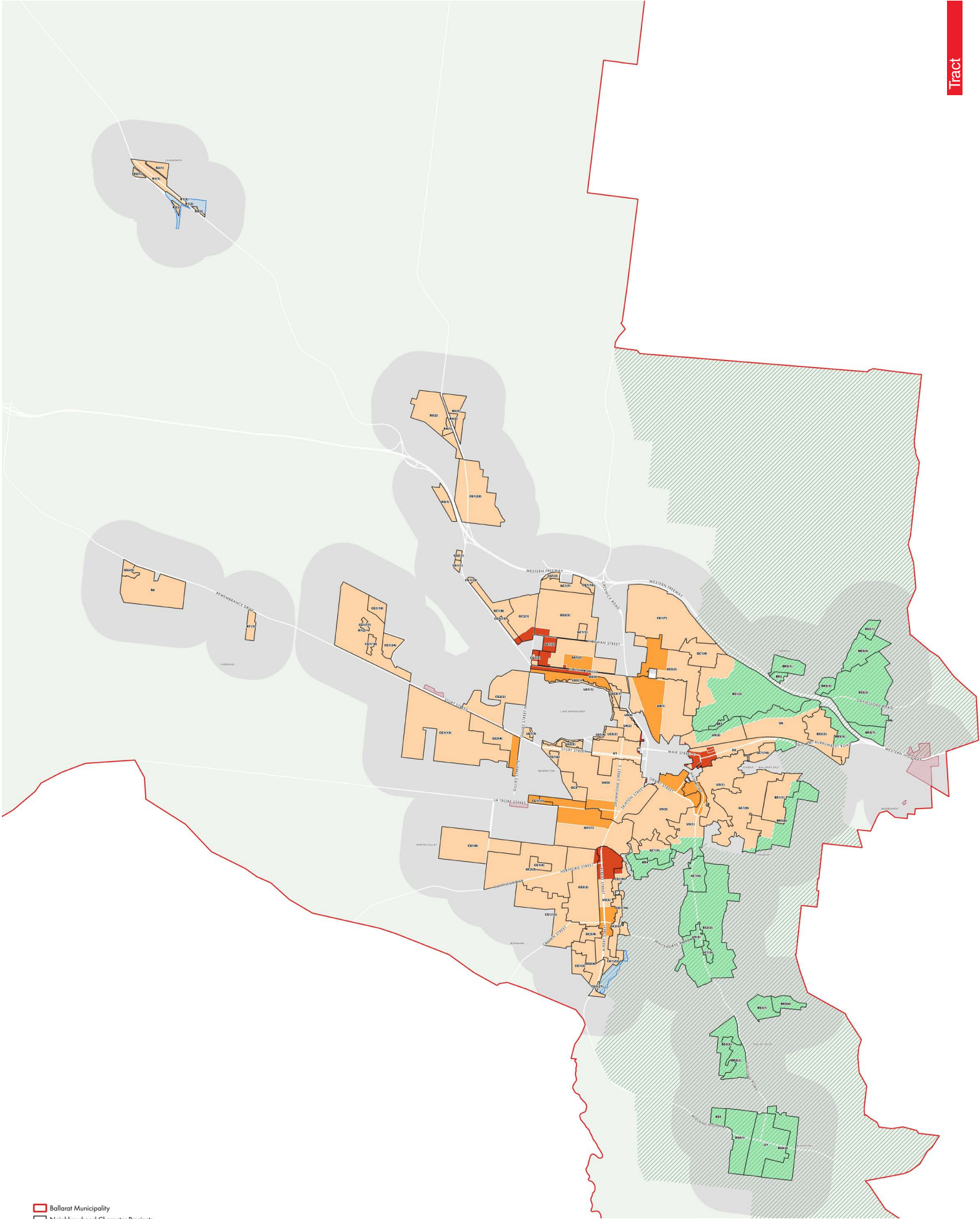




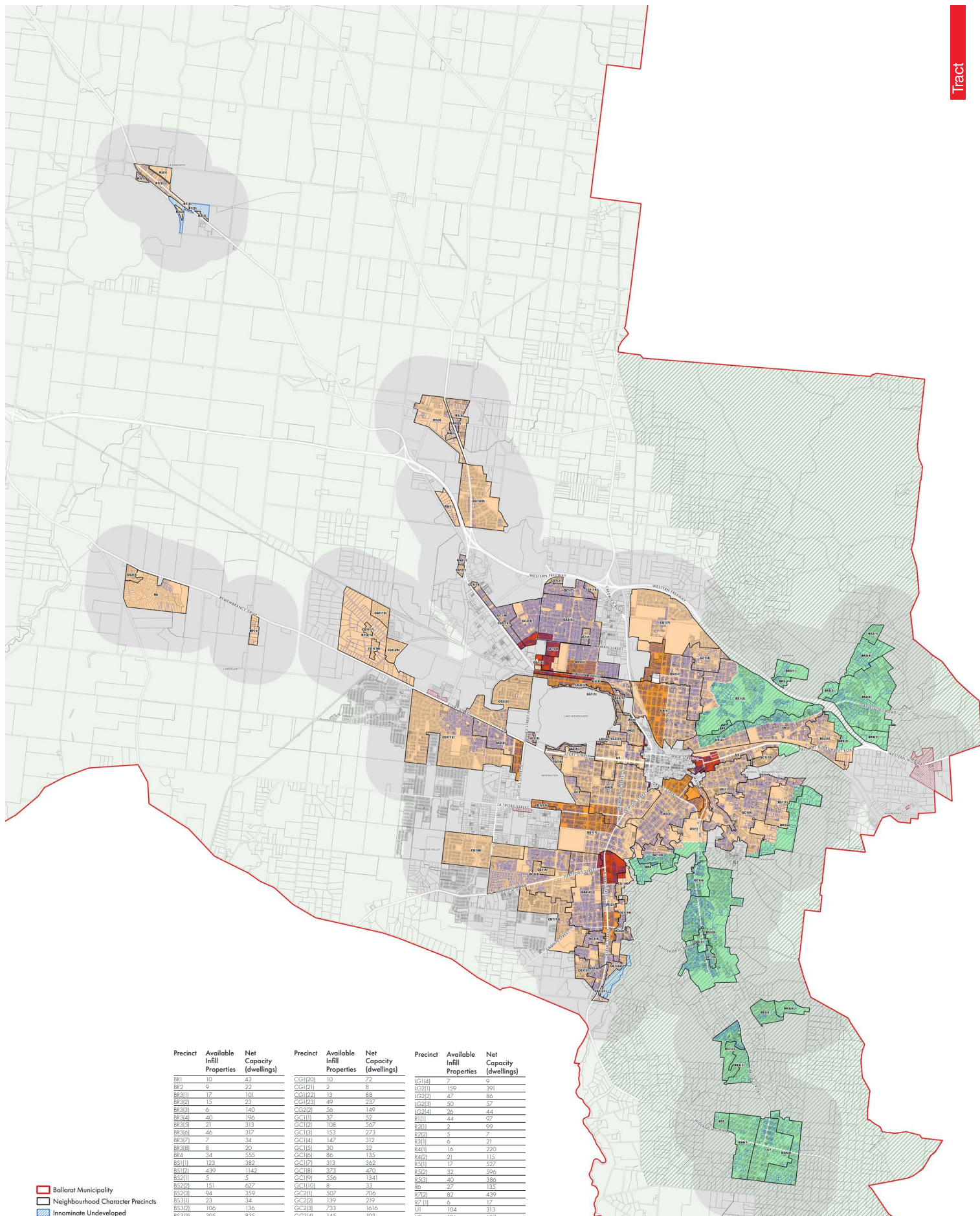
- Ballarat Municipality
- 1km Buffer from Residential Zones
- Landscape Type 3 and 4 Areas
- Change Areas**
- Substantial Change
- Incremental Change Type 2
- Incremental Change Type 1
- Minimal Change

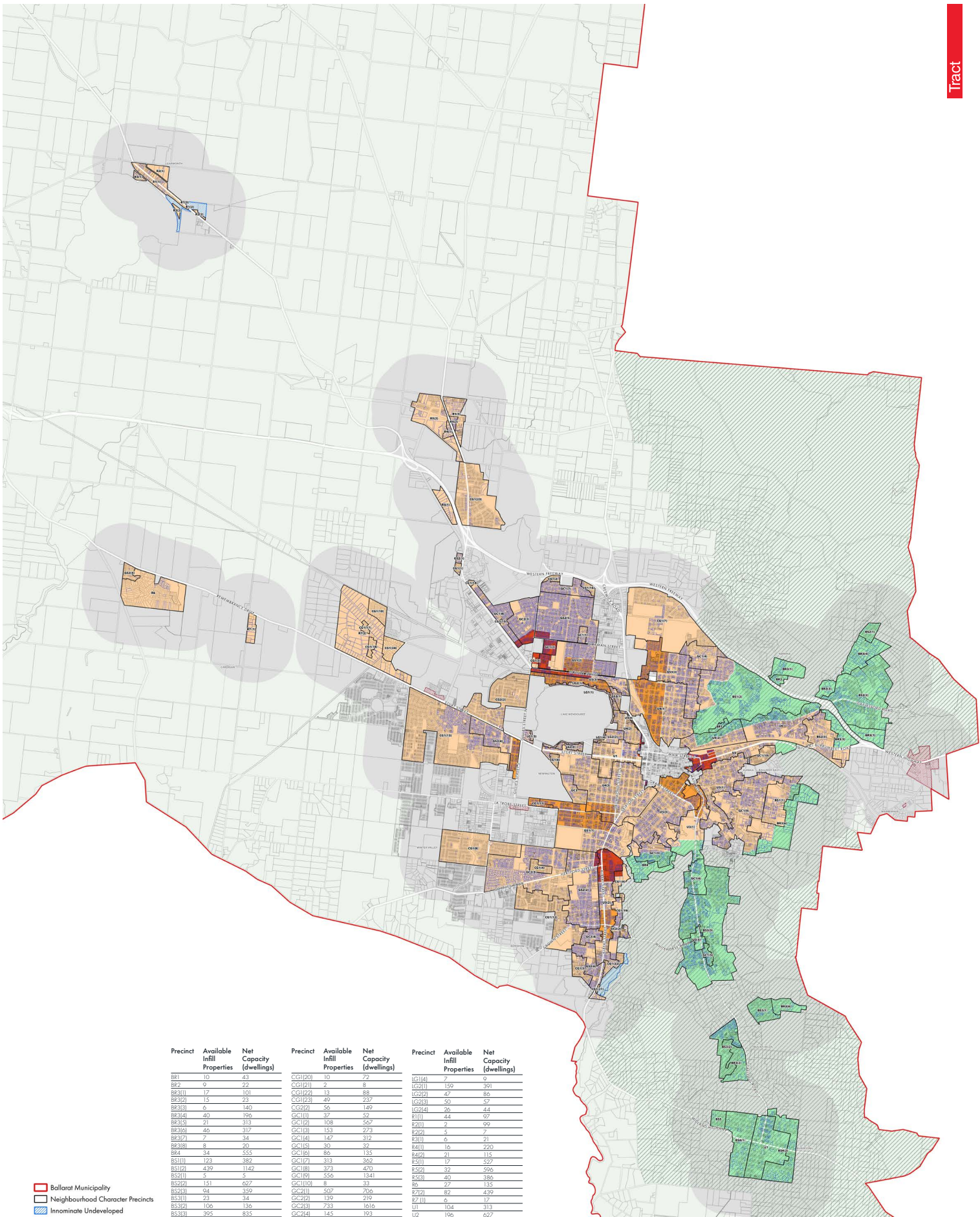




- Ballarat Municipality
- Neighbourhood Character Precincts
- Innominate Undeveloped
- Innominate Developed
- Landscape Type 3 and 4 Areas
- 1km Buffer from Residential Zones
- Change Areas**
- Substantial Change
- Incremental Change Type 2
- Incremental Change Type 1
- Minimal Change

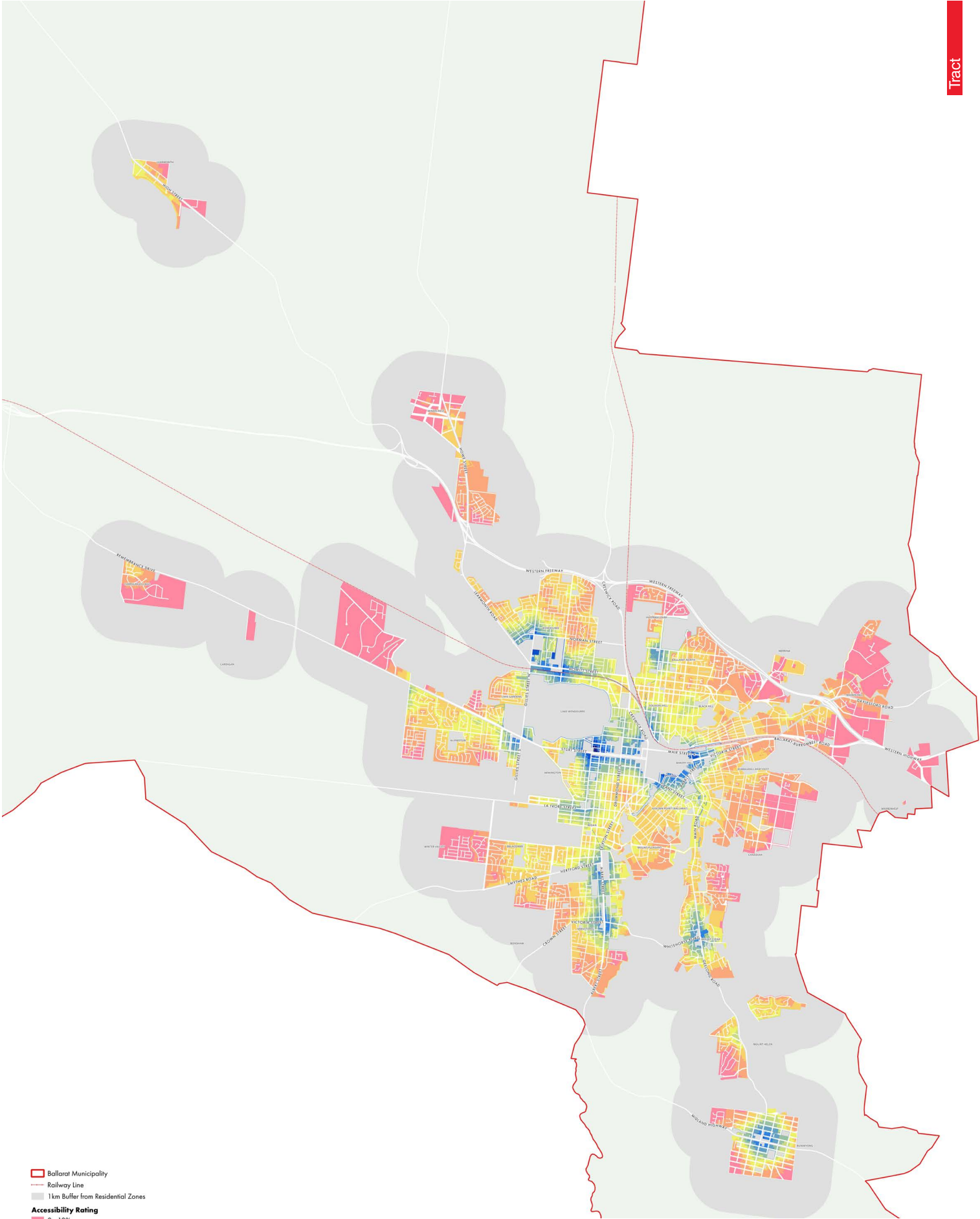


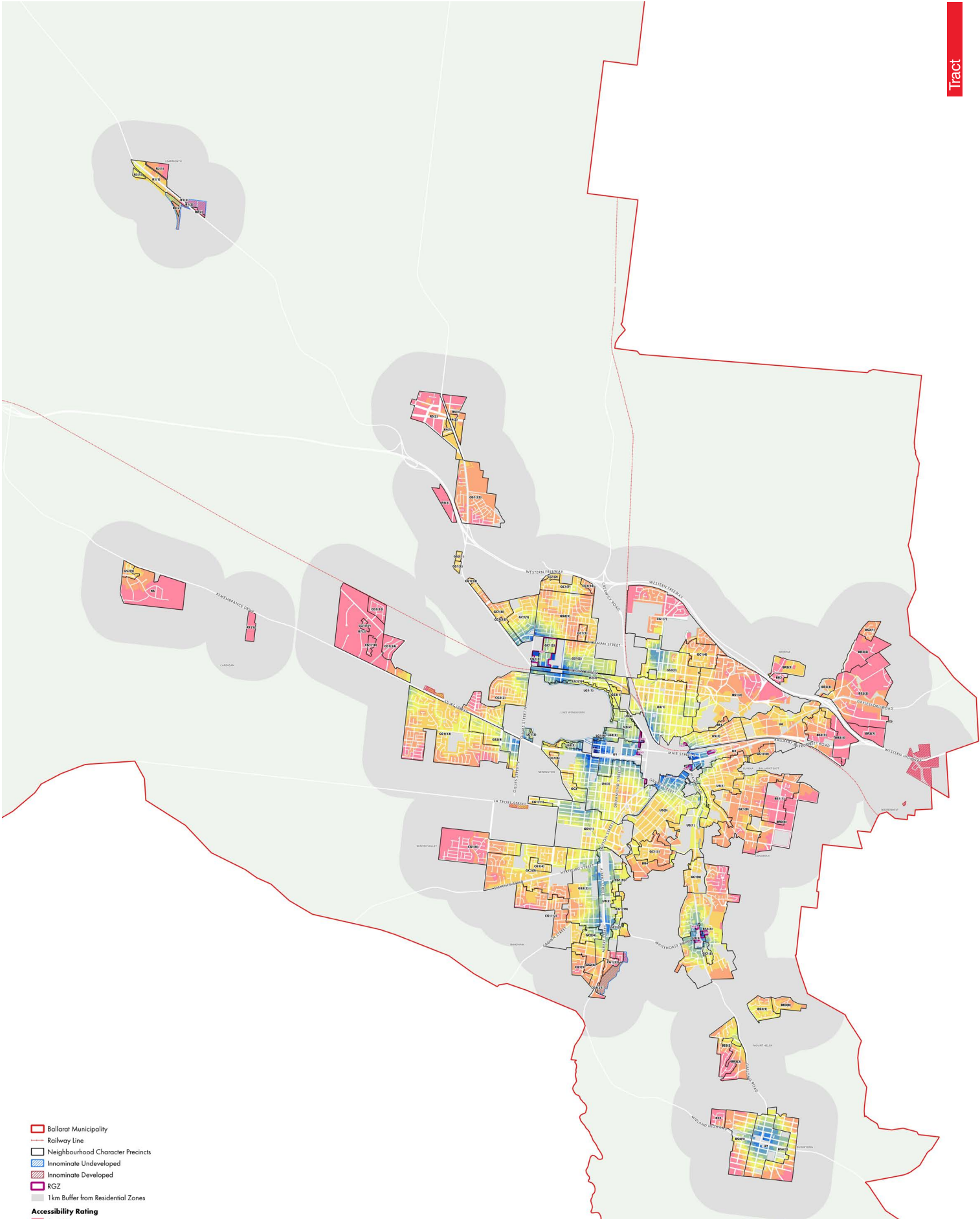
[illegible]



Precinct	Available Infill Properties	Net Capacity (dwellings)	Precinct	Available Infill Properties	Net Capacity (dwellings)	Precinct	Available Infill Properties	Net Capacity (dwellings)
BP1	10	43	CG120	10	72	UG146	7	9
BP2	9	22	CG121	2	8	UG147	150	391
BP3(1)	17	101	CG122	13	88	UG148	47	86
BP3(2)	15	73	CG123	49	237	UG149	50	57
BP3(3)	6	140	CG124	56	149	UG150	36	48
BP3(4)	40	196	CG125	37	52	UG151	44	97
BP3(5)	21	313	CG126	108	567	UG152	2	99
BP3(6)	46	317	CG127	153	273	UG153	5	7
BP3(7)	7	34	CG128	147	312	UG154	6	21
BP3(8)	8	20	CG129	30	32	UG155	36	220
BP4	34	555	CG130	86	135	UG156	21	115
BS1(1)	123	382	CG131	313	562	UG157	17	527
BS1(2)	439	1142	CG132	373	470	UG158	22	596
BS2(1)	5	5	CG133	556	1341	UG159	40	386
BS2(2)	151	627	CG134	8	33	UG160	27	135
BS2(3)	94	459	CG135	507	706	UG161	82	439
BS3(1)	23	34	CG136	139	219	UG162	6	12
BS3(2)	106	136	CG137	733	1616	UG163	104	313
BS3(3)	395	835	CG138	145	193	UG164	196	627
BS4(1)	39	92	CG139	83	91	UG165	87	459
BS4(2)	54	93	CG140	602	1088	UG166	328	1120
BS5	2	3	CG141	257	1299	UG167	129	1065
CG1(1)	1	10	CG142	30	48	UG168	10	12
CG1(2)	3	4	CG143	707	1232	UG169	18	117
CG1(3)	35	75	CG144	4	5	UG170	498	743
CG1(4)	5	5	CG145	412	620	UG171	31	96
CG1(7)	81	192	CG146	1603	1892	UG172	448	691
CG1(8)	13	40	CG147	282	524	UG173	298	750
CG1(9)	6	119	CG148	17	34	UG174	129	211
CG1(10)	41	389	CG149	210	1177	UG175	535	900
CG1(12)	31	105	CG150	37	138	UG176	330	825
CG1(13)	439	687	CG151	29	55	UG177	97	190
CG1(16)	12	12	CG152	7	15	UG178		

Planning Zone and Condition	Minimal Change Net Density (Dwellings/Ha)	Incremental Change Type 1 (Dwellings/Ha)	Incremental Change Type 2 (Dwellings/Ha)	Substantial Change (Dwellings/Ha)
RG21	100	100	100	100
CG21	30	38	45	100
GR21 Heritage	20	25	30	100
NR21, NR22, NR22-Heritage	13	16	N/A	N/A
MUZ, MUZ - Heritage	50	60	75	80
T2	N/A	16	N/A	N/A
UDR2-reversed	N/A	6	N/A	N/A
UDR2-unreversed	3	3	N/A	N/A

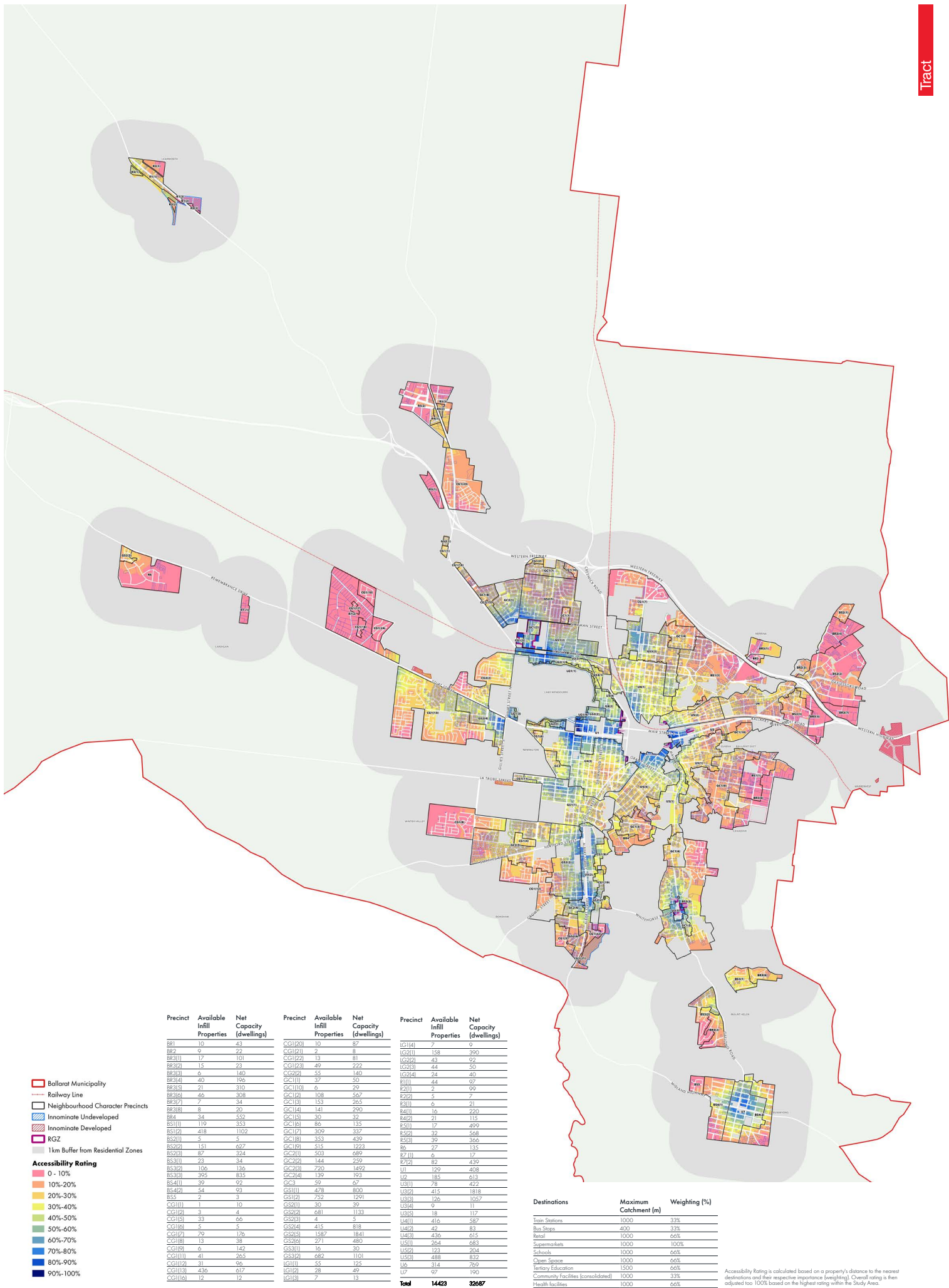


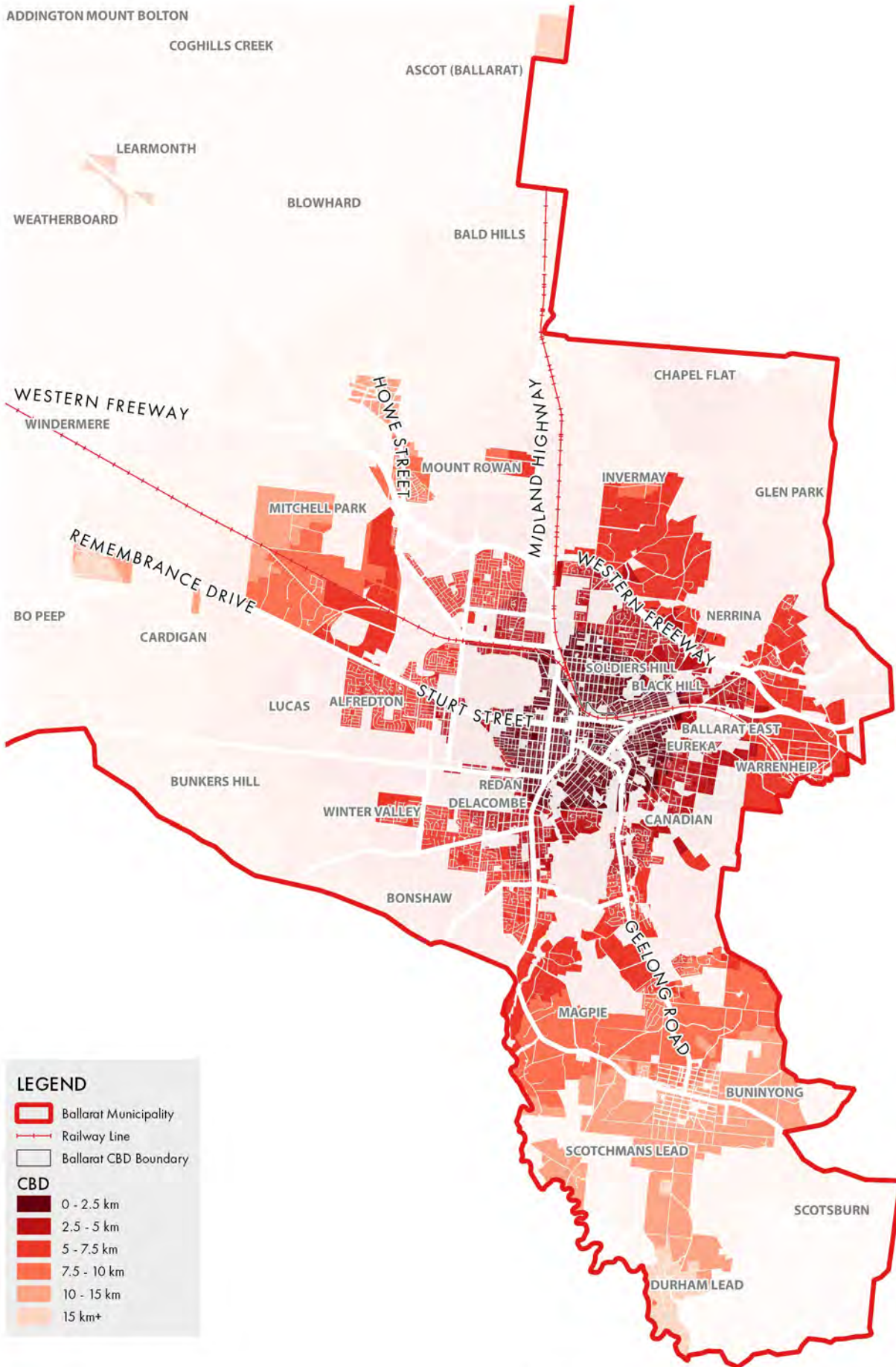


- Ballarat Municipality
- Railway Line
- Neighbourhood Character Precincts
- Innominate Undeveloped
- Innominate Developed
- RGZ
- 1km Buffer from Residential Zones

- Accessibility Rating**
- 0 - 10%
 - 10%-20%
 - 20%-30%
 - 30%-40%
 - 40%-50%
 - 50%-60%
 - 60%-70%
 - 70%-80%
 - 80%-90%
 - 90%-100%

Accessibility Rating is calculated based on a property's distance to the nearest destinations and their respective importance (weighting). Overall rating is then adjusted too 100% based on the highest rating within the Study Area.





LEGEND

- Ballarat Municipality
- Railway Line
- Ballarat CBD Boundary

CBD

- 0 - 2.5 km
- 2.5 - 5 km
- 5 - 7.5 km
- 7.5 - 10 km
- 10 - 15 km
- 15 km+

Drawing Title _____ Project Name _____



Drawing Title

Project Name

Train Stations

Ballarat Housing Capacity Analysis

Drawing No.

Revision

Date

Drawn

Checked

Project Principal

Scale

320-0780-00-U-02

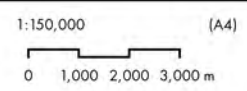
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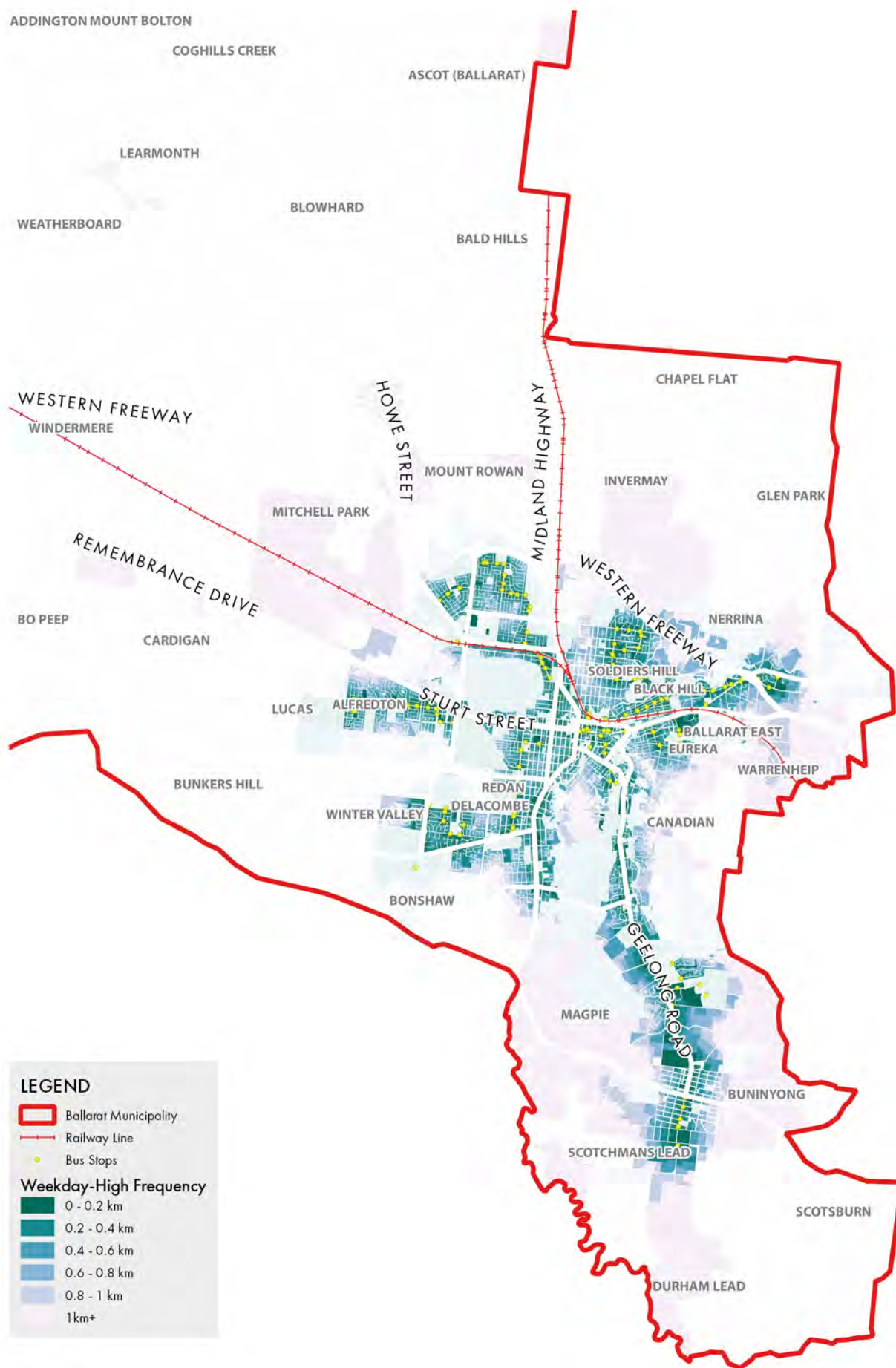
28.04.2023

MH

KS

MN





LEGEND

Ballarat Municipality

Railway Line

Bus Stops

Weekday-High Frequency

0 - 0.2 km

0.2 - 0.4 km

0.4 - 0.6 km

0.6 - 0.8 km

0.8 - 1 km

1km+

Drawing Title _____ Project Name _____

Bus (Weekday-High Frequency)

Ballarat Housing Capacity Analysis

Drawing No. _____ Revision _____ Date _____ Drawn _____ Checked _____ Project Principal _____ Scale _____

320-0780-00-U-02

00

28.04.2023

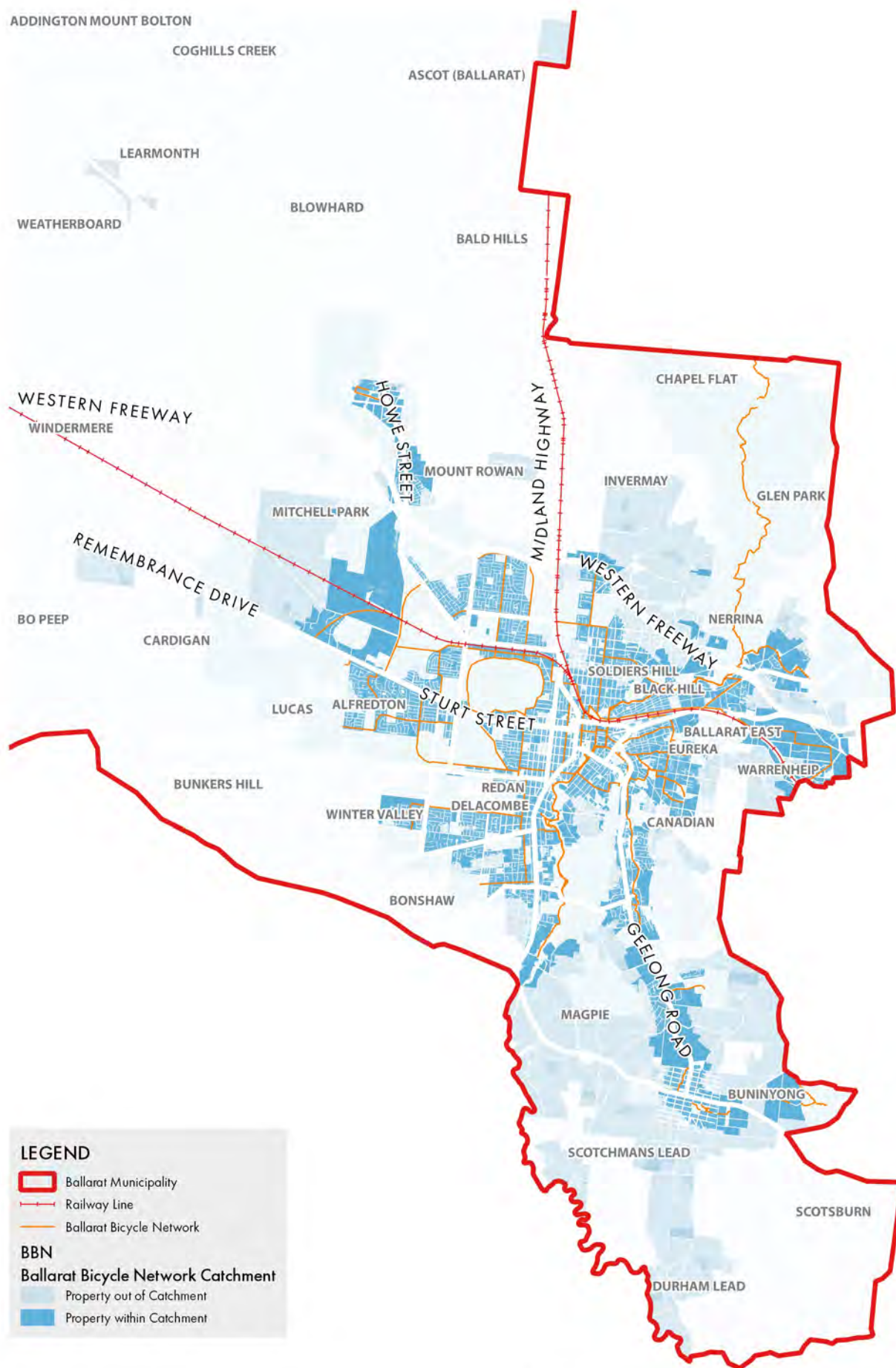
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KS

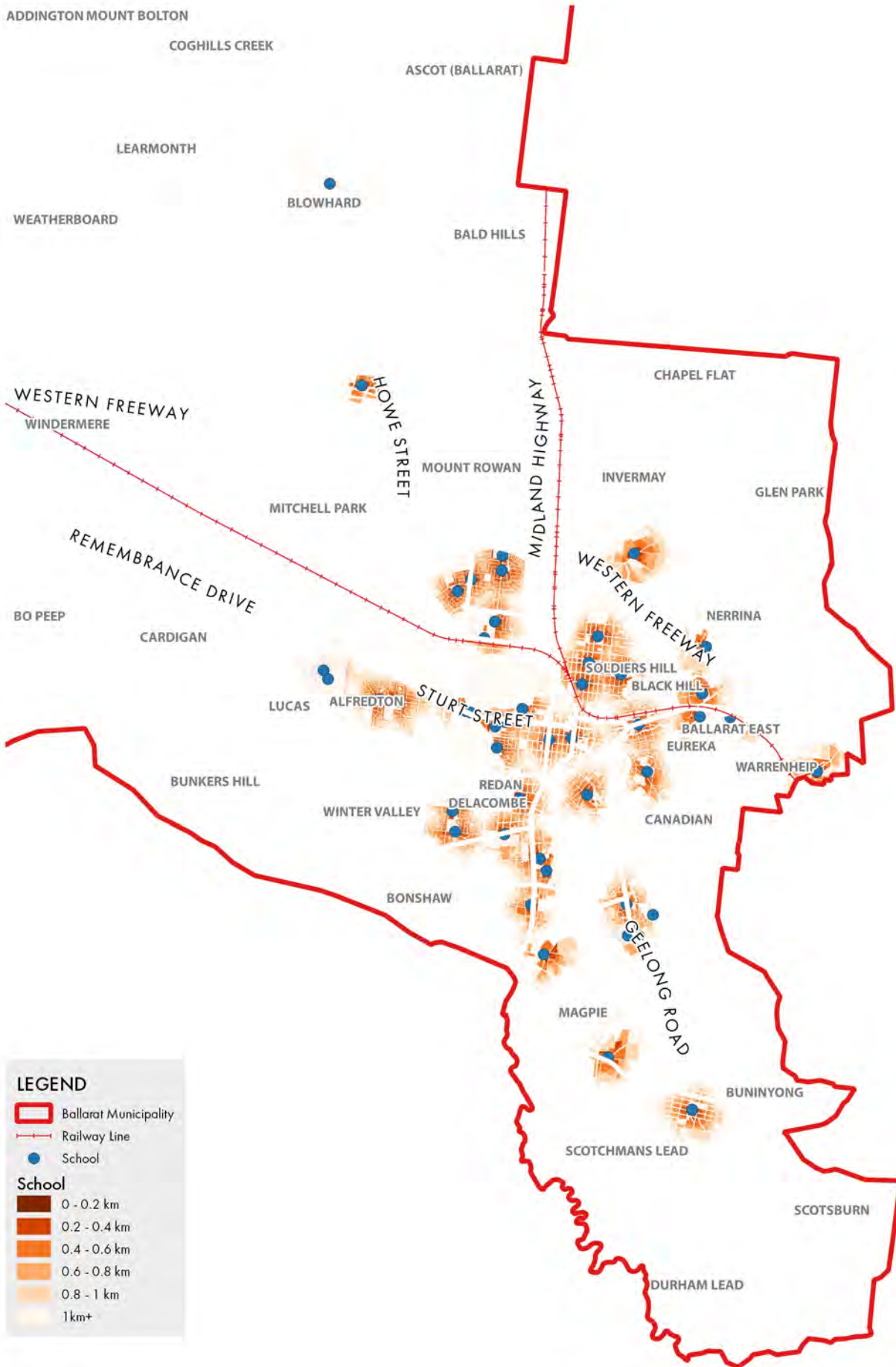
MN

1:150,000 (A4)
0 1,000 2,000 3,000 m





Drawing Title Project Name



Drawing Title

Project Name

School

Ballarat Housing Capacity Analysis

Drawing No.

Revision

Date

Drawn

Checked

Project Principal

Scale

320-0780-00-U-02

00

28.04.2023

MH

KS

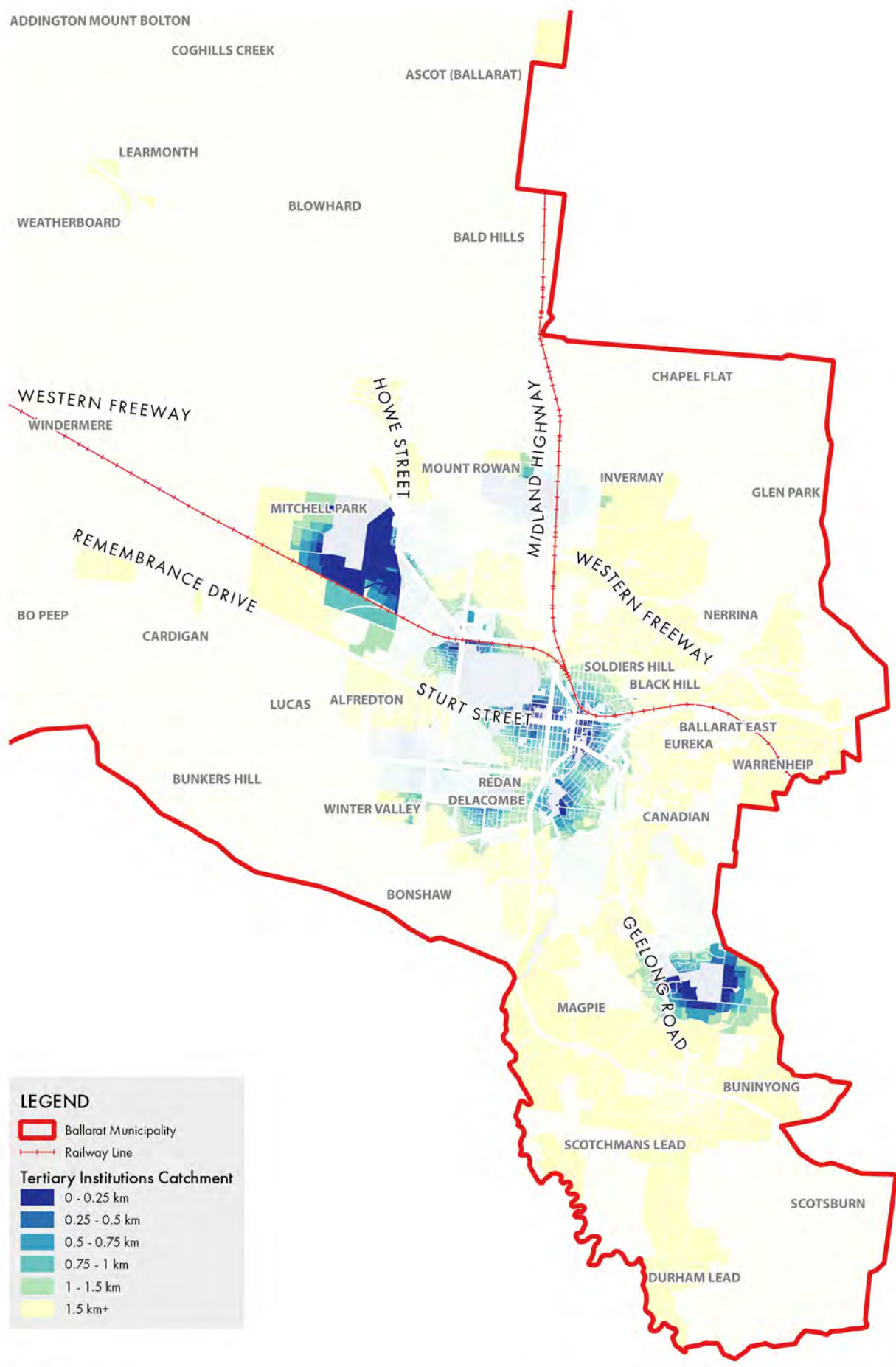
MN

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(A4)

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Drawing Title _____ Project Name _____

Tertiary Institutions

Ballarat Housing Capacity Analysis

Drawing No. _____ Revision _____ Date _____ Drawn _____ Checked _____ Project Principal _____ Scale _____

320-0780-00-U-02

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28.04.2023

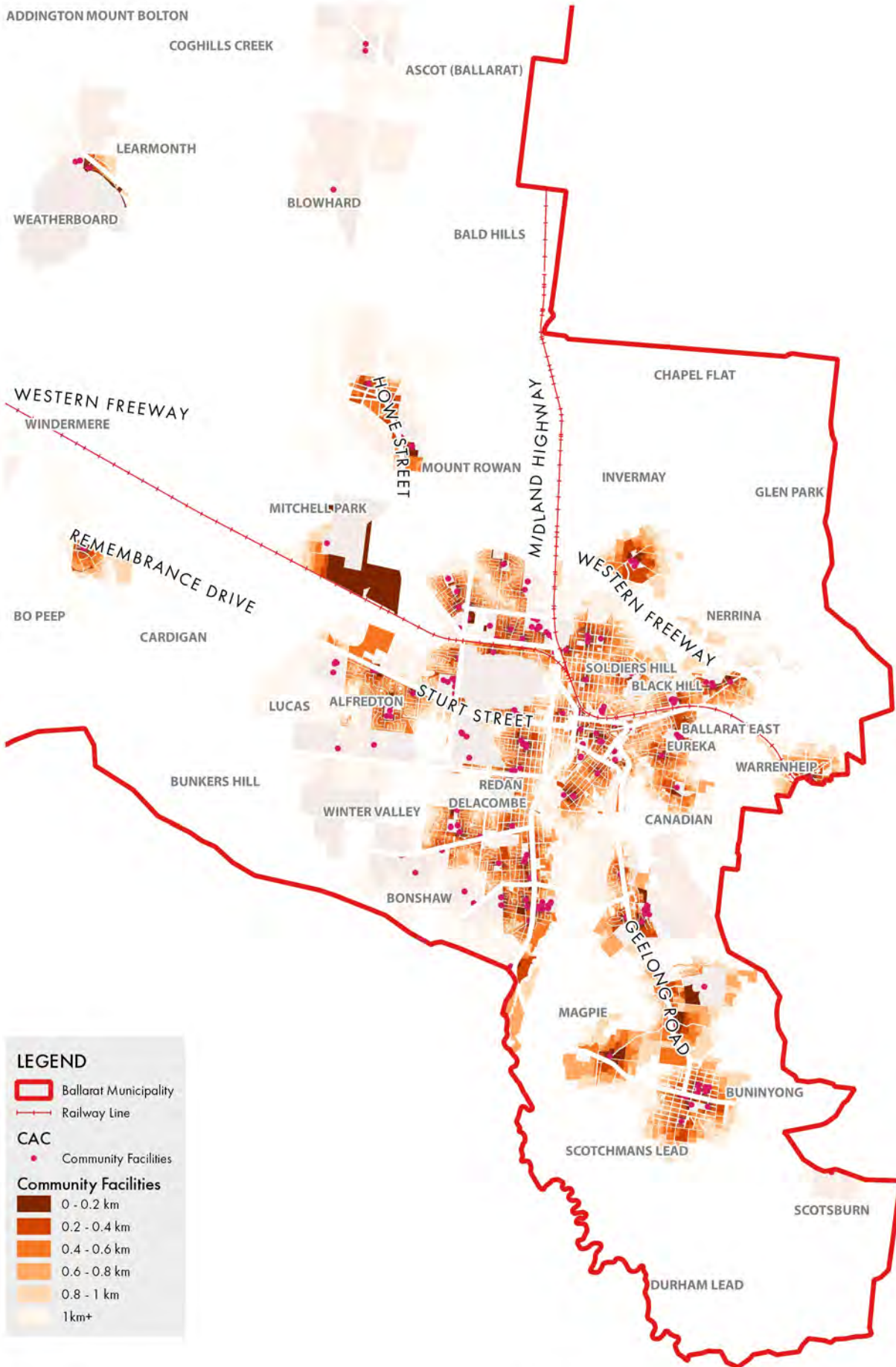
MH

KS

MN

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Drawing Title

Project Name

Community Facilities

Ballarat Housing Capacity Analysis

Drawing No.

Revision

Date

Drawn

Checked

Project Principal

Scale

320-0780-00-U-02

00

28.04.2023

MH

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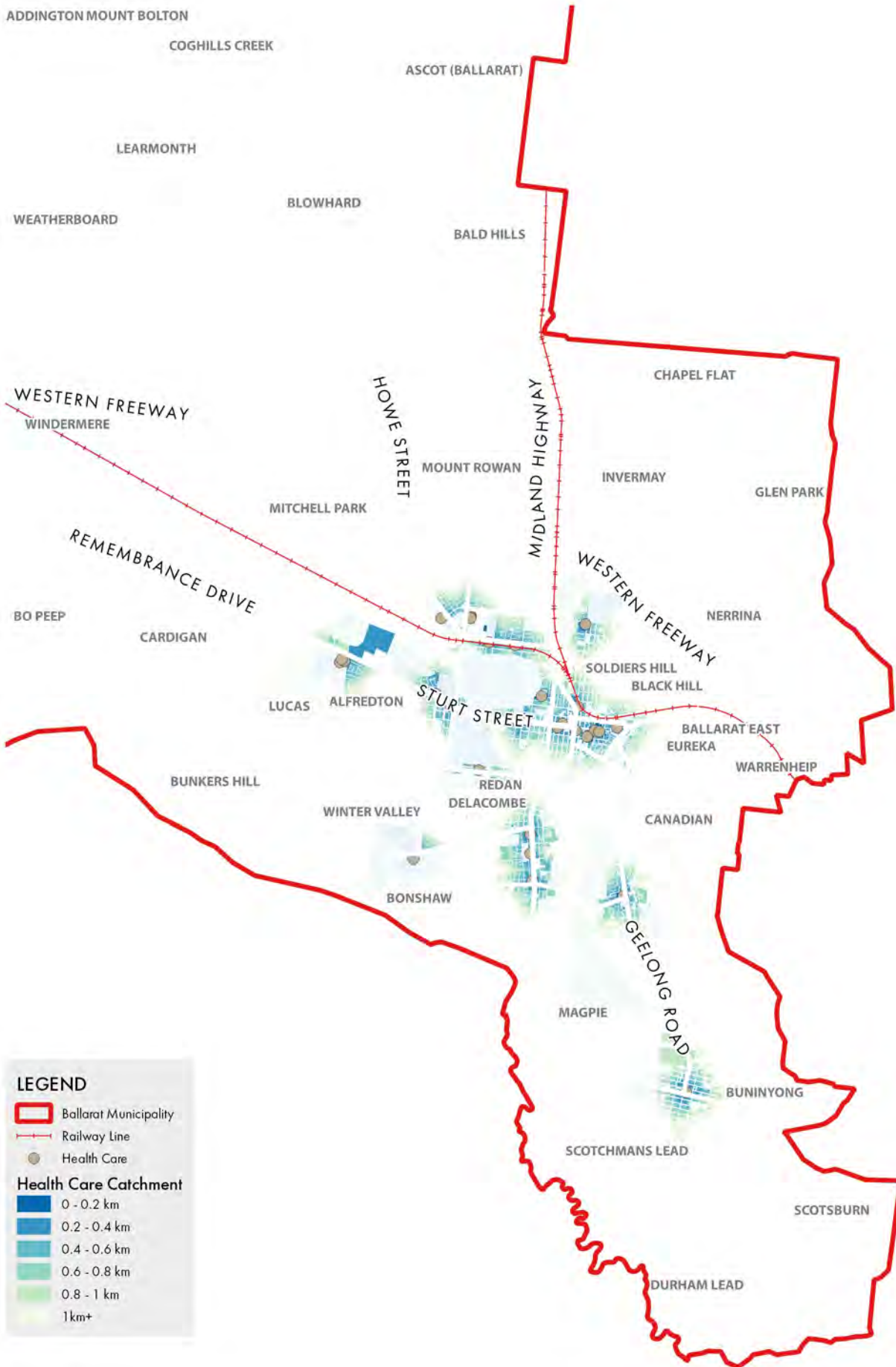
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(A4)

0 1,000 2,000 3,000 m





Drawing Title

Project Name

Healthcare

Ballarat Housing Capacity Analysis

Drawing No.

Revision

Date

Drawn

Checked

Project Principal

Scale

320-0780-00-U-02

00

28.04.2023

MH

KS

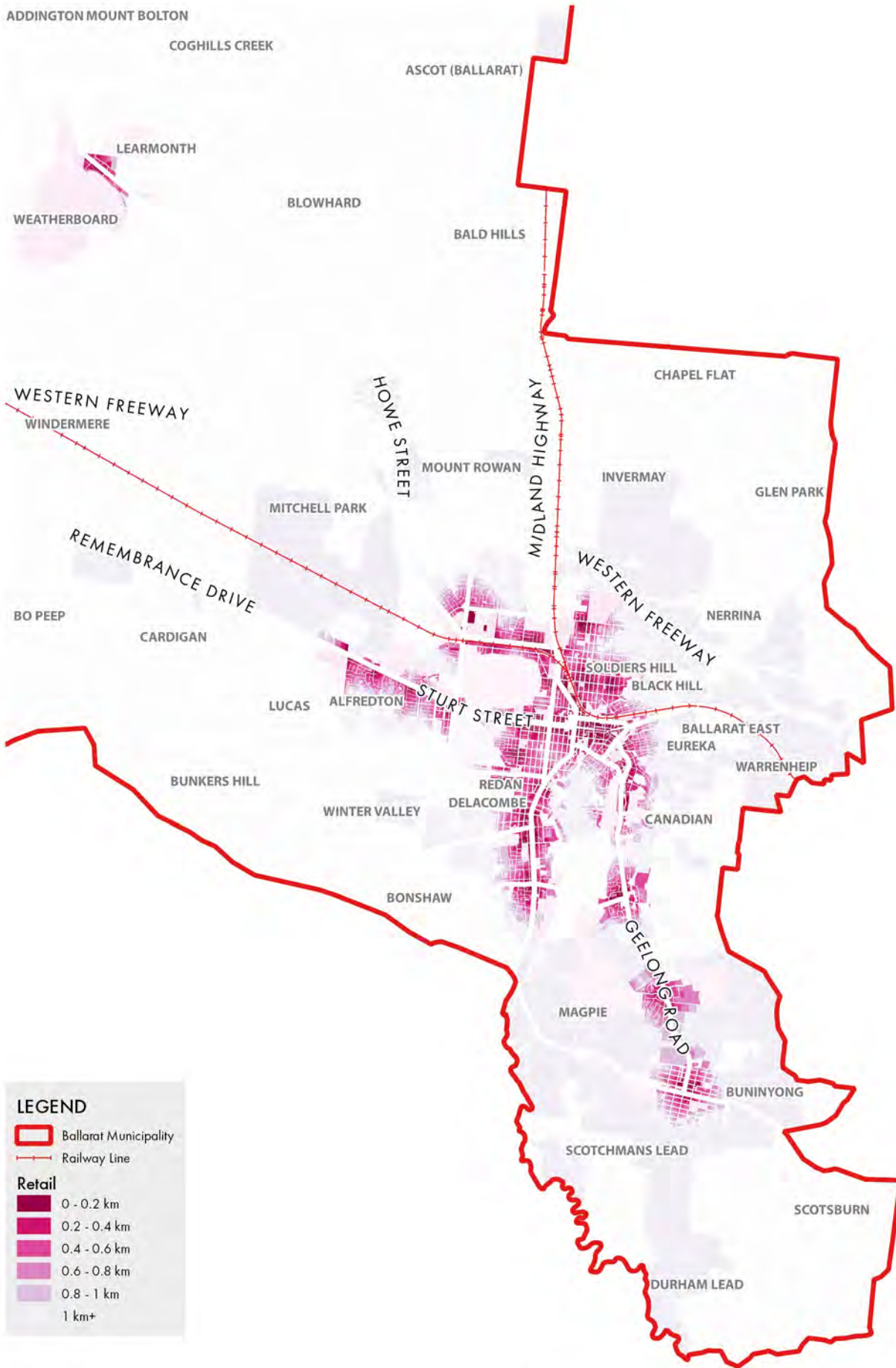
MN

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(A4)

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Drawing Title

Project Name

Retail

Ballarat Housing Capacity Analysis

Drawing No.

Revision

Date

Drawn

Checked

Project Principal

Scale

320-0780-00-U-02

00

28.04.2023

MH

KS

MN

1:150,000

(A4)

0 1,000 2,000 3,000 m



Drawing Title

Project Name

Supermarket

Ballarat Housing Capacity Analysis

Drawing No.

Revision

Date _____

Drawn

Checked

Project Principal

Scale

320-0780-00-U-02

00

28.04.2023

MH

KS

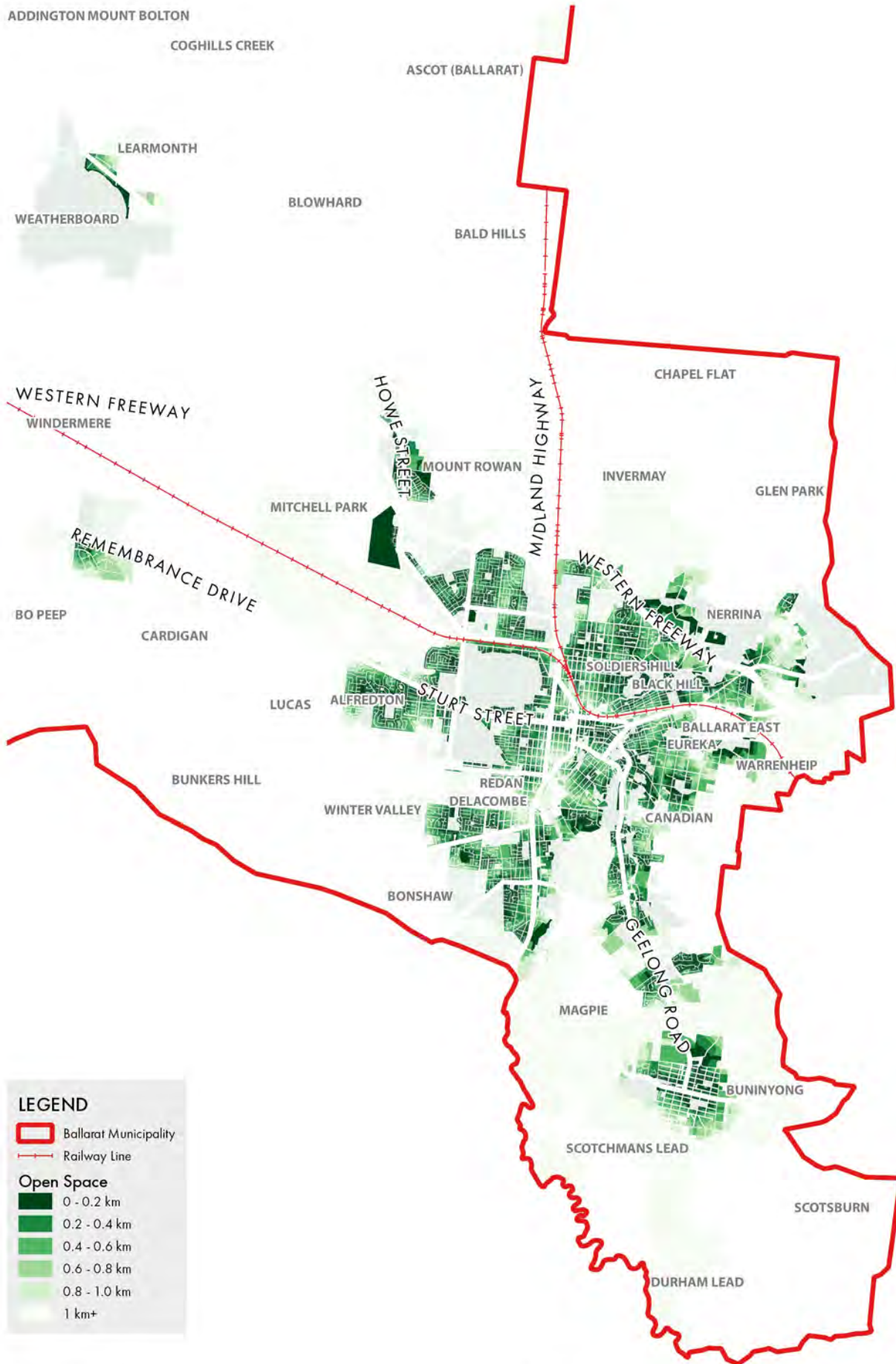
MN

1:150,000

(A4)

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Drawing Title _____ Project Name _____

Open Space

Ballarat Housing Capacity Analysis

Drawing No. _____ Revision _____ Date _____ Drawn _____ Checked _____ Project Principal _____ Scale _____

320-0780-00-U-02

00

28.04.2023

MH

KS

MN

1:150,000 (A4)
0 1,000 2,000 3,000 m

