

21.0222/12/2016
C194**SETTLEMENT AND HOUSING**

This clause provides local content to support Clause 11 (Settlement) and Clause 16 (Housing) of the State Planning Policy Framework.

Clause 21.09 (Local Areas) provides local content for individual suburbs and towns.

21.02-122/12/2016
C194**Urban growth**

Ballarat is forecast to grow significantly towards 160,000 people by 2040. Most of this increased population is planned to be accommodated through infill in established areas, convenience living close to public transport, urban renewal precincts, and in properly planned greenfield growth areas such as Ballarat West. In areas dislocated from good public transport access, and outside these designated precincts, change should be incremental and to an appropriate scale.

Maintaining a compact, efficient and productive settlement form is crucial to Ballarat's long-term future as a 10 Minute City. Specific guidance is provided on change in the following areas (as identified in Figure 2 -Housing Framework Plan):

- Areas of convenience living.
- Urban renewal precincts.
- Strategic investigation areas.
- Prioritised completion of the Ballarat West Growth Area.
- Longer-term greenfield investigation areas.
- Townships.
- Ongoing change areas.

Objective 1

To support a pattern of growth which reinforces the '10 Minute City'.

Strategies

- 1.1 Encourage significant new mixed use development in the CBD which supports knowledge sector and retail employment opportunities, more inner city living and street level and out of hours activation.
- 1.2 Facilitate higher density infill housing in areas of convenience living, urban renewal precincts and the Ballarat CBD.
- 1.3 Facilitate laneway housing where laneways already exist in the urban fabric of residential areas.
- 1.4 Discourage increased development density in fringe areas, particularly those that are more than walking distance from activity centres.

21.02-222/12/2016
C194**Areas of convenience living**

Areas of Convenience Living (as identified in Figure 2 - Housing Framework Plan) are areas of housing close to public transport and services where growth in density and diversity of housing supports the long-term potential for a rapid-transit style public transport network in Ballarat. More residential development along defined corridors is a pre-requisite to viable high frequency public transport services.

Objective 2

To establish a sufficient number of residents in convenience living corridors to support a high frequency public transport network.

Strategies

- 2.1 Support residential development within 400 metres of public transport services with larger scale and higher density infill located within convenience living corridors.
- 2.2 Facilitate higher intensity and priority residential infill development within convenience living areas which are within 200m from an identified network of high frequency public transport corridors.

- 2.3 Ensure appropriate design responses within areas of convenience living that are affected by heritage and design controls.

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Urban renewal precincts

Urban renewal precincts are sites or areas with significant potential for large-scale renewal and redevelopment. Further investigation and feasibility work is required to determine the extent of potential for change within each precinct. Structure, framework or master plans will be prepared for these precincts and incorporated into the planning scheme where appropriate to help facilitate development. The following are urban renewal precincts (as identified in Figure 2 - Housing Framework Plan):

- Scott Parade Precinct (inner city mixed use).
- Creswick Road Precinct (CBD fringe mixed use).
- Selkirk Precinct (large-scale land use change opportunities whether integrated with or independently of the Eureka Stadium Sporting Precinct).
- Wendouree Village.
- Ballarat Saleyards Site and Light Industrial Precinct (commercial / light Industrial redevelopment).
- Delacombe Precinct (built form renewal in response to development of Glenelg Highway Major Activity Centre in Ballarat West growth Area).

In addition, there are some strategically important areas where the future use of the land is expected to change over the coming decades, but the final form is unclear. These areas require significant feasibility assessments to understand their potential future use.

Objective 3

To facilitate redevelopment of urban renewal precincts.

Strategies

- 3.1 Facilitate land consolidation, master planning and other mechanisms to support redevelopment potential of urban renewal precincts.
- 3.2 Discourage new development with adverse amenity potential in urban renewal precincts which would compromise the long term potential for mixed use development.

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Greenfield investigation areas

The Ballarat West Growth Area is the primary greenfield development area for Ballarat. Medium to long-term greenfield investigation areas (as identified in Figure 2 - Housing Framework Plan) require a more detailed feasibility assessment. Identification as an investigation area does not necessarily indicate strategic support for land use change potential.

Objective 4

To ensure that greenfield development is connected to the existing urban area.

Strategies

- 4.1 Discourage rezoning of additional greenfield land, which would compete with Ballarat West, until the market requires additional supply.
- 4.2 Ensure that future greenfield development is focused within roughly an 8km arc from the centre of Ballarat.
- 4.3 Avoid ad-hoc and unplanned greenfield development.
- 4.4 Discourage disconnected or 'leap frog' development.
- 4.5 Minimise the impacts of development on Ballarat's historic urban landscape, the environment and Ballarat's natural resource base.
- 4.6 Ensure the need for buffers to protect major water and sewerage assets and treatment plants from encroachment by sensitive land uses is taken into account as part of any greenfield investigation.

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Ongoing change areas

Ongoing change areas (as identified in Figure 2 - Housing Framework Plan) are residential areas that are valued for their existing suburban character and housing supply. Infill development is encouraged at a scale appropriate to their relative distance to high frequency public transport corridors, activity centres, employment and taking into account the neighbourhood character. In fringe areas, overall density should provide an important transition between urban areas and rural, lifestyle or other low density non-urban uses.

Objective 5

To facilitate limited incremental growth in ongoing change areas at a scale and density appropriate to the area.

Strategies

- 5.1 Encourage development that is in keeping with local scale and development intensity within ongoing changes areas.
- 5.2 Ensure consideration of the interface of areas abutting the urban fringe with adjoining land.

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Townships

The townships of Buninyong, Burrumbeet, Cardigan Village, Learmonth, Miners Rest and Warrenheip and their surrounding communities provide an attractive lifestyle choice in a rural setting. These townships are valued by residents for their character, community and lifestyle. They represent a different style of living to urban Ballarat and contribute to the diversity of lifestyle and choice in the municipality. Services and infrastructure are unique to each township, as are local values and expectations. Significant land use changes should respond to local township character, and long-term community aspirations.

In some small towns and surrounding rural living communities there is a need for a clear long-term vision. Natural, engineering and cultural considerations place limitations on new growth and development opportunities. Structure and community plans are needed to provide a framework for informing land use planning decisions, directing future growth and development opportunities that respond to community needs.

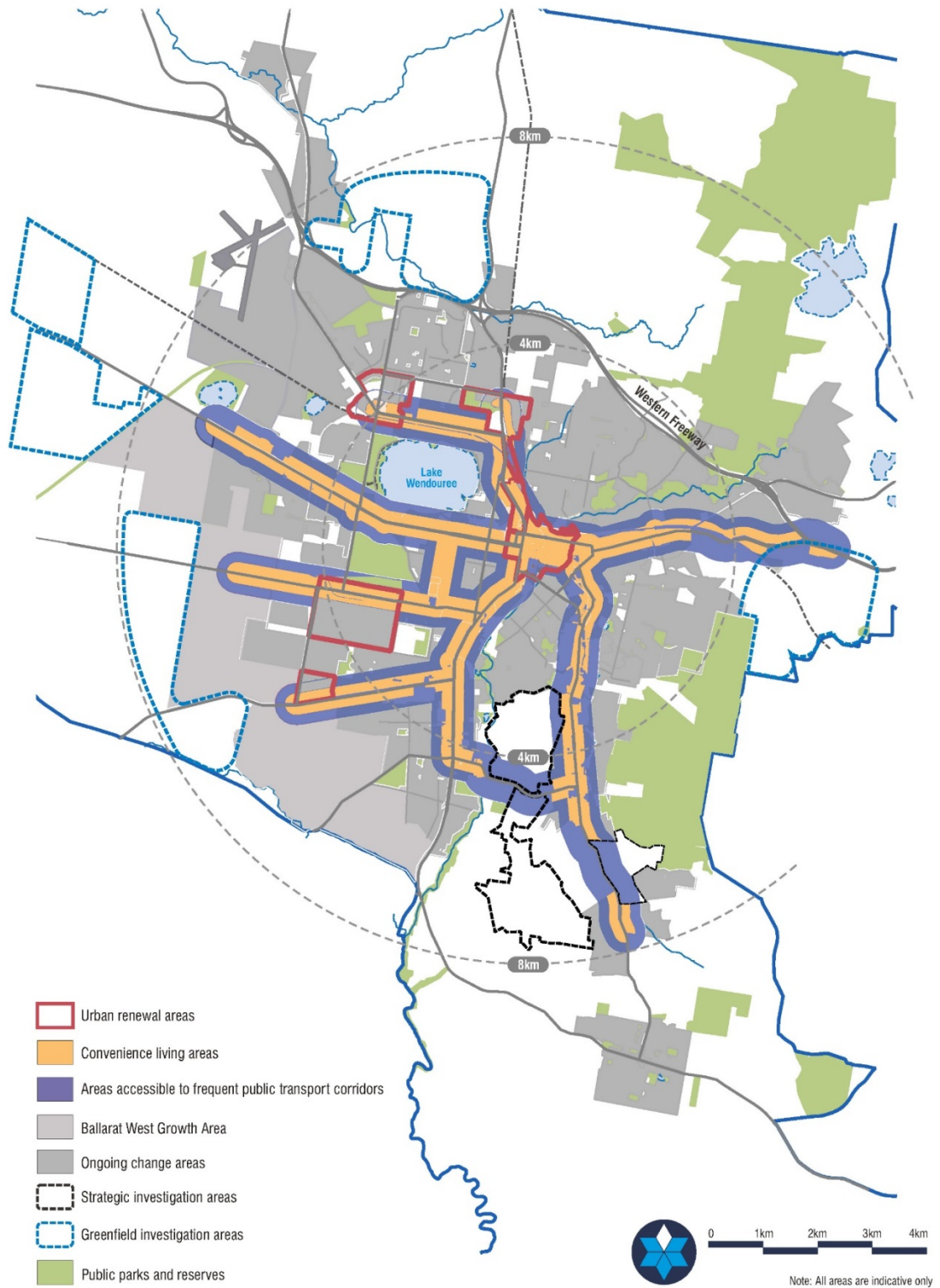
Objective 6

To facilitate development in township areas in accordance with local area planning and the long-term aspirations of the community.

Strategies

- 6.1 Reinforce the township atmosphere and valued local character when managing long-term change in township areas.
- 6.2 Maintain residential development to within existing township boundary.

Figure 2 – Housing Framework Plan



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Housing diversity

Social diversity is an important factor in the social health of the city. A diverse population needs a mixture of housing sizes and types. There is also a need to increase the proportion of lower cost accommodation, social housing and housing for people of all abilities.

Objective 7

To provide a range of choices in housing design, location and density.

Strategies

- 7.1 Support a range of housing types and options to meet diverse housing needs.
- 7.2 Encourage a range of lot sizes and densities within new residential subdivisions.
- 7.3 Support the provision of well-designed and managed social housing, crisis accommodation, rooming houses and aged care facilities.
- 7.4 Support the development of the Lake Federation Resort.

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Open space

Publicly accessible open space in Ballarat includes Lake Wendouree, Victoria Park, Lake Learmonth and Mount Buninyong as well as smaller community open spaces. Each area contributes environmentally, as well as being important for the health and wellbeing of the community. Many significant natural environments, heritage and cultural features are preserved within the open space network.

Objective 8

To improve the provision and quality of open space.

Strategies

- 8.1 Ensure a variety of public open spaces meet the needs of the growing and ageing population for formal and informal outdoor recreation.
- 8.2 Encourage the development of linear reserves, habitat corridors and linkages between key open spaces and community destinations and along waterways, disused railway corridors or other crown land.
- 8.3 Reinforce the '10 Minute City' principle when planning for open space across the municipality.
- 8.4 Provide an integrated network of public open spaces in urban renewal areas.
- 8.5 Protect and enhance the biodiversity and habitat value of parks, gardens, open spaces and waterways.
- 8.6 Ensure development and signage in and surrounding open space is appropriate to its context.

Objective 9

To improve the accessibility of open space.

Strategies

- 9.1 Encourage residential subdivision proposals to be linked with existing and proposed open space, pedestrian paths and bicycle trails.
- 9.2 Encourage residential development which abuts open space to provide appropriate frontage and passive surveillance to open space areas.
- 9.3 Encourage the co-location of open space with community infrastructure or facilities.
- 9.4 Encourage the design of open space areas to be inclusive for residents of all abilities, ages and interests.

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Implementation

The strategies in relation to Settlement and Housing will be implemented through the planning scheme by:

Policy guidelines

- Apply the Non Residential Uses in Residential Areas Policy (Clause 22.01) to all applications for non-residential uses in the Neighbourhood Residential Zone, General Residential Zone and Residential Growth Zone.

- Apply the Park Signage Policy (Clause 22.08) when deciding on applications for signage in the Public Park and Recreation Zone.
- Ensure that rezoning proposals include feasibility assessments, development master plans and development contributions arrangements to fund infrastructure.

Further strategic work

- Prepare structure plans for urban renewal areas, greenfield areas, infill corridors and convenience living corridors to facilitate greater population densities.
- Investigate the potential future uses of strategic investigation areas.
- Clarify the preferred long-term direction for greenfield investigation areas, following Ballarat West.
- Prepare local area plans or community plans for Buninyong, Burrumbeet, Cardigan Village, Learmonth and Warrenheip.
- Review the Mount Rowan area for the application of the Rural Activity Zone.
- Review the land between the urban areas of Mount Clear and Mount Helen, on the east side of the Geelong Road, to determine the most appropriate planning control.
- Develop an appropriate planning control that encourages the consolidation of sites within the Sebastopol North neighbourhood centre and prevents commercial development fronting Yarrowee Street.
- Investigate a policy to facilitate laneway housing where laneways already exist in the urban fabric of residential areas.
- Develop master plans for key areas of open space, including Lake Wendouree, Victoria Park, Yarrowee River and tributaries, high conservation roadsides, Sturt Street, Victoria Street, Eureka Stockade Reserve and Ballarat Botanical Gardens.
- Investigate appropriate means by which significant native vegetation and habitat on undeveloped land zoned Residential 1 can be protected.
- Prepare a Significant Landscape Overlay for the Canadian Valley corridor.
- Investigate application of the Rural Conservation Zone (RCZ) to areas of significant native grasslands and heavily vegetated privately owned land.
- Investigate the further application of the Environmental Significance Overlays Schedule 3, Water Catchment Areas (ESO3) to include all water catchment areas.