

APPENDIX 6

Implementation Plan



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Definitions	
Delivery timeframe	
Immediate (1–5 years)	First five years after the <i>Housing Strategy 2023–2041</i> is incorporated into the <i>Ballarat Planning Scheme</i>
Medium (5–10 years)	5–10 years after the <i>Housing Strategy 2023–2041</i> is incorporated into the <i>Ballarat Planning Scheme</i>
Long (10+ years)	10 or more years after the <i>Housing Strategy 2023–2041</i> is incorporated into the <i>Ballarat Planning Scheme</i>
Ongoing	Continual or as need arises
City of Ballarat Role	
Planner / Regulator	In line with regulatory legal and policy responsibilities
Advocate	Representing the needs of the community to other government levels and the private sector
Partner / Facilitator	Working with other stakeholders in the housing industry, community, and other housing and related delivery agencies to deliver a specific outcome
Educator	Information provider to other stakeholders in the housing industry, community, and other housing and related delivery agencies

1. Ballarat Planning Scheme		City of Ballarat Team(s)	City of Ballarat Role	External Partners	Delivery timeframe
1.1	Edit Clause 21.02 'Settlement and Housing' in the Municipal Strategic Statement to ensure consistency with recommendations of the <i>Housing Strategy 2023–2041</i> and <i>Neighbourhood Character Study</i> , and add these as Incorporated Documents to the Ballarat Planning Scheme	Strategic Planning	Planner / Regulator	Department of Transport and Planning	Immediate (1–5years)
1.2	Review the Ballarat Local Planning Policy Framework to remove any completed actions or redundant policies that result from The City of Ballarat's adoption of the <i>Housing Strategy 2023–2041</i> and <i>Neighbourhood Character Study</i>	Strategic Planning	Planner / Regulator	Department of Transport and Planning	Immediate (1–5years)
1.3	Delete Clause 21.02–2 'Areas of convenience living'	Strategic Planning	Planner / Regulator	Department of Transport and Planning	Immediate (1–5years)
1.4	Remove reference to "convenience living" or "convenience living corridors" in: <ul style="list-style-type: none"> • Clause 21.02–1 'Urban growth' • Clause 21.02–9 'Implementation' • Clause 21.08–1 'Integrated transport networks' 	Strategic Planning	Planner / Regulator	Department of Transport and Planning	Immediate (1–5years)
1.5	Delete reference to "high frequency bus" and "high frequency public transport" corridors in: <ul style="list-style-type: none"> • Clause 21.08–1 'Integrated transport networks' 	Strategic Planning	Planner / Regulator	Department of Transport and Planning	Immediate (1–5years)
1.6	Rename Clause 21.02–3 'Urban renewal precincts' to 'Strategic opportunity sites' and make consequent wording changes in that Clause.	Strategic Planning	Planner / Regulator	Department of Transport and Planning	Immediate (1–5years)
1.7	Add the following text to Clause 21.02–3, above Objective 3: <p>"Prepare an Employment Lands Strategy to identify additional strategic opportunity sites that could be encouraged to come forward for residential-led or other forms of development. Once the Employment Lands Strategy is complete, add those sites to the above list of strategic opportunity sites."</p>	Strategic Planning	Planner / Regulator	Department of Transport and Planning	Immediate (1–5years)
1.8	Include at Clause 21.02–3 'Strategic opportunity sites' the following new Strategies: <ul style="list-style-type: none"> • "In collaboration with landowners and relevant stakeholders, undertake masterplanning for residential-led redevelopment of the above-listed sites. Such masterplanning is to include planning controls in the form of Zones and Overlays and public realm interventions where appropriate. • "Consider the application of the Comprehensive Development Zone or the Incorporated Plan Overlay to the above-listed sites. • "Consider the application of the Environmental Audit Overlay to the above-listed sites." 	Strategic Planning	Planner / Regulator	Department of Transport and Planning Environmental Protection Authority Registered Aboriginal Parties landowners	Immediate (1–5years)

1. Ballarat Planning Scheme		City of Ballarat Team(s)	City of Ballarat Role	External Partners	Delivery timeframe
1.9	Delete the following site from Clause 21.02-3 'Strategic opportunity sites': <ul style="list-style-type: none">Delacombe Precinct (built form renewal in response to development of Glenelg Highway Major Activity Centre in Ballarat West growth Area).	Strategic Planning	Planner / Regulator	Department of Transport and Planning	Immediate (1-5years)
1.10	Rename Clause 21.02-4 'Greenfield investigation areas' to 'Growth Areas and greenfield housing land'	Strategic Planning	Planner / Regulator	Department of Transport and Planning	Immediate (1-5years)
1.11	Re-word the opening paragraph to Clause 21.02-4 'Growth Areas and greenfield housing land' as follows: "The Ballarat West Growth Area (Ballarat West PSP and Alfredton) and the Ballarat North Growth Area are the primary greenfield development areas for the Ballarat municipality. The West and North-West Growth Areas have also been identified and endorsed for rezoning to residential land. The municipality has a significant supply of residential land in these Growth Areas, and until at least the year 2041 no additional greenfield land will need to be released for housing development. Decisions regarding the sequencing of these Growth Areas will be informed by high-level strategic analysis regarding cultural, environmental, and servicing constraints that is being collated through the Ballarat Growth Area Framework Plan, which will also give consideration to out-of-sequence criteria to the delivery of PSPs within these Growth Areas. "Objective 4 "To ensure that greenfield residential development occurs in a strategically justified, sequential manner that is environmentally, socially, and economically sustainable for our natural environment, community, and service providers. "Strategies "4.1 Strongly discourage rezoning of additional greenfield land for residential uses, with the exception of the approved Growth Areas. "4.2 Avoid ad-hoc rezoning of greenfield land for residential purposes."	Strategic Planning	Planner / Regulator	Department of Transport and Planning Victorian Planning Authority	Immediate (1-5years)
1.12	Prepare a new Clause, 11.03-2L 'Growth areas', which will describe the Growth Area Framework Plan and how it will be undertaken to ensure appropriate sequencing of the municipality's Growth Areas, to include details of the evidence base being prepared.	Strategic Planning Sustainable Growth	Planner / Regulator	Department of Transport and Planning	Immediate (1-5years)
1.13	Rename Clause 21.02-5 'Ongoing change areas' to 'Change areas', and replace with a new policy that defines the residential areas of the municipality that will be subject to: <ul style="list-style-type: none">Minimal ChangeIncremental ChangeSubstantial Change	Strategic Planning	Planner / Regulator	Department of Transport and Planning	Immediate (1-5years)

1. Ballarat Planning Scheme		City of Ballarat Team(s)	City of Ballarat Role	External Partners	Delivery timeframe
1.14	At Clause 21.02–6 ‘Townships’, replace the words “Structure and community plans” with “Township plans”.	Strategic Planning	Planner / Regulator	Department of Transport and Planning	Immediate (1–5years)
1.15	Delete Figure 2 – Housing Framework Plan, and references to it throughout the <i>Ballarat Planning Scheme</i> .	Strategic Planning	Planner / Regulator	Department of Transport and Planning	Immediate (1–5years)
1.16	Insert a new Local Policy that refers to Environmentally Sustainable Development and The City of Ballarat’s adopted policy approach to ensure best practice ESD principles are incorporated into the Planning Scheme. Make the <i>Ballarat Net Zero Emissions Plan 2022, Carbon Neutrality and 100 Per Cent Renewables Action Plan, the Urban Forest Action Plan and the Ballarat Cycling Action Plan 2017–25</i> , background documents in the <i>Ballarat Planning Scheme</i> .	Strategic Planning Sustainable Environment	Planner / Regulator	Department of Transport and Planning	Immediate (1–5years)
1.17	<p>Replace the wording of Clause 21.06–3 ‘Neighbourhood character’ with:</p> <p>“Identifying and protecting neighbourhood character where appropriate is an essential role of planning system. The Neighbourhood Character Study objectively analyses existing neighbourhood character and provides clear direction on preferred neighbourhood character outcomes across the entire municipality.</p> <p>“Objective</p> <p>“To ensure new development proposals meet the preferred neighbourhood character outcomes as outlined in the Neighbourhood Character Study.</p> <p>“Strategies</p> <ul style="list-style-type: none"> • “Give significant weigh to the Neighbourhood Character Study metrics in assessing new residential development proposals • “Recognise that neighbourhood character and heritage significance are different” 	Strategic Planning	Planner / Regulator	Department of Transport and Planning	Immediate (1–5years)
1.18	Insert a new Local Policy that confirms land subject to the Minimal Change Area designation shall be protected from development that would undermine those areas’ special natural characteristics.	Strategic Planning Sustainable Environment	Planner / Regulator	Department of Transport and Planning	Immediate (1–5years)
1.19	<p>Replace Clause 21.02–7 ‘Housing diversity’ with a new Local Policy that requires smaller dwellings on multi-lot residential developments be provided in the following proportions:</p> <ul style="list-style-type: none"> • Developments of four or more dwellings or lots: at least 25% of the dwellings to have two bedrooms or fewer • Developments of three or fewer dwellings or lots: at least one of the dwellings to have two bedrooms or fewer <p>The new Policy will confirm The City of Ballarat’s intention to promote housing diversity in the Urban Growth Zone and through Precinct Structure Plans.</p>	Strategic Planning Sustainable Growth	Planner / Regulator	Department of Transport and Planning	Immediate (1–5years)

1. Ballarat Planning Scheme		City of Ballarat Team(s)	City of Ballarat Role	External Partners	Delivery timeframe
1.20	Insert a new Local Policy that requires a diversity of dwelling typologies in new residential development, to ensure detached houses, attached houses, and flats / apartments are provided to meet demographic needs.	Strategic Planning	Planner / Regulator	Department of Transport and Planning	Immediate (1–5years)
1.21	Insert a new Local Policy that prioritises increased housing density in well-located, highly accessible areas to ensure improved social and practical connection to facilities and amenities for members of our community at the greatest risk of housing insecurity.				
1.22	Insert a new Local Policy that, where appropriate, requires new residential development proposals to provide passive and / or active surveillance of public and private areas to ensure these spaces feel safe for residents and visitors, especially those members of the community most susceptible to physical and other forms of violence and discrimination.	Strategic Planning Statutory Planning Community Inclusion	Planner / Regulator	Department of Transport and Planning	Immediate (1–5years)
1.23	Insert a new Local Policy that requires new residential development proposals to be informed by the ageing well principles outlined in the City of Ballarat's <i>Ageing Well in Ballarat Strategy 2022–2026</i> , and make the <i>Ageing Well in Ballarat Strategy 2022–2026</i> a Background Document in the <i>Ballarat Planning Scheme</i>	Strategic Planning Engaged Communities	Planner / Regulator	Department of Transport and Planning	Immediate (1–5years)
1.24	Insert a new Local Policy that requires new residential development proposals to be informed by the City of Ballarat's <i>Disability Access and Inclusion Plan 2022–2026</i> , and make the <i>Disability Access and Inclusion Plan 2022–2026</i> a Background Document in the <i>Ballarat Planning Scheme</i>	Strategic Planning Engaged Communities	Planner / Regulator	Department of Transport and Planning	Immediate (1–5years)
1.25	Insert a new Local Policy that strongly recommends new subdivision proposals are prepared in line with the Sustainable Subdivision Framework.	Strategic Planning Statutory Planning Sustainable Environment	Planner / Regulator	Department of Transport and Planning	Immediate (1–5years)
1.26	Insert a new Local Policy that strongly recommends new residential development be fully electrified.	Strategic Planning Sustainable Environment	Planner / Regulator	Department of Transport and Planning City of Ballarat Alliance for a Sustainable Built Environment	Immediate (1–5years)
1.27	Insert a new Local Policy that outlines, where a planning permit is required for the carrying out of works on a Dwelling, it is strongly encouraged that electrification also be undertaken	Strategic Planning	Planner / Regulator	Department of Transport and Planning City of Ballarat Alliance for a Sustainable Built Environment	Immediate (1–5years)
1.28	Update Clause '21.02–9 Implementation' to ensure policy related to further strategic work is in line with the recommended Actions of this Housing Strategy	Strategic Planning	Planner / Regulator	Department of Transport and Planning	Immediate (1–5years)

2. Associated Strategic Work		City of Ballarat Team(s)	City of Ballarat Role	External Partners	Delivery timeframe
2.1	<p>Pursue the Residential Zone and Overlay Reform Project to review/apply the following Zones to reflect the identified Change Areas:</p> <ul style="list-style-type: none"> • Residential Growth Zone • General Residential Zone • Neighbourhood Residential Zone • Low Density Residential Zone 	Strategic Planning	Planner / Regulator	Department of Transport and Planning	Immediate (1–5years)
2.2	Work with the Victorian Planning Authority to expedite the preparation of the Precinct Structure Plan for the Northern Growth Area	Strategic Planning Sustainable Growth	Planner / Regulator	Victorian Planning Authority Department of Transport and Planning	Immediate (1–5years)/ Ongoing
2.3	Continue preparation of the Growth Area Framework Plan to determine the future sequencing of rezoning of greenfield land to Urban Growth Zone in accordance with orderly planning outcomes	Sustainable Growth Strategic Planning	Planner / Regulator, Partner / Facilitator	Victorian Planning Authority Department of Transport and Planning	Immediate (1–5years)/ Ongoing
2.4	Consider undertaking strategic planning work to determine if the Township Zone is appropriately applied across the Municipality	Strategic Planning	Planner / Regulator	Department of Transport and Planning	Immediate (1–5years)
2.5	Continue to be an active partner on the Sustainable Subdivision Framework trial with a view to incorporating relevant and successful components into the Ballarat Planning Scheme	Strategic Planning Statutory Planning	Planner / Regulator, Partner, Advocate, Educator	Central Victorian Greenhouse Alliance Municipal Association of Victoria	
2.6	<p>Where appropriate, prepare or continue to prepare Local Area and Township Plans for identified suburbs and townships in the municipality, in particular:</p> <ul style="list-style-type: none"> • Buninyong • Miners Rest • Brown Hill • Ballarat East 	Strategic Planning	Planner / Regulator	Department of Transport and Planning	Ongoing
2.7	Undertake a review of the Vegetation Protection Overlay as it applies across the municipality, and particularly with respect to Residential Zones	Strategic Planning Sustainable Environment City Design	Planner / Regulator	Department of Transport and Planning	Immediate (1–5years)

2. Associated Strategic Work		City of Ballarat Team(s)	City of Ballarat Role	External Partners	Delivery timeframe
2.8	Undertake a municipal-wide review of flora and fauna in the Bush Residential and Bush Suburban Neighbourhood Character Areas with a view to applying appropriate Environmental and Landscape Protection Overlay(s) as defined in the Victorian Planning Provisions	Strategic Planning Sustainable Environment City Design	Planner / Regulator	Department of Transport and Planning	Immediate (1–5years)
2.9	Undertake a review of the Heritage Overlay tree protection controls to ensure they are fit for purpose, and make changes as needed via a future Planning Scheme Amendment	Strategic Planning Sustainable Environment City Design	Planner / Regulator	Department of Transport and Planning	Immediate (1–5years)
2.10	Undertake a review of the Environmental Significance Overlay Schedules to ensure they are fit for purpose, and make changes as needed via a future Planning Scheme Amendment	Strategic Planning Sustainable Environment	Planner / Regulator	Department of Transport and Planning	Immediate (1–5years)
2.11	Continue preparation of the Growth Areas Framework Plan to determine the future sequencing of rezoning of greenfield land to Urban Growth Zone in accordance with orderly planning outcomes	Sustainable Growth Strategic Planning	Planner / Regulator Partner / Facilitator	Victorian Planning Authority Department of Transport and Planning	Immediate (1–5years) / Ongoing
2.12	Progress with the Ballarat CBD Urban Design Framework and Built Form Guidelines to provide clarity regarding preferred uses and built form in the CBD	Strategic Planning	Planner / Regulator	Department of Transport and Planning Heritage Victoria	Immediate (1–5years)
2.13	Prepare a capacity analysis for the CBD that draws on supply and demand and land use analysis to provide appropriate planning controls for the CBD that facilitate residential development in appropriate locations and in an appropriate form.	Strategic Planning	Planner / Regulator	Department of Transport and Planning Heritage Victoria	Immediate (1–5years) / Ongoing
2.14	Progress with the Ballarat Integrated Transport Strategy to ensure future transport planning and infrastructure decisions reflect the future needs of the existing and expanded built form of the city and municipality	Strategic Planning	Planner / Regulator	Department of Transport and Planning Victorian Planning Authority	Immediate (1–5years) / Ongoing

2. Associated Strategic Work		City of Ballarat Team(s)	City of Ballarat Role	External Partners	Delivery timeframe
2.15	<p>Prepare and seek The City of Ballarat adoption of a Social and Affordable Housing Action Plan, incorporating:</p> <ul style="list-style-type: none"> • Advocacy to relevant stakeholders, to include communications planning • Partnership working with Community Housing Providers and relevant State and other external agencies / charities • Targets for delivery of specific types of social and affordable housing that will meet the needs of community members at highest risk of housing insecurity, as identified through partnership and community engagement • Mechanisms for delivering the identified need for social and affordable housing types <p>The above responsibilities will be assigned to specific City of Ballarat teams through the preparation of the Social and Affordable Housing Action Plan</p>	Strategic Planning and Social Policy	Planner / Regulator Advocate Partner / Facilitator Educator	Minister for Planning Minister for Housing Victorian Planning Authority Homes Victoria	Immediate (1-5years) / Ongoing
2.16	Review the Ballarat Rural Land Use Strategy (Parsons Brinckerhoff, November 2010) to determine the current and future supply and demand needs for residential and other land uses in the rural areas of the municipality.	Strategic Planning	Planner / Regulator	Department of Transport and Planning	Medium (5-10years)
2.17	Continue to prepare the Ballarat Biodiversity Strategy and map our municipality's natural and environmental assets to identifying key biolinks / environmental corridors at a local and regional / landscape-scale.	Sustainable Environment, with Strategic Planning	Planner / Regulator Advocate Partner / Facilitator Educator	Department of Transport and Planning	Immediate (1-5years) / Ongoing
2.18	Give consideration to the preparation of a Universal Design Principles Statement that will guide safer and more inclusive housing development, with the intention of its being brought into the Ballarat Planning Scheme.	Strategic Planning Statutory Planning Engaged Communities	Planner / Regulator	Department of Transport and Planning	Medium (5-10years)
3. Advocacy and Partnership		City of Ballarat Team(s)	City of Ballarat Role	External Partners	Delivery timeframe
3.1	Continue, with partner the Municipal Association of Victoria, to advocate to the State government for the inclusion of elevated Environmentally Sustainable Design policies in the Ballarat Planning Scheme	Strategic Planning Statutory Planning	Planner / Regulator Advocate	Department of Transport and Planning Municipal Association of Victoria	Immediate (1-5years) / Ongoing
3.2	Continue to partner with local community groups in the promotion of environmental protection, restoration, and connection for health and resilience	Strategic Planning Statutory Planning	Advocate Educator	Community groups	Immediate (1-5years) / Ongoing
3.3	Liaise closely with the State Government on the delivery of the Regional Housing Fund and other funding opportunities to ensure residential and related development and infrastructure delivery aligns with Council's strategic direction and the Actions outlined in this Implementation Plan and the Housing Strategy more generally.	Strategic Planning Statutory Planning	Planner / Regulator Advocate	Department of Transport and Planning, multiple State government Departments	Immediate (1-5years) / Ongoing

4. Monitoring Plan		City of Ballarat Team(s)	City of Ballarat Role	External Partners	Delivery timeframe
4.1	Monitor the locations of dwelling completions, distinguishing between greenfield / Growth Area completions and those in infill locations on Residential Zones and maintain a public-facing database of these relative to The City of Ballarat's target of a 50 / 50 split between these two land types	Strategic Planning, Sustainable Growth, Information and Communications Technology	Planner / Regulator, Educator	None	Ongoing
4.2	Monitor dwelling completions in Commercial Zones and maintain a public-facing database of these	Strategic Planning, Sustainable Growth, Information and Communications Technology	Planner / Regulator, Educator	None	Ongoing
4.3	Review housing completions overall relative to market needs on a five-yearly basis to ensure residential land supply is meeting demand. Report on this to The City of Ballarat, as appropriate	Strategic Planning, Sustainable Growth, Information and Communications Technology	Planner / Regulator, Educator	None	Medium (5–10years) / Ongoing
4.4	Review the Implementation Plan of this Housing Strategy on a four-yearly basis to coincide with the review of the Ballarat Planning Scheme	Strategic Planning, Statutory Planning	Planner / Regulator	Department of Transport and Planning	Ongoing

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August 2023