



CITY OF BALLARAT

# Draft Neighbourhood Character Study

CITY OF  
BALLARAT





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The City of Ballarat acknowledges the Traditional Custodians of the land we live and work on, the Wadawurrung and Dja Dja Wurrung People, and recognises their continuing connection to the land and waterways.

We pay our respects to their Elders past, present and emerging and extend this to all Aboriginal and Torres Strait Islander People.

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## › Why do we need a Neighbourhood Character Study?

**Our community loves the varied characters of our city and townships. As our population grows, we need to take steps to ensure that we achieve a balanced approach to managing demand for residential growth and conserving Ballarat's distinctive character.**

With our population projected to grow by up to 58,000 new residents by 2041, City of Ballarat is looking to encourage the right type of growth in the right places. The Neighbourhood Character Study seeks to identify important attributes of different areas of Ballarat, and to pursue preferred built forms while encouraging a diversity of housing types.

To do this, we need clear guidance in planning policy and controls to manage change. This Draft Neighbourhood Character Study builds on the consultation held in 2021 and takes into account community feedback.

## › Context and Next Steps

Community consultation over recent years has highlighted the value that our community places on the unique built character of our city and townships.

This draft Neighbourhood Character Study is part of a larger planning project to develop a Housing Strategy for Ballarat, which will promote a balanced approach to residential growth and development across the municipality and ensure that new housing builds on the neighbourhood character of Ballarat.

This work follows the State government's Residential Zone guidance released in 2019, in the form of [PPN90: Planning for Housing](#) and [PPN91: Using the residential zones](#)

In line with State Government Guidance, the draft Housing Strategy identifies 'Change Areas' which will be reflected in new planning controls alongside preferred neighbourhood character outcomes.

Community feedback provided on the draft Neighbourhood Character Study will play a vital role in helping shape the vision for our residential areas. Preferred character statements will be prepared to guide the character of future development.

The Ballarat Neighbourhood Character Study, together with the Housing Strategy, will be used to shape our future vision for Ballarat's residential areas. Ultimately, this work will inform changes to the Ballarat Planning Scheme that will inform preferred development outcomes through the planning permit process.

Community engagement will be undertaken at each stage of the project.

## > What is Neighbourhood Character?

Neighbourhood character is loosely defined as the interaction between built form, topography, and vegetation across public and private land. Neighbourhood character is also sometimes described as the cumulative effect of private property, public places, and infrastructure.

The State government has released two Planning Practice Notes (PPNs) – ‘Understanding Neighbourhood Character’ (PPN43), and ‘Planning for Housing’ (PPN90) – that define how Councils should incorporate understanding of neighbourhood character into their strategic planning.

For the purpose of our Neighbourhood Character Study, and in line with the above State government guidance, the features that make up ‘neighbourhood character’ in Ballarat and our townships are:

Features
Landscape character and setting
Public realm and streetscape
Architectural style
Dwelling typology
Building height and scale
Building orientation and layout
Building materials
Setbacks
Garden style
Car parking and other outbuildings where relevant
Front boundary treatment









In line with PPN90, we must also use our neighbourhood character analysis to guide decisions on the level of change residential areas should accommodate in future.

Those decisions are also guided by other inputs, including our accessibility analysis and environmental constraints.

## > Methodology

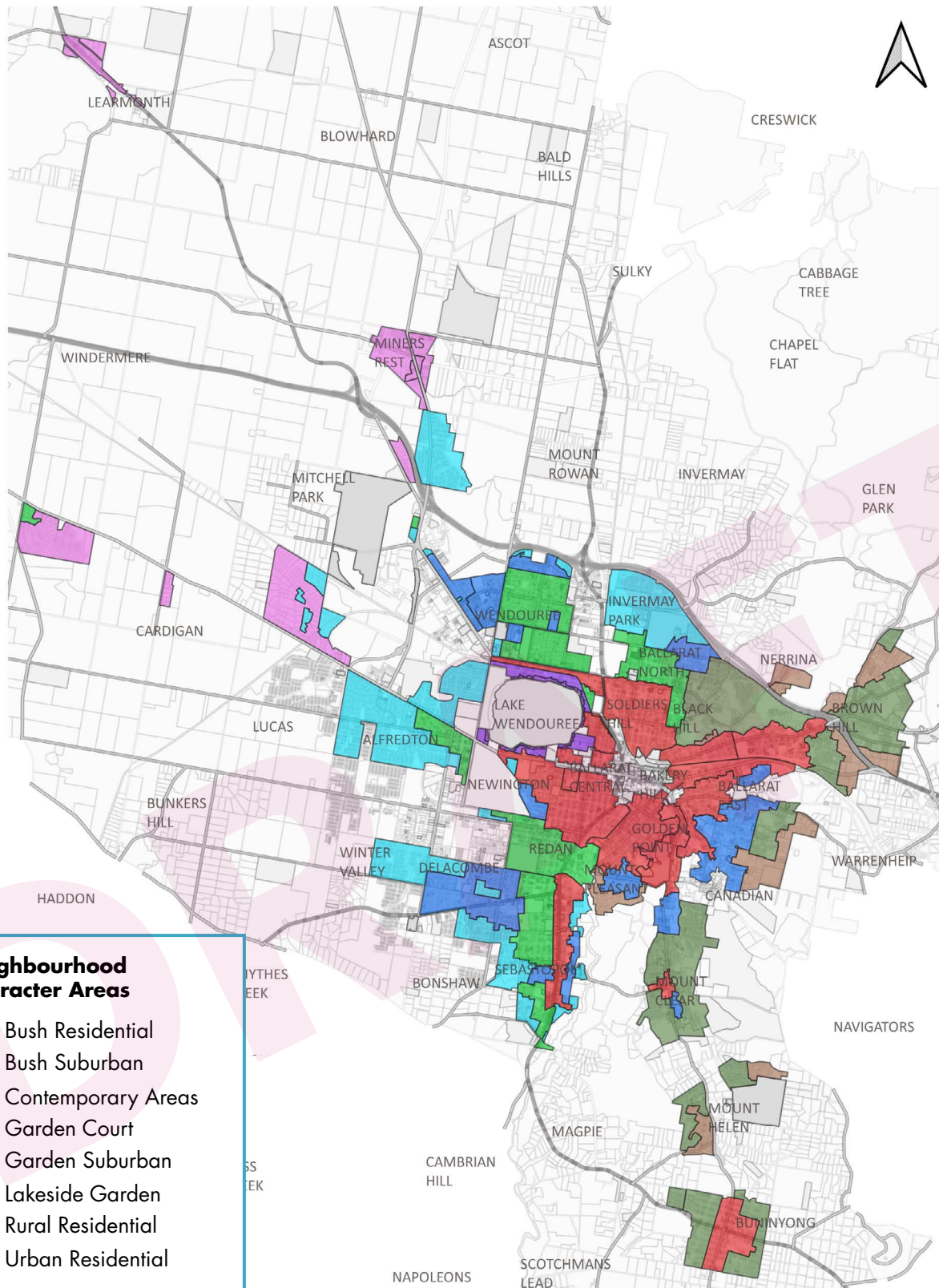
Field surveys have been undertaken alongside mapping and desktop research to determine preliminary Character Areas. These were then broken down into sub-Areas based on identified distinctions between the different areas, with reference to the character features listed above. Eight Neighbourhood Character ‘Types’ were identified, which were then presented to the community for consultation. We also had the methodology peer reviewed to ensure the approach was sound.

Based on the community feedback and peer review, we refined and added detail to the character descriptions. Some areas were combined because of their high similarity, while other new areas were created – this resulted in some 33 unique Character Areas being identified across the municipality.

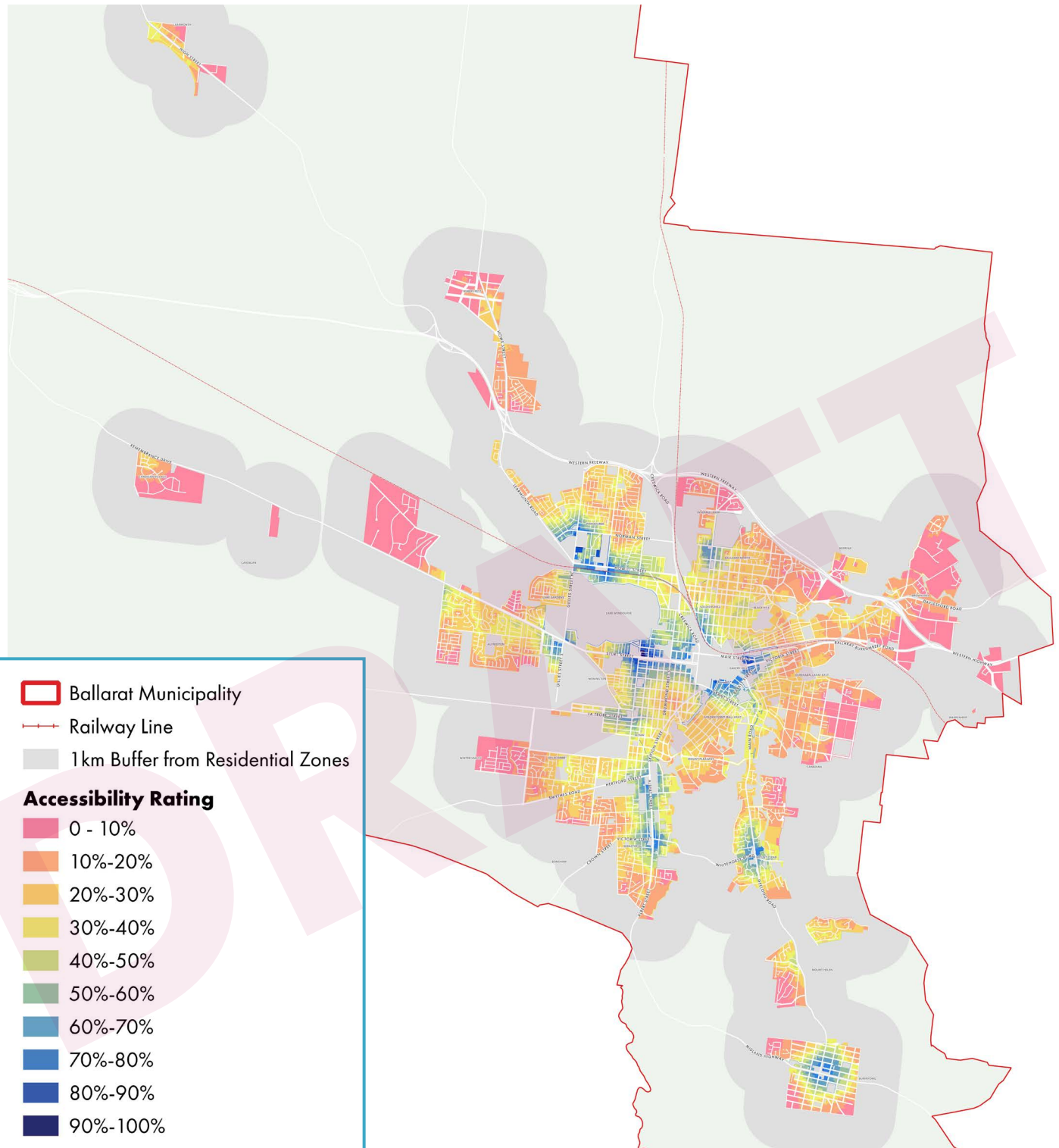
Character Areas
 <b>Bush Residential</b> (four sub-Areas)
 <b>Bush Suburban</b> (five sub-Areas)
 <b>Contemporary Garden</b> (two sub-Areas)
 <b>Garden Court</b> (three sub-Areas)
 <b>Garden Suburban</b> (three sub-Areas)
 <b>Lakeside Garden</b> (two sub-Areas)
 <b>Rural Residential</b> (seven sub-Areas)
 <b>Urban Residential</b> (seven sub-Areas)

Each has its own description and unique features identified. Each of the eight Character Types also has principal and secondary characteristics that help define these areas.





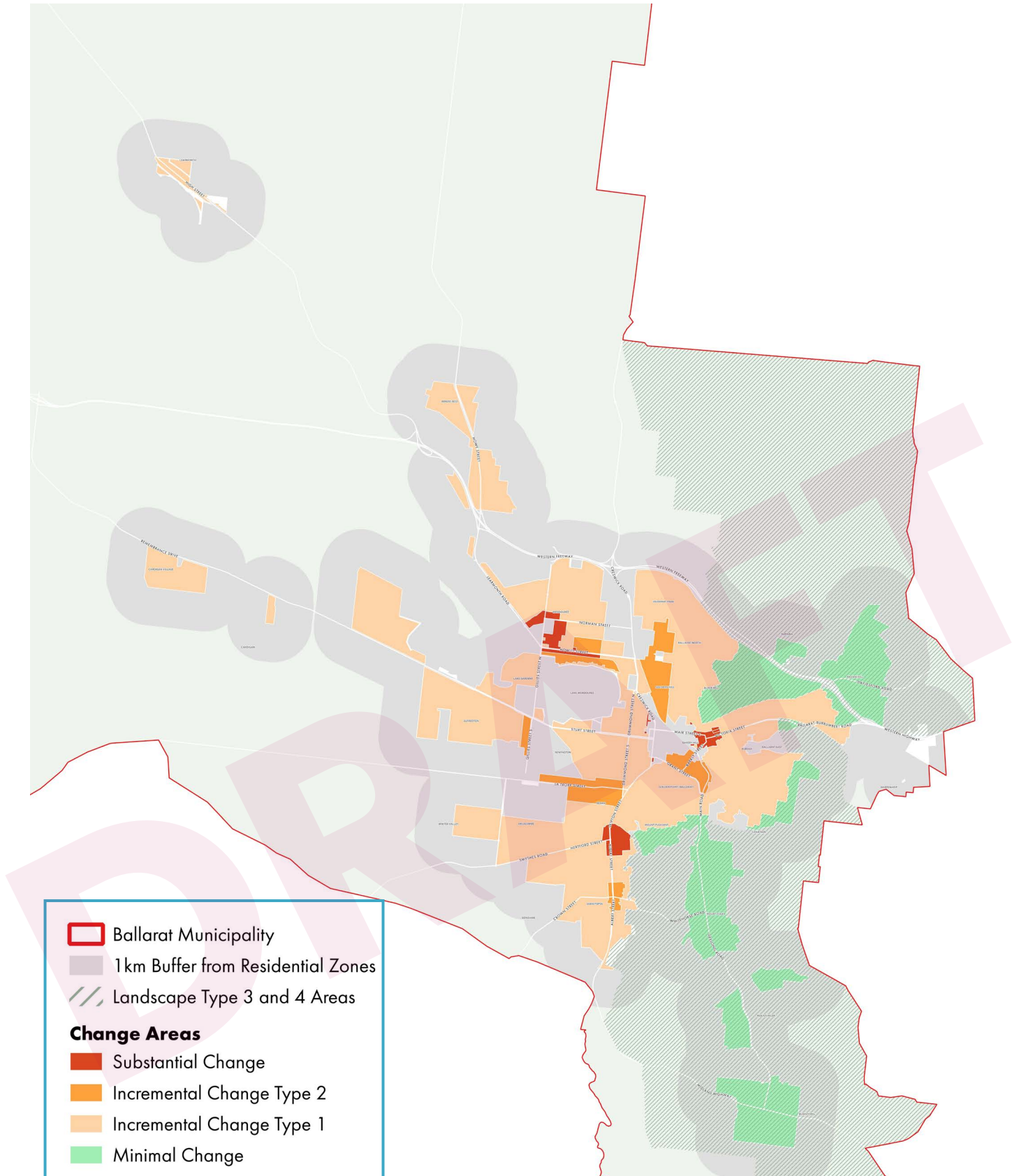
## Neighbourhood Character Areas



## Residential properties accessibility rating

The City of Ballarat has developed accessibility mapping indicating connectivity to essential services across the municipality.

This mapping helps guide where an increase in new homes is preferred to ensure the future residents can access services and facilities necessary to meet their day-to-day needs.



## Change Areas

Bringing together the analysis on neighbourhood character, accessibility, and bushfire risk (shown as Landscape Types 3 and 4 in the Change Areas map)

identifies where change will be encouraged and managed as per the Change Areas described below.

### > Substantial Change

New residential development will be directed primarily towards the 'Significant Change Areas' and to those areas already identified as Residential Growth Zone in the Ballarat Planning Scheme. It is expected that these areas will see a significant change to their neighbourhood character. High density residential development – up to 100 dwellings per hectare, and beyond – is projected and will comprise a mixture of apartments and some townhouses. Up to six storey development in these areas is suitable.

### > Incremental 2 Change Areas

Places identified as 'Incremental 2 Change Areas' will accommodate additional residential development. Smaller dwellings are suitable and designed in a way that respects identified heritage values and increases diversity of dwelling typologies and bedroom sizes. Neighbourhood character in these areas will evolve progressively as additional dwelling density is achieved, with massing of generally single and two storeys suitable.

### > Incremental 1 Change Areas

Places identified as 'Incremental 1 Change Areas' will accommodate a low increase in dwelling density as per what can be achieved under the current planning controls in these areas. Neighbourhood character in these areas is expected to evolve slowly and progressively, with primarily single and two storeys development suitable.

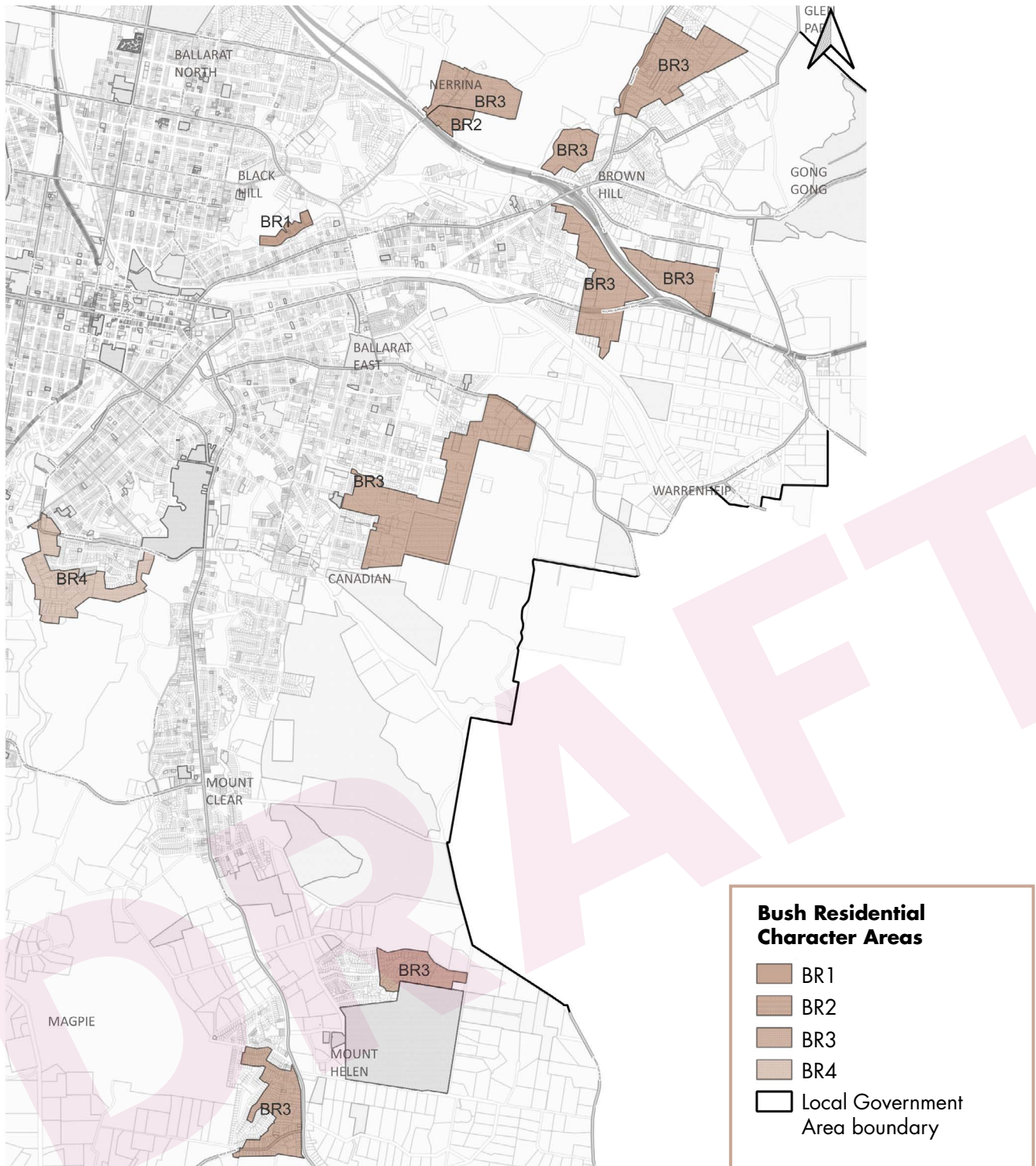
### > Minimal Change Areas

Places identified as 'Minimal Change Areas' will accommodate no additional residential development beyond what can be done under the current planning controls in these areas.

Planning Scheme controls applied in these areas, including any rezoning or schedules to zones, will be the subject of a future project, which will also involve community engagement.

As with the accompanying Housing Strategy, and outside the scope and coverage of the Neighbourhood Character Study further strategic work is being undertaken to inform future built form outcomes in areas identified for urban renewal such as the CBD, the Latrobe St saleyards, Wendouree Station, and Selkirks.





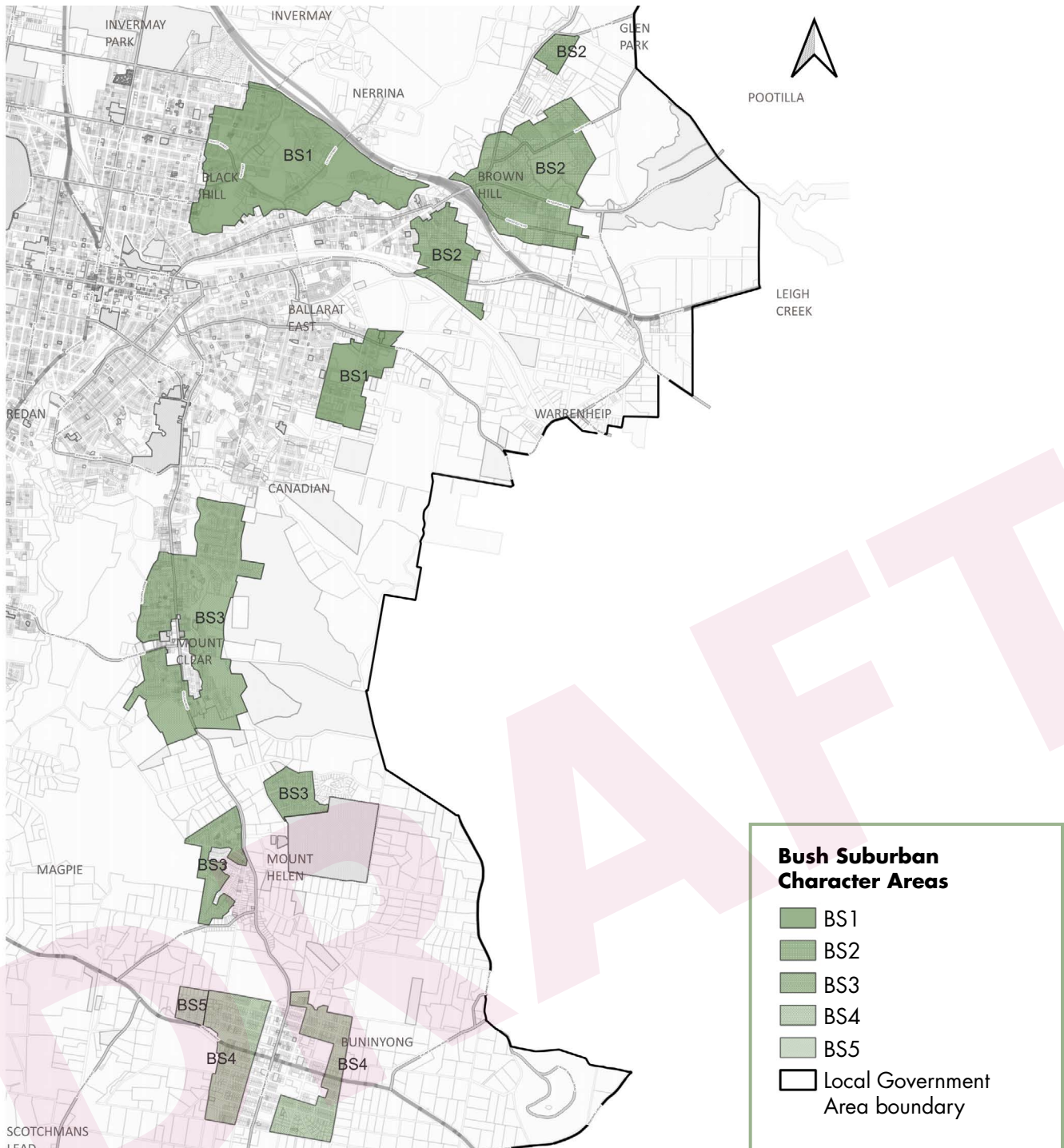
## Bush Residential

**Bush Residential Neighbourhood Character Areas typically comprise of low density residential development on the edge of or within existing bushland, with some in areas of former rural farmland and associated with historic mining activities.**

Dwellings are often partially concealed by vegetation and sited on varied lot sizes, many irregular in shape, with a mix of architectural styles and building materials evident.

The principal characteristics of Bush Residential areas are the detached dwellings sitting in a bushland setting with trees forming nearby horizons.

The subsidiary characteristics are a lack of formal public realm along with well-established gardens offering native and exotic species.



## Bush Suburban

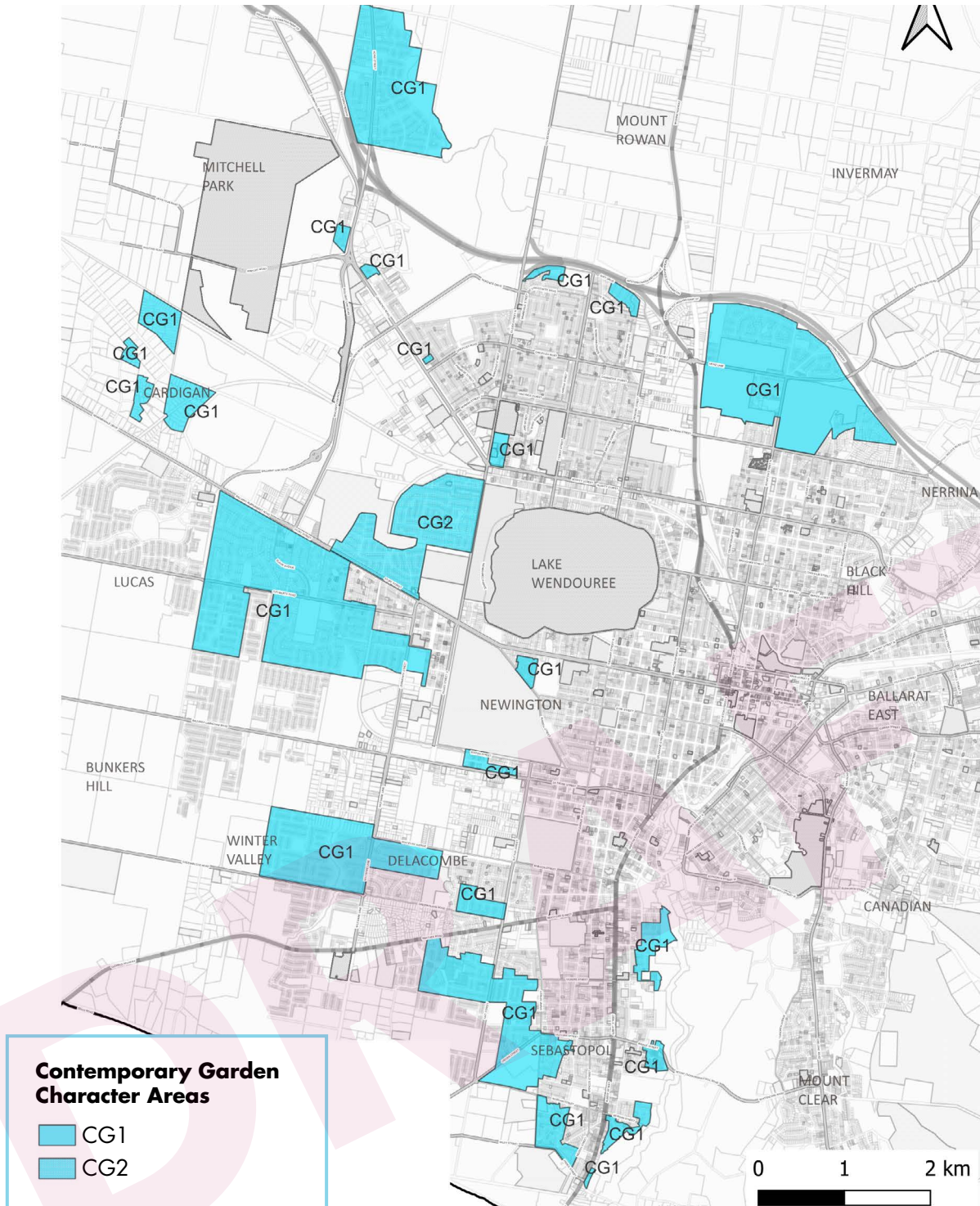
**Bush Suburban Neighbourhood Character Areas are located within undulating and hilly landforms with established, predominantly native, trees on both public and private land dominating extensive views.**

Dwellings are of a variety of architectural styles associated with several Post-War and later development periods. Development patterns are generally low density, with detached dwellings of single or double storey form situated on lot sizes measuring up to 1000sqm.

Building materials are a combination of brick and / or weatherboard with both tile and metal pitched roofs.

The principal characteristics of Bush Suburban Character Area are the large extent of native tree coverage and extensive views across hilly landforms, along with the general lack of front fencing.

The subsidiary characteristics are the mostly native tree species and mature gardens softening the appearance of the weatherboard and / or brick dwellings.



## Contemporary Garden

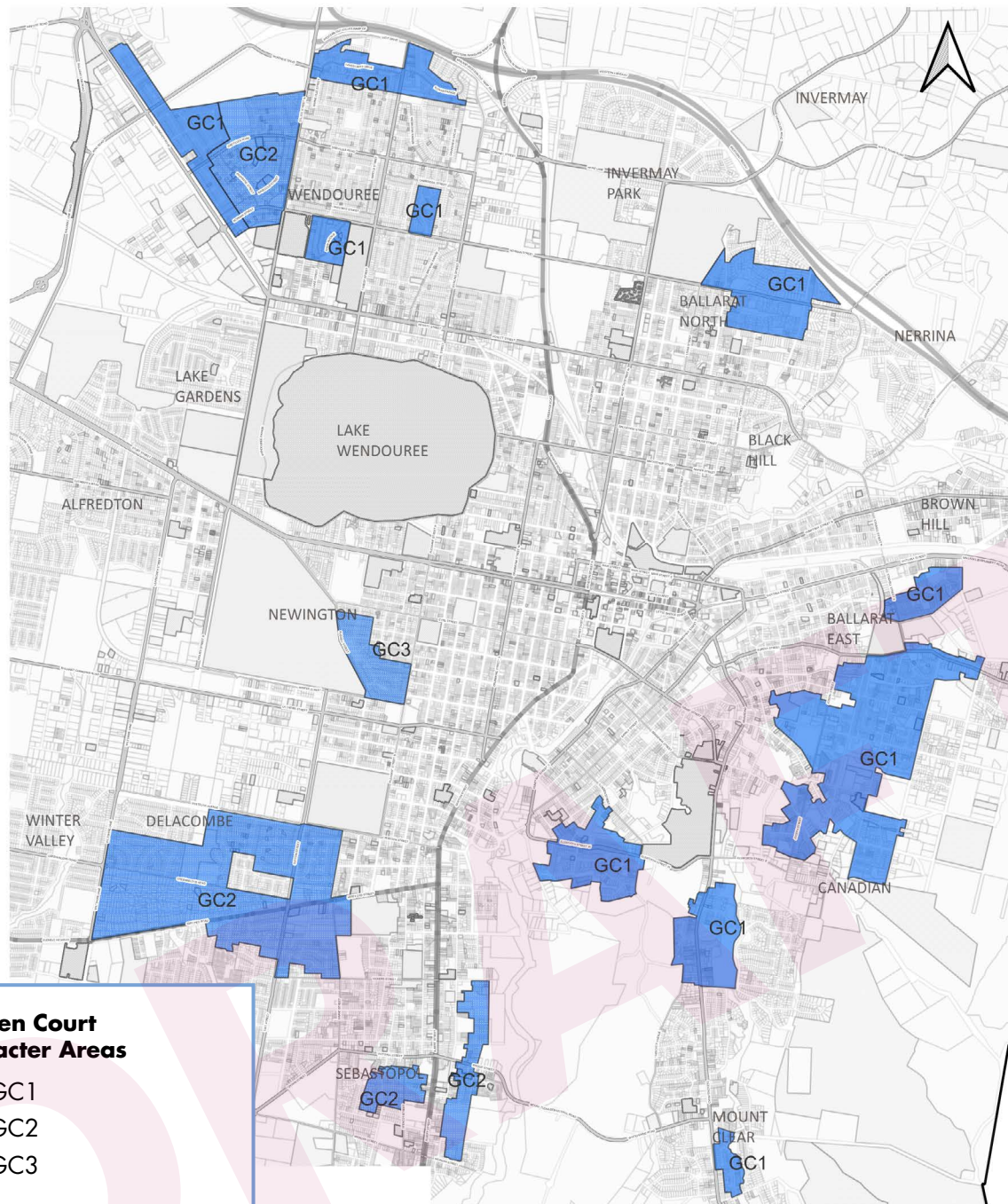
**Contemporary Garden Neighbourhood Character Areas** comprise modern housing developments predominantly built since the 1990s with establishing gardens and landscaping.

In many cases, Contemporary Garden Character Areas form master-planned precincts, although smaller infill areas within otherwise established precincts are also common. Dwellings generally feature compact siting within establishing gardens, including occasional double storey houses and pockets of higher density townhouse sites.

Increased building heights and densities are located close to services or transport or where prominent landscape features and view-lines can be accessed.

The principal characteristics of Contemporary Garden Character Area are the relatively recent construction period and generous setbacks / low site coverage on largely flat landscapes.

The subsidiary characteristics are a lack of front boundary treatment and the highly formal public realm.



## Garden Court

**Garden Court Neighbourhood Character Areas generally comprise open streetscapes and court-based, curvilinear street layouts.**

Most dwellings are single-storey, brick constructions reflective of mid- to late-20th century design.

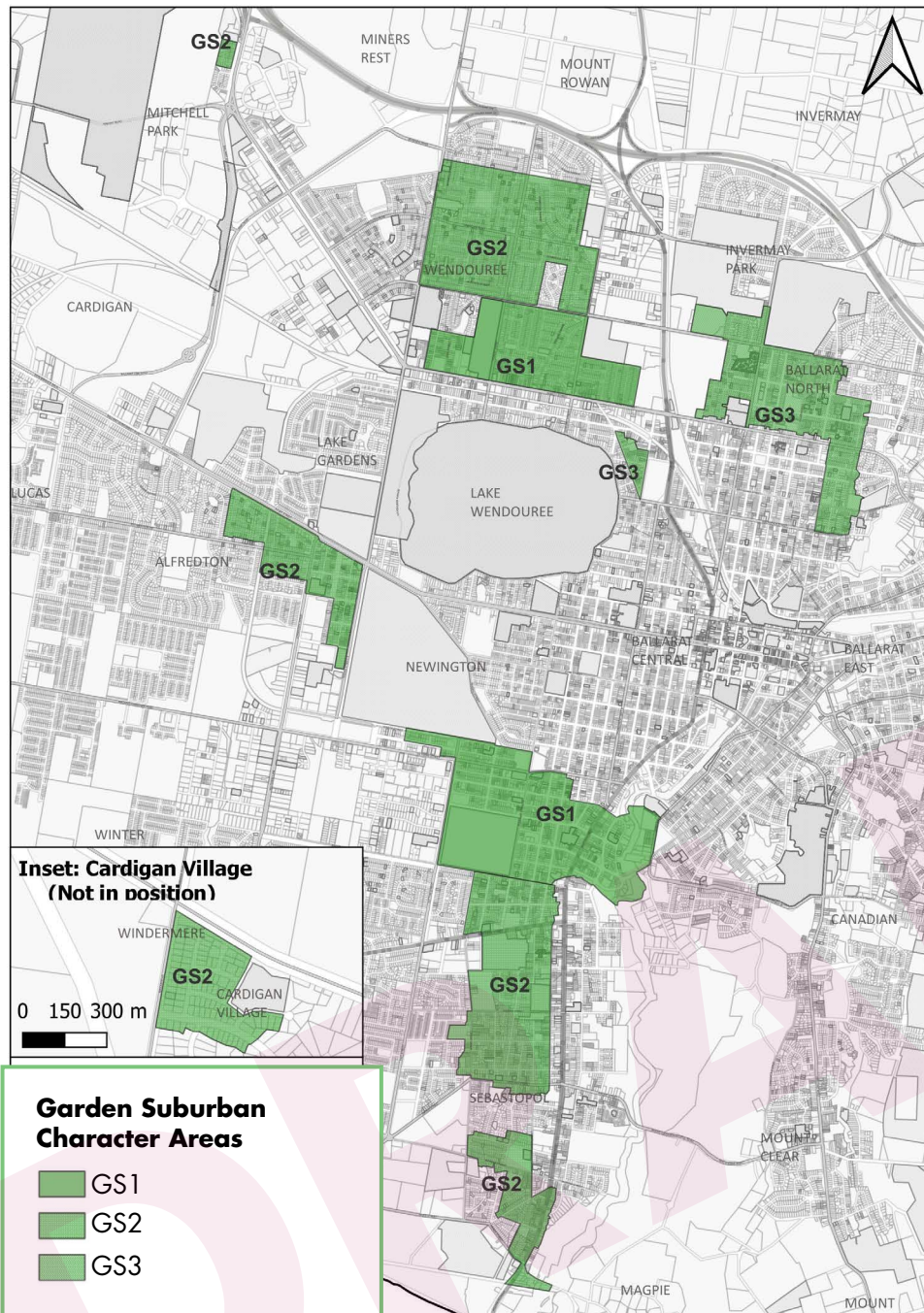
Vegetation and tree planting in the public realm, such as nature strips, is inconsistent. Some areas feature small street trees dispersed along nature strips, while the presence of footpaths is haphazard. Private parking structures are predominately located to the side of dwellings, in line with building frontages.

Front gardens generally have minimal or moderate planting with the occasional canopy tree.

The principal characteristics of Garden Court Character Area are detached brick dwellings with hipped roofs on often master-planned, curvilinear estates from eras throughout the 20th century.

Other primary characteristics include limited and / or visually permeable front fencing, generous front and / or side setbacks, wide streets, and in some cases the presence of prominent public open space.

The subsidiary characteristics are the presence of detached single garages set behind rear building lines, and the well-maintained though generally minimally planted front gardens.



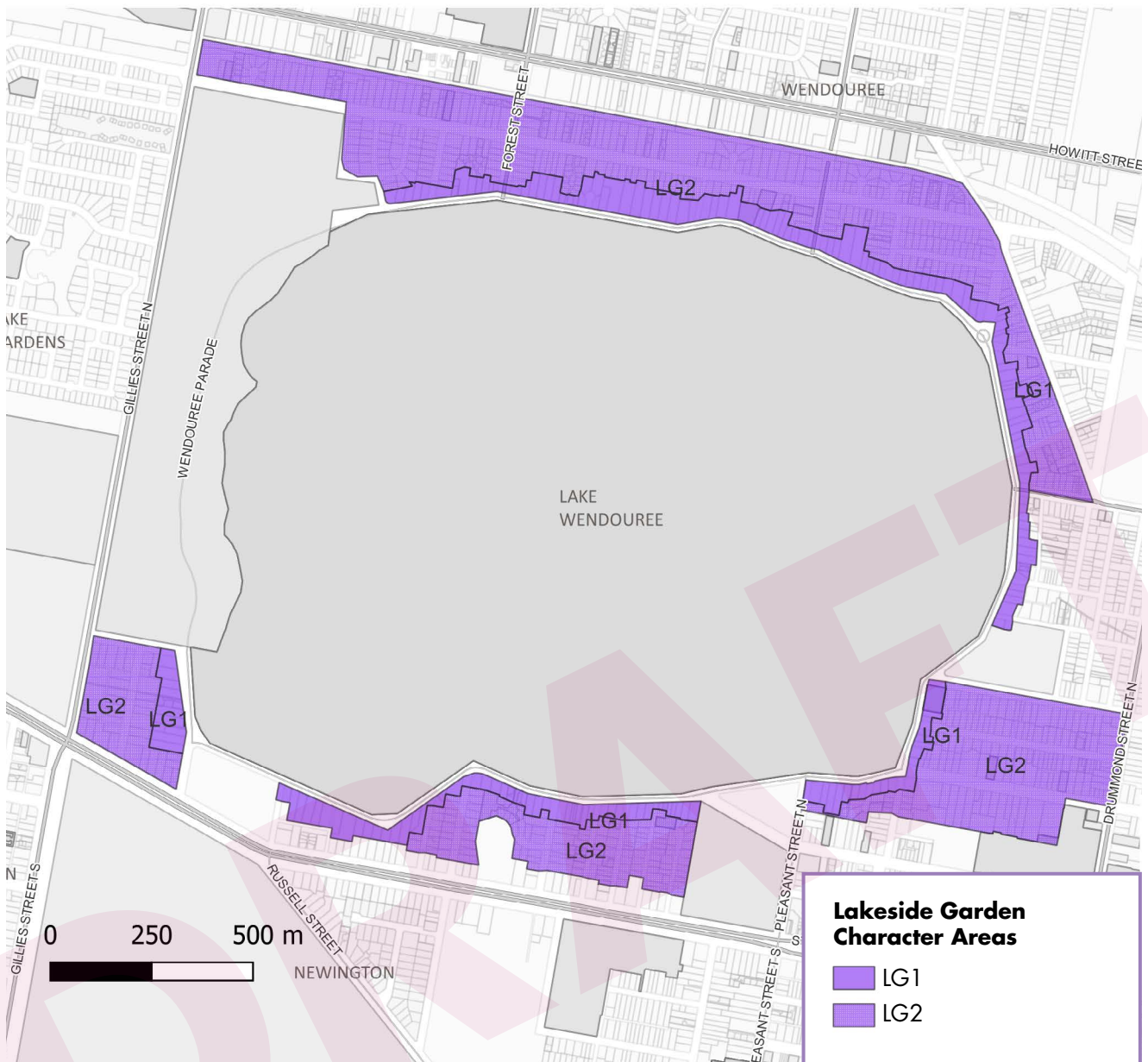
## Garden Suburban

**Garden Suburban Neighbourhood Character Areas generally comprise open streetscapes with gridded street patterns.**

Most dwellings are single storey with compact siting reflective of Inter-War and Post-War architectural styles.

Many areas also contain some infill sites with dwellings reflective of more contemporary dwelling design. Roads are generally lined with mature, medium-sized street trees. Parking structures are typically sited behind the rear line of dwellings. The extent of vegetation within front yards varies between Garden Suburban areas, dwellings typically have well-established gardens and plantings.

The presence of footpaths varies from being present on both sides of the street, one side of the street, or absent. The principal characteristics of Garden Suburban Character Area are the detached and generally single storey brick and / or timber homes sitting on a flat terrain, which have a site coverage of between 25% and 45% and are accompanied by front boundary treatment that clearly distinguishes private and public realm, well-established gardens, and off-street covered parking. The subsidiary characteristics are the flat terrain, the buildings sitting parallel to streets, and the presence of at least one footpath in the public realm.



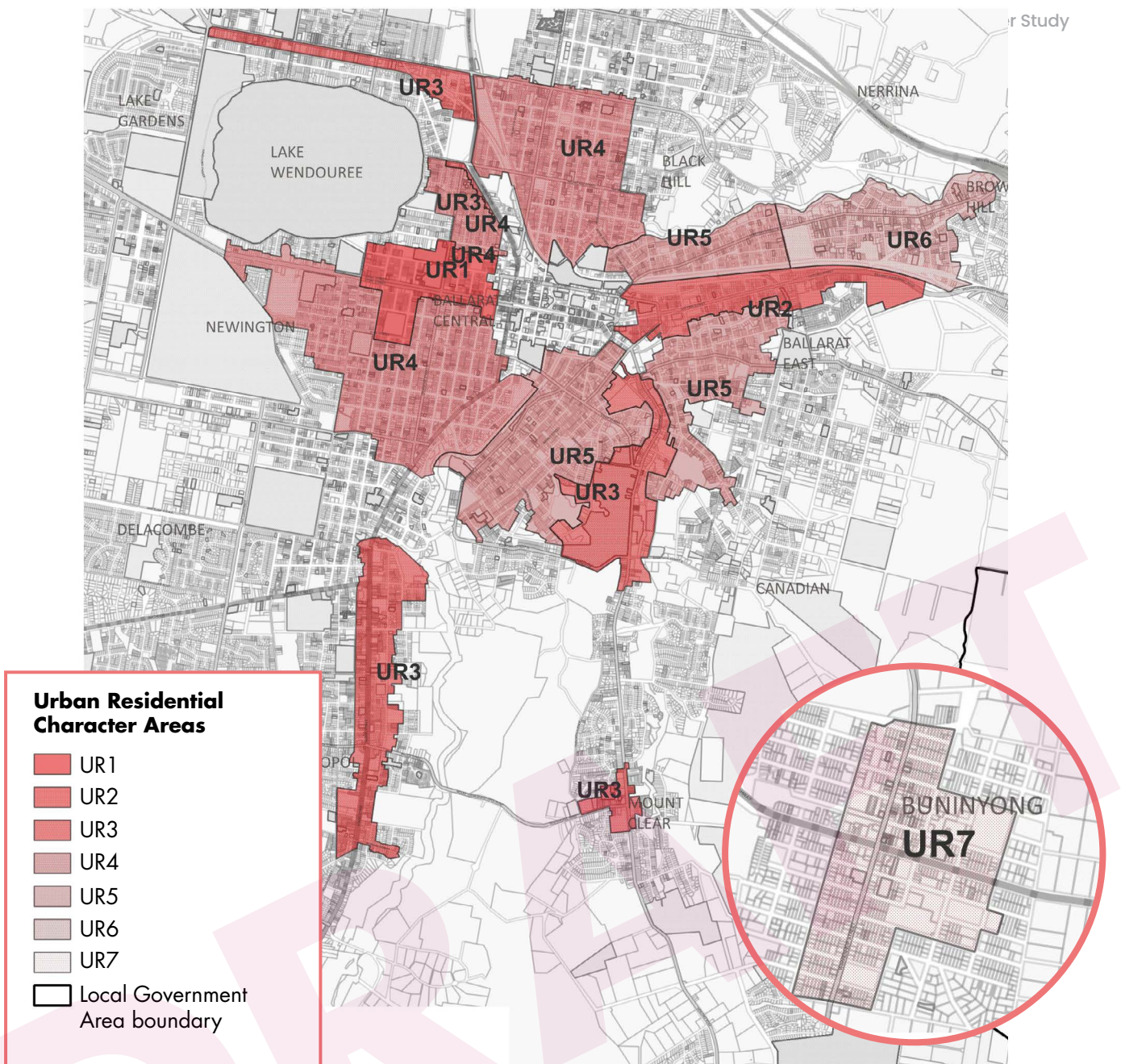
## Lakeside Garden

**The Lakeside Garden Character Area is found exclusively around Lake Wendouree in Ballarat's west. Lake Wendouree is a dominating feature for the city, with streetscapes in its immediate vicinity characterised by Ballarat's most eclectic combination of architectural styles, stretching back from the early European settlement of Ballarat into the present day with contemporary designs evident, particularly on Wendouree Parade.**

Dwellings in this Character Area tend to be large in both footprint and massing, with a variety of dwelling densities. Dwellings of two storeys are common; three storeys are also present. Lake Wendouree itself provides a high-quality visual setting for many of these dwellings, even where the Lake is not visually prominent.

The principal characteristics of Lakeside Garden Character Area are the large lot sizes, and the sense of openness these provide, the eclectic architectural dwelling styles, and extensive views to natural landforms – especially Lake Wendouree – through the mature exotic trees in the public and private realms.

The subsidiary characteristics are the use of brick and weatherboard building materials, the presence of extensive off-street garaging, and the often-narrow side setbacks.



## Urban Residential

**Urban Residential Character Areas generally comprise older residential areas of Ballarat clustered around the CBD, along with some areas on the outer edges of the city, including main transport routes into the city centre itself.**

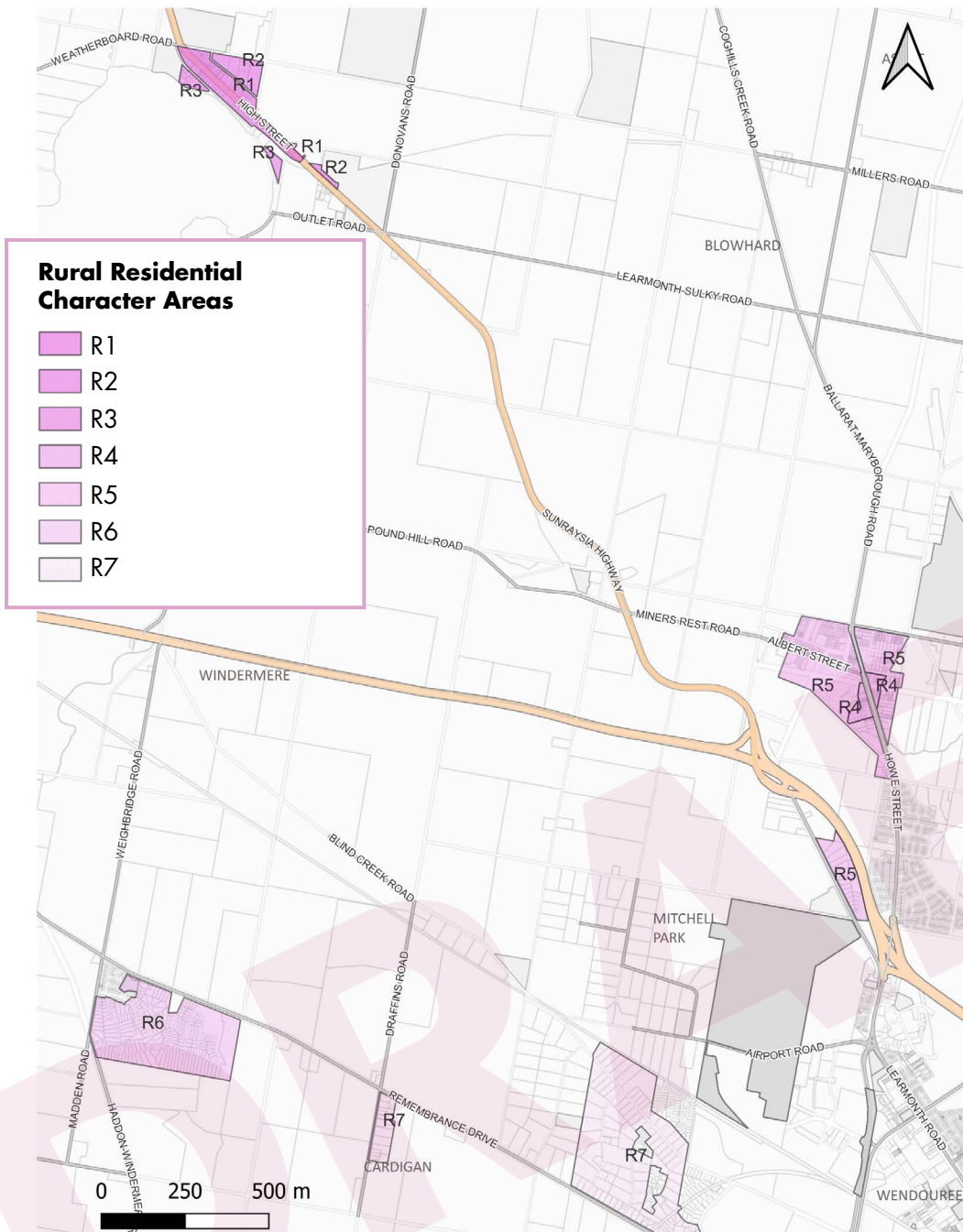
The Character Areas offer well-established streetscapes, often with substantially intact heritage dwellings. There is a consistent grid layout in central, northern and western Ballarat, with some non-grid patterns also found in eastern and southern Ballarat.

The contrasting landform between the flat basalt plain in the west and natural ridge lines and creeklines in the east further distinguishes the broad character of these central/northern/western and eastern/southern areas. Urban Residential Character Areas display a heterogeneous mix of residential buildings constructed from the early 1860s through to the Post-War era.

Dwellings are generally constructed of weatherboard or brick, with some bluestone, with verandas or porches and often with many decorative features. Roofs are clad with corrugated iron, slate or terracotta tiles.

The combination of mature and semi-mature street trees (mostly deciduous and exotic species such as London Plane, Elm, Oak and Ash), established gardens, grass verges and open landscape areas contribute to garden and / or historic landscape settings. Original street layouts with bluestone drainage channels are often observable.

Urban Residential Character Areas contain individual places and / or precincts covered by a Heritage Overlay.



## Rural Residential

**The Rural Residential Character Area is found within townships outside of Ballarat's principal urban area.**

Dwellings are of varying ages and styles and are set in a rural streetscape. Dwellings are detached, generally on some of the largest lots in the municipality, and usually offer a large sense of openness as a result of wide streets and extensive landscape views.

There are varying levels of vegetation and tree coverage on private and public land, sometimes obscuring buildings from view.

Owing to varying histories and topographies, there is a wide variety of landscape character within this Area.

The principal characteristics of Rural Residential Character Area are the large lot sizes and the sense of openness these provide, along with extensive views to natural landforms and nearby settlements.

The subsidiary characteristics are the use of brick and weatherboard building materials and the presence of extensive off-street garaging and shedding.

## > Change Areas and Preferred Neighbourhood Character

The identified Change Areas and their relationship to the Existing Neighbourhood Character areas provide a framework to determine preferred neighbourhood character across the municipality, aiming to strike a balance between protecting character and accommodating projected population growth.

Most residential parts of our municipality will generally retain their existing valued character, which is shown through Preferred Character Statements detailed below under Minimal and Incremental 1 Change Areas.

Those areas that have been identified as able to accommodate additional housing and changes in character have Preferred Character Statements detailed below under Incremental 2 Change Areas and Substantial Change Areas.

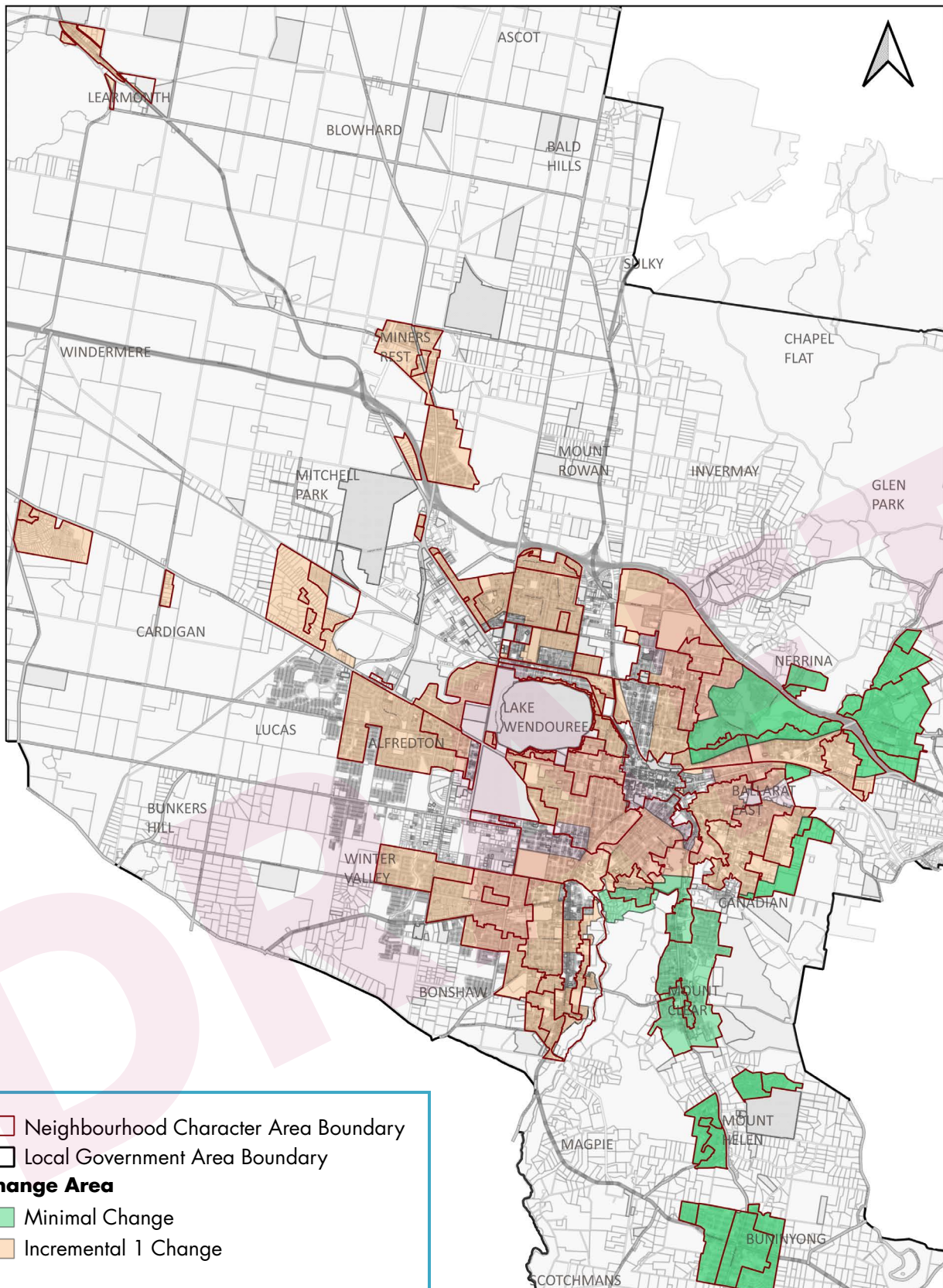
### Minimal Change and Incremental 1 Change Areas

The Minimal Change Area and Incremental 1 Change Area cover most of the municipality. Where Incremental Change 1 Areas apply, the character will slowly evolve through incremental infill development that will respond to existing valued character. Where Minimal Change Areas apply the character will generally remain unchanged.

Bush Residential, Bush Suburban, and Rural Residential Neighbourhood Character Areas only contain Minimal and Incremental Change 1 areas and will generally retain their existing character.

The remaining Neighbourhood Character Areas have mostly Incremental Change 1 Areas with a smaller portion of both Incremental Change 2 and Substantial Change Areas.





## Minimal Change and Incremental 1 Change Areas

In the Minimal and Incremental Change 1 Areas, the following Preferred Character Statements will apply:

### > Bush Residential

- Bush Residential – BR1 – Black Hill
- Bush Residential – BR2 – Little Bendigo
- Bush Residential – BR3 – Brown Hill, Ballarat East, Little Bendigo, Mount Helen, Warrenheip
- Bush Residential – BR4 – Humffray Street South

#### **Bush Residential Preferred Character Statement**

New development in the Bush Residential Character Areas will be low density and maintain a strong bushland character with varied lot shapes and sizes. Increased development density is not expected, reflecting the bushfire hazards and biodiversity values in these areas.

Lot sizes will generally be a minimum of 700sqm, very often larger. Dwelling design will be varied and with a focus on materials that reflect and contribute to the natural setting of the area. Dwellings will be detached, of single or double storey form, and parking structures (where present) will sit behind them. Most, but not all, homes will sit parallel to streets, and front setbacks will often be 10 metres. Vegetation will be retained and enhanced, and may partially or wholly screen dwellings, with gardens offering a mixture of native and exotic species. Front fencing will be present in some areas and absent in others, but always low and with a preference for visually permeable materials where constructed. Planted front boundary treatment may be much higher than fencing. Off-street parking will remain. The public realm will remain informally laid out, with gravel streets, verges, and street edges present.

### > Bush Suburban

- Bush Suburban – BS1 – Black Hill, Nerrina, Ballarat East
- Bush Suburban – BS2 – Brown Hill
- Bush Suburban – BS3 – Mount Clear, Mount Helen
- Bush Suburban – BS4 – Buninyong (outer core)
- Bush Suburban – BS5 – Buninyong (northwest)

#### **Bush Suburban Preferred Character Statement**

New development in the Bush Residential Character Areas will be low density and maintain a strong bushland character. Increased development density is not supported, reflecting the bushfire risk and biodiversity values in these areas.

Lot sizes will be between 500sqm and 1000sqm - tending towards the larger. Dwelling design will be varied, with a focus on weatherboard and similar material styles, as well as brick in some areas where this is already a notable feature. Dwellings will be detached, of single or double storey form, and views across the varied landscape will be protected. Gardens will offer varied front setbacks to dwellings and be planted with primarily native and some exotic vegetation. Front setbacks will be a minimum of 3 metres, but in some areas – especially Buninyong – setbacks of between 10 and 20 metres will be found. Parking structures will generally not be prominent and may be either integral or standalone. Off-street parking will remain. Front fencing will be largely absent; where boundary treatment is present, it will be formed of planting. Street tree planting will become much more common and regular and will be of native species. Concrete kerbing and gravel street edges are both appropriate design responses.



## > Contemporary Garden

- Contemporary Garden – CG1 – Throughout the Municipality
- Contemporary Garden – CG2 – Lake Gardens and adjacent estates

### **Contemporary Garden Preferred Character Statement**

New development in the Contemporary Garden Character Areas will maintain the existing low site coverage. Lots of between 500sqm and 800sqm will be most common, but there will be areas where lot sizes are frequently - and often significantly - below 500sqm. New dwellings will be detached, contemporary in style and material finish (usually brick and render), and of single or double storey height. Dwellings will be parallel to streets, generally with single or double garages that are both integrated and recessed, and a front setback of between 3 metres and 7 metres. Front gardens will offer a variety of tree and shrub plantings, of both native and exotic species. The public realm is formally laid out, with native street trees consistently spaced.

## > Garden Court

- Garden Court – GC1 – Wendouree, Ballarat North, Ballarat East, Mount Pleasant, Mount Clear
- Garden Court – GC2 – Wendouree, Delacombe, Sebastopol
- Garden Court – GC3 – Newington

### **Garden Court Preferred Character Statement**

The Garden Court Character Areas will, in general, see a gradual evolution of their existing neighbourhood character.

New development in the Garden Court Character Areas will respect the openness of the landscape character and also the court-based, curvilinear street patterns and street layouts. Residential lots will be a maximum of 600sqm, with an increase in lots of 300sqm or less. Dwellings will be mostly single storey in form, with brick and weatherboard the predominant materials. Front setbacks of between 4 metres and 7 metres will contribute to the rhythm and openness of the streetscape. Front fencing will be rare but, where present, highly visually permeable. Wide streets and prominent public open space will remain a feature, contributing to the openness of these Character Areas. Single garages will be preferred and will be set behind building lines. Front gardens will often be minimally planted, with a mixture of native and exotic vegetation.

## > Garden Suburban

- Garden Suburban – GS1 – Redan, Old Wendouree
- Garden Suburban – GS2 – Alfredton, Sebastopol, Wendouree North, Mitchell Park, Cardigan Village
- Garden Suburban – GS3 – Ballarat North, Burnbank Street

### **Garden Suburban Preferred Character Statement**

The Garden Suburban Character Areas will see new neighbourhood character evolve in different forms in different places in the municipality.

For the most part, new development will continue to be of single storey and occasionally double storey form and finished with timber and / or brick. Lot sizes will gradually reduce as two-lot subdivisions or development with a similar visual impact become more common. Dwellings will be parallel to streets. Front boundary treatment will be robust – where constructed, it will generally be low in scale relative to those in the area. Site coverage will be encouraged to increase from 25% up towards 45%, with integral garaging replacing standalone parking structures. Footpaths will remain a common feature of the public realm, with the landscape character retaining a sense of openness resulting from the flat topography in these Character Areas.

## > Lakeside Garden

- Lakeside Garden – LG1 – Lake Wendouree Foreshore
- Lakeside Garden – LG2 – Lake Wendouree Lakeside Surrounds

### **Lakeside Garden Preferred Character Statement**

The Lakeside Garden Character Areas will accommodate additional residential development of diverse form and appearance, but without a significant increase in site coverage / density for the most part. Contemporary and high-quality architectural treatment is expected, with an emphasis on a well-considered and context-responsive variety of form and massing and a material palette that primarily features brick and / or weatherboard. Double (9 metres) and occasional triple (11 metres) storey buildings will be found, subject to architectural cohesion and the retention of openness provided by detached buildings sited on large lots. Side setbacks continue to be maintained. Lot sizes will start reducing as housing becomes more diverse in terms of both size and typology. Views to landforms are maintained. Native vegetation will become more apparent in the public and private realms. Low-scale fencing continues to be present, often formed of brick, and with some permeability and softened by planting.

## > Urban Residential

- Urban Residential – UR1 – Sturt Street and the Knowledge Precinct
- Urban Residential – UR3 – Geelong Road (Golden Point and Mount Clear), Albert Street (Sebastopol), Howitt Street, Creswick Road
- Urban Residential – UR4 – Ballarat Central and Soldiers Hill
- Urban Residential – UR5 – Ballarat East, Golden Point, Eureka
- Urban Residential – UR6 – Brown Hill
- Urban Residential – UR7 – Buninyong Township Core

### Urban Residential Preferred Character Statement

The Urban Residential Character Areas will accommodate additional residential development in varied forms and at varied scales, in a manner that respects the multiple historic periods during which streets were laid out and dwellings constructed.

For the most part, single / double storey forms (up to 6 metres) will continue to predominate, with rear and side additions that support existing patterns of low-scale development supported. High quality design responses will not be hidden behind existing built form.

Retention of views and a sense of openness will be important in many Urban Residential Areas. Weatherboard and brick construction materials will be predominant. Slate, terracotta and corrugated tin will remain part of the streetscape, but contemporary interpretations of these materials will be supported in areas of Significant Change.

New native and exotic vegetation will be supported in both the public and private realms, while retention of bluestone drainage channels is expected. Parking will primarily remain on-street and, where off-street parking is proposed as part of new residential development, careful design responses will be needed to ensure this is not at the expense of valued built form or landscaping in front setbacks and / or the public realm.

## > Rural Residential

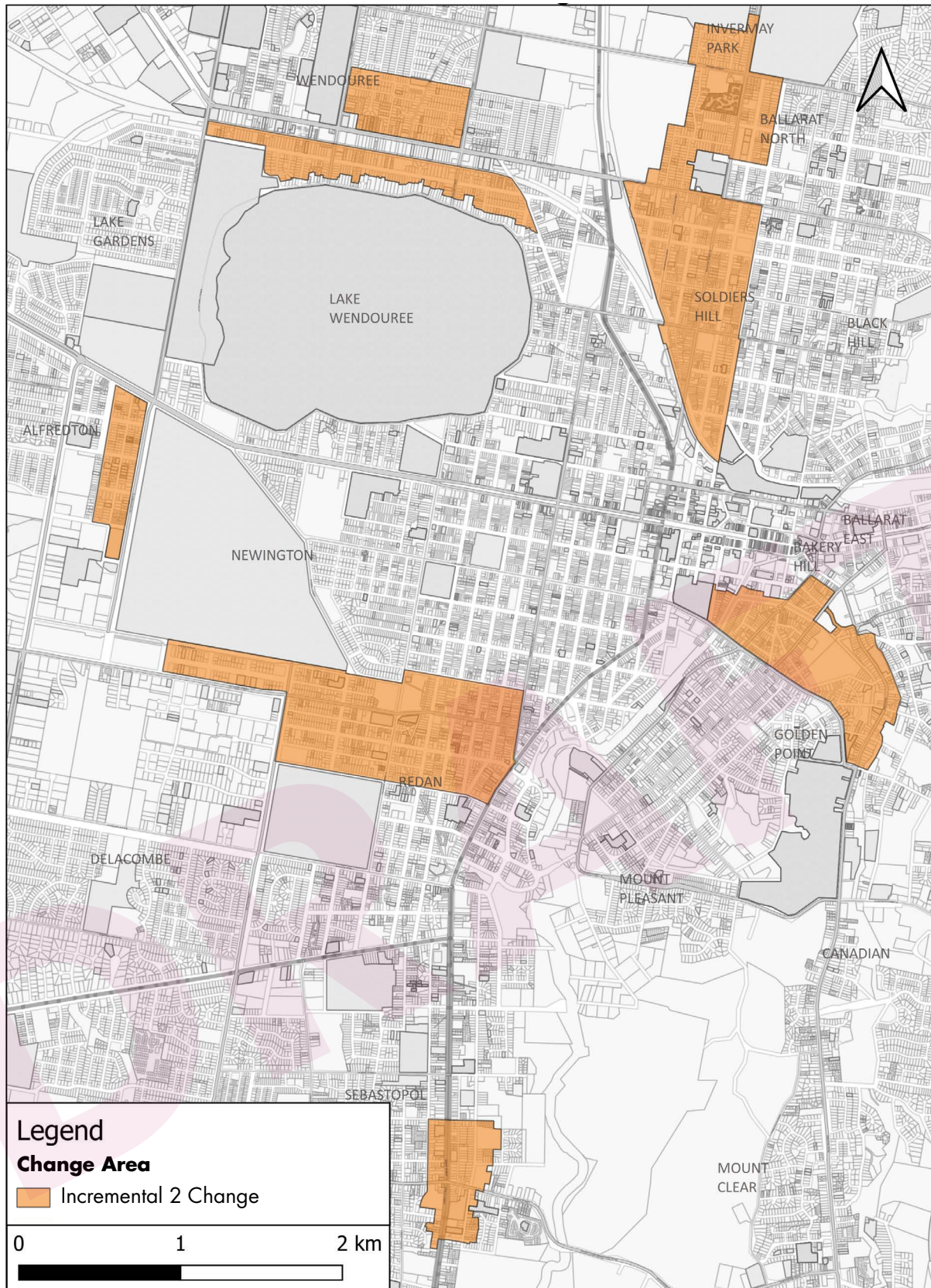
- Rural Residential – R1 – Learmonth (inner core)
- Rural Residential – R2 – Learmonth (hinterland)
- Rural Residential – R3 – Learmonth (foreshore)
- Rural Residential – R4 – Miners Rest (commercial core)
- Rural Residential – R5 – Miners Rest (northern and southwestern township)
- Rural Residential – R6 – Cardigan Village
- Rural Residential – R7 – Cardigan

### Rural Residential Preferred Character Statement

Rural Residential Areas will for the most part experience limited change.

Small lot development is generally to be discouraged, with the openness of the streetscapes and views across open land and distant natural landforms retained. Brick and weatherboard building materials will continue to predominate.

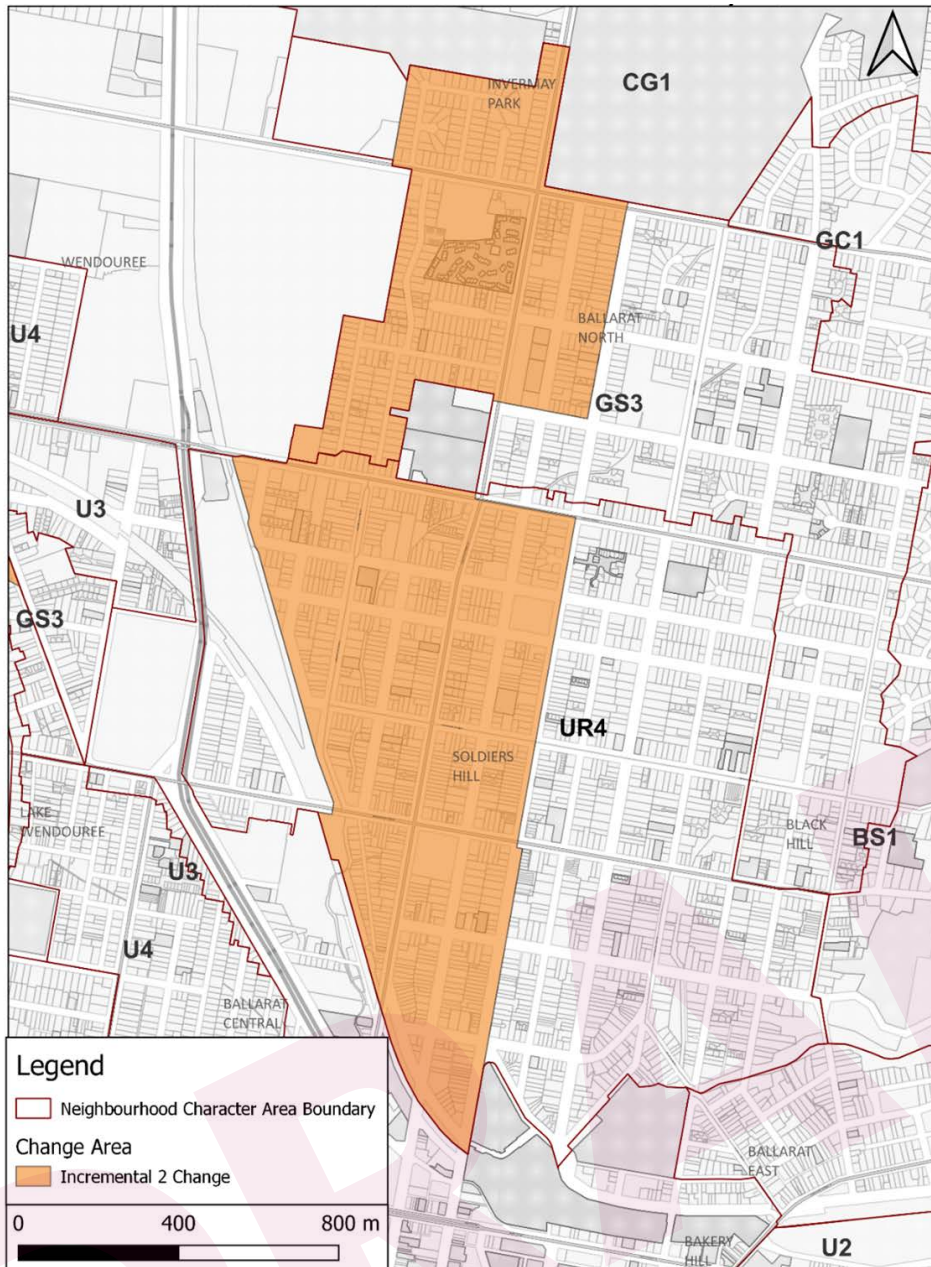




## Incremental 2 Change Areas

Incremental 2 Change Areas are transition areas that will provide for a graduation of density from surrounding areas. They are well connected to services and can generally accommodate an increase in density.

The general characterisation of larger lots and adaptable and varied character ensures suitability for increased development potential.



## Incremental 2 Change Area

### Soldiers Hill – Ballarat North – Invermay Park

**This area covers two existing character areas: Garden Suburban 3 and Urban Residential 4.**

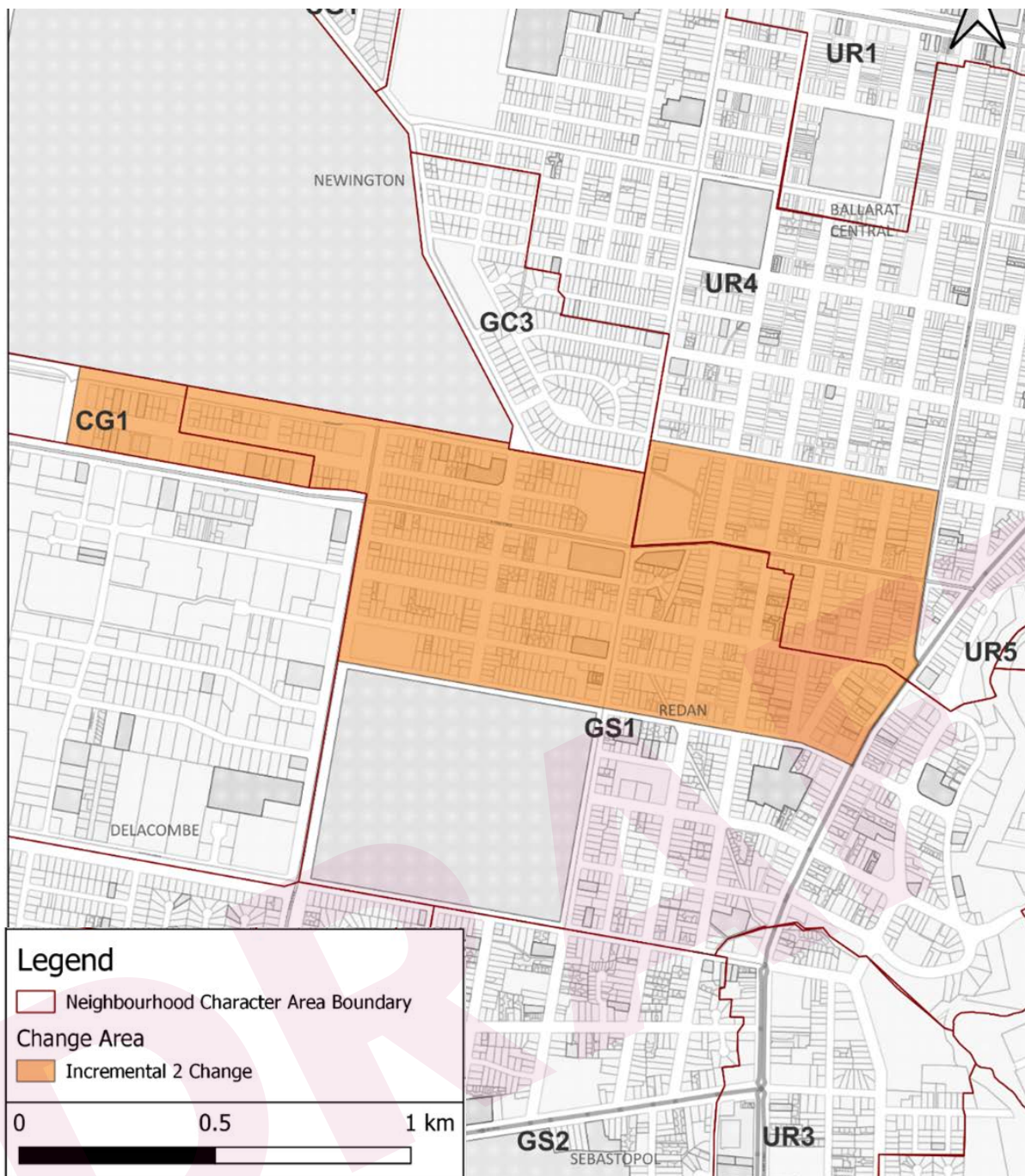
#### Preferred Character Statement

This area of Soldiers Hill, Ballarat North, and Invermay Park is suitable to accommodate additional residential development in a manner that does not undermine the openness of the streetscapes. New development higher than single storey will be supported where it respects the form, massing, and style of older housing stock. Corner lots are suitable to accommodate double storey (9 metre) buildings.

Site coverage / density will increase over time. Front setbacks and lots will trend smaller as more diverse forms of housing are proposed.

Brick and timber materials will be predominant, though complementary materials reflecting contemporary development proposals will become more noticeable.

Parking structures will generally be set back from dwellings, with integrated garages becoming more common. Canopy trees and landscaping should be included to provide amenity. Front fencing of varying styles will be present, reflective of local styles.



## Incremental 2 Change Area

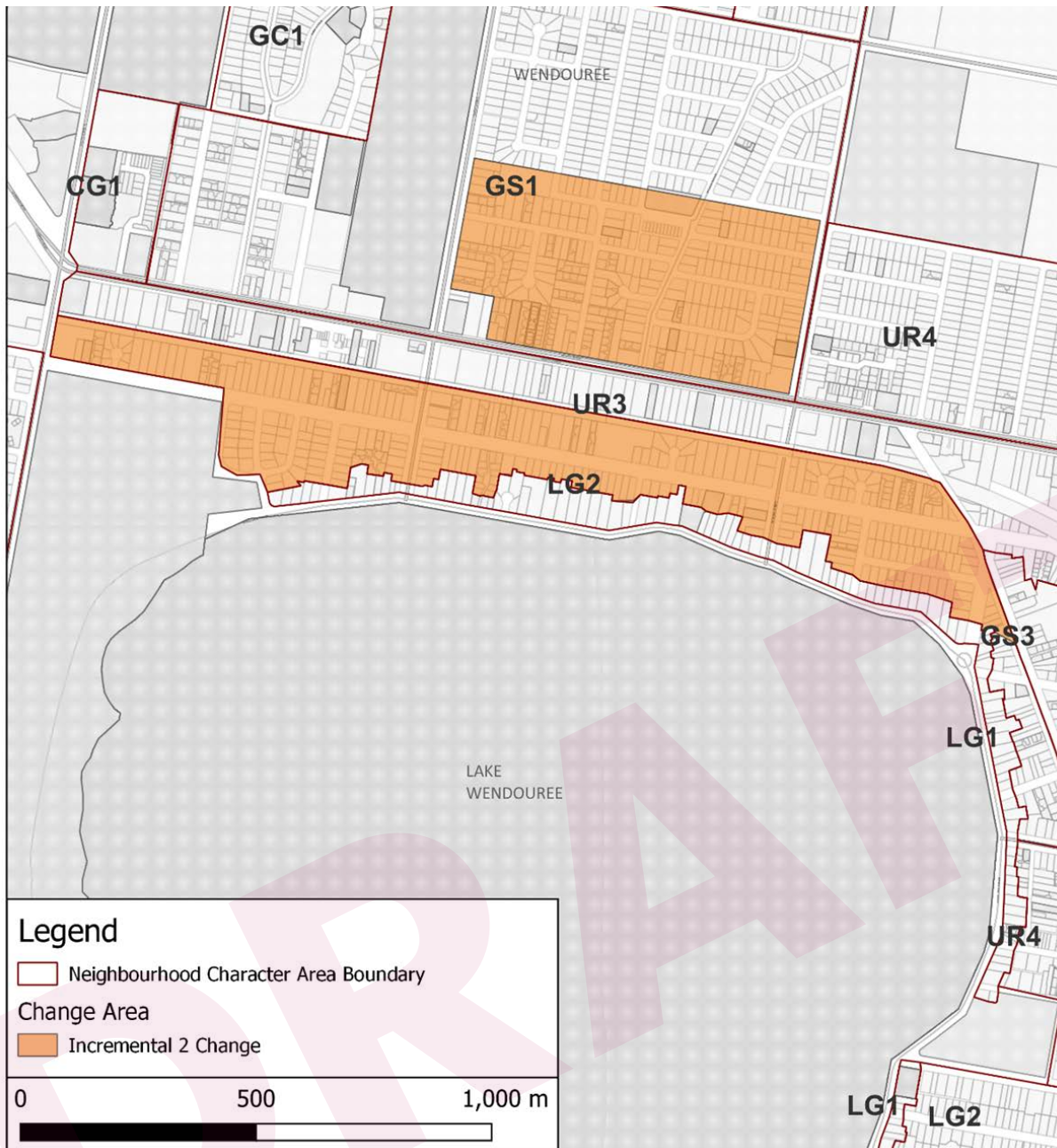
### Redan – Delacombe

**This area covers Contemporary Garden 1, Garden Suburban 3 and Urban Residential 4 character areas**

#### Preferred Character Statement

Redan and Delacombe areas are suitable to accommodate additional residential development in a manner that does not undermine the openness of streetscapes. Street tree planning is an opportunity and well-designed higher density development is suitable on larger lots. Development higher than single storey will be supported where this complements

the form, massing, and style of older housing stock. Corner lots in particular will begin to accommodate double storey (9 metre) buildings. Front setbacks and lots will trend smaller as more diverse forms of housing are proposed. Parking structures will generally be set back from dwellings, with integrated garages becoming more common. Gardens will continue to offer a range of exotic and native vegetation with generally low-level fencing.



## Incremental 2 Change Area

### Wendouree - Lake Wendouree

**This area contains two existing character areas:**  
**Garden Suburban 1 and Lakeside Garden 2**

#### Preferred Character Statement

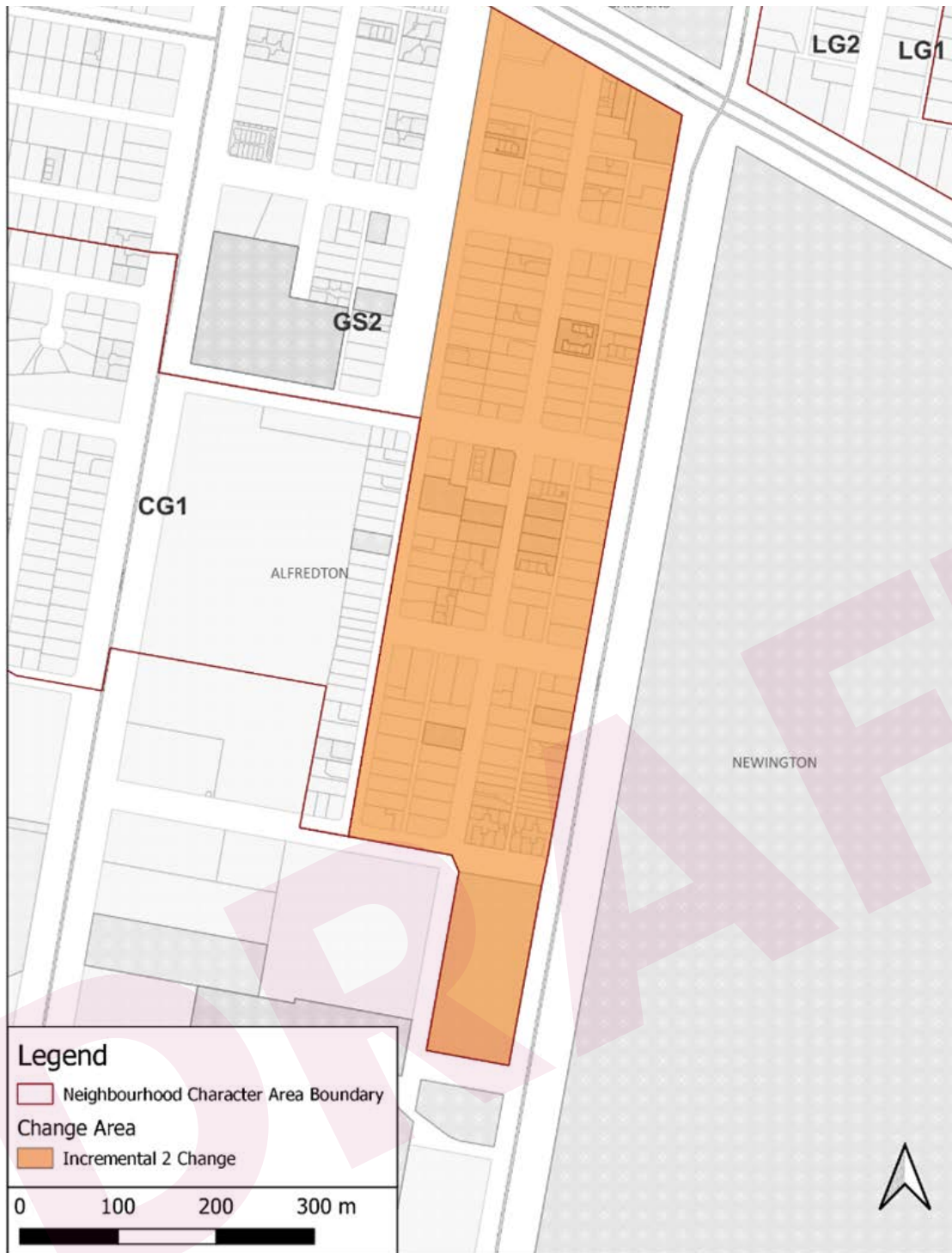
##### Howitt Street

Land identified north of Howitt Street is suitable for an increase in residential density to accommodate diverse housing types. Buildings of two storeys are suitable in these areas where the interface is with existing, single storey development. These areas adjoin major thoroughfares with good connectivity.

##### Lake Wendouree / Gregory Street

Residential lots to the north and south of Gregory Street and south of Webster Street will begin to accommodate more diverse housing types. This will take the form of high-quality architecture that responds to these streets' highly characterful neighbourhoods. Apartment buildings up to two storeys (9 metres) are suitable.

Townhouse development will need to demonstrate that the rhythm of the streetscape and visual breaks between the massing of buildings can be retained.



## Incremental 2 Change Area Alfredton

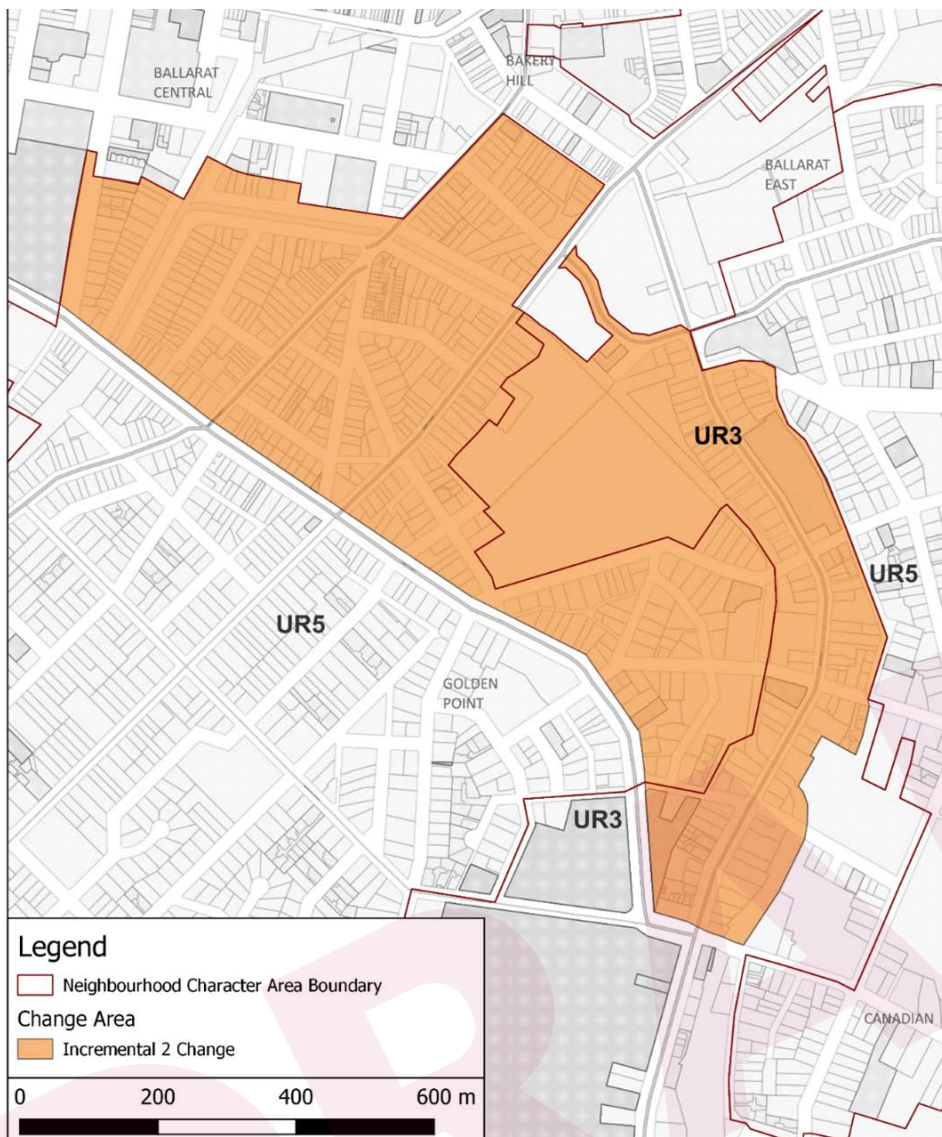
**This area contains one existing character areas  
Garden Suburban 2**

### Preferred Character Statement

The areas west of Gillies Street and south of Sturt Street in Alfredton will see new neighbourhood character forms emerging.

These areas adjoin major thoroughfares with excellent connectivity.

Buildings of two storeys in height are suitable in this area, transitioning where the interface is with existing, single storey development.



## Incremental 2 Change Area

### Ballarat Central – Golden Point – Bakery Hill

**This area contains two existing Character Areas: Urban Residential 3 and 5**

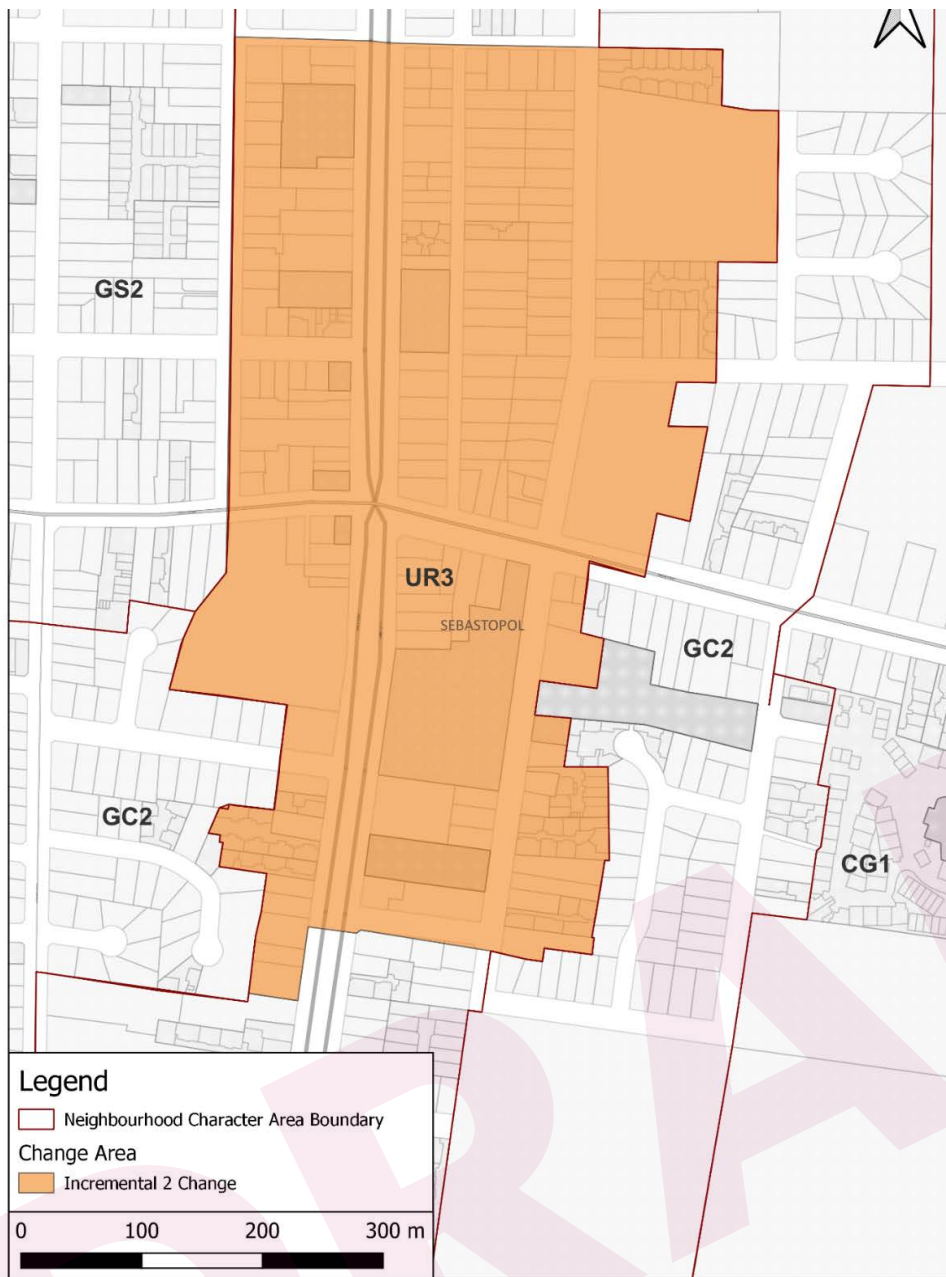
#### Preferred Character Statement

Land along the Main Road corridor is suitable for an increase in residential density to accommodate diverse housing types. This area adjoins a major thoroughfare with good connectivity, and is suitable to accommodate higher density development of three storeys (11 metres) in height, transitioning to two storeys where the interface is with existing, single storey development. Residential buildings' massing should be well-articulated and informed by local building forms and materials – both historic and contemporary. A range of materials, colours and breaks should soften and articulate the built form. New development should consider adjacent properties to

ensure the benefits of amenity are equitably shared and avoid potential conflict.

Consolidation is supported to provide for developments of an increased scale and diverse dwelling form.

The pedestrian environment should be enhanced by buildings that address the street with highly visible and active entries and fenestration. Appropriately sited infrastructure and services are well-screened from sensitive interfaces. The design elements of the built form considers and responds to the pedestrian scale at street level. Mixed use development will be supported where this has a predominantly residential component and the design reflects residential forms. High quality building design outcomes are expected.



## Incremental 2 Change Area

### Sebastopol

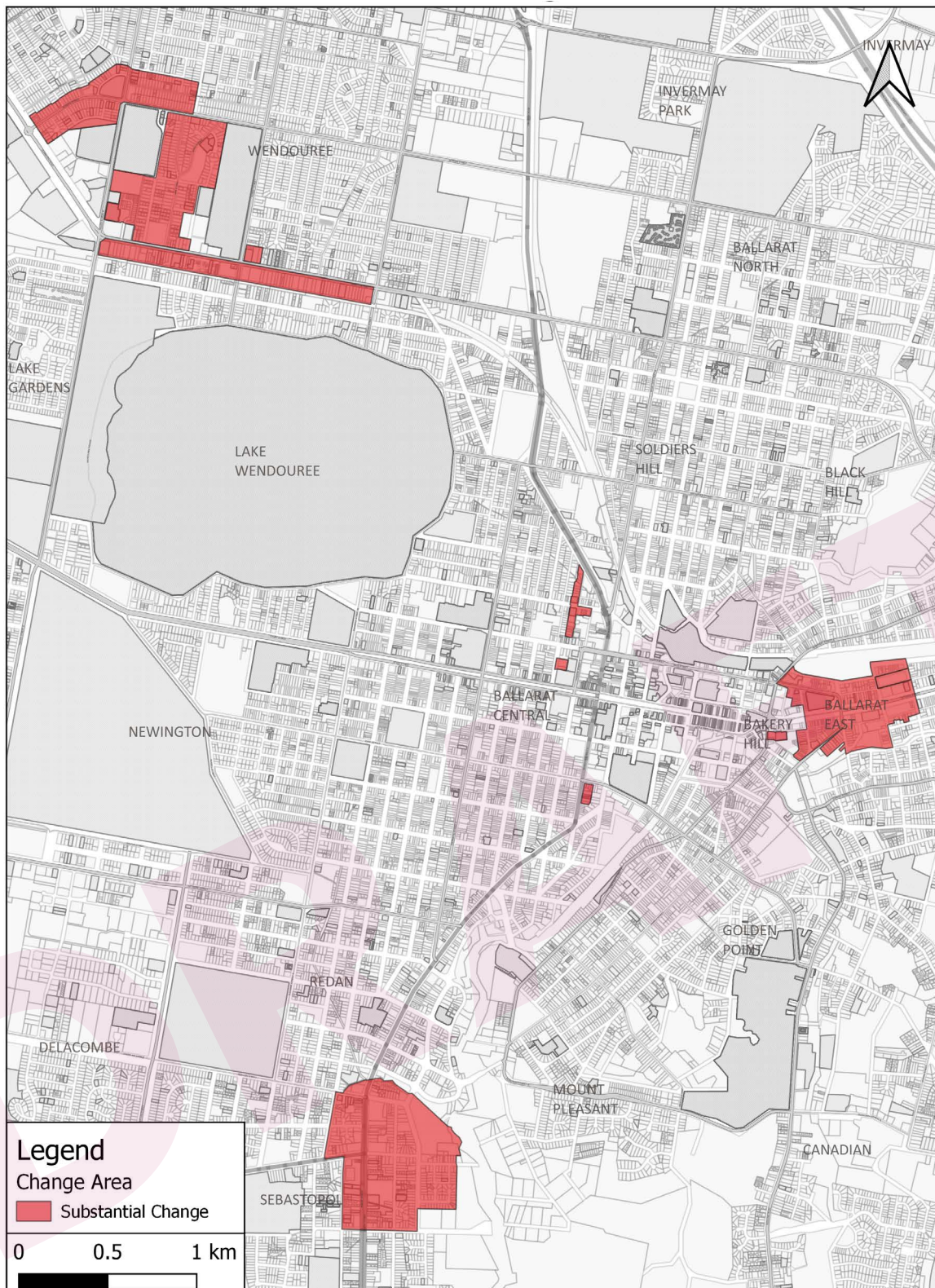
**This area contains one existing Character Area:**  
**Urban Residential 3**

#### Preferred Character Statement

Albert Street in Sebastopol is well-served and accessible and is suitable for the accommodation of higher density development of up to three storeys (11 metres). Residential buildings' massing should be well-articulated and informed by local building forms and materials – both historic and contemporary. A range of materials, colours, and massing breaks should soften and articulate the built form. New development should consider adjacent properties to ensure the benefits of amenity are equitably shared and avoid potential conflict.

The pedestrian environment should be enhanced by buildings that address the street with highly visible and active entries and fenestration. Appropriately sited infrastructure and services are well-screened from sensitive interfaces. The design elements of the built form considers and responds to the pedestrian scale at street level.

Mixed use development will be supported where this has a predominantly residential component and the design reflects residential forms. High quality building design outcomes are expected.

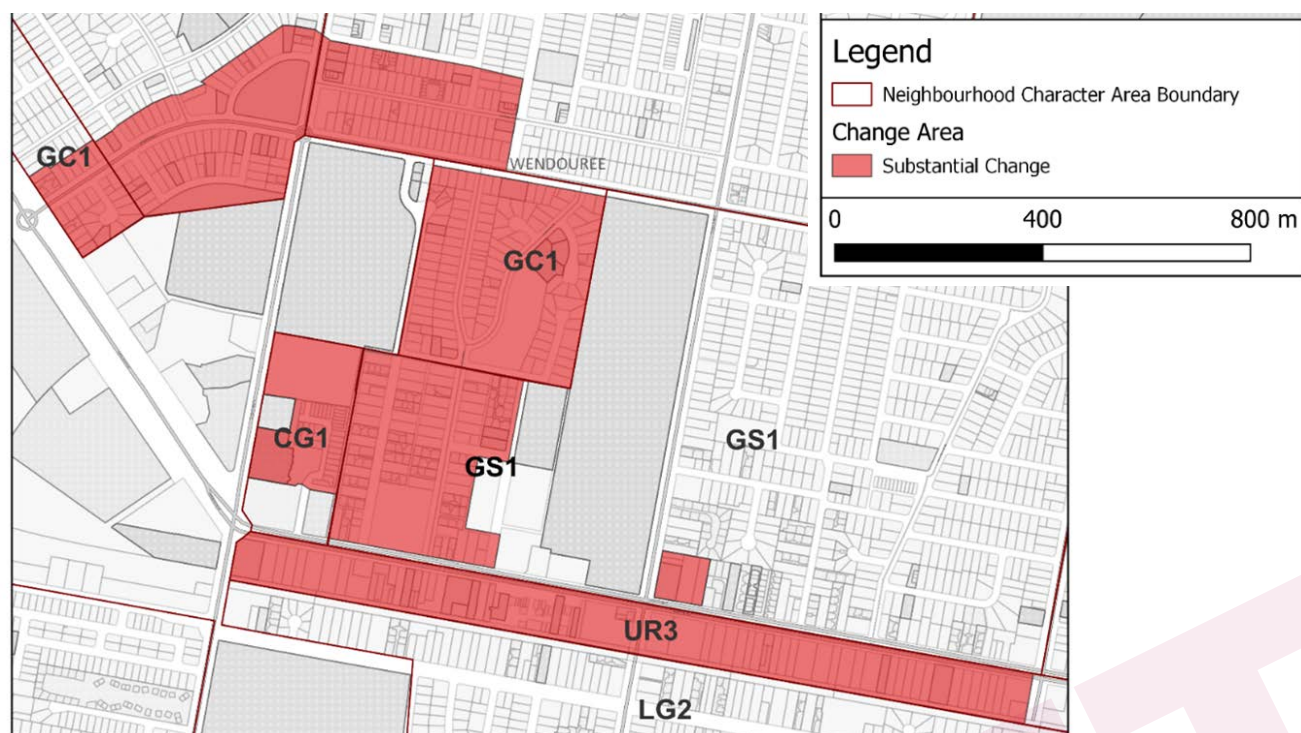


## Substantial Change Areas

Where Substantial Change Areas have been identified, the preferred character statements highlight how these areas will accommodate the change.

More intensive development is encouraged through site consolidation to ensure development is of a scale that is appropriate for the preferred character.

It is noted that there are several areas that have historically been identified for higher density housing through the application of the Residential Growth Zone Schedule 1. These areas have generally been included in the Substantial Change Areas. However, a small area of land in Ebdon Street / Rowe Street appears to be anomalous and has been categorised as Incremental 1.



## Substantial Change Area

### Wendouree

**This area contains six existing Character Areas: Contemporary Garden 1, Garden Court 1, Garden Court 2, Garden Suburban 1, Garden Suburban 2, and Urban Residential 3-**

#### Preferred Character Statement

Land south of Howitt Street is suitable to accommodate significant residential-led, mixed use development outcomes. A new neighbourhood character will emerge in these areas. On the south side of Howitt St Street, a minimum of three-storey (11m) to 5 storeys (15m) built form is suitable. Higher buildings will be supported where they offer high quality design (including ESD responses) and evidence of diverse dwelling types and a proportion of Social and Affordable Housing that meets identified needs. Design responses will be informed by local building materials and dwelling forms. Street-facing elevations will be active and strongly articulated to avoid blank facades and encourage a streetscape that offers architectural interest. Public open green space will be part of large-scale developments. Public areas – to include car parking – will have active and passive surveillance.

A small area east of Gillies Street in Wendouree, and largely dominated by the Monastery apartments, offers substantial change opportunities. Buildings of between three storeys (11m) and five storeys (18m) in height are suitable in these areas, transitioning to two storeys (9 metres) where the interface is with existing, single storey development.

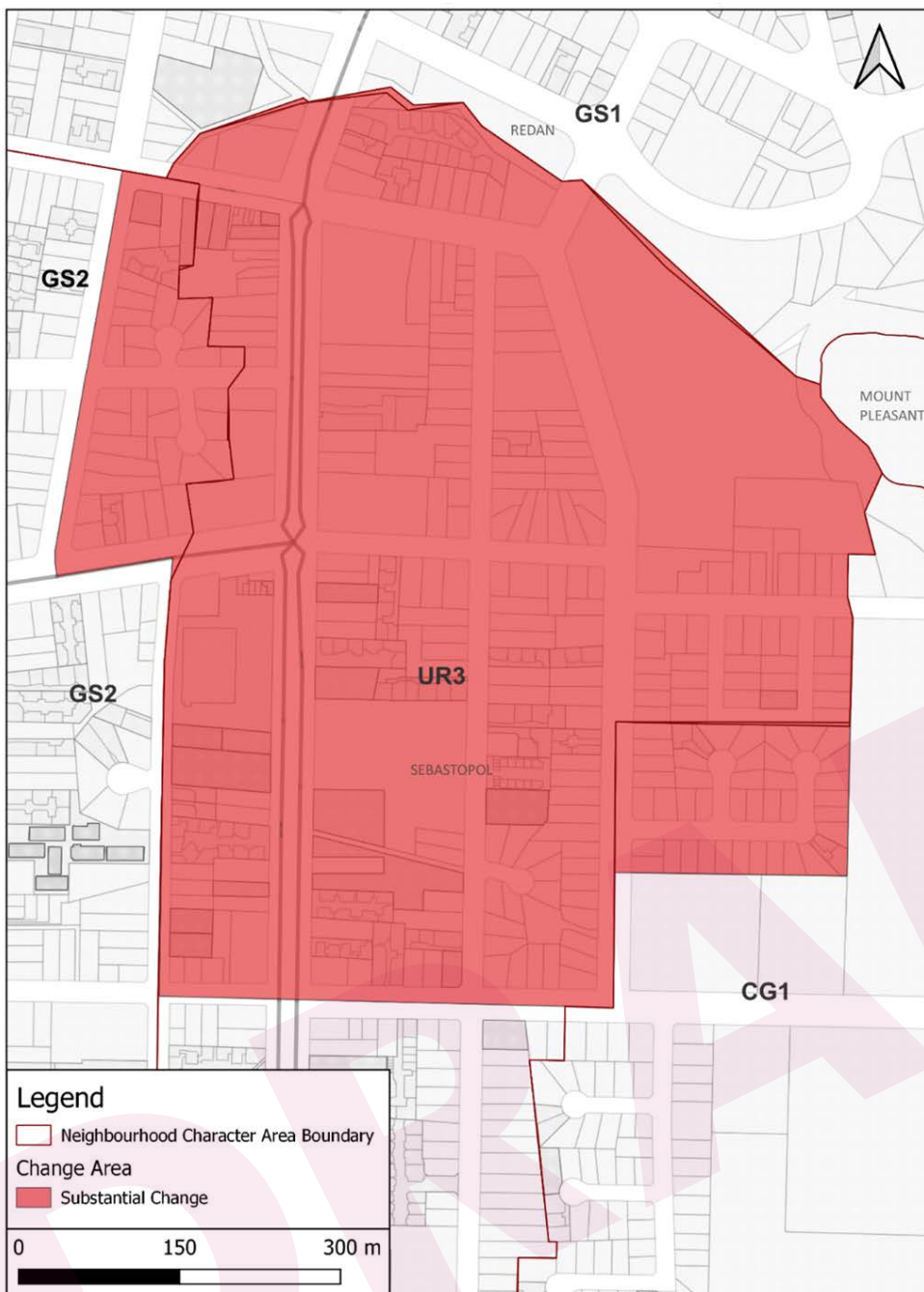
Specific to an area south of Norman Street (GC1 on map above), substantial change is proposed.

Buildings between three and five storeys (11-18m) in height are suitable in these areas, transitioning to two storeys (9 metres) where the interface is with existing, single storey development. This area is adjacent, and will share a similar design language, to the Substantial Change Area proposed in the area east of Gillies Street and north of Norman Street.

North of Howitt Street and east of Gillies Street in Wendouree are areas of the GS1 Character Area that are suitable for substantial change. Three storey residential development in the form of townhouses and apartments is encouraged, with a design response that reflects nearby heritage assets in terms of form, mass, scale, and detailing.

The area north of Howitt Street, east of Forest Street (currently a church), west of Dowling Street, and south of Williams Street in Wendouree offers opportunity for increased density in the form of townhouses and apartments. Double-storey buildings are encouraged where these respect the preferred character statement for the Garden Suburban Character Areas.

The area east of Gillies Street and north of Norman Street in Wendouree is suitable for substantial change, with new neighbourhood character forms emerging. These areas adjoin major thoroughfares with excellent connectivity. Buildings minimum of three storeys to five storeys (11-18m) in height are suitable in these areas, transitioning to two storeys where the interface is with existing, single storey development. The area east of Gillies Street and north of Norman Street should share a similar design language to the land north and south of Norman Street.



## Substantial Change Area

### Albert Street Sebastopol

**This area contains 3 existing character areas: Urban Residential 3 - Garden Court 1 – Garden Suburban 2**  
**Preferred Character Statement**

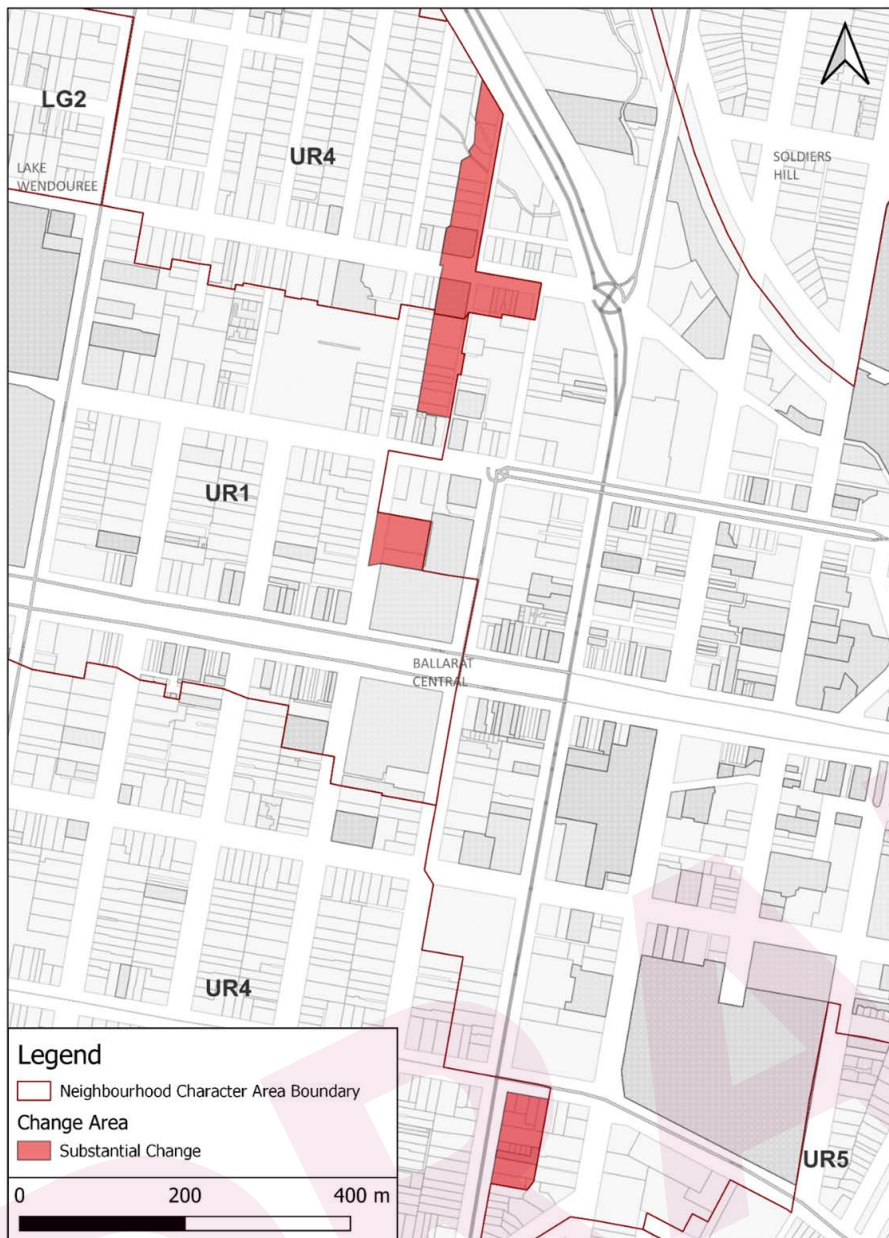
Land to the East and West of Albert Street (Midland Hwy) is suitable to accommodate significant residential-led, mixed use development outcomes.

A new neighbourhood character will emerge in these areas. In this area, a minimum of three-storey (11m) built form is suitable. Higher buildings to six storeys will be supported where they offer high quality design (including

ESD responses) and evidence of diverse dwelling types and a proportion of Social and Affordable Housing that meets identified needs.

Design responses will be informed by local building materials and dwelling forms. Street-facing elevations will be active and strongly articulated to avoid blank facades and encourage a streetscape that offers architectural interest.

Public open green space will be part of large-scale developments and will be designed to have active and passive surveillance.



## Substantial Change Area

### Ballarat Central

**This area contains 2 existing character areas: Urban Residential 1 and 4**

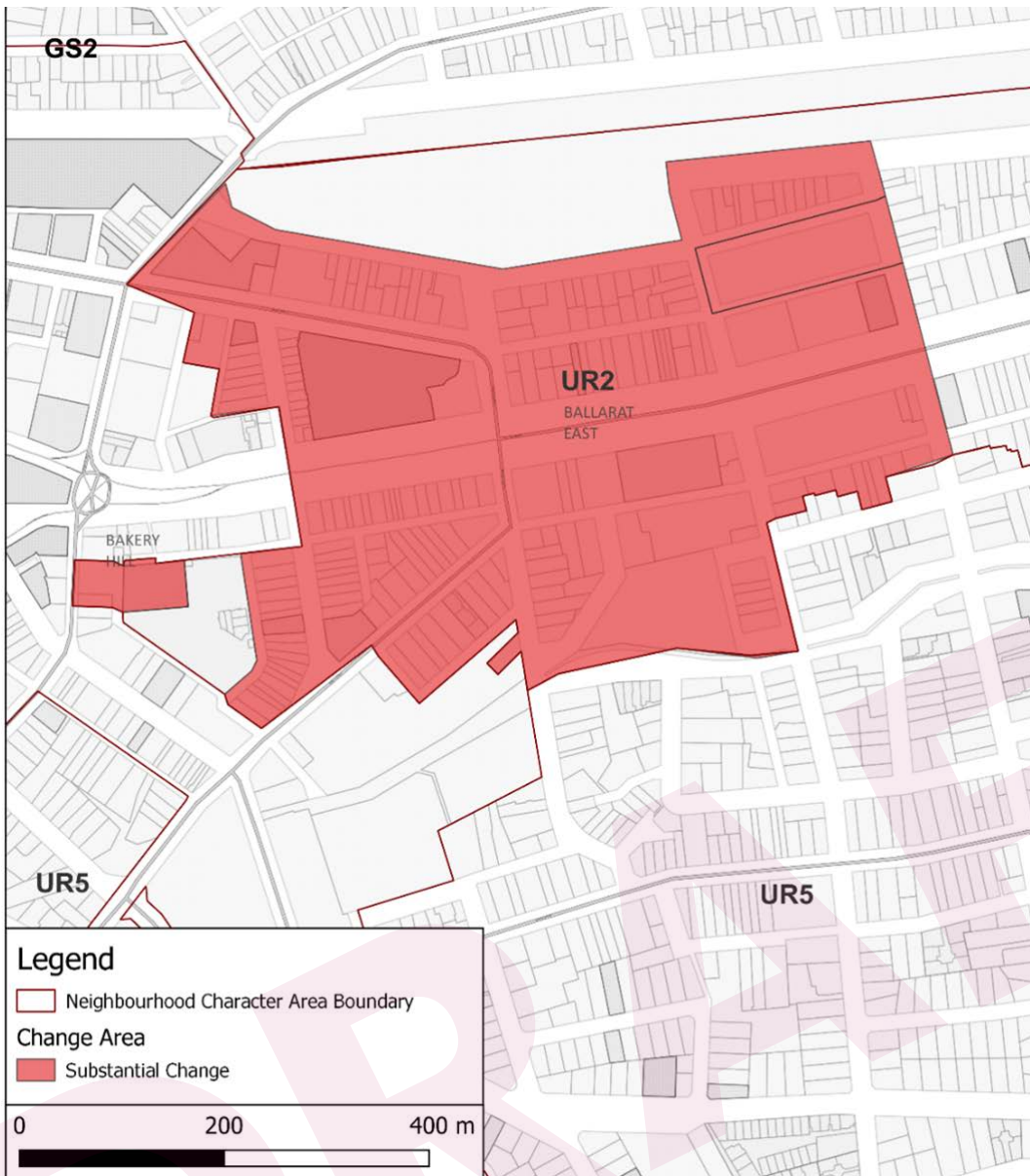
#### Preferred Character Statement

These city-fringe areas are suitable for the accommodation higher density residential development that can accommodate a diversity of housing types. Development of three to six storeys in height is suitable. Heights greater than six storeys may be suitable subject to high-quality design and demonstration of ESD and urban design performance. A high standard of design is required to reflect existing significant residential and non-residential buildings in this area.

Reduced setbacks and fine-grain street appearance preferred to reflect the inner-city locations.

The setting and character of older building stock should be reflected in the siting and design of larger-scale buildings. A range of materials, colours and breaks in massing should soften and articulate the built form. New development should consider adjacent properties to ensure the benefits of amenity are equitably shared and avoid potential conflict.

The pedestrian environment should be enhanced by buildings that address the street with highly visible and active entries and fenestration, with low or permeable fencing. Appropriately sited infrastructure and services are well-screened from sensitive interfaces. The design elements of the built form considers and responds to the pedestrian scale at street level. More intensive apartment development is encouraged through site consolidation.



## Substantial Change Area

### Victoria Street and Surrounds

**This area contains one existing Character Area:  
Urban Residential 2**

#### Preferred Character Statement

Victoria Street will evolve to accommodate residential development that reflects upon some of the taller and larger buildings in the area. Larger (three storeys (11 metres) residential buildings' massing should be well-articulated and informed by local building forms and materials – both historic and contemporary. The setting and character of older building stock should be reflected in the siting and design of larger-scale buildings. A range of materials, colours, and breaks in massing should soften and articulate the built form. New development should consider adjacent properties to ensure the

benefits of amenity are equitably shared and avoid potential conflict.

The pedestrian environment should be enhanced by buildings that address the street with highly visible and active entries and fenestration, with low or permeable fencing. Appropriately sited infrastructure and services are well-screened from sensitive interfaces. The design elements of the built form considers and responds to the pedestrian scale at street level. More intensive apartment development is encouraged through site consolidation.

Mixed use development will be supported where this has a predominantly residential component and the design reflects residential forms. High quality building design outcomes are expected.



## Miners Rest Commercial Core Rural Residential 4

**Rural Residential – R4 – Miners Rest (commercial core)** has an adopted Township Plan that notes mixed use development will be supported in the Miners Rest commercial core, with an increase in density to reflect this area's role as a town centre and sustainable location as more services and facilities establish in the township.

Diverse dwelling forms and styles will be encouraged in this area, with an increase in double storey (9 metre) development expected.

DRAFT



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