

Aradale Development Strategy

Volume One

Concept Master Plan & Feasibility Report

Prepared for

Ararat Rural City Council

Quality Assurance

Aradale Development Strategy
Concept Master Plan & Feasibility Report

Prepared for
Ararat Rural City Council

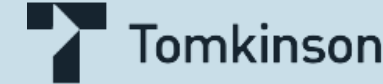
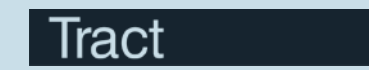
Project Number
321-0244-00-P-04 RP01

Issue	Date	Description	Prepared By	Reviewed By	Project Principal
00	04 October 2022	Preliminary Draft	Nathan Collins	Nick Clements	Nick Clements
01	12 October 2022	Final Draft	Nathan Collins	Nick Clements	Nick Clements

Acknowledgement of Country

We would like to acknowledge the traditional custodians of the land on which our work is based and pay our respects to their Elders past and present. We extend that respect to all First Nations people.

Prepared by



Executive Summary

A Brief History

Djab Wurrung, sometimes spelt Tjab Wurrung, have occupied Country since time immemorial. The discovery of gold in Victoria in 1851 led to an increased number of immigrants coming to the colony in the 1850s, and this propelled the development of the Ararat township. Mental illness was a significant issue on the Victorian goldfields from the 1850s. A site for a 'Lunatic Asylum' is marked on the Ararat Town Plans as early as 1860. The complex at Ararat was proclaimed a 'Lunatic Asylum' in 1867 and patients were admitted that year.

Since the closure of the Aradale Asylum in 1993, the 100-hectare site has been largely underutilised. The main heritage precinct is concentrated to just 22 hectares of the site, leaving over 75 hectares of largely unprogrammed land. Whilst smaller components of the site have been sporadically used, it is widely accepted that the historic Aradale site is not being used to its full potential.

Between 2002-2015 Melbourne Polytechnic ran the Ararat Training Centre, a 28 hectare vineyard and wine making facilities. Melbourne Polytechnic/Northern Melbourne Institute of TAFE are the Committee of Management for the site, managing the issuing of permits, licenses, and any existing informal arrangements with the users on site. The current reservation is State-owned Crown land reserved for Public Purposes (Education and Recreation).

The current land uses on site include:

- Aradale Asylum and its associated outbuildings (9ha approx)
- Melbourne Polytechnic buildings (former)
- 12 residential dwellings
- An existing volunteer run golf course (20ha)
- A working vineyard and viticulture buildings (30ha)
- A lawn bowls club and sports oval (4ha)
- A lavender farm (4ha), and
- Approximately 20ha+ of un-programmed land.



Purpose of this Project

The purpose of this project is to undertake preliminary investigations to understand opportunities to revitalise the historic Aradale Asylum site and its surrounds. The objective is to determine the highest and best adaptive re-use is for the site, and better understand how to enable an economic vision that will attract investment to fully activate the site.

The purpose of this project is to undertake preliminary investigations to understand opportunities to revitalise the historic Aradale Asylum site and its surrounds. The objective is to determine the highest and best adaptive re-use is for the site, and better understand how to enable an economic vision that will attract investment to fully activate the site.

The site provides many potential opportunities to deliver an extraordinary future asset for the Ararat and the greater western Victoria communities. Heritage places that are used by the community are more likely to be valued and cared for. With this in mind, and in response to the identified constraints, the aim of this piece of work is to identify an appropriate mix of uses that will sensitively conserve the site's heritage value and activate the site, providing for the community.

The 100-hectare former Aradale Asylum site features over 60 precinct buildings, including several original 1860s buildings deemed to be of state significance. The earliest buildings on the study area include the vast main building with the towers, the kitchen and the dining room block, the gate lodges and the extensive remains of the encircling 'ha-ha' wall .

Revitalisation of the Aradale site has the potential to align with a number of local, regional and state objectives in regard to planning, economic development and tourism. When considering the preliminary opportunities for the site, consideration has been given to the short and long term economic implications for the immediate area, Ararat and the wider region.

Preliminary Opportunities Identified Through Early Investigations

There are a range of directions that the master plan can take, however it is critical that it does not preclude future development opportunities from happening by prioritising economic activities that are not complimentary to the site's historical narrative and landscape setting.

There are a range of directions that the master plan can take, however it is critical that it does not preclude future development opportunities from happening by prioritising economic activities that are not complimentary to the site's historical narrative and landscape setting.

Future development should leverage and complement the growth context and deliver on regional economic objectives. Key considerations include:

- The site is comparable in size to the Ararat town centre. Future uses on site will influence floorspace demand in the Town Centre.
- The scale of the site also means a significant level of investment is required to restore and activate the heritage buildings. It is clear from the outset that the scale of activation required to create a destination and provide on-site amenities will require private and public funding.

- The site has heritage constraints, however identifying feasible ways to adaptively reuse the heritage buildings will be the key to unlocking the site's development potential and realise a new future with a mix of uses that enable the regional community to understand the sites history and utilise the site for current needs.
- The level of demand the forecast population growth creates for immediate needs such as housing, employment and flow on goods and services.
- The extent to which key regional industry growth sectors generate investment opportunities that align with the site's characteristics and development potential.
- Ararat's status as a tourism destination, it's role within the Grampians region and the extent to which regional product and experience opportunities align with site's investment opportunities.

Proposed Land Use Mix

The land use mix proposed for the project considers a range of varied uses that can support the re-use of the heritage built form and landscapes, as well as providing residential development outcomes. Part of that re-use is a resilience that needs to be embedded within the surrounding future uses, to enable longevity across the site, this includes allowing for a range of varied uses that may compliment, but not rely on one another to succeed.

Broadly, the range of land uses include:

- Tourism
- Civic/Historical/Community uses
- Accommodation (visitor, key worker, short stay, migrant/refugee/emergency housing)
- Restaurant, brewery, distillery etc
- Functions, galleries, public and private events
- Public open space
- Residential housing
- Industrial land (subject to further review)
- Small scale farming/agriculture (paddock-to-plate and nursery businesses)

This mix of uses capitalises on the existing assets of the site through different activation lenses - from short term activity, to long term uses.

It is clear that in order to activate the site, a range of complimentary land uses will be required in order to stage the delivery of new infrastructure, business ventured, residential development, and conservation rectification works.

Where possible, smaller 'catalyst' projects could be implemented sooner, which may create interest and generate activity that can support other works in the surrounding grounds and buildings. Given the poor condition that some of the heritage buildings are currently in, there may be long periods of time between new uses coming online in the heritage and events precincts.

Additionally, the range of uses proposed can evolve over time as the site progresses and the interest in the site from a community, government, and market develops - there may be additional allied uses that can be accommodated in the master plan. The plan proposed allows for change over time, and should not be considered a static document.

Development Constraints

The site has a developed history of approximately 170 years - with that history comes a number of unknowns regarding servicing, drainage, and other potential existing assets that are unmapped and unknown within the sites boundary, and beneath the ground level.

With this, there is also some uncertainty to the level of serviceability to the existing heritage buildings. It is noted that they were operational through to the mid 1990's, and a level of servicing was provided at that date. Finding the records and ensuring that any future re-use of the heritage buildings can re-use the elements of the existing electrical, telecommunications, water, and sewer services is unknown at this time.

The site has been assessed for residential development and adaptive re-use opportunities, and a number of servicing requirements will need to be further investigated through the next stages of this project.

These investigations include:

- There is limited capacity in the potable water network. Augmentation works and trigger points are subject to detailed design and hydraulic modelling based on a more refined concepts plan. Where possible, connection into the potable water network along Grano Street and Alfred Street. A water main is planned along the McLellan Street upgrade.

- Where possible, connecting into the gravity sewer network along Alfred Street and Grano Street. A sewer main is planned along the McLellan Street upgrade.

- Where topography limits connection into existing sewer infrastructure, a sewer pump station located along the eastern edge of the site could convey flows via a rising main into the proposed gravity main in McLellan Street.

- The site contains a distribution substation that is currently servicing the site. A detailed design and analysis will be required to determine the suitability of this network to supply the proposed subdivision and if any upgrades would be required.

- Drainage investigations regarding stormwater run off, discharge points, and the location of any on-site retarding and wetland systems required to slow, filter, and discharge water into the surrounding network.

- Cultural Heritage Management Plan - cultural heritage values have not been assessed in detail through this phase of the project. A CHMP will be required when considered development within the Cemetery Creek corridor.

- Conservation Management Plan - the condition of the heritage buildings and landscapes is unknown, and of critical importance regarding the re-use and financial viability of the project going forward.

Heritage Considerations

The Aradale Ararat Conservation Analysis (CA) was prepared in 1996 and has not been updated since that time.

The gaps and the outdated nature of the CA raise several issues, including:

- the history and potential heritage values of the site beyond its 1920s fabric require further consideration and assessment.
- the cultural landscape requires further consideration and assessment.
- elements such as the Grano Street houses are nominated as contributory in the CA but are not included in the VHR listing or afforded other heritage protection in the Ararat Planning Scheme.

As a priority a Conservation Management Plan (CMP) for the place should be undertaken in the context of development of the master plan beyond its current stage.

The CMP should review the history and the heritage significance of the site, comprehensively reassess site boundaries and the depth and breadth of the historical, social, and built and landscape heritage values of the place, including its setting and develop detailed conservation management policies for the place.

A significant amount of work is needed to gauge the extent and nature of conservation works required and to prioritise and cost these works with any confidence. As a priority, preparing a comprehensive existing condition audit to identify the scope of the conservation works required. This work should be undertaken in conjunction with the new CMP.

The existing condition audit should inform and be informed by the CMPs revised assessment of heritage values. It should gauge the extent and nature of conservation works required for buildings, structures and landscape and be prioritised in terms of urgency and in view of the relative heritage significance of elements and fabric.

The CMP and existing conditions audit will enable greater discussion and detail regarding the potential re-use and activation of the heritage buildings, specifically related to each individual buildings tolerance for change in the ultimate scenario. Change internally and potentially eternally will be required to fully activate the site.

It is noted that most buildings will have some level of variability in their tolerance for change in relation to their exterior and interior aspects, or because individual elements or spaces may have a greater or less tolerance for change given their relative intactness.

Economic Rationale

It is without doubt that re-use of the heritage built form will be expensive, with the total estimate adaptive reuse cost estimated to be in the order of \$46,400,000, which is approximately \$24,550,000 above the total value of the buildings at completion at \$21,850,000.

However, the broader economic and tourism benefits also need to be quantified.

In addition, the hypothetical residential development scenarios that have been outlined in this report provide a case for development in the area, with the obvious demand for housing evident in the supporting data driving the strong sales rate.

Where the profit from residential development occurs, a mechanism will be required to ensure that a contribution is made to the restoration or maintenance of parts of the heritage built form. As outlined, a 4% contribution per lot could be made to the restoration of the heritage areas, however the sum raised would be insufficient to cover the entire costs, and significant contribution by others would need to be made to support this.

Considering the figures associated with residential development only, the total estimated Gross Realisation equates to approximately \$97,750,000. The estimated development costs equates to approximately \$60,180,000.

The economic considerations relate not only to the potential cost of refurbishing and re-using the heritage buildings, and the construction of residential housing, but to the benefit of the local economy.

The economic benefits include:

Heritage Core Precinct

- Attract 53,000 new overnight visitors to the region and increase the yield of 13,000 existing visitors through new activities/development, generating \$12M in additional visitor expenditure
- Attract 15,000 new visitors through events, functions and tours, generating \$3.9M in additional visitor expenditure

Events/Tourism Precinct:

- Attract 14,000 new overnight visitors to the region and increase the yield of 2,000 existing visitors through new wine event and accommodation, generating \$1.5M in additional visitor expenditure
- Increase the yield of 30,000 wine visitors to the region through new development, generating \$3.5M in additional visitor expenditure

Residential Development Precinct:

- Support an additional 1,100 residents to live in the Ararat region.
- Provide housing to support around 450 workers to the local business base.



Contents

1.

Introduction

1.1	The Site	14
1.2	The Master Plan	14
1.3	Vision	15
1.4	Summary Diagram	15
1.5	Design Principles	16
1.6	Master Plan Overview	18
1.7	Precincts	20

2.

Reimagining Aradale

2.1	Precinct 1 – Historic Core	24
2.2	Precinct 2 – Events and Tourism	26
2.3	Precinct 3 – Productive Land	28
2.4	Precinct 4 – Residential Development	30
2.5	Precinct 5 – Landscape and Public Realm	32

3.

Project Implementation

3.1	Introduction	36
3.2	Planning Strategy - Tract	37
3.3	Development Servicing - Tomkinson	40
3.4	Development and Heritage Re-Use Cost Analysis - M3 Property	44
3.5	Economic Benefit Assessment - Urban Enterprise	52
3.6	Governance and Legal - Maddocks	66

4.

Context & Background

4.1	Traditional Ownership	74
4.2	History of the Aradale Asylum	74
4.3	The Regional Context	78
4.4	Site Analysis	80
4.5	Ownership, Title Particulars, and Current Leases	88
4.6	Engagement and Key Stakeholders	88
4.7	Existing Planning Controls	90

5.

Strategic Directions

5.1	Land Use	94
5.2	Movement and Access	96
5.3	Heritage	100
5.4	Built Form	104
5.5	Landscape and Public Realm	106
5.6	Sustainability	108

6.

Next Steps and Critical Actions

6.1	Commission Critical Studies	110
6.2	Confirmation of the Master Plan	110
6.3	Implementation	110
6.4	Sale of Lease of the Land	111

Introduction

The reinvigorated former Asylum will become a hub of activity for locals and tourists alike, as they explore an important chapter of Ararat's history.



1.1 The Site

Since the closure of the Aradale Lunatic Asylum in 1993, the 100-hectare site has been largely underutilised. Constructed in 1864 and opened to patients in 1865 until its closure, a number of mixed and temporary uses have taken place on the site, including the Melbourne Polytechnic Ararat Training Centre 2002-2015 featuring a 28 hectare vineyard and wine making facilities.

The current reservation is State-owned Crown land reserved for Public Purposes (Education and Recreation). Northern Melbourne Institute of TAFE (NMIT)/Melbourne Polytechnic are the Committee of Management of the site. Under this arrangement, Melbourne Polytechnic manage the issuing of permits, licenses, and any existing informal arrangements with the users on site.

The main heritage precinct of the Aradale site is concentrated to approximately 22 hectares of the entire site, leaving a larger portion of premium and largely under-programmed land, with the site offering the potential opportunity to be the Grampians region's largest premium mixed commercial development opportunity.

The Aradale Asylum is significant to the State of Victoria and is listed on the Victorian Heritage Register (VHR H1067). The surrounding unlisted landscape around the Aradale Asylum core complex has historic associations with heritage place and will also be considered both in terms of these historic connections and insofar as it constitutes its visual setting.

1.2 The Master Plan

This Master Plan aims to protect the location's significant natural and cultural assets; whilst at the same time providing a unique and memorable 'place-specific' visitor experience.

The role of the Master Plan is to outline an agreed approach to long term change. Recognising this, the Master Plan approach will:

- Be consistent with the iconic nature of the Precinct.
- Recognise the precinct as a special gathering place with state significance.
- Challenge the status quo and deliver a new site philosophy founded on recognising cultural, landscape and environmental values.
- Enable a high-quality visitor experience whilst protecting the natural environment and cultural assets.
- Ensure that the long-term development and management of the Precinct is sustainable.
- Resolve conflicting values and prioritise place specific uses.
- Provide clarity regarding the next steps for this complex project
- Suggest potential future governance structures that may assist in delivering long term benefit to the precincts

The Master Plan will not:

- Establish governance and management structures.
- Resolve site specific design and technical details, including local traffic management requirements. These will be addressed through further detailed studies and management plans.
- Outline strategies to manage visitation to the heritage site to ensure sustainable tourism. These strategies will be developed through management plans as the project progresses.
- Address operational needs for the future land uses propose. These strategies will be developed through further detailed studies and management plans.
- Provide technical manuals for facility design or ecological rehabilitation strategies. These will be addressed through further detailed work.
- Provide event management guidelines. These requirements will be developed as a part of the overall site management system.
- Undertake site specific risk assessments, these will need to be prepared separately, a high level summary is provided only.
- Confirm transition plans for any existing activities that move off site.
- Provide a detailed business case for planned facilities and/or infrastructure, a high level summary is provided only.

1.3 Vision

Contemporary reflections on the treatment of patients within the health system, along with informative and experiential installations will enable an insightful and revealing retelling of events. New events venues, restaurant spaces, and wine experiences will be on show, with expansive views across to Mt Langi Ghiran in the east, and to the Ararat township in the west. The re-use of the historic buildings will bring life back to the buildings, with people, pop-ups, pinot (sorry, shiraz!) and performances taking centre stage in the lively events, accommodation, and leisure precinct.

To support the growth and development of the township, a sensitively designed range of housing opportunities will be available along Alfred, Grano, and McLellan Streets, providing for a much needed range of contemporary housing options to support permanent families, temporary workers, and short stay transient key workforces.

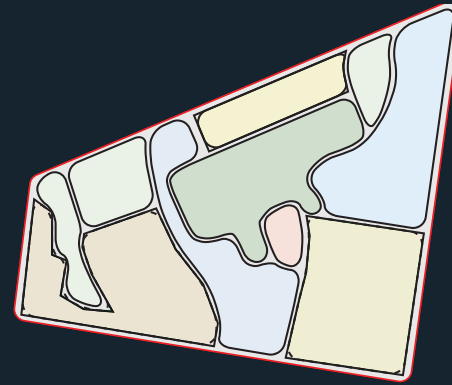
1.4 Summary Diagram



1.5 Design Principles

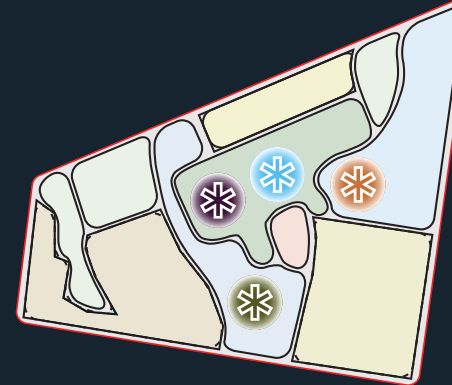
The master plan has been guided by the following design principles. These principles will assist in future decision making to ensure that any changes or variations to the proposed future land use and structure are underpinned by a consistent set of values.

1



Ensure that the master plan can be delivered in a staged manner

2



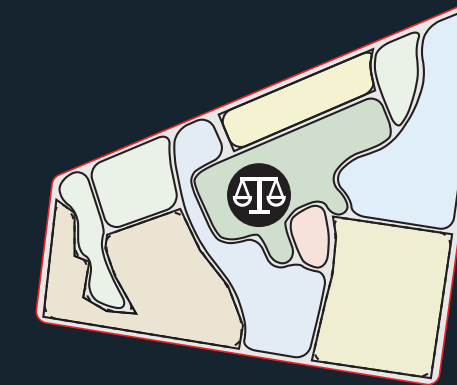
Enable a mix of uses that balance historical refurbishment with contemporary fit-out and re-use

3



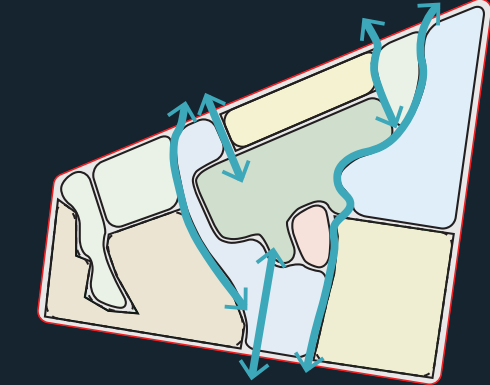
Provide opportunities for catalyst projects across the master plan that enable economic development

4



Ensure high quality design of the public realm, whilst leveraging existing amenity of/around the precinct

5



Enable whole of site activation through distinct and connected precincts and a legible movement network

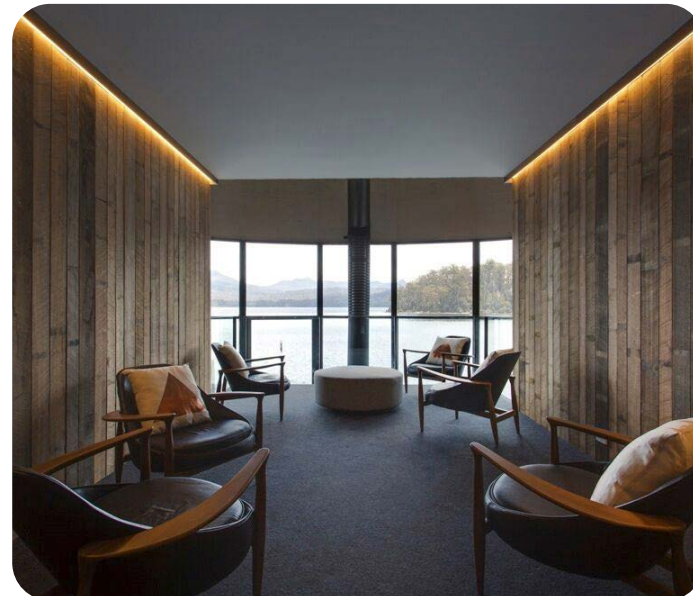
1.6 Master Plan Overview



^ Re-use of heritage interior for gallery spaces or hotel accommodation



^ Retain the historic 'productive' land associated with the site



^ New / refurbished accommodation options through the precinct

The masterplan breaks the site into precincts where allied uses are co-located to support the activation of the overall site.

Whilst the precincts provide a general direction and vision for their respective area, cross over and overlap will be common along precinct boundaries, and flexibility should be allowed to blur the lines where opportunities arise and market interest is aligned with the overall vision of the site.

The precincts have been broken down in further detail through Section 1.8.



^ Sensitive Contemporary insertions into the heritage fabric



^ Re-use and interpretation of the exterior public realm elements



^ Events that could be hosted inside, or outside the heritage core



^ Include a range of public / semi-private outdoor spaces for events



^ Contemporary additions supporting re-use and activation



^ Incorporate a range of commercial offerings into the site for activity

Figure 1. Master Plan



1.7 Precincts

Precinct 1. Historic Core

This precinct features the oldest buildings that are related to the former Asylum’s operation, including the original male and female wings, and ha-ha wall which were constructed in 1864. The re-use of these buildings is critical to ensure that the buildings are maintained from a heritage perspective, but also are critical in communicating to a broader audience the historic nature of the site, and the lives that are intertwined in the institutional facility. It is imagined that the programming of this historic core can support a range of uses that reflect the ongoing need for historical reinterpretation, tourism, and cultural events, whilst also facilitating modern uses that require flexible/innovative adaptation to re-use the buildings.

Precinct 2. Events/Tourism

This precinct leverage’s the historical nature of the built form and institutional setting of the former Asylum within the ha-ha wall, however, re-focuses the proposed future land use to align with an events/wellness/events/accommodation offering.

This precinct can provide a range of catalyst projects away from the historic core that require less heritage restoration/intervention and could activate the site sooner. Leveraging the immediate amenity from the vineyard/wine making facility and the longer views to the mountain ranges to the east allows events/functions on the site.

Potential uses include accommodation options, winery, distillery, brewery, conference facilities, spa and wellness retreats, and other related activities.

Precinct 3. Productive Land

Historically, the former Asylum provided its staff and patients with fresh produce grown on site. This notion of food production has been explored and located within several areas on the site that provide the opportunity for a unique tourism opportunity associated with food/restaurant/ kitchen garden courses, with a focus on indigenous 'bush-tucker'.

Eastern Marr Aboriginal Corporation has been engaged with the project team to identify locations where a flower farm, productive nursery, and small-scale buildings could be located on site to support aspirations to generate an Aboriginal controlled economic development opportunities.

Land adjacent to the event/tourism precinct has been identified as having the potential to be utilised as a gourmet kitchen garden/paddock to plate venture that can further support the potential 'foodie' ventures, such as the brewery, winery and restaurant.

In addition, a portion of the vineyard has been retained for use with the retained and expanded wine making facilities.

Precinct 4. Residential Development

The former Asylum can support several site responsive residential developments in locations outside of key view lines, around significant vegetation, and away from areas of the asylum operation that are historically important.

Residential development can provide the historic restoration/upkeep over time with a financial contribution as sales progress that may alleviate some of the financial burden on future/current owners. Residential development can provide a range of housing typologies to support the needs of the growing community, including housing for a transient workforce, affordable and social housing, temporary accommodation for asylum seekers, recent migrant and refugees, and a diverse range of other house and land options that reflect the needs of the Ararat community.

In addition, there is a portion of land identified as potential residential land along Alfred Street that could also be investigated further as a potential industrial development site.

Figure 2. Precincts Plan



Precinct 5. Landscape and Public Realm

Significantly, there are a range of historic landscape features that were implemented throughout the operation of the former Asylum, that are still of importance today. These landscapes provide an insight into how the land was utilised and curated over time to create a welcoming external presence for patients and staff at Aradale. Some of these landscape features are in a poor and degraded state, however the legacy from a landscape architectural and horticultural perspective can be reinterpreted through a modern lens and replanting/redesign can occur to further enhance/reflect on the historic landscape strategy. These spaces are also important in establishing key view lines through the site, and across to the Ararat township, and are important from a windbreak, screening, and arboricultural perspective.

Precinct	Hectares (approx)
1. Historic Core	6.2 ha
2. Events/Tourism	11.4 ha
3. Productive Land	28.5 ha
4. Residential	40.2 ha
5. Landscape public realm	11.4 ha



Reimagining Aradale

A range of future land uses are proposed for the former Asylum that support activities and opportunities for reinterpretation and reflection of the historic buildings and treatment of mental ill health across 130 years of operation.

These land uses have been co-located with other allied business opportunities where possible to generate a critical mass of activity that can catalyse other forms of development in across the site.



2.1 Precinct 1 — Historic Core

1. Movement Network

The historic core is unique in its size and scale, providing a range of differing yet similar experiences between the western (male) wing and the eastern (female) wing.

Due to the range of latter additions and interventions within and surrounding the female wing, it has been identified as a suitable location for further, modern, sensitive adaptation and re-use of this wing for events/accommodation purposes – which requires internal and external fit out requirements.

The western wing has been identified as having less built form intervention over time and has a more contained and connected visual connection across the landscape to the Ararat city centre. This wing is considered a more appropriate location for historical reflection and reinterpretation through historical tours, museum style displays, information distribution, and other uses that align with key civic and outward facing uses.

Heath Street

The ceremonial entrance from Heath Street will provide a function as it had when the Asylum was in operation, providing drop off and pick up movements as required and supported by the proposed future uses in the Admin, Male, and Female wings of the former Asylum buildings. Given the car parking requirements for most commercial uses, this entrance will service a portion of traffic movement where on-site parking is required for guests and users. Other parking options will be located from Grano Street, featuring longer term parking.

Grano Street

Grano Street provided a historic service entry to the former Asylum and has been imagined to function in that manner in the future, providing an opportunity for guests and customers to enter via a landscape entrance from the north, with car parking available along the periphery of the precinct. This curtilage of car parking ensures accessibility for modern transportation methods, whilst protecting the balance of the heritage core from excessive car parking requirement.

2. Male Wing

There are several future business ideas that could suitably be located within the ground/first floor of the western wing of the former Asylum to activate it from a historical re-use and interpretation perspective. These could include:

- Civic uses, including a café
- Art gallery and potentially artists residence in key locations
- Genealogical research centre (focusing on patients/staff of the former Asylum) – this could include a data base that may extend outward, to all former Asylum's across vic/Australia
- Commercial office floorspace – that provide activation to the western airing yards, supports allied uses
- Traditional Owner offices/retail presence
- Tourism Operator – providing historical tours/information about the former Asylum, including guided tours, staged setting for rooms (ie door rooms, medicine cabinet, etc), gallery/photo gallery/artefacts/ interpretative museum exhibition of the sites history
- Small storage area for events/outdoor activities and function (chair/umbrella storage etc)

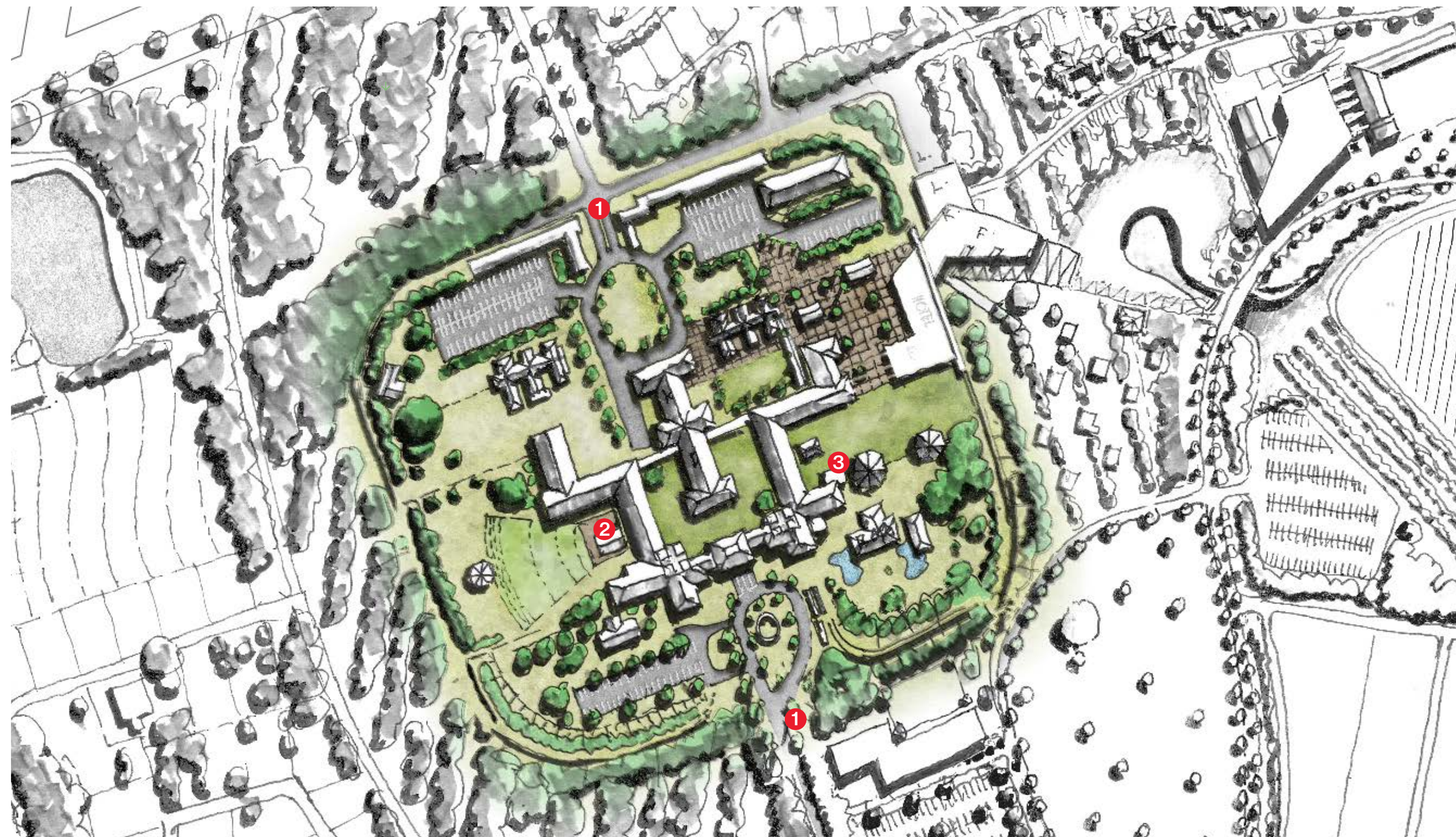
3. Female Wing

There are several future business ideas that could suitably be located within the ground/first floor of the eastern wing of the former Asylum. This wing is aligned to the 'Events/Tourism' precinct located further to the east, outside of the ha-ha wall, but providing a key connection between events/tourism, food and wine and the historical precinct

This could include:

- Accommodation for events (wedding/conference accommodation)
- Wedding/events facilities, including dining halls, catering facilities, multiple rooms (billiards rooms, administration block for wedding party photos/gatherings etc)
- Conference facilities, multiple larger rooms with break out spaces, communal dining hall and commercial kitchen etc
- Wellness/spa/massage centre, within the eastern wing or surrounding buildings
- Artists residence in key locations
- Reception centre – arrival

Figure 3. Historic Core Precinct



2.2 Precinct 2 — Events and Tourism

1. Accommodation

This precinct is critical to the success of the eastern 'historic core' precinct in that a lot of the future land uses are aligned and support each other. The precinct is located within the Heritage Overlay over the former Asylum site and will be subject to stringent heritage controls.

This includes a range of accommodation typologies that support and add to the mix located within the historic core. Potential new larger accommodation buildings could be located where previous historic buildings have been removed, and smaller accommodation typologies (cabins, villas etc) can be located along the gently sloping land with views out to the east. The future accommodation offering should be aligned sustainably to the future goals of the precinct and the City of Ararat – including ambitions for carbon neutral housing (highly efficient, well insulated, low impact etc) to ensure that the market for the accommodation offering is elevated from traditional low-tech regional accommodation types.

The existing historic cottages in the north of the precinct can be refurbished and retrofit (subject to heritage guidelines) to support larger accommodation offerings (2-4 couples per cottage) with historic courtyard and amenity experience.

2. Events/Restaurant

This precinct provides a greater opportunity for a food and beverage focus, potentially leveraging the existing winery/vineyard as a backdrop to a new restaurant with potential allied uses, including:

- Microbrewery
- Distillery
- Small-goods producer
- Winery tours/expansion/cellar door
- Regional Wine Centre if Excellence (government run facility)
- Outdoor/indoor events and restaurant space
- Paddock-to-plate kitchen garden courses
- Outdoor Live music venue
- Food truck events
-

3. Balance Land

There is a portion of this precinct at the southern end of the site that remains within the heritage overlay, but is perhaps too far away from the main events/tourism functions. This space is largely unprogrammed, however could potentially be used for:

- The land could also be retained as passive open space, and provide the backdrop for intermittent events, such as moonlight cinemas, live music (day on the green for example), market days, etc
- Educational training – there is an existing training facility in this portion of the precinct that could be re-used for ongoing education purposes by Traditional Owners, local education groups, or other users as required. This facility could be expanded subject to detailed design, and guidelines regarding its proximity to the sensitive asylum buildings.
- The training centre and surrounding car park could also be used to support events staging if required.

Figure 4. Events and Tourism Precinct →



2.3 Precinct 3 — Productive Land

1. Vineyard

The existing vineyard will be partially retained along the northern half of the existing site, providing direct amenity and interaction with the events/tourism/wellbeing land uses. The retention of the vineyard supports the existing economic function of the site, and the associated winery provides an existing economic input into the region by providing wine processing and bottling facilities to nearly boutique wine growers. The vineyard also provides a suitable buffer to the surrounding planning residential development to the south, and the long term low density residential land earmarked for development through strategic planning documents between the former Asylum site and Green Hill Lake.

In the event that the vineyard use is no longer viable, consideration should be given to other productive land ventures, that support the events/tourism precinct adjacent. Future residential growth should be limited in this area, or at least considered where appropriate screening and landscape buffers are provided, that do not impeded or limit the use of the events/tourism precinct.

2. Paddock to Plate - East

This portion of the land to the south of the Events and Tourism precinct is located within a key view line of the site. Due to this view of the site from the south, there are limited opportunities for newer built form/development within this portion of the land. Whilst this is the case, other land uses that reflect the historic nature of the site and do not provide inappropriate structures in the foreground include:

- Small scale farming/productive land to support paddock-to-plate ventures that enhance the retail/restaurant offering providing further activation of the precinct, whilst also show casing the produce in the region
- Education farming operation – this could be linked to healthy eating/education offerings in the local school, and be co-located with the existing training facility on site

3. Indigenous Paddock to Plate and Nursery

The existing lavender farm infrastructure (formerly the food bowl of the Asylum) can be used to establish a flower farm, bush-tucker garden, and revegetation nursery to support indigenous run economic development opportunities. This can include

- Traditional owner permaculture/regenerative farming
- Eastern Marr Aboriginal Corporation can locate a portion/all of their flower farming/native nursery venture within this portion of the site,
- Support greater connection to restaurants/ fresh produce, enabling further opportunities to establish bush-tucker ventures and indigenous supply chain initiatives within the local market
- Establish a supportive, visible venture that can capitalise on the tourist market if co-located with the Historic Core.

Figure 5. Productive Land Precinct →



2.4 Precinct 4 — Residential Development

1. Grano Street

This portion of proposed residential housing can accommodate a range of conventional residential development typologies due to the relatively flat terrain, and its residential interface to the north, across from Grano Street.

The interface with the heritage cottages to the south of the Grano Street development site is proposed to be managed through tree retention where possible, and the introduction of green buffers (linear green links) to soften any outlook towards the future dwellings. Additionally, access to this precinct will be via separate roads than that used to access the Historic Core and Events/ Tourism precincts, providing additional separation. Other ways that the interface can be managed includes slower residential streets, additional street tree planting, orientation of dwellings, design guidelines controlling colours/materials of new housing, and other restrictive covenants in this critical interface area.

The residential component along Grano Street provides an opportunity for a development that can be serviced early in the staging of the overall project, as potable water and reticulated sewer connections are available at this location. There is also opportunity in this location to provide key worker accommodation, including long lease, shift worker, and other types of accommodation that are in demand in the region to support and activate other key business and economic interest.

The surrounding land outside of the core heritage contributes immense value to the landscape setting, sense of seclusion, and uniqueness to the historic built form and institutional operation of the site. As the land use mix around the former Asylum site changes over time, the existing and future zoning has all but encompassed the land with a mix of residential and mixed use zones. This provides an opportunity to rationalise some of the landscape areas that can be seen as excessive to the heritage function and setting of the former Asylum. Some of these areas, where abutting other future and existing residential use are logical locations for future residential development that can provide opportunities for economic return and provide solutions to the current housing and accommodation shortage being experienced within the Ararat region.

Any development that was to occur must be sensitive to the heritage constraints of the site, and ensure that viewlines tree protection, and historic land use activities are referenced and acknowledged in any future subdivision proposal. A mix of lot sizes and facilities is encouraged to ensure that a diverse range of future occupants experience the site, including temporary/short stay accommodation for key workers, lower incomes and social housing opportunities, conventional density land, and large allotments here vegetation retention and slope constraints dictate the design outcome.

2. Vineyard

The vineyard residential precinct supports site specific residential development that responds to the topography, and maximises the orientation of the site, and the longer views to the Ararat township, the former Aradale Asylum buildings, and the mountain ranges to the east.

This precinct will eventually connect into the Ararat East Development Zone, and the Green Hill Lakes development that is under construction. The eastern periphery of the site will connect into the future 'low density residential zone' which has been earmarked for the land between the Aradale site and Green Hill Lake in strategic planning documents for Ararat.

This precinct will be buffered from the key heritage elements and viewlines from the former Asylum buildings with landscape planting and mounding where possible and practical, to ensure that the experience of the historic asylum is not compromised by viewlines to residential development. It is worth noting that elevated view from within the upper levels of the former Asylum buildings may enable views of the residential development despite landscape planting strategies.

3. Creekside

Within this precinct, the initial subdivision layout must respond to hydrological engineering design of Cemetery Creek, where retention ponds may be required, and other land form changes may be required to reduce the extent of the proposed Land Subject to inundation Overlay (LSIO) over the site. In addition, a Cultural Heritage Management Plan (CHMP) is required along Cemetry Creek where any ground disturbance is proposed within 200m of the watercourse.

This precinct includes a significant amount of vegetation located along the Cemetery Creek corridor, McLellan Street, the former sports oval (a distinct ring of trees are still evident, planted prior to 1948 – the earliest imagery available), and within the Ararat Public Golf Course – fairway planting from the 1960's are now established, and provide great canopy cover.

The vegetation on the western periphery of the site contributes to the heritage and landscape setting of the buildings of the former Asylum, and the landscape separation from the industrial land uses between the former Asylum and the Ararat City. Any future residential development should aim to sensitively site housing and related infrastructure within the existing canopy where possible. Additional planting and screening may be necessary to ensure that any residential development contributes to the sense of place and landscape setting.

This area is also identified as a potentially suitable location for an industrial development.

Figure 6. Residential Development Precinct →



2.5 Precinct 5 — Landscape and Public Realm

1. View Lines and Vegetation Retention

The statement of significance for the Aradale Mental Hospital, Garden & Gate Lodge prepared by the National Trust of Australia (Victoria) identifies specifically that Aradale is of State cultural significance:

- for its retention of early design elements typical of mid-nineteenth century asylum planning; these remnants of ha-ha or sunk walls, gate lodge, axially planned buildings, wards with airing courts and towers, main drives, and an extensive area for the farm and vegetable garden, plus farm buildings
- for its collection of mature trees and plants some dating from the mid-late nineteenth century and others from the 1916 work of Hugh Linaker and later curators; these include a large collection of conifers and other mature exotic trees, and
- for its considerable aesthetic qualities principally derived from the mature planting, distant views of the site, views from the site to surrounding land, the impressive scale and detailing of the early buildings

A range of landscaped spaces were delivered within the heritage overlay area to support day to day life of patients and workers, and these need to be reflected and retained in the future masterplanning of the open space outcomes of the site.

Located on a knoll on the outskirts of town, the site has always had fantastic views from the surrounding area up to the former Asylum – remaining a prominent landmark from many key vantage points on approach to Ararat, and within the town itself. This landmark is evident sitting atop a ‘green blanket’ of vegetation through the golf course canopy trees and the landscaped embankment within the Heritage Overlay.

Critical to ensuring the secluded nature of the former Asylum’s setting is maintained, is the retention of mature tree canopy cover. Long established trees contribute to the sense of seclusion from the surrounding developed land and is an important landscape setting for the use of the site as the former Asylum.

These view lines are emphasised when on site, allowing majestic views across to Mount Langi Ghiran in the east, and through to the Ararat township in the west with tall canopy cover buffering the short/medium views to industrial and rail infrastructure buildings adjacent.

The future masterplan will need to ensure that the view lines and vegetation are maintained in any future development setting, including ensuring that the siting of new buildings does not unnecessarily diminish these long views, including through the excessive removal of canopy cover that provides the green buffer to the site.

2. Linaker Landscape

Important historical records indicate that the pine plantation along Grano Street, and along the western extent, outside of the Ha-Ha wall are the design of Hugh Linkaker, the former State Superintendent Parks and Gardens. He also completed works at similar Asylums at Mayday Hills/Beechworth and Sunbury. Not only did he contribute to the design of this area along the western embankment, but also of the productive land in the food-bowl, the ceremonial entrance to the former Asylum from Heath Street, and the internal gardens.

This important landscape is included within the Heritage Overlay covering the site, and should be retained and reinforced through renewed landscape efforts. There is the potential for a contemporary reimagining of planting style/species due to our now changing climate and weather conditions of the area, to enable more resilience in the landscape. This could include pedestrian pathways, interpretive signage, and historical tours to understand the role the landscape played in the lives of the patients.

Figure 7. Public Realm Precincts



3. Public Realm

A range of internal spaces were designed as part of the former Asylum which gives an insight into the life of a patient and staff at the time.

These spaces can be re-imagined with reference to the historic nature of their use, but also provide for new and usable landscapes for future occupation and activation for the general public, tour groups, events/conferences/larger gatherings, and for restaurant/accommodation purposes.

Outside of the historic core, a range of public spaces will also exist, including:

- A reinvigorated waterway corridor along Cemetery Creek providing a network of walking trails and landscape interaction,
- A renewed former oval (that is evident from historical aerial photography) located adjacent the Cemetery Creek, acting as a local open space for the future residents within the residential development of the current golf course,
- Retained vegetation along site boundaries, providing green buffers and walking trails around the 100ha site,
- Smaller hard-stand spaces within events/tourism precinct, facilitating meeting and gathering, socialising and dancing,
- Larger green spaces where temporary events/pop up installations can be located.



Project Implementation

A site with a complex history such as Aradale is not easily masterplanned and developed. A range of detailed assessments will be required to determine the preferred path forward from an ownership, governance, town planning, servicing, heritage perspective.



3.1 Introduction

Background Reports

A series of background studies has been completed to understand the opportunities and constraints of the site at this early masterplanning level. This master plan report references these, as does the below implementation sections.

For further detail, please refer to the list of reports below that are included in Volume 2 of this Master Plan Report:

Tract – Opportunities and Constraints Summary Paper, August 2022

GML Heritage – Aradale Asylum Master Plan - Historic Heritage Opportunities and Constraints, September 2022

GML Heritage – Aradale Asylum Master Plan Aboriginal Cultural Heritage Due Dilligence, September 2022

Urban Enterprise – Economic and Tourism Analysis Report, September 2022

Tomkinson – Preliminary Development Servicing Report, October 2022

M3 Property – Property Valuation Report, October 2022

Urban Enterprise – Economic Benefit Assessment, October 2022

Maddocks – Legal Frameworks, October 2022

Heritage Victoria Consultation

Ongoing engagement with Heritage Victoria through this high level master planning process has occurred in line with the master plan set out in chapter one and two. A number of meetings have been held to discuss the strategy for retention and re-use of some of the heritage buildings located on the site, along with the critical viewlines and landscapes related to the setting.

In a letter from Heritage Victoria dated 4th October, 2022 it was outlined that whilst the master plan is in its preliminary stages, Heritage Victoria has a level of comfort with the direction that the master plan is taking, with the adaptation of the heritage buildings for uses such as civic uses, tourism, events and accommodation is generally supported.

The letter notes that whilst a decision on the merits of a finalised proposal can only be provided once a permit application has been fully tested through the permit processes under the Heritage Act 2017, the feedback that they can provide at this time, includes:

- Conservation and restoration of the Hugh Linaker landscape design is supported.
- The use of existing roadways and demolished heritage buildings to guide the location of proposed new buildings is generally supported.
- Uses which require limited built infrastructure and retain the rural setting are encouraged, such as the 'paddock to plate' concept and temporary 'day on the green' events.
- Car parking located within the 'heritage core' precinct is discouraged
- The preference is that existing buildings are adapted for reuse where appropriate prior to proposing new buildings.
- Should new buildings be required, they should be respectful of the existing heritage buildings and landscape elements, and should not dominate or overwhelm in terms of scale, massing or design. The design should reference but not mimic the heritage buildings.

- The location of proposed new buildings should not interrupt views to or from the place or interrupt physical and visual connections between individual heritage buildings and/or landscape structures.

- Heritage Victoria's preference for limited subdivision or new development on the land surrounding the registered place. It is important that the sense of isolation and rural setting is retained, whether through limited development, or through screening with trees and vegetation which enhances or reinstates the Linaker plantings

It was highlighted in the meetings that the place is in poor condition and requires extensive maintenance and conservation works. It is recommended at a priority that early works include a survey of the buildings, landscape elements, trees and vegetation, and that the Conservation Management Plan (CMP) should be updated.

3.2 Planning Strategy - Tract

Policy and Strategy

To deliver upon the strategic intent of the Master Plan, amendments to existing planning policy and Council strategies are encouraged.

The Ararat Planning Scheme currently provides limited guidance in relation to the Site as there has been limited strategic planning associated with the Site's future use and development opportunities.

Set out below is a summary of the Council policies and strategies that are recommended to be included or amended prior to the redevelopment of the Site in accordance with the intent of the Master Plan.

Where further information is needed to ascertain necessary changes, future strategic work is recommended.

This summary should be read in conjunction with the full Planning Implementation Framework for additional detail as required.

Ararat Planning Scheme

The following inclusions and amendments are recommended to the existing local policy within the Ararat Planning Scheme.

Clause 11.01-1L Settlement – Ararat Rural City

- Insert a new strategy under 'Regional centre' to encourage residential development proximate to the Aradale Asylum that is sympathetic to the heritage and natural values.
- Amend the Ararat framework plan (outer city area) to identify the Aradale Asylum in accordance with the final Master Plan.

Clause 14.01-2L Sustainable agriculture land use – Ararat Rural City

- Amend the strategy to “support development that facilitates innovative and complementary agricultural production activity in the Grampians tourism precinct identified on the Central Highlands Regional Growth Plan at Clause 11.01-1R and in other strategic tourism locations.”

Clause 17.04-1L Tourism – Ararat

- Insert a new strategy to encourage tourist-based activities associated within the Aradale Asylum that are sympathetic to the significant heritage and natural values.

As part of future strategic work, should local policy be drafted regarding Heritage conservation (Clause 15.03-1), it is recommended that reference to the Aradale Asylum is included.

Council Strategies

The following existing Council strategies and plans are recommended to be amended to either include reference to the future development opportunities for the Aradale Asylum or amend the designation of the Site from its existing uses.

Ararat in Transition

The Ararat in Transition report and action plan seeks to guide development and adaptation of the town following the planned bypass of the township.

- It is recommended that the Site is identified as a 'Strategic Site' given it provides opportunities for well-placed residential development on underutilised land. This designation would require the need to develop actions and associated timeframes for further strategic planning associated with the redevelopment of the land. These actions would be largely dependent on the preferred planning controls selected.

Additional Planning Controls

Ararat Sustainable Growth Future Strategy

The Ararat Sustainable Growth Future Strategy seeks to provide an integrated framework for managing the future growth and development of the municipality over the next 25 years.

- The Aradale Asylum is identified as a significant strategic development opportunity within the report. It is recommended that further detail is included within the report following further master planning and resolution on the future direction of the Site.
- Dependent on timing of the future strategic work, an action could be added within the Zones & Overlays Ararat category to include reference to a future rezoning of the Site or planning scheme amendment in accordance with the final Master Plan.
- The following maps should also be amended:
 - Ararat: Values & Constraints Map to refine the Heritage Overlay extent
 - Ararat: Proposed Framework Plan (Outer City) to identify the Aradale Asylum in accordance with the final Master Plan
 - Ararat: Proposed Framework Plan (Inner City) to identify the Aradale Asylum in accordance with the final Master Plan

Other Strategic Documents

The following documents are not strategies or reports produced by Ararat Rural City Council, however may provide strategic justification for the Site's redevelopment.

- Central Highlands Regional Growth Plan (Victorian Government, 2014)
- Grampians Tourism Reactivation Strategy 2020-2021
- Grampians Strategic Investment Plan & Investment Prospectus (Grampians Tourism, 2021)

Should Council be involved in any updates to these documents, recognition of the strategic opportunities the Site presents would be recommended.

As part of the analysis and assessments that have been undertaken to date, the following overlays are recommended to be applied or amended to the various parts of the Site.

It is expected that requirements of the new and modified Overlays will be influenced in part by the Conservation Management Plan.

Heritage Overlay

The Heritage Overlay (HO70) currently applies to a portion of the Site, largely covering the heritage buildings and the landscape to their south.

The Master Plan has identified two precincts which relate to the cluster of heritage buildings associated with the Aradale Asylum and surrounding heritage landscape. It is recommended that as part of any future planning scheme amendment, the Heritage Overlay extent is amended to align with the identified heritage specific precincts.

Land Subject to Inundation Overlay / Special Building Overlay / Flood Overlay

The Site is not currently affected by any overlays relating to flood risk associated with the watercourse that traverses the western portion of the Site.

Given it is proposed to intensify the uses on the Site, it is recommended that in accordance with the Ararat Flood Investigation Summary Report (July 2017), additional flood analysis is undertaken (if required) to inform the boundaries of a Land Subject to Inundation Overlay, Special Building Overlay, or a Flood Overlay proximate to the watercourse to the west.

The Flood Investigation Summary Report identifies the area along Cemetery Creek as the location for the LSIO or FO.

Significant Landscape Overlay

The Site is not currently affected by a Significant Landscape Overlay (SLO).

The purpose of the SLO is to identify significant landscapes and to conserve and enhance the character of significant landscapes. It is recommended that a SLO is applied to the whole Site to protect the significant landscape values of the Site given the significance and current visual prominence of the Aradale Asylum and its grounds.

Planning Implementation Recommendation

It is the recommendation of this report that the existing Special Use Zone is retained for the Site and a Development Plan Overlay be applied to guide future development.

The benefits of this approach result in a planning outcome which may provide the best opportunity for the successful redevelopment of the Site. This is considered the case due to the following:

- The amount of strategic master planning work required up front is limited to the preparation of a concept plan to be included within the Development Plan Overlay schedule. This should be a high-level plan to allow for future flexibility once greater understanding is known regarding the preferred specific uses of each precinct.
- The use of a Development Plan Overlay would allow for future landowners to undertake more detailed master planning work through the preparation of Development Plan(s) specific to each precinct. These could be amended as required over time, should different opportunities for redevelopment arise, and would not require a planning scheme amendment.
- It is expected that requirements of the new Development Plan Overlay will be influenced in part by the Conservation Management Plan

- Planning permit applications which are generally in accordance with the approved Development Plan(s) would be exempt from third party notice and appeal rights. This would provide a greater level of certainty in the likelihood of a successful planning process for future landowners.
- Through retaining the existing zoning, it is understood that the Windfall Gains Tax would not be triggered.

This approach would allow a flexible, overarching zone which would facilitate the specific uses proposed within each of the precincts.

Guidance for the Site in relation to spatial planning and location of specific uses would be included within the Development Plan Overlay schedule and associated concept plan. The schedule would likely include the following:

- Objectives
- Requirements before a permit is granted
- Requirements for a Development Plan(s)
- Concept plan

The schedule could also specify that multiple Development Plans could be prepared in accordance with the identified precincts. This would allow future landowners to prepare an individual Development Plan specific for the precinct, without needing to resolve the master planning for the entirety of the Site.

Benefits	Shortfalls
Would not require a detailed master planning exercise to be undertaken up front for the entire Site to delineate any zoning boundaries	Adds a burden to future landowners to prepare a Development Plan(s) prior to being able to lodge planning permit applications
Allows each future landowner to undertake master planning for the individual precincts	Adds a burden to Council to assess various Development Plan(s)
Allows for a range of uses given there are a limited number of uses which are prohibited in the zone	
Removes third party notice and appeal rights to provide landowners greater certainty in the planning process	
So long as sufficient flexibility was built into the concept plan incorporated into the DPO schedule, should the vision change for a precinct, only the Development Plan would need to be amended, rather than requiring a Planning Scheme Amendment	
Windfalls Gains Tax would not be triggered as no rezoning is occurring	
The SUZ allows for either public or private ownership	

3.3 Development Servicing - Tomkinson

Methodology

A preliminary services investigation has been undertaken which has identified that services can be provided for the following development proposals at the subject site:

- a. Industrial (or Residential) Development on the West of the site
- b. Refurbishment of the Existing Heritage area
- c. 400-500 Lot Residential Development

Services have been reviewed at a high level for the proposed developments so that necessary physical and social infrastructure are provided. This preliminary investigation has been undertaken and has limitations (i.e. subject to the development proposal details and demands, and detail design and authority advice.

The services for the subject site have been investigated and indicative locations determined based on Dial Before You Dig information, GIS (geographic information systems) maps provided online and stakeholder engagement (service authorities, when provided). Service authorities were requested to provide high-level advice regarding:

- Capability of the existing utilities to supply the potential ultimate development areas.
- Utility augmentation/upgrades required for the potential ultimate developments.
- Planned extensions, augmentations, or upgrades.
- Constraints of the existing infrastructure or resultant augmentation from the proposed developments.
- Existing servicing issues.

This report is a high-level assessment that outlines the availability of services. Before the development of each precinct, a due diligence assessment, including the preparation of cost estimates and concept layouts, should be undertaken by suitably qualified persons.

Whilst existing services are present, the development of each site will have varying servicing requirements and costs. Service authorities should be liaised with during this due diligence stage to determine servicing costs and arrangements specific to each site.

The variables of a particular proposed development will likely impact on the existing servicing capacity and requirements. Separate tailored investigations should be undertaken with those proposed development particulars.

Potable Water

The subject site is located within the Grampians Wimmera Mallee Water (GWM) region.

Initial discussions with GWM suggested there is currently capacity in the system for another 50-100 residential lots at the Aradale Development. Once this growth limit is exceeded, they will likely require augmentation which may include either a duplication of the Ararat Pipework south at the CBD or a secondary connecting pipeline north of the CBD. These augmentation works and trigger points are subject to detailed design and hydraulic modelling.

An assessment of the existing drinking water supply infrastructure demonstrates that GWM currently has infrastructure within the :

Figure 8. Servicing Plan



Legend

- Potable water
- Potential sewer rising main
- Potential sewer pump station
- 300mm raw water
- 300mm gravity sewer
- Potential gravity sewer main
- Planned 200mm urban water main
- Reclaimed water
- Fall locations



Non-Drinking Water

- Alfred Street Road Reserve, fronting the proposed development. The existing supply consists of a 200mm diameter PVC main and is located on the western side of Alfred Street.
- GWM water has indicated this main would be able to service the proposed development in principle, however it would still be subject to a detailed design of the site to determine if any network augmentation would be required.
- Northern side of the Grano Street Road Reserve. The existing infrastructure includes a 200mm diameter PVC main, tapering into a 150mm diameter PVC fronting the northern boundary of the subject area
 - It is anticipated that due to the current and previous uses of the precinct that an internal private domestic network would currently connect to this main. We have not observed records of plans of the private network. This private network will need to be assessed and determine its ability to service the new proposed uses for the precinct.
- GWM has also indicated there is a planned 200mm urban water main to be in McLellan Street and extend south along Heath St to service the Green Hill Lakes Estate.

A large 300mm diameter mild steel (MS) main currently resides on Grano Street which fronts the northern boundary of the proposed development. There is also a 100mm diameter PVC main which is located along the southern boundary of the subject site in McLellan Street and discharges into the vineyard dam supplying the golf club and vineyard winter storage.

GWM has indicated there is no requirement for reclaimed water to be provided to each lot.

Drainage

Ararat City Council is the responsible authority for underground drainage at the subject site. The site is located on a localised high point and therefore runoff from the site will drain via natural paths radiating away from the site. Therefore, the Legal Point of Discharge (LPOD) for this site will be multiple. Should subdivision occur, outfall drainage easements over neighbouring new sites/Lots for outfall drainages will be required and potentially new formal outfall drainage infrastructure.

A development will likely be required to cater for Retardation and WSUD requirements prior to outfall discharge. Considering the potential multiple outfalls for this site, it is likely multiple systems and Drainage Reserves adjacent to the outfall locations is required.

Sewer

The subject site is located within the GWM region. An assessment of the sewer infrastructure demonstrates that GWM currently has infrastructure within the :

- Western side of Alfred Street, with an existing 300mm diameter reinforced concrete (RC) trunk sewer main fronting the site.
- Northern side of Grano Street , with an existing 225mm diameter Vitrified Clay (VC) main which terminates at Simpson Street.
- A gravity sewer main is proposed in the McLellan Street road reserve, and ultimately discharge at the Heath Street/Green Hill Drive pump station.

Electricity

Due to the multiple fall of this site, additional development of this site outside the gravity control of the existing Grano St sewer may require a sewer pump station (private or authority managed) to service it.

To service the site, GWM has recommended the northern section of the site, which falls to Grano Street, discharge into the 225mm diameter VC via an extension from Simpson Street.

The southern section of the site, which falls towards McLellan Street will be serviced by a gravity sewer main within the McLellan Street reserve.

The remaining portion of the site will be required to discharge to a pump station located along the eastern edge of the site in the unmade road reserve. This will then convey flows via a rising main into the proposed gravity main in McLellan Street.

The subject site is within the Powercor Servicing area. A desktop assessment of the existing electricity supply infrastructure reveals there are:

- Existing overhead power lines (low voltage) on Alfred Street which fronts the subject site.
- Existing overhead power lines both on the Southern Side of Grano Street and contained within the site.
- The site also contains a distribution substation that is currently servicing the site. The ability of this substation to continue providing the site would require a detailed design regarding the proposed uses of the heritage buildings.
- Existing overhead power supply throughout the site with various distribution substations.

A detailed design and analysis will be required to determine the suitability of this network to supply the proposed subdivision and if any upgrades would be required.

Powercor has not provided comments on these needs.

Gas

The subject site is located within AusNet's servicing area with a Gas supply currently located on the southern side of the Grano Street road reserve.

To supply the development an extension from this main would need to be installed to ensure each lot fronts a gas supply. The requirements of this work would need to be confirmed through a detailed design.

AusNet has not provided comments regarding servicing requirements.

Telecommunications

NBN Co and Telstra are the nominated providers of the subject sites' telecommunications. A desktop assessment of the area's telecommunications demonstrates that Telstra has assets in both Grano and Alfred Streets of varying capacity.

NBN assets are also located in Alfred Street with NBN's servicing map demonstrating the area can be connected via underground fixed lines. Neither Telstra nor NBN Co has provided comments on the servicing availability.

3.4 Development and Heritage Re-Use Cost Analysis - M3 Property

Adaptive Re-Use - Heritage Costs Estimate

Utilising the heritage buildings identified earlier in this report for adaptive re-use, an approximate cost summary has been prepared.

This cost summary has been prepared to test the profitability and viability of the core heritage area, through estimating an appropriate adaptive reuse cost, derived from industry sources, quantity surveyors, and cost reports and schedules obtained from relevant heritage projects within Victoria.

A broad rate per square metre of Gross Floor Area has been adopted to ascertain the quantum of costs required to complete an adaptive reuse of the existing historical buildings. The use of these buildings upon completion of the refurbishment has been provided through this master plan.

The average costs adopted for each of the final building uses are summarised below:

Table 2. Adaptive Re-Use Rate

Adaptive Re-Use	\$ (p/m2)
Residential Cost Rate	\$2,000
Commercial Cost Rate	\$3,000
Tourism/Hospitality Cost Rate	\$3,000

Adopting the above cost rates, they have been multiplied across the Gross Floor Area of each of the heritage buildings.

These Gross Floor Areas are approximate, and are subject to a detailed building audit to confirm the accuracy of the GFA utilised.

Subsequent to this, an approximate value for each of the buildings upon successful completion of the works has been derived based on their future refurbished condition.

The calculations are provided within the following table.

Limitations

- The Adaptive Reuse Cost assumptions do not take into account the individual condition of each of the existing buildings.
- We are not experts in respect of costs, nor heritage and the above adopted costs are preliminary only and subject to detailed review and cost analysis by a quantity surveyor with expertise in heritage buildings.
- The value estimate upon completion of the works does not take into account the historical benefit to the wider area and the benefit that each individual building will receive being within an area of historical significance.
- We have not been provided with specific plans for redevelopment, with the estimates of value upon completion being high level only and subject to more detailed investigations.

Table 1. Adaptive Re-Use Calculations



Building ID	Name	Date	1996 CMP Significance	GFA (m ²)	Future Use	Approx. Value assuming completion	\$/GFA	Re-Use Cost Rate	Approx Cost	Value Contribution
1	Gate Lodge	1900	Primary	267	Residential/Commercial	\$650,000	w,434	\$2,000	\$534,000	\$116,000
6	Male Convalescent Cottage	-	Primary	293	Residential	\$600,000	\$2,048	\$2,000	\$586,000	\$14,000
7	Male Ward	1900	Primary	3,411	Commercial	\$3,000,000	\$880	\$3,000	\$10,233,000	-\$7,233,000
8	Admin Building	1900	Primary	1,188	Tourism/Hospitality	\$1,500,000	\$1,263	\$3,000	\$3,564,000	-\$2,064,000
9	Female Ward	1900	Primary	3,133	Hospitality	\$2,500,000	\$798	\$3,000	\$9,399,000	-\$6,899,000
10	Female Convalescent Cottage	-		290	Residential	\$600,000	\$2,069	\$2,000	\$580,000	\$20,000
11	Isolation Tent	-		260	No Revenue Potential	\$0	\$0	\$2,000	\$520,000	-\$520,000
12	Sunshade 1889	1889	Primary	243	No Revenue Potential	\$0	\$0	\$2,000	\$486,000	-\$486,000
13	Sunshade 1950 (VATMI)	1950	None	300	No Revenue Potential	\$0	\$0	\$2,000	\$600,000	-\$600,000
14	Chapel	1920	None	186	Residential	\$375,000	\$2,016	\$2,000	\$372,000	\$3,000
15	Female Hospital (Nurses)	1920	Primary	580	Residential	\$1,175,000	\$2,026	\$2,000	\$1,160,000	\$15,000
16	Dining Hall (Kitchen-Dining	-	Primary	1,077	Hospitality	\$1,300,000	\$1,207	\$3,000	\$3,231,000	-\$1,931,000
19	Male Hospital	1920	Primary	550	Residential	\$1,125,000	\$2,045	\$2,000	\$1,100,000	\$25,000
20	Morgue	1900	Primary	54	No Revenue Potential	\$0	\$0	\$2,000	\$108,000	-\$108,000
22	Painters/Bootmaker	1960	Primary	365	Commercial (low)	\$350,000	\$959	\$3,000	\$1,095,000	-\$745,000
26	Domestic Services	1920	Primary	102	No Revenue Potential	\$0	\$0	\$2,000	\$204,000	-\$204,000
27	Kiosk	1940	Primary	232	No Revenue Potential	\$0	\$0	\$2,000	\$464,000	-\$464,000
41	Nurses Hostel	1920	Contributory	1,563	Residential	\$2,000,000	\$1,280	\$2,000	\$3,126,000	-\$1,126,000
48	Cottage Ward A	1910	Primary	571	Residential	\$1,130,000	\$1,979	\$2,000	\$1,142,000	-\$12,000
48	Cottage Ward B	1910	Primary	499	Residential	\$1,000,000	\$2,004	\$2,000	\$998,000	\$2,000
49	Cottage Ward C	1910	Primary	492	Residential	\$1,000,000	\$2,033	\$2,000	\$984,000	\$16,000
50	Farm Cottage (cricket rooms)	1910	Primary	430	Residential	\$1,100,000	\$2,558	\$2,000	\$860,000	\$240,000
51	Hay shed	1920	Contributory	381	Hospitality	\$425,000	\$1,115	\$3,000	\$1,143,000	-\$718,000
55	Dairy	1920	Contributory	442	Hospitality	\$450,000	\$1,018	\$3,000	\$1,326,000	-\$876,000
57	Farm Complex	1920	Primary	416	Hospitality	\$750,000	\$1,803	\$3,000	\$1,248,000	-\$498,000
59	Staff medical officer residence	1920	Primary	243	Residential	\$525,000	\$2,160	\$2,000	\$486,000	\$39,000
67	Pharmacy	1900	Primary	274	Hospitality	\$300,000	\$1,095	\$3,000	\$822,000	-\$522,000
									\$21,855,000	\$46,371,000

Considering residential development only, the total estimated Gross Realisation equates to approximately **\$97,750,000.**

The estimated development costs equates to approximately **\$60,180,000.**

Residential Development Stages	Residential Development Cost Estimate
<p>The potential locations for residential development as outlined in this master plan report have been identified in detail through the below table. Note, that this level of detail is provided at a high level, and without detailed reports from arboricultural, hydrological engineering, and flora and fauna experts. These areas should be used as indicative only, and subject to further detail design and interrogation.</p>	<p>This summary of information has been provided for the purpose of undertaking high level feasibilities to assist various stakeholders to understand the scale and value add options for Aradale. It is strongly recommended that further reports and assessments are undertaken by experts with appropriate skills and knowledge with respect to construction costs and timing of development programs, closer to the final design outcome to ensure accuracy of the cost estimates through a due diligence process.</p> <p>Based on the information obtained, the overall costs per lot for each of the stages equates to approximately \$118,000 per lot, exclusive of GST.</p>

Table 3. Residential Subdivision Stages

Stages	Stage Name	No. of Lots	Avg. Lot Area	Net Saleable Area
1	Grano Street	115	400m ²	46,000m ²
2 & 3	Vineyard	215	600m ²	129,000m ²
4	Golf Course	120	700m ²	84,000m ²
5	Alfred Street	60	500m ²	30,000m ²
Total		510	567m²	289,000m²

Table 4. Development Costs Summary



Development Costs	
Civil Construction Costs	Adopted a cost per lot of \$100,000 per lot for civil construction costs. This is based on our discussions with industry experts, who outlined a broad range of construction costs on a per lot basis of between \$80,000 and \$125,000 per lot, with our adopted rate per lot being the midpoint of the recommended range.
Contingency Allowance	Included a contingency allowance within each stage of 10% of civil costs.
Professional Fees	Made and allowance of 8% of civil costs for professional fees, which will include but is not limited to planning and urban design fees, surveying fees, engineering fees and landscape architecture fees.
Authority Fees and Chargers	Assumed no authority fees and charges would be required within our feasibility assessment, given the requirement of a developer to assist in the adaptive reuse of the central heritage precinct, which will in part include associated open spaces and gardens which will need to be landscaped as a part of works. We have considered these works to be Works In Kind and assist in offsetting additional Authority Fees and Charges
Timeframe	Allowed a total construction timeframe of 125 months to complete the development as outlined below, which equates to a development period of approximately 10 years. Our adopted construction timeframe is calculated in conjunction with our adopted sales rate for the proposed lots within the feasibility.

Table 5. Stage by Stage Development Costs

Stages	Stage Name	No. of Lots	Cost/Lot	Total Civil Costs	Contingency	Professional Fees	Total Costs
1	Grano Street	115	\$100,000	\$11,500,000	\$1,150,000	\$920,000	\$13,570,000
2 & 3	Vineyard	215	\$100,000	\$21,500,000	\$2,150,000	\$1,720,000	\$25,370,000
4	Golf Course	120	\$100,000	\$12,000,000	\$1,200,000	\$960,000	\$14,160,000
5	Alfred Street	60	\$100,000	\$6,000,000	\$600,000	\$480,000	\$7,080,000
Total		510	\$100,000	\$51,000,000	\$5,100,000	\$4,080,000	\$60,180,000

Gross Realisation Value (Residential)	
<p>In estimating a Gross Realisation for the proposed development, regard was had to the below and characteristics:</p> <ul style="list-style-type: none"> Lot sales evidence, Location of lots within Stages 4 and 5 would achieve a slight premium to those within Stages 1, 2 and 3, given their location either adjoining or opposite to landscaped open spaces. The location of each of the stages within the overall master plan, the frontage of the stage of the average size of the lots. The market competition in residential development immediately adjacent the site 	<p>The total estimated Gross Realisation equates to \$97,750,000 inclusive of GST and \$88,860,000 exclusive of GST (rounded), adopting the general tax scheme, being 1/11th of realisations. Further to this, the gross realisation reflects rates per square metre of lot area of between \$321 to \$375 per square metre, which is within the range provided by the sales evidence, albeit to the upper level.</p>

Table 6. Stage by Stage Development Costs

Stages	Stage Name	No. of Lots	Av Lot Area	Net Saleable Area	Av \$/lot	GR
1	Grano Street	115	400m ²	46,000m ²	\$150,000	\$17,250,000
2 & 3	Vineyard	215	600m ²	129,000m ²	\$200,000	\$43,000,000
4	Golf Course	120	700m ²	84,000m ²	\$225,000	\$27,000,000
5	Alfred Street	60	500m ²	30,000m ²	\$175,000	\$10,500,000
Total		510	567m²	289,000m²	\$191,667	\$97,750,000

Table 7. Hypothetical Development Approach - Base Case Escalation



Feasibility Estimates

In order to understand the impact of the proposed redevelopment of the Aradale site, we have completed a feasibility based on the residential component only, to test the profitability of the project if put to the market. We have not included the Heritage Core within the following assessment, given the negative revenue value which is produced within the Adaptive Reuse Cost/ Revenue assessment.

Base Case - Escalation considers the costs escalations over the life of the project.

Base Case - Heritage Contributions considers the additional returns that need to be achieved in order for the residential development to financially contribute to the upkeep and restoration of the heritage built form.

Base Case - Escalation

This estimate reflects for revenue and cost escalations over the life of the project. The adopted escalations are 8% for revenues and 3% for construction costs over the life of the project. Given the project of the residential component will be over an extended time, there is likely to be market movement based on the past history in both revenue and costs. This scenario carries a higher risk as the escalation rates, particularly around revenue may not be achieved, hence, we have adopted a higher profit and risk factor under this scenario.

The Residual Land Value has returned a positive result of \$22,290,000, however, the returned IRR of 5.53% is still considered to be low, and not an attractive return for the private sector to invest and participate. This scenario does, however, produce a higher residual land value, and higher profit at approximately \$29.9 million. The profit starts to become attractive, however, to undertake the heritage precinct and the works involved, the profit in our view would need to be higher, hence the land value of \$22,290,000 as produced by this model is unlikely to be attributed to the residential component.

Gross Realisation			\$171,733,171
Less			
Selling Costs @	4.24%	\$7,272,900	
GST based on 1/11th		\$15,612,106	\$22,885,006
Net Realisation			\$148,848,164
Less Profit & Risk Factor @	25.00%		\$29,900,428
Funds Available for Development			\$118,947,737
Less			
Development Costs		\$75,448,096	
Interest @	7.25%	\$26,968,300	
Purchase Costs	6.67%	\$1,635,249	
Holding Costs		\$128,840	\$104,180,485
Add GST Input Credits			\$9,754,955
Indicated Value (inclusive of GST)			\$24,522,207
Less GST			\$2,229,292
Indicated Value (exclusive of GST)			\$22,292,915
Rounded to (exclusive of GST)			\$22,290,000
IRR			5.53%

Table 8. Hypothetical Development Approach - Heritage Contributions



Base Case – Heritage Contributions

This assessment seeks to show the impact on the profit returns, adopting a \$1 land value, if a 4% contribution based on the gross realisation is made by the developer of the residential component of the master plan to assist in the adaptive use construction sum of the heritage core. This reflects a contribution of \$5,100,000 (ignoring escalations) to the heritage precinct.

Based on the approximate costs of \$46,000,000 to re-adapt the heritage precinct, there would need to be other sources of funds contributing to the heritage restoration and re-use.

If the land was transferred for nil consideration in return for these contributions, the return on costs is lower at approximately 10% however, the developer does not take on any heritage risk.

Given the cost as estimated being in the order of \$46 million, there is a significant shortfall in respect of contributions for the heritage restoration. The return as a capital sum under this scenario equates to approximately \$8,000,000 which limits the amount a developer can contribute in contributions towards heritage.

To understand the revenue growth required to allow for a reasonable contribution for heritage to be made, we have completed a sensitivity analysis. We have assumed a heritage contribution of \$23,000,000 being approximately 50% of the adopted costs associated with the heritage precinct. In order to achieve a similar capital profit under the base case – Heritage Contributions, revenues would need to increase by approximately \$40,000 per lot or 21%. This sensitivity still assumes the balance land is transferred for nil consideration.

Gross Realisation			\$97,750,000
Less			
Selling Costs @	4.24%	\$4,139,713	
GST based on 1/11th		\$8,886,364	\$13,026,076
Net Realisation			\$84,723,924
Less Profit & Risk Factor @	10.25%		\$7,994,552
Funds Available for Development			\$76,729,371
Less			
Development Costs		\$71,298,000	
Interest @	7.25%	\$11,721,813	
Purchase Costs	0.00%	\$0	
Holding Costs		\$103,895	\$83,123,708
Add GST Input Credits			\$6,394,338
Indicated Value (inclusive of GST)			\$1
Less GST			\$0
Indicated Value (exclusive of GST)			\$1
Rounded to (exclusive of GST)			\$0
IRR			3.82%

Summary

The hypothetical residential development scenarios that have been outlined provide a case for development in the area, with the obvious demand for housing evident in the supporting data driving the strong sales rate.

Where the profit from residential development occurs, a mechanism will be required to ensure that a contribution is made to the restoration or maintenance of parts of the heritage built form.

As outlined, a 4% contribution per lot could be made to the restoration of the heritage areas, however the sum raised would be insufficient to cover the entire costs, and significant contribution by others would need to be made to support this.

From a profit perspective, limiting the financial contribution to the heritage built form would make a more attractive development proposal for a prospective developer.

Assumptions

- The total number of lots of 510 reflects an overall density of approximately 5 lots per hectare (based on the gross land area), as per this master plan
- An average sales rate of four lots per month has been adopted over the life of the project. Research indicates that there would be initially a higher level of interest in the initial stages of the overall development, with this interest to slow over the coming years, given the higher interest rate environment and anticipated competition from other estates.
- The adopted rate is above the long-term trend which has typically been one to two lots per month.
- The estimated development costs of \$60,180,000 exclusive of GST have not been reviewed by an expert such as a Quantity Surveyor and therefore, there is uncertainty and risk associated with these estimates.
- An overall interest rate of 7.25% has been adopted, which is assumed to include all cost items associated with obtaining finance, being line fees and application fees.
- A Developer's Margin rate of 20.00% and Internal Rate of Return of 15.00% has been adopted.
- The subject project is expected to run for 12 years, which is a longer-term project. On this basis, interest would be limited to highly experienced and large developers, able to manage the risk of the project over a prolonged period of time.

Table 9. Feasibility assumptions (excluding escalations)



Feasibility Assumptions		Feasibility Assumptions	
Sale Assumptions		Timing Assumptions	
Gross Site Area	101.00ha	Settlement on Hypothetical Land Purchase	3 months
Indicated Density (Gross Land Area)	2	Construction	125 months
Proposed No. of Residential Lots	215	Settlement on Sales	1 month
Gross Realisation (inclusive of GST)	\$97,750,000	Selling Period	140 months
Adopted number of Presales	Nil	Total Project Period (months)	144 months
Average Sales Rate per Month (over life of project)	2	Total Project Period (years)	12.00 years
Cost Assumptions		Terms on Sale	
Acquisition Costs (exclusive of GST)	4.11%	Deposit	10%
Total Development Costs (exclusive of GST)	\$60,180,000	Balance	90%
Total Development Costs (inclusive of GST)	\$66,198,000	Targets	
Cost \$/lot (exclusive of GST)	\$279,907	Developer's Margin	20.00%
Finance Costs	7.25%	Internal Rate of Return (incl. interest)	15.00%
Rates and Taxes			
Per Annum	\$15,000		
\$/lot	\$70		

3.5 Economic Benefit Assessment - Urban Enterprise

The master plan articulates a vision and a variety of potential land use and activity outcomes across the Aradale site. These activities have the potential to generate a diversity and range of social and economic benefits for the site, the township of Ararat and the broader region.

Introduction	Approach	Master Plan Benefits
<p>The following preliminary assessment has been prepared to articulate the types of benefits that might be realised if the vision is to come to fruition. Where possible, benefits have also been quantified.</p> <p>It should be noted that this assessment should be treated as preliminary only. It is reliant on a number of assumptions including investment, works required, future land uses, activities, and type and scale of facilities. To this end, the parameters and assumptions that underpin the assessment may change as further planning is undertaken to progress precinct planning or individual projects contained within the master plan.</p> <p>In addition, no cost benefit assessment has been completed for the master plan, precincts or for individual projects. It is therefore recommended that as the master plan or individual projects are taken forward, that the economic justifications and outcomes are reviewed in finer detail. This may include the completion of cost benefit assessments to ascertain the economic viability and return on investment.</p>	<p>The following approach has been adopted for the completion of this economic benefit assessment:</p> <p>Articulate the master plan project benefits;</p> <ul style="list-style-type: none"> Expand on and articulate the benefits at the precinct scale, adopting the precincts as defined in the master plan. These include: <ul style="list-style-type: none"> Historic Core; Events/Tourism (Winery/Hospitality); Productive Land; Residential Development; Landscape & Public Realm; and Industrial. Document what benefits can be quantified at the precinct / land use / project level based on the availability of information and existing concept details, and where possible quantify these benefits. As the project is at masterplan phase, only limited information is available to support the economic benefit assessment, and therefore only certain economic benefits can be estimated. These estimates should be treated with caution and reviewed as projects and concepts are further developed and refined. As previously noted, we recommend that cost benefit assessments are completed as projects are developed. 	<p>Realisation of the Aradale Master plan has the potential to generate some principal benefits.</p> <p>These benefits are applicable across each of the precincts/key land uses within the master plan as shown in Table 10.</p>

Table 10. Benefits Matrix



Site Wide Benefits	Historic Core	Events/ Tourism (Winery/ Hospitality)	Productive Land	Residential Development	Landscape & Public Realm	Industrial	Precinct Benefits
<p>Heritage</p> <p>Arrest the deterioration and decline of a state significant heritage asset and assist in its future preservation and re-activation.</p>	●	●	●	●	●	●	<p>The following pages provide an assessment of potential benefits that could be realised at the Precinct scale, and quantifies (where possible), economic impacts in terms of investment, jobs creation, economic output and value added.</p>
<p>Economy</p> <p>Support new investment opportunities and job creation.</p>	●	●	●	●	●	●	
<p>Tourism</p> <p>Support growth of the visitor economy by creating new and enhanced destination attractions, activities, experiences and visitor infrastructure.</p>	●	●	●		●		
<p>Housing</p> <p>Support growth of the regional population by providing opportunities for new housing development, and to assist in addressing labour force shortages.</p>				●	●		
<p>Community</p> <p>Improve liveability and community wellbeing through revitalisation of the site.</p>	●	●	●	●	●	●	

Table 11. Historic Core - Precinct Benefits



Historic Core - Precinct Benefits	
Heritage	<ul style="list-style-type: none"> Arrest the deterioration and decline of a state significant heritage asset and preserve it for future generations. Create a revitalised heritage precinct accessible by locals and visitors alike. Enhance heritage interpretation and story-telling related to the Arsdale Asylum, and more broadly asylums and the treatment of mental health in Australia.
Economy	<ul style="list-style-type: none"> Provide opportunity for the re-use of heritage assets with new business ventures, creatives, not-for-profits and social enterprise, supporting new job creation. Enhances Ararat's role as hub and visitor servicing location for the broader Grampians region.
Tourism	<ul style="list-style-type: none"> Support the creation of new tourism destination, providing opportunity for new visitor experiences and visitor services infrastructure (heritage tours, self-guided walks, accommodation, functions/events, visitor activities). Supports growth of the overnight market through investment in new accommodation and visitor experiences.
Community	<ul style="list-style-type: none"> Create opportunity improve community wellbeing through increasing access to the site and supporting creative and social license.

For list of assumptions, please refer to Appendix A in the full Economic Benefit Assessment Report

Table 12. Historic Core - Quantified Benefits



Historic Core - Quantified Impacts	
Key Direct Benefits	<ul style="list-style-type: none"> Potential capital construction investment in the order of \$71M Attract 53,000 new overnight visitors to the region and increase the yield of 13,000 existing visitors through new activities/development, generating \$12M in additional visitor expenditure Attract 15,000 new visitors through events, functions and tours, generating \$3.9M in additional visitor expenditure Create 18 new jobs on-site associated with hospitality, business venturers and research/interpretive uses.
Cumulative Economic Impact	<p>Impact of capital construction investment:</p> <ul style="list-style-type: none"> \$201M economic output, including \$70M direct and \$130M indirect; 449 jobs, including 127 direct and 322 indirect; and \$74M in value-added, including \$20M direct and \$54M indirect. <p>Ongoing impact associated with Heritage Core:</p> <ul style="list-style-type: none"> \$45M in economic output p.a., including \$19M direct and \$26M indirect. 179 jobs p.a., including 110 direct and 69 indirect; and \$19M in value-added p.a., including \$7M direct and \$12M indirect.
Economic Benefit Horizon	30+ Years
Impact Region	Victoria

For list of assumptions, please refer to Appendix A in the full Economic Benefit Assessment Report

Figure 9. Historic Core Precinct



For the historic core, the following impacts have been quantified:

- Estimated capital construction investment in the precinct, including heritage restoration of existing buildings, landscaping and new stand-alone accommodation establishment.
- Ongoing impacts associated with the developments identified in the master plan, including:
 - An uplift in visitors to the region attending events, functions and tours at Aradale;
 - An uplift in overnight visitors as a result of the proposed hotel accommodation development in the precinct;
 - The employment impact associated with hospitality, new business ventures, social enterprise and research/interpretive uses in the precinct.

Key direct impacts and cumulative economic impacts for the precinct are summarised in Table 12.



Table 13. Events and Tourism - Precinct Benefits



Events/ Tourism/ Winery / Hospitality - Precinct Benefits	
Heritage	<ul style="list-style-type: none"> Assists with the revitalisation of State significant heritage assets. Heritage assets and setting leveraged in the creation of a visitor precinct.
Economy	<ul style="list-style-type: none"> Supports the growth of the regional wine industry, through supporting producers and increasing wine's presence in the township. Diversifies the economy through supporting growth of the visitor economy and wine industry.
Tourism	<ul style="list-style-type: none"> Creates a "game-changing" destination wine and heritage tourism precinct in Ararat, delivering new product and experiences. Enhances Ararat's role as hub and visitor servicing location for the broader Grampians region. Tourism activities and experiences that capitalise on the site's assets, strengths, and existing infrastructure. Creates product that aligns with the preferences of regional target markets, including Lifestyle Leaders. Supports growth of the overnight market through investment in new accommodation and visitor experiences (e.g. major annual wine event). Provides opportunity to grow the daytrip / stopover visitor market in Ararat (including targeting visitors travelling to and from the Grampians, and visitors from Ballarat and other regional towns). Creation of visitation and yield driving tourism product. Addresses current visitor infrastructure gaps (including accommodation and product).

For list of assumptions, please refer to Appendix A in the full Economic Benefit Assessment Report

Table 14. Events and Tourism - Quantified Benefits



Events/Tourism/Winery/Hospitality - Quantified Impacts	
Key Direct Benefits	<ul style="list-style-type: none"> Potential capital construction investment in the order of \$9.3M Attract 14,000 new overnight visitors to the region and increase the yield of 2,000 existing visitors through new wine event and accommodation, generating \$1.5M in additional visitor expenditure Increase the yield of 30,000 wine visitors to the region through new development, generating \$3.5M in additional visitor expenditure
Cumulative Economic Impact	<p>Impact of capital construction investment:</p> <ul style="list-style-type: none"> \$26M economic output, including \$9M direct and \$17M indirect; 62 jobs, including 17 direct and 45 indirect; and \$10M in value-added, including \$3M direct and \$7M indirect. <p>Ongoing impact associated with precinct:</p> <ul style="list-style-type: none"> \$21M in economic output p.a, including \$9M direct and \$12M indirect. 94 jobs p.a., including 61 direct and 33 indirect; and \$9M in value-added p.a., including \$3M direct and \$6M indirect
Economic Benefit Horizon	30+ Years
Impact Region	Victoria

For list of assumptions, please refer to Appendix A in the full Economic Benefit Assessment Report

Figure 10. Events and Tourism Precinct



For the winery precinct, the following impacts have been quantified:

- Estimated capital construction investment in the precinct, including heritage restoration of existing buildings for accommodation and a new stand-alone cellar door/restaurant facility.
- Ongoing impacts associated with:
 - An uplift in visitor expenditure to the region associated with the development of a cellar door/staurant facility at Aradale; and
 - An uplift in overnight visitors as a result of proposed accommodation (cottages, standalone cabins) and a major annual regional wine, arts and cultural event to be held in the precinct;

Key direct impacts and cumulative economic impacts for the precinct are summarised in Table 14.



Table 15. Productive land - Precinct Benefits



Productive Land - Precinct Benefits	
Heritage	<ul style="list-style-type: none"> Supports re-activation and development of the former produce garden of the Asylum, which can also improve local biodiversity outcomes through the propagation of native plants.
Economy	<ul style="list-style-type: none"> Provide opportunities for First Nations business and employment opportunities for First Nations people.
Tourism	<ul style="list-style-type: none"> Provide opportunity for visitor fronting experiences and educational programs and experiences. Creates opportunity for paddock-to-plate dining and hospitality experiences.
Community	<ul style="list-style-type: none"> Celebrate First Nations culture and diversity.

For list of assumptions, please refer to Appendix A in the full Economic Benefit Assessment Report

Table 16. Productive land - Quantified Benefits



Productive Land - Quantified Impacts	
Key Direct Benefits	<ul style="list-style-type: none"> Potential capital construction investment in the order of \$370k An uplift in economic activity generating an additional \$280k turnover per annum
Cumulative Economic Impact	<p>Impact of capital construction investment:</p> <ul style="list-style-type: none"> \$1M economic output, including \$370k direct and \$670k indirect; 3 jobs, including 1 direct and 2 indirect; and \$380k in value-added, including \$110k direct and \$270k indirect. <p>Ongoing impact associated with precinct:</p> <ul style="list-style-type: none"> \$650k in economic output p.a., including \$280 direct and \$370k indirect. 2 jobs p.a., including 1 direct and 1 indirect; and \$280k in value-added p.a., including \$120k direct and \$160k indirect
Economic Benefit Horizon	30+ Years
Impact Region	Victoria

For list of assumptions, please refer to Appendix A in the full Economic Benefit Assessment Report

Figure 11. Productive Land Precinct



For the productive land, the following impacts have been quantified:

- Estimated capital construction investment in the precinct, including preparing land for agricultural uses and establishment of associated infrastructure; and
- Ongoing impacts generated from economic activities undertaken on-site

Key direct impacts and cumulative economic impacts for the precinct are summarised in Table 16.



Table 17. Residential development - Precinct Benefits



Residential Development - Precinct Benefits	
Heritage	<ul style="list-style-type: none"> Contributes to the broader activation of the site and restoration and preservation of heritage assets.
Economy	<ul style="list-style-type: none"> Supports population attraction and sustainable population growth. Provide opportunity to grow the local and regional labour force through provision of housing for workers.
Housing	<ul style="list-style-type: none"> Provide capacity for future residential growth. Leverage and support the development of the Ararat East Development Area. Enable the creation of a diversity of housing types and dwellings to suit different segments of the population. Provide opportunity for housing for key workers.
Community	<ul style="list-style-type: none"> Support community liveability by supporting sustainable population growth, which supports growth in local services and infrastructure provision. Increase the size of the labour force.

For list of assumptions, please refer to Appendix A in the full Economic Benefit Assessment Report

Table 18. Residential development - Quantified Benefits



Residential Development - Quantified Impacts	
Key Direct Benefits	<ul style="list-style-type: none"> Potential capital construction investment in the order of \$217M Support an additional 1,100 residents to live in the Ararat region. Provide housing to support around 450 workers to the local business base.
Cumulative Economic Impact	<p>Impact of capital construction investment:</p> <ul style="list-style-type: none"> \$611M economic output, including \$217M direct and \$394M indirect; 1,410 jobs, including 400 direct and 1,010 indirect; and \$225M value-added, including \$62M direct and \$163M indirect. <p>Ongoing impact associated with Heritage Core:</p> <ul style="list-style-type: none"> Support population growth in the order of 1,100 residents; and Provide housing to support around 450 workers.
Economic Benefit Horizon	12+ Years (M3 Property has used a 12-year development timeline for residential development in the precinct)
Impact Region	Victoria

For list of assumptions, please refer to Appendix A in the full Economic Benefit Assessment Report

Figure 12. Residential Development Precinct



For the residential development, the following impacts have been quantified:

- Estimated capital construction investment in the precinct, including land development and building activities; and
- Ongoing impacts generated from population and workforce growth.

Key direct impacts and cumulative economic impacts for the precinct are summarised in Table 18.

It is noted that the provision of industrial land along the Alfred Street road frontage is a possibility, that would require a portion of residential land to be removed from the proposed development outcome. The precinct benefits and quantified benefits listed in Tables 17 and 18 assume that no industrial land is developed.



Note: potential location for industrial land along Alfred Street TBC

Table 19. Landscape & public realm - Precinct Benefits



Landscape & Public Realm - Precinct Benefits	
Heritage	<ul style="list-style-type: none"> Preserve and re-invigorate heritage garden and landscaped spaces associated with the former Asylum.
Economy	<ul style="list-style-type: none"> Supports on site investment opportunities by providing a high quality landscape and setting, including tourism and residential development.
Tourism	<ul style="list-style-type: none"> Supports visitor attraction and tourism experience quality by improving aesthetic and amenity value.
Housing	<ul style="list-style-type: none"> Open spaces, landscapes and gardens improve amenity for future residents and support housing development outcomes.
Community	<ul style="list-style-type: none"> Enhancement of public spaces for community access.

For list of assumptions, please refer to Appendix A in the full Economic Benefit Assessment Report

Table 20. Landscape & public realm - Quantified Benefits



Landscape & Public Realm - Quantified Impacts	
Key Direct Benefits	<ul style="list-style-type: none"> Potential capital construction investment in the order of \$1M
Cumulative Economic Impact	Impact of capital construction investment: <ul style="list-style-type: none"> \$2.8M economic output, including \$1M direct and \$1.8M indirect; 7 jobs, including 2 direct and 5 indirect; and \$1M value-added, including \$300k direct and \$700k indirect.
Economic Benefit Horizon	30+ Years
Impact Region	Victoria

For list of assumptions, please refer to Appendix A in the full Economic Benefit Assessment Report

Figure 13. Public Realm Precinct



Given the limited information currently available, only certain economic benefits have been estimated. These estimates should be treated with caution, and further detailed economic assessments should be undertaken as this proposed land use is further developed.

For the landscaping and public realm, the following impacts have been quantified:

- Estimated construction investment associated with landscaping, including land development and building activities;

Key direct impacts and cumulative economic impacts are summarised in Table 20.



Table 21. Industrial - Precinct Benefits



Industrial - Precinct Benefits	
Heritage	<ul style="list-style-type: none"> Potential for development to contribute to the restoration and preservation of heritage assets.
Economy	<ul style="list-style-type: none"> Creation of new land for business. Supporting business investment and creation of local jobs.
Community	<ul style="list-style-type: none"> Provision of jobs for local residents, supporting community wellbeing.

For list of assumptions, please refer to Appendix A in the full Economic Benefit Assessment Report

Table 22. Industrial - Quantified Benefits



Industrial - Quantified Benefits	
Key Direct Benefits	<ul style="list-style-type: none"> Potential capital construction investment in the order of \$9M Create 90 jobs on-site associated with industrial land uses
Cumulative Economic Impact	<p>Impact of capital construction investment:</p> <ul style="list-style-type: none"> \$25M economic output, including \$9M direct and \$16M indirect; 59 jobs, including 17 direct and 42 indirect; and \$9.4M value-added, including \$2.6M direct and \$6.8M indirect. <p>Ongoing impact associated with precinct:</p> <ul style="list-style-type: none"> \$117M in economic output p.a., including \$52M direct and \$65M indirect. 254 jobs p.a., including 90 direct and 164 indirect; and \$42M in value-added p.a., including \$14M direct and \$28M indirect.
Economic Benefit Horizon	30+ Years
Impact Region	Victoria

For list of assumptions, please refer to Appendix A in the full Economic Benefit Assessment Report

Figure 14. Potential Industrial Precinct



Given the limited information currently available, only certain economic benefits have been estimated. These estimates should be treated with caution, and further detailed economic assessments should be undertaken as this proposed land use is further developed.

For the potential industrial development, the following impacts have been quantified:

- Estimated capital construction investment in the precinct; and
- Ongoing impacts generated from new jobs created as a result of the development of the precinct.

Key direct impacts and cumulative economic impacts for the precinct are summarised in Table 22.

It is noted that the provision of industrial land along the Alfred Street road frontage is a possibility, and that would require a portion of residential land to be removed from the proposed development outcome. The quantified benefits of industrial land should be considered in relation to the reduction of residential land.



3.6 Governance and Legal - Maddocks

The complexity involved in, and the time required for, a sale or lease of the Site will depend on the proposed transaction structure.

Purpose	Summary
<p>This section of the master plan report provides a high-level overview of the requirements and process for dealings with Crown land, and it is given in the absence of a specific transaction or disposal structure.</p> <p>The use, management, sale and lease of Crown land is a highly regulated area (both in terms of legislation and government policy), and will require targeted legal advice to all requirements for the disposal of interests in Crown land in due time.</p> <p>Once a preferred 'in principle' transaction or disposal structure is identified, specific and detailed advice on that proposal will be required.</p>	<p>The Site is Crown land, temporarily reserved for public purposes (education and public recreation), and Melbourne Polytechnic is the committee of management for the Site.</p> <p>If the Site is to be sold or leased, the framework established under the Crown Land (Reserves) Act 1978 (Vic) (CLRA), the Land Act 1958 (Land Act) and various policies of the Victoria Government, will be relevant for the purpose of:</p> <ul style="list-style-type: none"> determining whether the Site is surplus to government needs and suitable for sale (and if so, the process that must be followed to effect the sale); and/or managing the process for the grant of leases. <p>Because the Site is Crown land, the Site in its current form cannot be subdivided in the usual sense, however, it is possible for separate Crown Allotments comprising the Site to be created as part of a sale of the Site without the need for that process to be referred to the usual referral authorities.</p>
	<p>If it can be justified, a special Act of Parliament could be passed to remove the existing Crown land controls applicable to the Site, and to establish a new framework for the future use, management and development of the Site.</p> <p>Short and long term proposals for the Site may depend on the rights of the existing occupiers of the Site, and due diligence must be undertaken now to determine the status of the legal rights of those occupiers.</p> <p>Having regard to its status as Crown land, the following legal frameworks are applicable to the Site and proposed future dealings with it:</p> <ul style="list-style-type: none"> the CLRA, which is the Act of Parliament that enables reservation of land for a range of public purposes, stipulates how reserved land must be dealt with, and prescribes governance arrangements for the persons responsible for managing that land. Given that the Site is Crown land subject to the Existing Reservation, the CLRA is the predominant Act of Parliament which, at present, applies to the Site and its use and management;

	Sale of the Site
<ul style="list-style-type: none"> the Land Act 1958 (Vic) (Land Act), which deals with the sale, grants and occupation of Crown land in Victoria. The Land Act will be of particular relevance to future dealings with the Site if the Existing Reservation is revoked so that it becomes unreserved, unalienated land of the Crown, and a subsequent decision is made to dispose of an interest in the Site (including pursuant to a sale or lease); and various Victoria Government policies relevant to Crown land and transactions involving Crown land, and which we consider may be relevant in the context of future dealings with the Site. The extent to which the policies will be relevant to future dealings with the Site will depend on the proposed transaction or disposal structure. <p>More detailed advice on the requirements of applicable policies to a specific proposal for the Site will be required, once a preferred transaction or disposal structure is identified.</p>	<p>The following is a summary of the steps that will need to be taken in order for freehold title to the Site to be created and transferred to another person:</p> <ul style="list-style-type: none"> the State Government department responsible for the Site will need to identify the Site as surplus; the Existing Reservation will need to be revoked pursuant to section 10 of the CLRA, which permits the Governor in Council to revoke any temporary reservation of land (as to whole or part) by Order published in the Victoria Government Gazette. Once the revocation has occurred, the land comprising the Site will be unalienated land of the Crown; in accordance with the Guidelines, the Department of Environment, Land, Water and Planning (DELWP) would need to undertake a Crown land assessment to identify whether the Site has any public land value which warrants it being retained; if DELWP finds that the Site has no public land value, then the Department of Treasury and Finance (DTF), on behalf of the Assistant Treasurer, will need to implement a sale process for the Site in accordance with the Transaction Policy before the Site is put to market; <ul style="list-style-type: none"> under the Transactions Policy, a public sale process is generally required, such as an expression of interest or tender process (however, this requirement is not applicable to the extent that the Site or part of it is to be sold to another government body); the State cannot sell land for less than its full market value unless certain Ministerial approvals are obtained (noting that this applies irrespective of whether the land is to be sold to, for example, a developer or to another government body, such as a municipal council); a title plan for the land to be sold will need to be prepared and certified by the Office of the Surveyor-General Victoria (Surveyor-General), noting that if the ongoing use of the land is to be subject to restrictions or other encumbrances, these will need to be identified and described in the title plan; once a title plan is available, a form of Crown land contract of sale, prepared having regard to the provisions of the Land Act (which differ from the usual provision contained in contracts for land under the operation of the Transfer of Land Act 1958 (Vic)), will be prepared; once a suitable purchaser is identified, the contract of sale will be negotiated and executed; and at settlement of the contract of sale, DTF will issue instructions to DELWP to prepare a Crown Grant for the land sold to be issued to the purchaser. <p>Given the numerous Stakeholders involved, a decision of Government to determine that land is surplus and is suitable for sale will not be a quick process. We also note that the sale process can be complicated if, for example, there are specific factors that need to be addressed prior to the sale (which, in respect of the Site, might include working with Heritage Victoria to establish a mechanism for ensuring the ongoing management and maintenance of heritage features on the Site, if desired).</p>

Leasing of the Site

If a decision is made by the State Government to lease the whole or part of the Site, the steps that would need to be taken if a decision are as follows, noting the following:

- Leases of Crown land can be granted under both the CLRA and the Land Act. In most cases, the Act that regulates a lease of Crown land will depend on whether the premises are located on Crown land that is:
 - a. reserved, in which case, the CLRA applies, and the Minister for the CLRA, or a committee of management appointed under the CLRA, has a power of lease (noting however that there are limited circumstances where the Minister for the Land Act can grant a lease of reserved land, for a term up to 99 years, where the land contains Crown-owned improvements of a substantial nature); or
 - b. unreserved, in which case, the Land Act applies, and the Minister responsible for administering the leasing provisions of the Land Act has a power of lease.

- If the Site remains subject to the Existing Reservation, or the Existing Reservation is revoked and the Site is then re-reserved for an alternative purpose(s), the State Government will need to determine whether it is appropriate to appoint a new committee of management to the Site. If a new committee of management is appointed, then in addition the Minister for the CLRA, the committee of management will have the power to lease the Site (subject to the Minister's approval).
- Having regard to above, the process for the grant of a lease of Crown land will depend upon the Act under which the lease is to be granted. In this advice, we have sought to provide a high-level overview of the process which is applicable to leases granted under:
 - the CLRA by a committee of management or the Minister for the CLRA; and
 - the Land Act by the Minister responsible for administering leases under that Act.

If the Site is to be leased by a committee of management under the CLRA, the following is a summary of the process which applies:

- a proposal to lease must be submitted to DELWP for approval-in-principle (AIP) by the Minister (and for the Minister to grant AIP, the Minister must be satisfied that the purpose for which the lease is to be granted is not detrimental to the purpose for which it is reserved);
- once AIP has been obtained, a lease will need to be prepared (and the form of lease must be in a DELWP-prescribed form, but can be subject to special conditions required on a case-by-case basis);
- the form of lease will need to be negotiated between the landlord and the preferred tenant;
- if an agreement on terms for a lease is reached, the final form of lease can be signed but must then be submitted back to DELWP for the Minister's approval; and
- if the Minister approves the lease, then in addition to the landlord and tenant parties, the Minister will execute it, and from the point of exchange, the lease will be binding.

If the Site is to be leased by the Minister for the CLRA, as opposed to a committee of management, the process listed above still applies, but:

- AIP is not required; and
- once the final form of lease is agreed, the Minister can execute the lease as landlord (i.e. the lease does not need to be submitted to DELWP).

If the Site is to be leased under the Land Act, the same procedure applies as if the Site was to be leased by the Minister under the CLRA, but we also note that the Land Act requires the following:

- if the lease is offered by public auction or tender, the Minister is required to give at least 14 days' notice in the Victoria Government Gazette and a local newspaper specifying the date of the auction or closing of tenders, the particulars of the land, and the purpose and term of the proposed lease; and
- if the lease is granted following private negotiation, the tenant is required to publish a notice in the Victoria Government Gazette and a local newspaper at least 14 days before the grant of the lease, which must specify the particulars of the land, the purpose and term of the lease, and the name of the proposed tenant.

In all cases, the Leasing Policy requires:

- a competitive tenant selection process to be undertaken, such as an expression of interest or tender process, unless direct negotiations would better achieve an outcome that serves the community interest; and
- all commercial leases to be subject to market rental valuation by Valuer-General Victoria or a registered valuer (noting that in limited circumstances, consideration may be given to alternative rental models, including:
 - revenue sharing, reflecting a proportion of the profit or turnover generated from the leased premises;
 - case-by-case negotiation, if for example the rental arrangement forms part of a bid for the lease as part of a competitive lease allocation process; and
 - determination of the rental based on a pre-determined formula).

This section on the leasing process is in the context of the Site being reserved, or unreserved, Crown land. If the Site or part of it is granted to another government body, the Act of Parliament which regulates that government body will usually have a power to lease land.

For example, if part of the Site is to be granted to Council as freehold owner, Council's power to lease land, and the terms on which it can do so, are contained in the Local Government Act 2020 (Vic). To the extent required, advice on the specific leasing powers available to a specific government body would be required in due course.



Subdivision and Heritage

The Site is listed on the Victoria Heritage Register (Record H1223) as a site of State cultural significance, having regard to the heritage buildings and their surrounds on the Site.

It is also understood that:

- the ongoing cost of maintaining the heritage features of the Site is significant; and
- one of the issues expected to shape the future of the Site is how the heritage features of the Site will be funded and maintained.

The basis upon which Heritage Victoria would be entitled to object to or refuse a subdivision of the Site is unclear. If the Site was contained in a freehold certificate of title under the operation of the Transfer of Land Act 1958 (Vic), and the Site was proposed to be subdivided in accordance with the usual process in the Subdivision Act 1988 (Vic) and the Planning and Environment Act 1987 (Vic), then we expect a proposed plan of subdivision for the Site would, in the course of the subdivision process, be referred to Heritage Victoria as a referral authority for review and comment, and that Heritage Victoria would be entitled, as a determining referral authority, to refuse a permit for subdivision.

However, if the Existing Reservation is revoked and the Site becomes unalienated Crown land, a subdivision of the Site cannot occur in accordance with the usual process in the Subdivision Act 1988 (Vic) and the Planning and Environment Act 1987 (Vic). If there is a preference to sell the Site in a configuration comprising several lots, it is our understanding that it is possible for the State Government, via the Surveyor-General, to prepare a title plan(s) which creates:

- if part of the Site is to be sold, a Crown Allotment for just that part; or
- if the whole of the Site is to be sold, multiple Crown Allotments (which together comprise the whole of the Site) on sale and which, after settlement of the sale, could each be transacted or otherwise dealt with as separate parcels.

Whilst not a 'subdivision' in the normal sense, the title plan process described above could be used to create multiple parcels (in the form of Crown Allotments) which together comprise the Site. In this respect, there are other examples of State Government agencies disposing of a single parcel of unalienated Crown land to other government agencies using a sale model which creates multiple Crown Allotments, on the understanding that the purchaser will, following settlement, obtain separate Crown Grants for each of the Crown Allotments, each of which can be separately disposed of.

As a matter of practice, a title plan prepared by the Surveyor General is not referred by the Surveyor-General's office to Heritage Victoria for comment or approval prior to certification. On that basis, it would appear to us that Heritage Victoria would have no legal entitlement to refuse a 'subdivision' of the Site which occurs in the manner described above, and this method could be used to 'carve off' the heritage components of the site from land which is otherwise ripe for alternative uses (e.g. residential development).

Despite the above, it is expected that in respect of land listed on the Heritage Register, Heritage Victoria would need to be consulted with by the disposing agency (i.e. DTF) before a decision to sell the land is made (consistent with the Transactions Policy), and it might be that heritage matters do need to be taken into account when determining how land is to be configured prior to sale.

Therefore, whilst Heritage Victoria's right to object to or refuse a 'subdivision' in the manner described above appears limited, we consider it reasonable to assume that Heritage Victoria will want to have input on how the Site might be configured to enable future sales of the land comprising the Site.

Special Act of Parliament

In some cases, the State Government has considered it appropriate to pass a special Act of Parliament to regulate the manner in which certain Crown land can be used and managed.

An example of this is the Land (St Kilda Triangle) Act 2006 (Vic) (St Kilda Act), which was passed in order to enable the better development and utilisation of land near the St Kilda foreshore (Triangle). The St Kilda Act facilitated:

- the revocation of permanent and temporary reservations applicable to the Triangle under the CLRA;
- the re-reservation of Triangle land for public purposes under the CLRA;
- the appointment of a committee of management to the Triangle; and
- the granting of special leasing powers to the committee of management in respect of the Triangle.

Whilst the passing of special Acts of Parliament like the St Kilda Act is uncommon, the benefit of such an Act is that it can address particular circumstances which are relevant to an entire Site in a single instrument of government. Where the proposed future use, development, management or control of land warrants departure from legislation, frameworks or policies which would otherwise be applicable, an Act of Parliament might be the most efficient instrument to govern the ongoing use, management and maintenance of the land.

Windfall Gains Tax

We note above that the Site is currently zoned Special Use Zone under the Planning Scheme and that, if the Site is declared surplus and put to the market for sale by the State Government, DTF would need to consider (amongst other things) a suitable zoning for the Site.

The Windfall Gains Tax Act 2021 (Vic) establishes a new tax on the uplift in land value resulting from a planning scheme amendment that changes the zoning of land in Victoria after 1 July 2023. Land owned by government bodies is not exempted from WGT.

Subject to us considering at a future date whether a particular rezoning falls within one of the limited exemptions under the WGT legislation, consideration should be given to the impact of WGT on any proposed dealing with the Site, and appropriate conditions will need to be incorporated into contract documentation to protect the position of the State Government and other Stakeholders in the event of a rezoning which triggers a WGT liability.

Additional Steps and Considerations

If the Existing Reservation is to be revoked, the State Government will need to consider whether it requires new restrictions to be placed on the Site (or part of it) to regulate its future use and maintenance. These restrictions can be created using a number of methods, including:

- if the preference is for the Site to remain Crown land, re-reservation of the Site or part(s) of it for a specified purpose(s), noting that having regard to its size, different parts of the Site could be reserved for separate purposes; or
- if the Site is to be sold, the land can be granted subject to:
 - reservations in favour of the Crown; or
 - restrictions as to the manner in which the Site can be used.

There may be other instruments able to be used to regulate the ongoing use and maintenance of the Site, depending on the transaction structure used (for example, agreements under section 173 of the Planning & Environment Act 1987 (Vic) might be able to be applied to the Site, if the Site or part of it is first granted to Council for the ultimate purpose of on-sale to the private sector).

As there are a number of occupiers of the Site, including sporting clubs, residents, and persons conducting commercial activities on the Site (e.g. ghost tours), the legal basis on which these bodies or person are in occupation of the Site requires further investigation. A thorough assessment will need to be undertaken of the existing occupiers of the Site, to determine the legal rights of such bodies or persons, because those legal rights might affect future dealings with the Site. For example, if a person is in occupation of the Site under a lease, and the State Government wishes to sell that part of the Site which is subject to the Lease, the State Government will either need to obtain vacant possession of such land (which will require the State Government to negotiate a surrender of the lease with the tenant, which might require compensation to be paid to the tenant), or sell that land subject to the lease.

Context and Background



Between 1873 and 1876, plantings of a pine plantation were still being undertaken around the boundary wall, to lessen the level of exposure from the weather on the buildings, under the direction of the Inspector of State Forests at the time.

Between 1876 and 1879 the airing courts had been improved by the planting of trees, and by a rustic two roof sunshade with a bush pole construction and a shingled roof that had been erected in the female airing court along with a picket fence. Both airing courts were in need of urgent upgrades. An opening (which has since been closed) was made in the west side of the wall which served the morgue.

The Zox Commission held between 1884 and 1886 provided recommendations for the construction of detached cottage hospitals and convalescent cottages within the broader grounds of the Asylum to supplement the available accommodation due to the inadequate space available within the main buildings for patients.

From 1886 to 1889, Public Works Department plans were prepared, and construction commenced on new cottages which would provide much needed accommodation as well as further opportunities for landscaping. A residence and landscaped gardens, featuring a pond, was constructed for the Medical Superintendent in 1886.

Between 1889 and 1905 a poultry farm was added to the farm, although Inspector Jones reported that "the supply of eggs has been very deficient". In 1906 it was recorded that staff from the Agriculture Department made an assessment of all the hospital farms and commented that most foodstuffs required by the hospital could be produced on the farms.

Plantings in the asylum were unsuccessful from 1912 to 1915, due to stray goats and drought. The Departmental Landscape Gardener, Hugh Linaker, visited Ararat in 1916 and prepared a plan for the hospital grounds which included the back avenue to be planted. Other plantings were occurring around the grounds, likely using some of the 10,700 plants forwarded to institutions during 1916 by Linaker from his stock at the Mont Park Nursery.

In 1917 the pines, planted four decades earlier, were removed and were planned to be planted. Around the same time, the front grounds of Ararat Hospital for the Insane were laid out in lawns and ornamental flower beds "according to a plan [presumably Linaker's] approved by you [i.e. W Ernest Jones, Inspector-General of the Insane], and its present appearance does great credit to Attendant McSwan, who carried out the work."

In 1919 re-planting of areas where pines were removed continued, and four years later the Medical Superintendent observed that 'the pine and shrub plantations are responding well to the attention bestowed upon them'. Some elements of this conifer plantation survive on the south of the complex.

In the 1960s the Aradale Golf Course was established on the western side of the Asylum and enveloping the creekline into its area (Golf Australia 2022).

J Ward was closed in 1991, and Aradale Mental Hospital was decommissioned in 1993 and closed in 1998 (Victorian Places 2015; Aradale Lunatic Asylum 2022; Ararat Rural City Council 2022). This asylum is potentially the first building complex of this nature and for this use in the State of Victoria (Rollason, ABC News 2017).

In 2002 Melbourne Polytechnic, also known by the acronym NMIT (Northern Melbourne institute of TAFE), established a training centre in Ararat on the grounds of the Aradale Asylum. The Ararat campus is now a working training centre – with olive groves, a lavender farm and a vineyard (Melbourne Polytechnic 2022).

While the hospital/asylum is no longer in use, there is still a groundskeeper who looks after the property (mowing lawns, etc), and the Friends of J Ward and Melbourne Polytechnic run ghost tours within the complex.

The institution was known under multiple names throughout its history:

- Ararat Asylum, 1867–1905;
- Ararat Hospital for the Insane, 1905–34;
- Ararat Mental Hospital, 1934–94;
- Aradale Mental Hospital, 1957–94;
- Ararat (or Aradale) Training Centre, 1966–94

Figure 16. 1948 aerial showing the extent of the study area (Source: Landara with GML overlay in red)



Aerial and satellite imagery spanning 1948 to 2003 demonstrates the use and evolution of the study area.

Figure 2 was captured in 1948, 83 years after Aradale was founded. In this image, the extent of the ha-ha wall surrounding the main complex is still intact and the main wards, convalescent cottages and farm complex are clearly identifiable. Circular plantings can be seen around an open space to southwest of kitchen garden area. This is possibly a landscaped link from the west of the walled compound. The wider vicinity surrounding Aradale remains undeveloped.

Figure 17. Aerial image from 1971 which displays most of the study area, except for the north-eastern corner (Source: Landata with GML overlay in red)



Figure 3 shows significant additions to Aradale in the 1950s and 1960s. This illustrates the landscaped nature of the western slope of the land below the walled compound area. The Grano Street extent of the study area was developed to allow for eight timber houses used for staff accommodation.

Further staff accommodation was also constructed by this time outside the eastern extent of the Aradale wall on the unnamed road which leads to the farm complex. A new sunshade and boiler house were also constructed in the yard of the Aradale within the walled complex.

Figure 18. 1979 aerial image of the study area (Source: Landata with GML overlay in red)



A small amount of residential development is also present in the vicinity surrounding the study area.

Between 1971 and 1985 development within the study area was extremely limited (Figure 4). After the Whitlam government was elected in 1972, major reforms surrounding mental health and benevolent institutions were ushered in. During this time, many housed mental health facilities were closed as the focus of treating mental health shifted towards more community minded care (Context 2016, p 43).

This would have resulted in a lack of funding towards the further development of Aradale. In 1991 an investigative task force released its findings on Aradale as a psychiatric hospital and residential institution (Health Department Victoria 1991, p 7). The scathing report detailed the poor treatment of clients and patients at the hospital, as well as stating that the state of Aradale facilities had barely changed since the 19th century. Aradale ceased operating in 1992.

Preliminary dating of building construction phases was determined through a review of the Aradale Construction Management Plans (CMP) (Lovell 1996) and aerial photography. Figure 5 illustrates these phases of development. Date of construction is highly important in the assessment of potential heritage significance.

4.3 The Regional Context

The township of Ararat sits approximately 200km, 2 hours 15 mins west of and slightly north of Melbourne, and 90km, 1 hour from Ballarat.

The township is located in the eastern portion of the Grampians region, and is proximate to an extensive range of outdoor recreational activities and adventures.

The township itself has several wineries and forms part of the Grampians Wine Region. This cluster of more than a dozen wineries is available to the locals and tourists for day trips, overnight stays and more.

Whilst not as well-known as the Mornington Peninsula, Bellarine Peninsula and Yarra Valley, the Grampians Region still encompasses some well recognised brands including Mount Langi Ghiran and Best's Great Western. The Region largely coordinates between wineries to present well on consumer facing platforms to appeal to those interested and provide the appropriate collateral support, namely wine maps and events throughout the year.

Out of the approximately 20 local wineries in the area, 11 have cellar doors, with an estimated 3,821 tonnes of grapes crushed in 2021. Top grape varieties growth include Shiraz (74%), Cabernet Sauvignon (11%), Riesling (4%), Pinot Gris / Grigio (4%), and Merlot (2%).

In addition to wineries, a key tourism component of the region is the Grampians National Park. The National Park features hiking trails, waterfalls (including the renowned Mackenzie Falls), peaks and look outs, all supported by a raft of accommodation.

The demand for nature based tourism is a key driver of high occupancy rates in these regional areas, with specialty hospitality and accommodation options proving lucrative as Australians have embraced local travel during the COVID 19 pandemic.

The recently completed long-distance Grampians Peaks Trail hike runs down through the park from Mt Zero in the north, through Halls Gap, to Dunkeld in the south, providing an immersive experience on the Traditional lands of the Jadawadjali and Djab Wurrung peoples, who have lived in the ranges they call Gariwerd for thousands of years. With day hikes, multi-day trips and the full 13-day journey available, hikers can experience a variety of the park's dramatic rocky peaks and outcrops, ravines, waterfalls, forests and lakes.

By 2025, 34,000 walkers a year are expected to experience the wonders of the park, generating \$6.39 million in economic benefits and tourism development opportunities.

Within its immediate region, the employment options are varied and diverse, with strong local businesses and employment sectors driving down unemployment.

Advanced and innovative manufacturing plays an important role in Ararat's economic landscape. Affordable land, rail and road linkages, close proximity to Ballarat, Melbourne and the ports in the south as well as a skilled workforce have contributed to the City's prosperity.

Whilst maintaining and supporting existing manufacturing activities, there are opportunities for Ararat to attract and foster niche value adding activities as well as encouraging local industry into advanced activities such as product design and research.

Ararat's health, well-being and community services sector is one of the City's fastest growing sectors and a significant contributor to the Regional economy. The sector employs 647 people or 14% of the workforce. Local health facilities are extremely comprehensive as they also service the needs of the surrounding area and attract patients from outside of the area for surgical procedures.

Tourism is an important driver of economic development in the Region. Ararat, is located within the broader Grampians and Pyrenees tourism regions and is the Gateway to the Grampians. Tourism generates \$35 million into the local economy and employs approximately 210 equivalent full time workers.

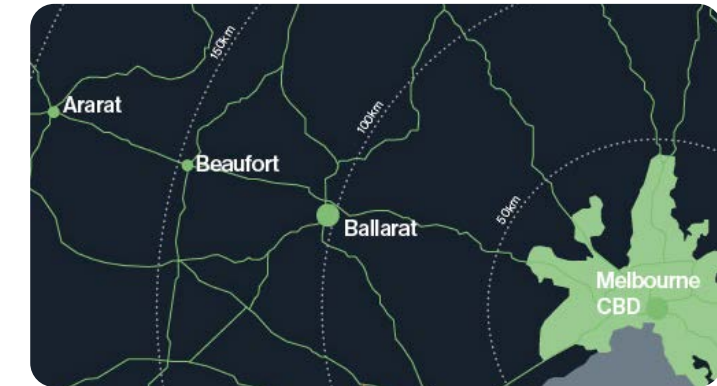
Over 1,000 people are employed in the agriculture and food processing industries. Agriculture is mainly based around grain, wool and meat production while food processing is represented by activities such as meat and poultry processing, wine processing and bread and pastry production. The vast majority of agricultural production and food processing is exported within Australia and overseas. Local processing capability has been boosted by the growth of intensive animal industry activities such as poultry and pigs.

With an eclectic mix of national retailers and smaller boutique-style businesses the retail industry turns over more than \$77 million annually. Major retailers which have chosen to invest in Ararat, alongside a host of smaller boutiques and speciality stores.

Approximate Population Catchments from main townships includes;

- Ararat 9,000
- Stawell 6,000
- Ballarat 101,000
- Bendigo 150,000
- Horsham 20,000

Figure 19. Regional Context Plan (Tract)



4.4 Site Analysis

Existing Land Use

The site is has been underutilised since the Asylum closed in 1996, with most of the existing buildings un-used, with activity located within the new buildings and yards constructed by Melbourne Polytechnic.

A range of public uses exist on the site, along with 'Eerie Ghost Tours', which operate through the site during the week.

Largely, the grounds can be grouped into:

- Unused land,
- Land actively utilised by Melbourne Polytechnic
- Public purpose (golf, bowls)
- Heritage buildings used for guided tours.

More specifically, the land has been categorised as follows:

1. The land use of the site is dominated by the vineyard operated by NMIT, where majority of the activity and activation is occurring. This portion of the site consists of the largest singular land use for the 100ha site, being approximately 40ha (inclusive of olive grove, vineyard, water storage).
2. Existing sporting facilities in the central northern portion of the study area including a highly utilised bowling green, and an unused cricket oval and nets to the north-east. This land use represents about 3.5ha of the total site.
3. There are ten private residences along Grano Street, nine with access from a service road called Aradale Avenue, and a single dwelling accessed from the northern entrance to the Asylum. An additional dwelling is located on the corner of Grano and Alfred Street, accessed from Alfred Street. This area represents approximately 1ha of the total site.
4. The Cemetery Creek runs within the western extent of the study area and flows through the area that is currently occupied by the Aradale Golf Club. The golf course is 9 holes and is run and maintained by community members. The golf course occupies approximately 21ha of the site.
5. To the north of the Golf Course of the lavender farm, which is run and operated by NMIT. This area is approximately 6ha of the total site area.
6. The central heritage precinct (the asylum) contains approximately 16ha of the site area. This include a number of dwellings that are currently rented out to the community as dwellings.
7. The area to the south of the asylum provides for some additional unprogrammed land, that could be potentially utilised in a different way in the future. This area is approximately 10ha of land.
8. There is an additional area of land at the NMIT entrance along Grano Street that is also largely unprogrammed, between the cricket oval and the water storage area. This represents an approximate area of 2.5ha.

Figure 20. Land Use Plan (Tract)



Legend

- 1 Vineyard (NMIT)
- 2 Existing sporting facilities
- 3 Private residence
- 4 Golf Course
- 5 Lavender Farm
- 6 Central heritage precinct
- 7 Unprogrammed land
- 8 Unprogrammed land (NMIT)



Access & Movement

Currently the main access into the site is from Grano Street. This provides the most direct access into the buildings and supported uses from the north. There is a separate 'service road' labelled Aradale Avenue, which provides access to the dwellings fronting Grano Street, and sporting facilities to the east.

Access specific to the NMIT operation is provided via a dedicated entry further east along Grano Street, providing easy access into the vineyard and associated facilities.

Historically, guest access would have occurred from the south, along Heath Street. This access route is closed, with no vehicles permitted to access the main entrance driveway.

Internally to the Asylum, the road network provides key access to majority of the site, with concrete surfaces surrounding the buildings, allowing vehicles access away from the dedicated road infrastructure.

Pedestrian movement is limited through the site due to its historic nature as an asylum, however, access is currently possible through a number of gaps in fences/walls. There is limited surrounding pedestrian network to connect into, and further work would be required to develop a coherent pedestrian network.







There is a footpath located along the north-western side of Grano Street, providing pedestrian access into the Ararat Township.

The planned McLellan Street construction along the southern boundary of the site does not include a footpath or shared path.

Figure 21. Existing Access & Movement Plan (Tract)



Legend

-  Rail
-  Unmade road reserve
-  Gates
-  Roads
-  Internal road network
-  Watercourse



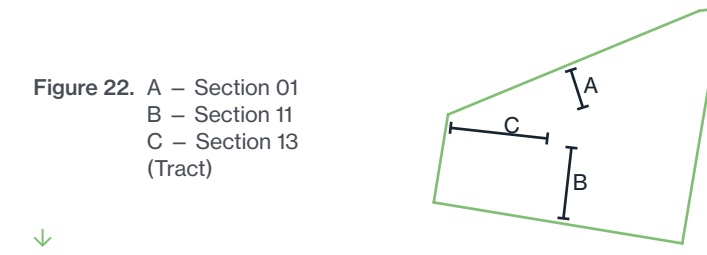


Figure 22. A – Section 01
B – Section 11
C – Section 13 (Tract)

Topography

The 100ha site is located on a gentle rise, with the main Asylum buildings being located on the top of the hilltop. The land generally falls away gradually to the east, south, and west – with approximately 30m of fall occurring within the site itself.

The setting and location of the buildings allow for expansive views across to Mount Buangor, Mount Lang Ghiran and Mount Cole, to the east, and across Green Hill Lake reserve.

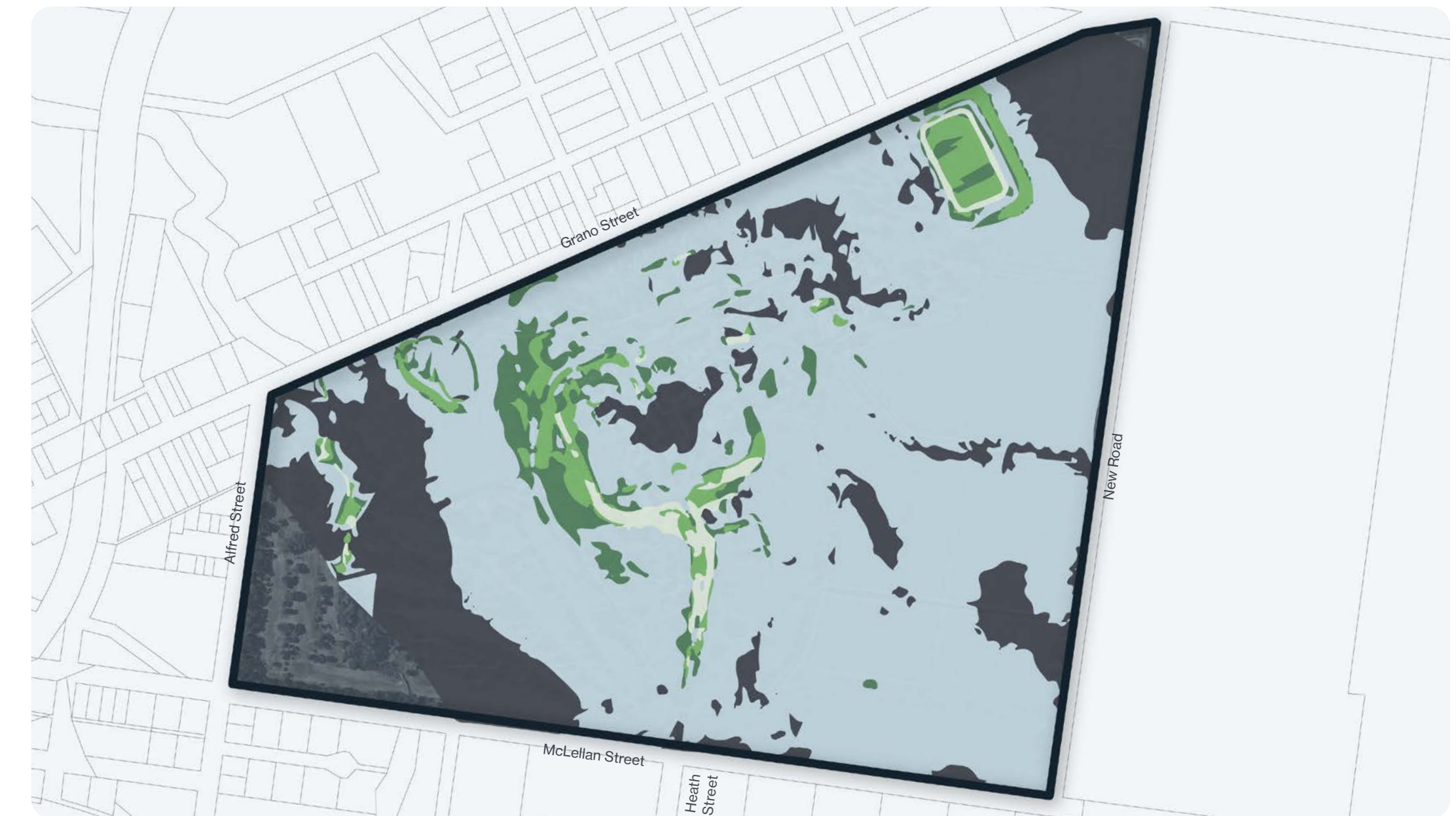
To the south-west, there are expansive views across to the Ararat Township, and the Ararat Hills Regional Park beyond. This view-line in particular gives a great panoramic view of Ararat nestled within the mountain range, and displays the native and exotic vegetation in the within the landscaped golf course setting to the west.



Figure 23. Slope Analysis Plan (Tract)

Legend

- 0-2%
- 2-5%
- 5-10%
- 10-15%
- 15-20%
- 20-25%
- 25%+



Landscape Setting - view from Grano Street towards the Asylum - landscape planting evident on the right hand side of the image



Landscape Setting

The surrounding landscape around the Aradale site is complex has cultural heritage associations with First Nations stories, and more recent associations with the mental asylum both in terms of these historic connections and insofar as it constitutes its visual setting.

Since the asylum was established the surrounding landscape has been cultivated for various uses and purposes. Notably, the land has been used to establish:

- A productive farm, which was tended to be staff and patients of the asylum to produce majority of their daily food needs
- Manicured landscaped gardens
- Croquet oval and tennis courts (located in the current golf course)
- Established golf course
- Lawn bowls
- General farm land, now vineyard.

The elevated siting of the central asylum complex and the open landscaping of surrounding site area provides the aesthetic setting for the place. There are various landscaped areas within the study area, both remnant landscapes associated with the historical asylum use of the site and those associated with the site area's more contemporary use as a vineyard, golf course and lavender farm.

Important historical landscape features include the plantings flanking the main driveway extending from Heath Street to the south, which retains rows of Monterey Pines (*Pinus radiata*) on either side, and the eastern driveway leading towards the farm buildings, which is lined with an avenue of ash trees (*Fraxinus* species) likely dating to the 1920s.



Key Viewlines

The elevated nature of the Aradale Asylum complex mean it is highly visible within its local context. The complex is also characterised by the views this elevation provides into the surrounding landscape.

There are long-range views of Aradale from the southeast from the Western Highway near Green Hill Lake, and key views along the highway close to Ararat, particularly due south of Aradale where it intersects with Heath Street.

Views to Aradale are obtained at various points throughout the Ararat township, particularly from elevated areas in the centre of town. Of note are views obtainable down Girdlestone Street, from near the Alexandra Gardens and J-Ward. The visual connections between Aradale and J-Ward are important assets in terms of historical interpretation and visitor interpretation and experience.

Long range views towards Aradale see the upper sections of the complex protruding from a canopy of established vegetation. This vegetation screens large portions of the lower slopes of the site.

From within the Aradale Asylum complex, key views of the Ararat township to the west are obtained from the exercise yards of the male ward. Important views to the surrounding countryside and Mount Langi Ghiran are obtained from the female exercise yards to the east.

Vegetation

As most of the Site has been developed for agricultural or recreation purposes, it is most likely primarily covered with cultivated or planted vegetation (i.e. golf course, lavender farm, vineyard). The Site also contains a large number of scattered trees, both native and exotic. Some of the native trees may be remnant.

A creek bisects the eastern edge of the Site, running north to south through the golf course grounds. This creek is heavily vegetated along its edges.

There are various garden remnants that are a part of the Aradale Asylum Complex. There are plantings of conifers, areas that were set aside for agricultural purposes (still used for agricultural purposes), ornamental gardens and specimen trees. There are also remnants of a pine plantation to the west between the western wall of the asylum complex and the Aradale Golf Club. There are trees that are listed with the National Trust.

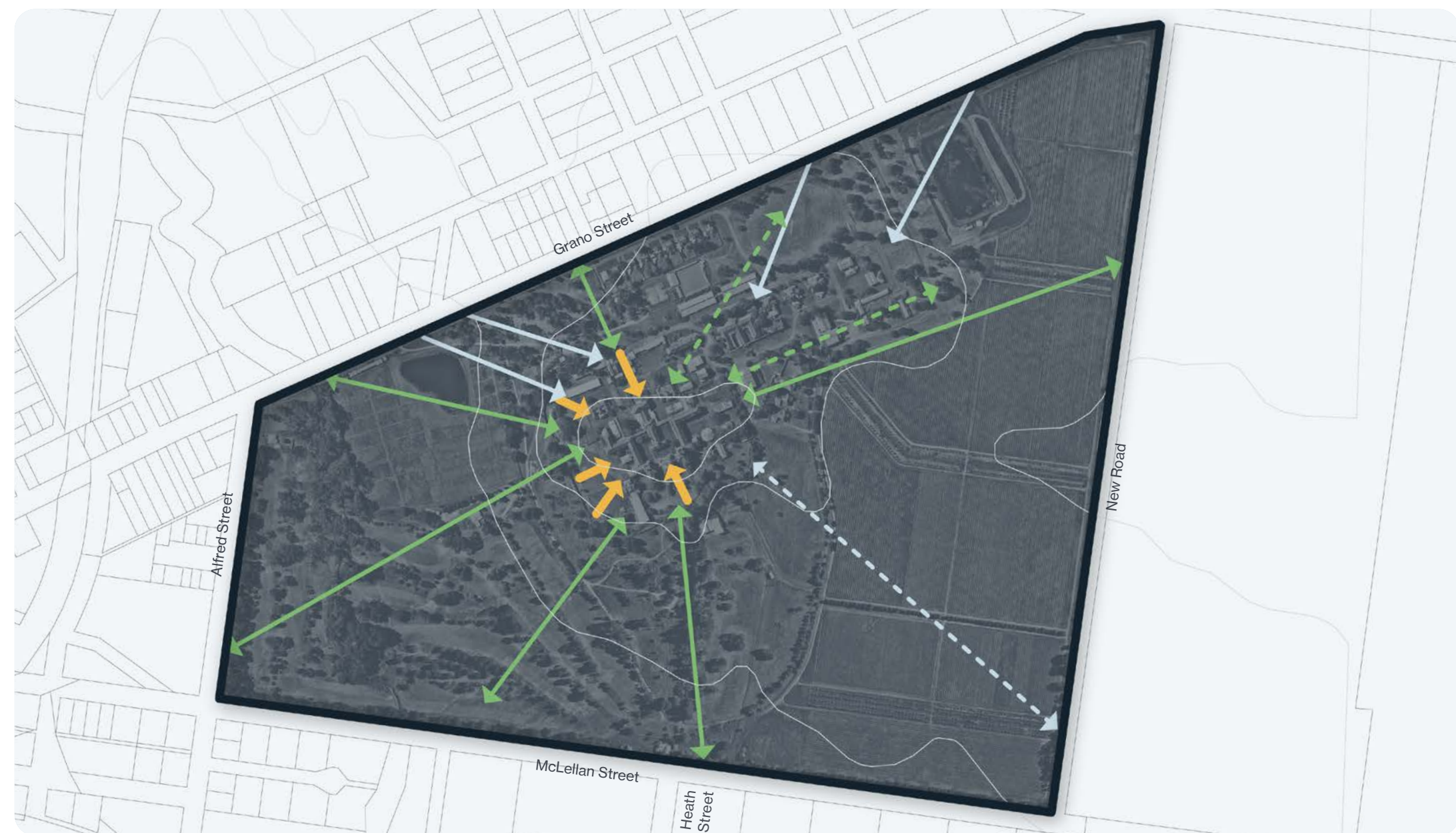
- These are:
- an English Oaktree (*Quercus robur*) located in the female airing court
 - a Fastigated Irish Yew (*Taxus baccata*) located in the courtyard
 - a Pink Hawthorn (*Crataegus coccinea*) located east of the entrance in the main courtyard

Figure 24. Landscape Setting & Key Views Plan (GML)



Legend

- Long range
- - - Partial long range
- · · Partial secondary
- · · Secondary
- Short range
- Contour (10m)



4.5 Ownership, Title Particulars, and Current Leases

The current reservation is State-owned Crown land reserved for Public Purposes (Education and Recreation).

The Site is formally identified on title as Crown Allotment 21 Section A Parish of Ararat. It is Crown land, owned by the State with the current administrator of the land being the Northern Melbourne Institute of TAFE (NMIT). Pursuant to the Crown title, the Site is identified as Reservation M1034355M, with a temporary designation for Public Purposes (education and public recreation).

The Site currently contains a mix of land uses, land cover types, and buildings. The southeast end of the Site contains the Aradale Golf Club, a 9-hole public golf course. A 4ha lavender farm is located north of the golf course. However, a recent site inspection suggests that the lavender farm has been discontinued. It is not clear who operated the lavender farm and whether it served a commercial purpose.

In partnership with NMIT, the Friends of J Ward group currently operate a volunteer-run guided tour through the Aradale Asylum grounds (Eerie Ghost Tours).

A row of nine (9) detached dwellings fronts an internal road parallel with Grano Street (Aradale Avenue). It is our understanding that these dwellings are privately rented by Northern Melbourne Institute of TAFE (NMIT).

The Aradale Bowls Club is located behind this row of dwellings towards the centre-north of the Site, and a cricket oval is located east of these areas between the asylum and Grano Street. Whilst the cricket oval was previously used by the Aradale Cricket Club, we understand that it is now abandoned.

Additional dwellings are sited in various locations across the Site, including one fronting Alfred Road and four fronting internal roads within the Site. We understand that some of these dwellings are vacant, whilst others are utilised by NMIT grounds and security staff.

A 30-hectare vineyard lines the eastern edge of the Site, including a dam and a 240 tonne winery. The vineyard and winery are also associated with the NMIT training centre.

4.6 Engagement and Key Stakeholders

The engagement strategy for this project has consisted of four key aspects:

- Desk top research
- Government stakeholders
- Eastern Maar Aboriginal Corporation
- Local stakeholders

Desk top research

A review of online material relating to community and stakeholder sentiment towards the former Aradale Mental Asylum was undertaken, including news and media, blogs and online reviews.

There has been limited published content about the Asylum however recorded sentiments include the following:

- The Aradale Mental Asylum is a valued tourist destination in Ararat and is acknowledged for bringing more tourists to the area.
- Visitors generally find it a rewarding experience. Many have reported their visits lead to feelings of unease and/or paranormal sensations.
- Visitors and community members have appreciated the size and beauty of the buildings and site whilst acknowledging the sad history. Many were disappointed with how the buildings have deteriorated. There is a desire to see increased future use and/or restoration.

Government stakeholders

Due to the high level and initial nature of the investigations, engagement with representatives from local and state government departments has been undertaken, with the view to understand the critical issues that would enable or inhibit an adaptive re-use of the heritage site.

Government representation through the Project Governance Group included Department of Environment, Land, Water and Planning (DELWP), Development Victoria, Regional Development Victoria, Victoria Planning Authority, and the Ararat Rural City Council. Feedback about key issues and objectives was received through two separate presentations, with guidance provided regarding similar projects around Victoria. Engagement separately with Heritage Victoria was critical to understand Heritage Victoria's view on the contemporary re-use of heritage assets, and to identify where key changes have occurred recently within the organisation. This confirmed a focus on landscape sensitivity within and surrounding the heritage core of the precinct

Eastern Maar Aboriginal Corporation (EMAC)

Two meetings were held with EMAC. The first was to ensure they were apprised of the project and to seek their cultural knowledge and perspective to inform the project team's understanding of the site from the outset, as well as to ascertain any involvement EMAC would like to have as part of a future master planned area. The second was to present the scenarios being developed for the site, seek EMAC's feedback and any further information regarding their possible involvement.

The key findings from the engagements include:

- There is a strong opportunity to build the relationship between EMAC and the region and build the cultural narrative and knowledge of the area.
- EMAC expressed their interest in aspects of the site including for training facilities, as well as a nursery and flower farm to establish Follow the Flowers.
- EMAC are also continuing to explore medium - longer term interests for the site with DELWP.

Key local stakeholder engagement

Key local stakeholders and business owners were engaged via a targeted workshop in order to understand the issues and opportunities that were pertinent to the community that may not have been visible at a state government level. The engagement revealed a number of critical things regarding Ararat that this project may not be able to address, but enabled a more in-depth understanding of Ararat and what key stakeholders think is needed for the site to thrive.

Key findings from the stakeholder engagement include:

- Residential development is influenced by economic demographics in Ararat.
- There is a lack of 'draw card' reasons for people to relocate or visit Ararat, compounded by barriers such as a lack of healthy food options and poor education quality.
- There is urgent demand for housing, from social and affordable housing through to high quality short- and long-term accommodation options.
- There is a strong demand for industrial land.

The stakeholders who were consulted as part of the preparation of this Master Plan Report are:

- Development Victoria (as part of the Project Governance Group)
- Victorian Planning Authority (as part of the Project Governance Group)
- DELWP (as part of the Project Governance Group)
- Regional Development Victoria (as part of the Project Governance Group)
- Ararat Rural City Council (as part of the Project Governance Group)
- Melbourne Polytechnic
- Ray White
- Elders
- Perrady - residential developers
- Heritage Victoria
- Local service authorities
- Easter Maar Aboriginal Corporation
- Grampians Tourism
- Key local stakeholders and business owners

Ongoing Community Consultation

In the next phases of planning, design and to further activate the site, it will be important to engage with the broader Ararat community. This will enable the project to gauge wider community sentiment, knowledge and ideas for community led opportunities for Aradale's new future. A well-designed engagement strategy would build community awareness of the need for change and explore opportunities, as well as seek their perspectives about possible activation initiatives.

4.7 Existing Planning Controls

Zoning – Special Use Zone (SUZ1)

The Site is located within the Special Use Zone – Schedule 1 (SUZ1) 'Former Aradale Site'. The purpose of the SUZ includes 'to recognise or provide for the use and development of land for specific purposes as identified in a schedule to this zone.'

The following table sets out current land use permissions within the SUZ1 for select land uses that are considered to potentially occur on the Site in the future, noting that this is not an exhaustive list of all land use options.

Use for a Dwelling

A lot may be used for a dwelling provided the following requirements are met:

- Each dwelling must be connected to reticulated sewerage, if available. If reticulated sewerage is not available, all wastewater from each dwelling must be treated and retained within the lot in accordance with the requirements of the Environment Protection Regulations under the Environment Protection Act 2017 for an on-site wastewater management system.
- Each dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply, with appropriate storage capacity, to the satisfaction of the responsible authority.
- Each dwelling must be connected to a reticulated electricity supply or have an alternative energy supply to the satisfaction of the responsible authority.

Buildings & Works

Pursuant to Clause 37.01-4 a permit is required to construct a building or construct or carry out works unless the schedule to this zone specifies otherwise.

Schedule 1 to the SUZ does not provide a permit exemption, so a permit will be required for development.

Subdivision

Pursuant to Clause 37.01-3 a permit is required to subdivide land.

Under clause 3.0 of the SUZ1, each lot must be provided with reticulated sewerage, if available.

Figure 25. Zone Plan (Tract)

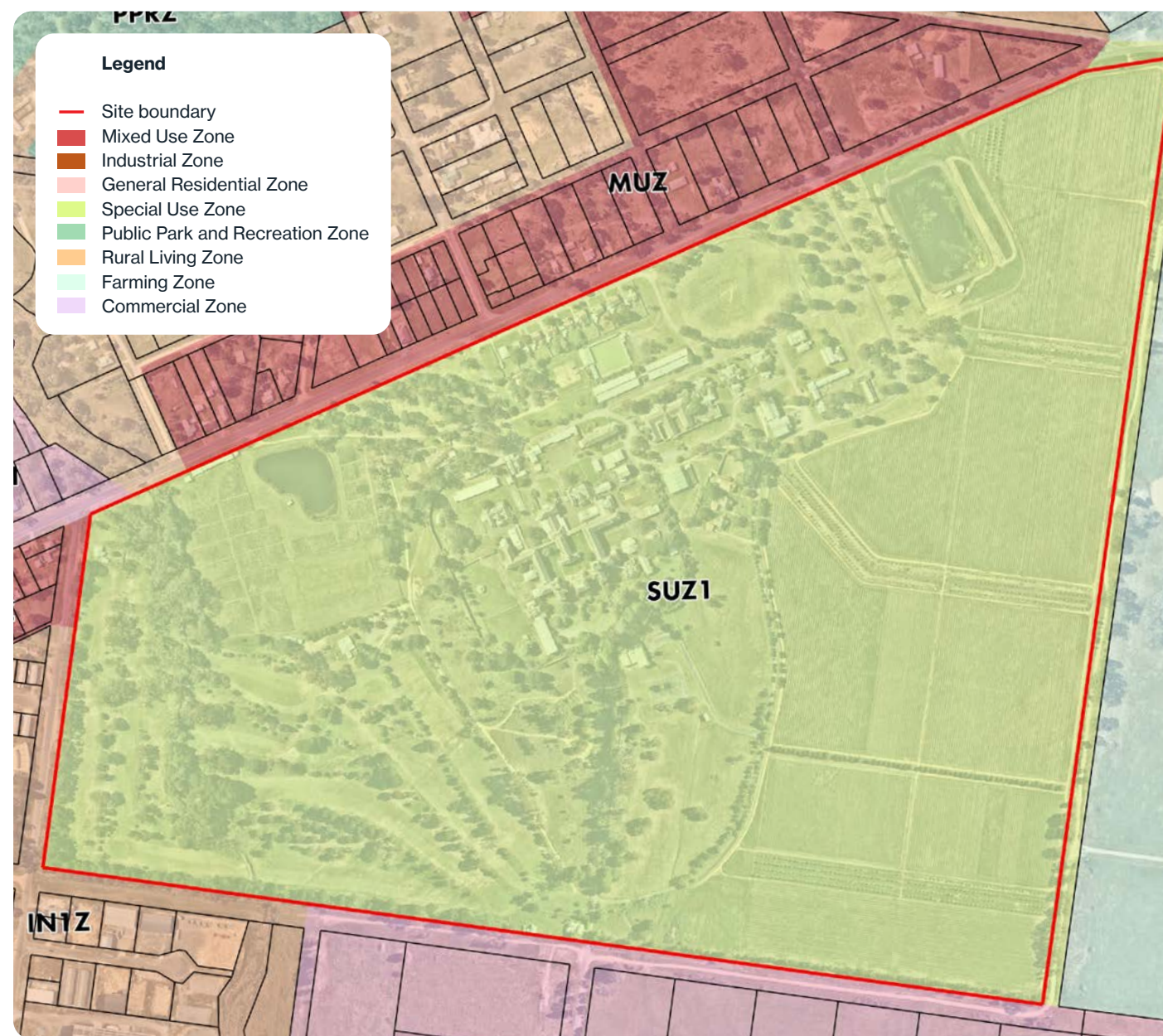
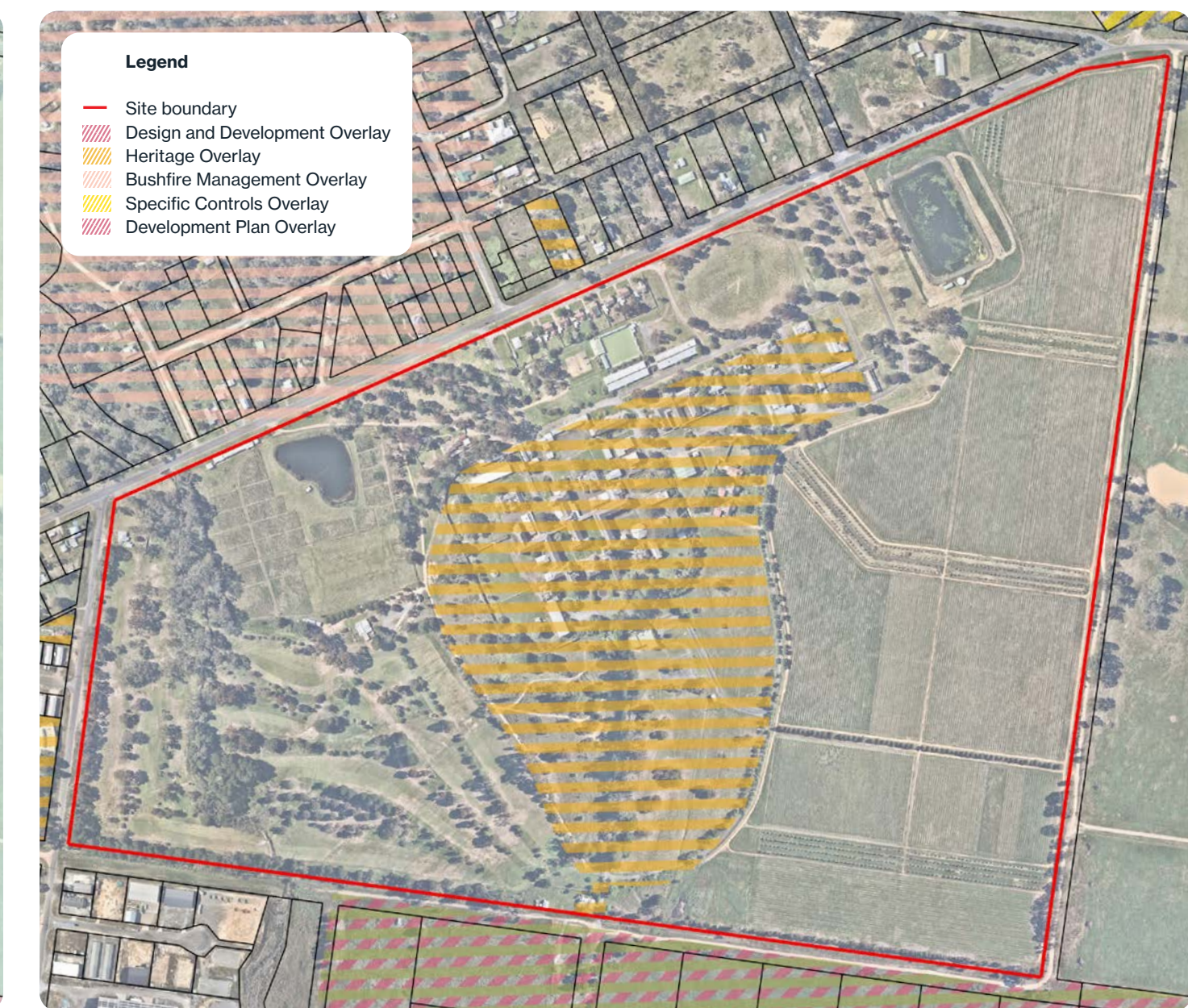


Figure 26. Overlay Plan (Tract)



Strategic Directions

Guiding the future use and development of the former Asylum are the following set of strategic directions to ensure the vision has been translated into a master plan level of design detail. These strategic directions will require further analysis and design to ensure they are deliverable and feasible, however these are the key elements that support the vision of the future re-use of the former Aradale Asylum.



5.1 Land Use

The site supports a range of future land use types, as has been grouped in Figure 27, across.

The considered, yet, varied range of potential future land uses supports the aim of the project, which is to activate and support the re-use of the heritage built form and landscapes. Part of that re-use is a resilience that needs to be embedded within the surrounding future use, to enable longevity across the site.

The larger groupings of the potential future land uses are as follows:

Residential

- Conventional residential house and land development opportunities
- Specialised housing typologies where view line, tree retention, and creek interfaces are present
- Short stay, key worker, long term transient workforce accommodation, which may take the form of a variety of housing typologies
- Emergency housing and crisis accommodation, for victims of domestic violence, refugees, and migrant communities

Commercial/Accommodation/Events

- Hotel accommodation (new building)
- Hotel accommodation (restored heritage building)
- Cabin/villa accommodation (new building)
- Cabin/villa accommodation (restored heritage building)
- Restaurant, winery, distillery, brewery (+ others)
- Conference facilities, events spaces, wedding venues

Tourism/Historical

- Historical tours
- Genealogical research centre
- Historical exhibition space
- Art gallery
- Civic out-post
- Traditional Owner offices/retail space
- Cafe/civic space for hire
- Landscape setting for public events

Productive Land

- Vineyard for local grape processing
- Indigenous nursery
- Bush-tucker garden and flower farm
- Paddock to plate restaurant produce
- Kitchen garden - cooking school

Open Space

- Supporting a range of active and passive recreational needs
- Cemetery Creek corridor
- Retained vegetation in smaller pocket parks, linear links, back of lots
- Revegetation of the 'Linaker Landscape' to ensure longevity of the 'green blanket' that surrounds the lower lying land of the former Asylum buildings.

Industrial Land

- Potentially co-located on the western edge of the site, adjacent the existing industrial zone
- Provide a range of 'in-demand' industrial lots to support the growing needs of the industry
- Screened from other sensitive uses through the existing and proposed re-vegetation along Cemetery Creek

Figure 27. Future Land Use Plan



Precinct	Hectares (approx)
1. Historic Core	6.2 ha
2. Events/Tourism	11.4 ha
3. Productive Land	28.5 ha
4. Residential	40.2 ha
5. Landscape public realm	11.4 ha



Note: potential location for industrial land along Alfred Street TBC

5.2 Movement and Access

Vehicle Access and Parking

Access into the site will be modified to increase the vehicle permeability of the site, and allow greater access into the intensified use of the site.

Grano Street will retain a high level of access into the Historic Core, in addition to providing connections into the residential precinct and the events/tourism precinct.

Heath Street will also play a critical role in facilitating access to residential precincts, the historic core, and the events/tourism precinct.

Newer access into the local residential precinct will be provided from Alfred Street, McLellan Street, Grano Street, and the 'new road' along the eastern boundary of the site. Existing internal road connections will also need to be upgraded to facilitate increased traffic volumes.

A new entrance point in the north-east corner of the site provides a 'greater sense of arrival' and 'drama' when approaching the site from the north-west. The new access point from Grano Street includes a modifying the existing dam to enhance the entrance experience.

Car parking has been co-located with the key future land uses of the site, where parking demand will likely be the highest.

Consideration has also been given to the heritage nature of the site to ensure that car parking is as close as necessary, but located where it does not conflict with key heritage elements, such as viewlines, key built form, and landscape elements.

Figure 28. Movement and Access Plan



Legend

- Existing Road
- Modified Road
- New External Road
- New Internal Road
- Car Parking



Pedestrian and Cyclist Networks

There is little pedestrian or cycle infrastructure that the project can connect into - as such, it is up to the future development of the site to facilitate and enable these connections to occur by creating a sense of place and a high quality amenity that a range of users would enjoy visiting.

The potential pedestrian and cycle network traverses the site, connecting all of the precincts together, whilst allowing for extended walks/bike rides through the less intensive areas of the site, and further connection abroad to other cycle/ pedestrian routes.

Pathways interact with the key landscape features of the site, providing a sheltered and varied landscape to experience. Historically, the connection to the Linaker Landscape is important, and would be valued from a landscape history perspective and revegetation perspective.

Pathways within and around the heritage core enable views around and into the key heritage elements of the site - experiencing the height of the ha-ha wall, the scale of the views towards Ararat at the surrounding mountain ranges, and the intimacy of the former 'airing yards' that the patients utilised.

Further pathways connect users into the events/ tourism precincts, where food and beverages are on offer along with accommodation options. Connecting into the accommodation element is critical to capitalise on the increase in cycle tourism, and recreational bike riding that is emerging in the tourism market.

Figure 29. Pedestrian and Cyclist Network Pplan



Legend

- Surrounding Road
- Existing Path Network
- Proposed Path Network



5.3 Heritage

Heritage asset understanding and management

The Aradale Ararat Conservation Analysis (CA) was prepared in 1996 and has not been updated since that time. It is generally recommended that conservation management planning documents are updated every 5–10 years, or when any substantial development or change of use is planned. The CA is many years out of date, and that the high-level policy and planning advice provided as part of section 3.0 Physical Survey and Section 5.0 Conservation Policy and Plan has not been implemented in any active sense.

The CA assessed the majority of buildings associated with twentieth century use and development of the Aradale Asylum as not significant. However, many of these buildings provide important evidence about the continued and evolving use of the institution and reflect changing attitudes to the institutional management of mental health. Their relative heritage significance would be viewed differently in a heritage assessment conducted now.

Several buildings within the Aradale Asylum complex of buildings were not assessed in the CA. There is also no category for low significance in the report. This lack of a low significance grading may have resulted in some heritage buildings being deemed to be of no significance when they do in fact contribute something to a historical understanding of Aradale and its use and development, despite being utilitarian or comprising an adaptive reuse of an earlier built form. Contemporary heritage assessments generally have more regard to the layered historical development of heritage places and do not restrict the attribution of heritage significance to only the first or early layers of a site's development but have regard to a wider range of historical development.

The CA focuses on the formal assessment of the built form, with less attention given to assessing the significance of the broader cultural landscape and the importance of the open spaces and landscape elements associated with both the main asylum building and the wider study area. A cultural landscape assessment is likely to provide a greater understanding of the former land uses associated with the asylum and, in particular, the formal landscaping associated with the central area of the site (including the entry garden, deliberate tree lines, large specimen trees and the remnant Linaker landscape to the west of the walled area) and the agricultural pursuits that supported the functioning of the institution.

The gaps and the outdated nature of the CA raise several issues, including:

- the history and potential heritage values of the site beyond its 1920s fabric require further consideration and assessment.
- the cultural landscape requires further consideration and assessment.
- elements such as the Grano Street houses are nominated as contributory in the CA but are not included in the VHR listing or afforded other heritage protection in the Ararat Planning Scheme.

Building Condition

As a priority a Conservation Management Plan for the place should be undertaken in the context of development of the masterplan beyond its current stage.

The CMP should review the history and the heritage significance of the site, comprehensively reassess site boundaries and the depth and breadth of the historical, social, and built and landscape heritage values of the place, including its setting and develop detailed conservation management policies for the place.

The CMP should also consider the Aboriginal and shared heritage values of the place. It should be prepared by a team of suitably qualified heritage consultants, including professionals with experience in architecture/built heritage, landscape heritage and archaeology.

Large parts of the Aradale complex, including buildings of primary significance, have stood vacant for decades. While efforts have been made to ensure that base issues have been addressed, the heritage buildings have been inadequately maintained since the asylum was closed and are in poor condition. They require extensive conservation and maintenance works.

A significant amount of work is needed to gauge the extent and nature of conservation works required and to prioritise and cost these works with any confidence.

As a priority, preparing a comprehensive existing condition audit to identify the scope of the conservation works required. This work should be undertaken in conjunction with the new CMP.

The existing condition audit should inform and be informed by the CMPs revised assessment of heritage values. It should gauge the extent and nature of conservation works required for buildings, structures and landscape and be prioritised in terms of urgency and in view of the relative heritage significance of elements and fabric.

The audit should also inform the conservation and management policies of the CMP. It should be prepared by a team of suitably qualified professionals (including a heritage architect, structural and service engineers). Advice from a building surveyor would also be beneficial.

Extent of statutory controls

The current VHR mapping polygon is flawed and does not extend to cover the full extent of buildings and land listed as significant in the VHR place citation and CA.

The VHR extent of registration is restricted to the core built complex and does not cover the full land parcel, all of which was used historically by Aradale Asylum and is an intrinsic part of its cultural landscape and its visual setting. The extent of registration does not include the Grano Street houses that are recorded in the Conservation Analysis as having contributory significance. They remain unprotected by any other mechanism.

It is recommended to revisit the extent of statutory controls as part of the new CMP assessment of the place and in consultation with key stakeholders: DELWP, Heritage Victoria, Ararat Rural City and the local community.

Historical archaeological investigations

The Aradale Asylum has potential for historical archaeological deposits. As no archaeological assessment has yet been conducted within the boundary of the estate, the presence, integrity, research potential and significance of these deposits is unknown.

Archaeological deposits may be present in rubbish dump sites, wells, kitchen sullage pits and toilet systems. Inmates may also have concealed objects under floors and within ceilings and walls.

It is recommended that adequate archaeological investigations need to be undertaken. These investigations have the potential of expanding the known heritage context of the site spanning its entire lifetime.

Tolerance for change

Tolerance for change is directly linked to the assessed relative significance of the various attributes of a place. It is used to identify the extent to which these attributes and their heritage values can tolerate change without adversely impacting their significance and contribution to the heritage values of the place overall. Change in this context refers generally to development, major works, new uses, adaptive re-use or conservation works. It does not refer to maintenance.

The tolerance for change levels used in this report are generally linked to the relative significance rankings established in the 1996 CA, except where they have been overlooked in the CA or where elements are recommended for further assessment due to their likely significance.

It is noted that most buildings will have some level of variability in their tolerance for change in relation to their exterior and interior aspects, or because individual elements or spaces may have a greater or less tolerance for change given their relative intactness.

For example, as acknowledged in the CA, while the plan form and exteriors of Building 7 – Male Ward and Building 9 – Female Ward are ‘largely intact’, these spaces have been substantially altered internally, particularly in the Male Ward. However, a number of individual rooms remain intact ‘complete with shutters and observation doors’ alongside their ‘associated day room’ (1996: 40). To this end the CA specifies that the Male and Female Wards are:

Of primary significance externally. Internally to the extent of remaining single rooms opening of day rooms. (1996: 40)

In terms of conservation policies for the Male and Female Wards it provides the following:

While a day room and its related individual cells has been retained at Willsmere and while others presently exist at Mayday Hills it is preferable a representative sample be retained. Before any demolition occurs a photographic record should be made. (1996: 41)

While it is likely that a conservation approach that retains a representative sample of repeated interiors (such as ward layouts including individual and day rooms) for interpretation is likely to be viable, it is considered that more specific information regarding interiors of significance would be expected in a Conservation Management Plan (CMP) produced today.

Such broad policy guidance is unlikely to be fully accepted by Heritage Victoria in their assessment of any proposals involving alterations to the interiors of buildings of primary or contributory significance now.

Further, it is possible that some later interiors (for example, evidence of changes made in the 1950s) may be worthy of conservation given they provide evidence of a particular period of development of the site and changes in the mental health system.

As such, tolerance for change should be read as an indication of the tolerance for change to the original plan form, exterior and intact interiors that represent a significant aspect of the history of the place.

Ararat Building Reference List

ID No (1996 CA)	Description	Date	1996 CA Rating	2022 Preliminary Heritage Assessment
1	Gate Lodge	1900	Primary	Retention
2	Male Convalescent Cottage	-	Primary	Retention
3	Male Ward	1900	Primary	Retention
4	Admin Building	1900	Primary	Retention
5	Female Ward	1900	Primary	Retention
6	Female Convalescent Cottage	-	Primary	Retention
7	Isolation Tent	-	Primary	Retention
8	Sunshade 1889	1889	Primary	Retention
9	Sunshade 1950 (VATMI)	1950	None	Warrants further investigation for retention
10	Chapel	1920	None	Warrants further investigation for retention
11	Female Hospital (Nurses Hospital)	1920	Primary	Retention
12	Dining Hall (Kitchen-Dining)	-	Primary	Retention
13	Sun Shade 1990	1900	Primary	Retention
14	Male Hospital	1920	Primary	Retention
15	Morgue	1900	Primary	Retention
16	Painters / Bootmaker	1960	Primary/Contributory	Retention
17	Domestic Services	1920	Primary	Retention
18	Kiosk	1940	Primary	Retention
19 - 38	Residences	-	Contributory	Warrants further investigation for retention/removal
20	Nurses Hostel	1920	Contributory	Warrants further investigation for retention
21	Boiler House	1900	None	Warrants further investigation for retention
22- 49	Cottage Wards A-C	1910	Primary	Retention
50	Farm Cottage (now cricket rooms)	1910	Primary	Retention
51	Hay Shed	1920	Contributory	Warrants further investigation for retention
52	Dairy	1920	Contributory	Warrants further investigation for retention
53	Farm Complex	1920	Primary	Retention
54	NMIT winery	2004	None	No heritage value
55	Staff Medical Officer Residence	1920	Primary	Retention
56	Fountain	1900	None	Retention
57	Electrician W'shop	1960	Primary/Contributory	Retention
58	Pharmacy	1900	Primary	Retention
59	Herb Training Centre	1950	-	Retention
60	Perimeter Wall (or Ha-ha)	-	Primary	Retention

Figure 30. Heritage Built Form Plan



Legend

- Retained heritage built form
- Removed heritage built form



5.4 Built Form

Heritage Precincts

A variety of built form outcomes will be required to deliver on the vision for the former Asylum across the various precincts. The site contains a range of building types, styles, and eras, and not one uniform approach will ensure cohesion across the 100ha. It is important that any new built form is sympathetic to the site, landscape, and prominent visual location the main historic core contains.

Precinct 1 and precinct 2 contain the majority of the heritage buildings on site, and will need to sympathetically site any new additions within the built form and landscape setting of this critical area.

Whilst re-use and re-activation of the heritage buildings are considered the prime purpose of the project, new built form delivered to support this purpose should not attempt to replicate decorative detail of heritage buildings.

While new elements can reflect the main stylistic characteristics, contemporary design should respond to the heritage values of the site, without replicating the original buildings, materials, or design elements.

The visual distinction between the existing building and addition should emphasise their separateness and may be achieved by a compatible contemporary design, this includes lift cores to allow access between levels, which in the current configuration is not up to modern design and access standards.

Ground floor activation is critical to ensuring that the surrounding landscape and courtyard is attractive and inviting, therefore any active use or outward facing use should be present on the ground floor of new or re-used buildings.

Residential Precincts

Areas surrounding the heritage precincts for residential development are not immune from the sites location and significant from a heritage perspective. Whilst conventional land and house packages may be the market outcome for a number of these precincts, the interface with the heritage landscape and built form may require consideration from a built form, materiality, and colour palette perspective in order to not 'overwhelm' the critical heritage elements of the site. Typically, complex sites where there are heritage considerations, tree retention objectives, and topographical interest, new residential built form can swing the project from success to failure.

To provide certainty around the preservation of the heritage assets, key locations where built form guidelines/controls could be applied include:

- The interface between the Grano Street residential development and Precinct 1 and 2
- The interface between the Vineyard residential development and Precinct 2 and the vineyard
- The entire residential development within the golf course

These is the potential for a small industrial subdivision to be located in the area shown as 'residential' along Alfred Street.

Productive Land

Where productive land requires additional built form, there should be some consideration for the height, scale, prominence, and purpose of the building. Whilst some new office and training buildings could be co-located within the Heritage Core, on-site facilities nearer to the land may be required. These buildings or structures are permitted, but should show consideration of the heritage context, materiality, and placement on the site.

Figure 31. Potential New Commercial Built Form Locations



Legend

- Heritage built form to be retained
- New residential built form
- New built form



5.5 Landscape and Public Realm

The prominent landscape features of the site are to be protected and enhanced through the proposed application of a Significant Landscape Overlay, which will ensure the protection and restoration of the critical visual landscape elements that support the sites history and use.

The SLO will allow for development of the site where consideration has been shown regarding the long and short viewlines to and from the site, along with plans for revegetation of degraded areas of land.

Other areas of the landscape that require consideration include the revegetation of Cemetery Creek, and associated hydrological and flood plan works that will be required, and smaller passive open spaces required to support the growing population on site and in the surrounding area.

Public places activated by public and commercial operations will ensure a higher quality of landscape design is achieved, where restoration works of key historical landscape elements are delivered, alongside contemporary landscape outcomes to support events, functions, restaurant, and other commercial outcomes that the site aims to support.

These areas will connect into the proposed pedestrian network which will interlink the various precincts within the site, through these high amenity and protected landscape zones.

Figure 32. Landscape and Public Realm Plan



Legend

- Public landscapes
- High quality public realm with surrounding activated built form



5.6 Sustainability

Sustainability is a key element within the master plan vision for the former Asylum.

To control the various precincts as they develop, and integrated water management strategy for the site should be considered prior to development, enabling water re-use and collection to transcend individual precinct design and outcomes.

Currently, the water that irrigates the vineyard is reclaimed water provided by GWM – and can potentially also be used for other elements within the master plan. Future re-use and capture of increased stormwater runoff in key areas of the project can also assist in irrigation, revegetation, biodiversity and habitat for the local flora and fauna.

The intent of this project, the re-use and activation of the heritage building, is inherently about sustainability, and re-using the significant embodied energy that went into the construction and maintenance of these significant buildings for a future use.






Where new buildings and infrastructure is required, an additional focus on sustainability could be implemented through the detailed master planning process to require a higher standard of construction techniques, a higher energy efficiency rating, and greater reliance on renewable energies.

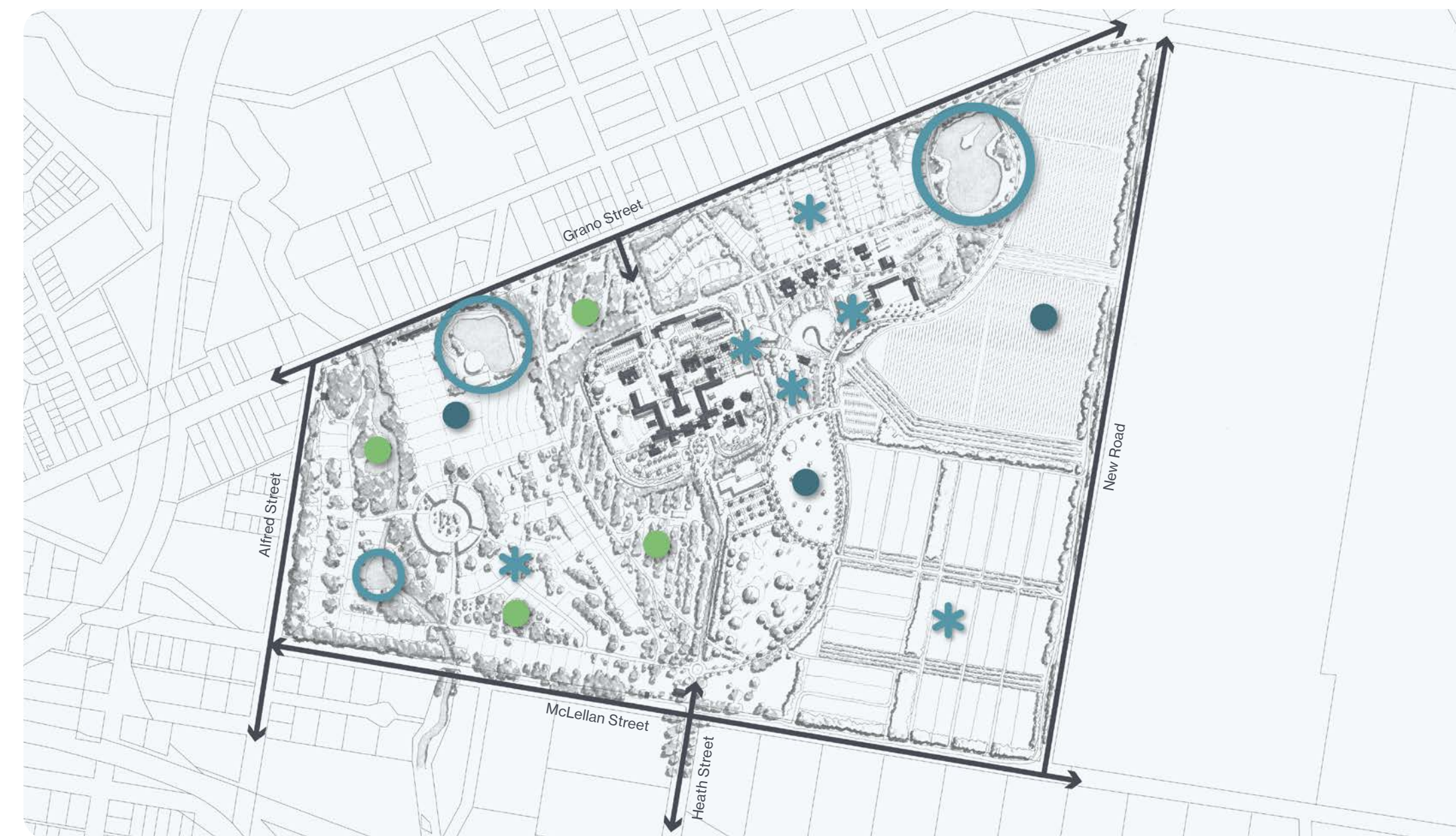
Further, the marketing and sustainable credentials of any future operator from a tourism, winery, and commercial enterprise perspective, would be critical to achieve market buy in given the regions rich and valuable green energy industry.

Figure 33. Susustainability Plan



Legend

-  Restoration and re-use of heritage buildings
-  Reclaimed / Improved water quality
-  Revegetation of historic landscape and natural watercourses
-  Productive agricultural land reducing food miles and increasing biodiversity
-  Stricter energy efficiency standards for new buildings and developments



Next Steps

The next steps for this project includes further detailed economic and heritage research that will inform a number of 'design scenarios' for the site.

1

Commission Critical Studies

The background information to date has been utilised to prepare this opportunities and constraints paper, however further detailed research is required to understand the sites potential, in line with the regional economic forecast, and contemporary heritage practices.

Further work required to progress the next phase of detailed design includes:

- Conservation Management Plan
- Existing Conditions Audit
- Expert review of the preliminary costings provided by M3 Property
- Expert review of the preliminary economic benefits prepared by Urban Enterprise
- Further engage with Grampians Wimmera Mallee Water (GWM Water) to understand in more detail the potential potable water augmentation works required to facilitate development in this area, and other associated costs
- Cultural Heritage Master Plan (relating to development along Cemetery Creek) as required.

2

Confirmation of the Master Plan

The state government and the City of Ararat will need to consider the proposed master plan, and decide whether they agree with the outcomes identified in the report, or require further testing/analysis before a decision can be made regarding the overall vision and direction. This discussion will need to occur over a period of time, and quantify the cost/benefit associated with the project.

Once general approval/agreement has been made, it is critical that the community of Ararat are invited to contribute to and refine the master plan, to ensure community participation and 'championing' of the project. It is clear that from researching other similar historical precincts, that community participation and ownership are essential to the success and longevity of these important places. There is no doubt that additional information and stories related to the site, and its operation reside in the stories of local residents - which has not been captured or guided the master plan to date.

Whilst the general directions of the master plan have been outlined and presented in a logical manner, a review by the community may uncover additional land uses suitable to the site, different priorities regrading re-use of certain buildings, and have an opinion regarding the level of residential development.

Community engagement is critical, and should be included through the duration of this project.

3

Implementation

To implement the master plan, and support the ongoing re-use and development of the land, the master plan in some format needs a 'status'.

This can be achieved, when appropriate, by the City of Ararat 'endorsing' or 'adopting' the document into their suite of strategies and policies.

To implement the planning mechanisms outlined in this report, a Planning Scheme Amendment would need to occur to retain the Special Use Zone, and implement a Development Plan Overlay to enable development in line with the vision and land uses outlined in the master plan. This process will also require an amendment to the existing Heritage Overlay to ensure that its extent aligns with the identified heritage specific precincts.

Through this implementation process, additional amendments will be require in the form of a Land Subject to Inundation Overlay, Special Building Overlay, or a Flood Overlay proximate to the Cemetery Creek subject to further detailed investigations.

Additionally, a Significant Landscape Overlay may be applied to the whole Site to protect the significant landscape values of the Site given the significance and current visual prominence of the Aradale Asylum and its grounds

Critical Actions

4

Sale or Lease of the Land

Through the next phases of the design process, the land owner will need to consider how it wishes to dispose of (if at all) the site, and the mechanism it will need to utilise to deliver such an outcome.

This will need to be determined with market guidance, to understand the benefits/constraints that come with each option. Further, consideration of a private residential developer or a government agency delivering the housing component would need to be assessed. Potentially, there may be greater control of the overall vision if a government development agency were to deliver the project, with project benefits more easily integrated with the retained historic core and events precincts.

Critical actions that are required to to commence development may include:

- ✓ CMP and Existing Conditions Audit
- ✓ Seed investment in catalyst heritage project (winery/brewery/events/isolation tent refurbishment)
- ✓ Community engagement and master plan refinement
- ✓ Further investigation into the financial model underpinning the development outcomes based on the existing conditions report
- ✓ Development partner consideration - government, or private developer
- ✓ Lobby government for financial contribution to refurbishment/re-use of the heritage built form
- ✓ Consider Grano Street as the first stage of residential development
- ✓ Consider the balance of the residential development based on servicing requirements, and GWM Water network augmentation.
- ✓ Ongoing activation and re-use of the heritage core

Issued
12 October 2022

Prepared by
Tract

Level 6, 6 Riverside Quay,
Southbank VIC 3006

(03) 9429 6133.
www.tract.com.au
