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31/07/2018
VC148

VICTORIA

Settlement**Objective**

To facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.

Strategies

Plan for the delivery of 2.24 million homes across Victoria by 2051.

Develop sustainable communities through a settlement framework that:

- Offers a range of housing choices.
- Provides convenient access to jobs, services, infrastructure and community facilities.
- Takes into account regional and municipal contexts and frameworks.

Focus investment and growth in:

- Melbourne Central City.
- Metropolitan Activity Centres and Suburban Rail Loop Precincts in Metropolitan Melbourne.
- Priority Precincts (including the Suburban Rail Loop East Precincts).
- Major regional cities of Ballarat, Bendigo and Geelong.
- Regional cities of Horsham, Latrobe City, Mildura, Shepparton, Wangaratta, Warrnambool and Wodonga.

Manage the expansion of settlements by:

- Creating and reinforcing settlement boundaries. Where no settlement boundary is identified, limit the expansion of a settlement to the extent of existing urban zoned land.
- Promoting and capitalising on opportunities for urban renewal and infill redevelopment.
- Limiting urban sprawl and directing growth into existing settlements.
- Ensuring land that may be required for future urban expansion is not compromised.

Provide for growth in population and development of facilities and services across a regional or sub-regional network in accordance with housing targets.

Plan for development and investment opportunities that make best use of existing and planned transport infrastructure.

Coordinate transport, communications and economic linkages between settlements through the identification of servicing priorities.

Strengthen transport links on national networks for the movement of commodities.

Deliver networks of high-quality integrated settlements, suburbs and towns that:

- Are great places with a strong identity and sense of place.
- Are inclusive, prosperous, liveable and sustainable.
- Comprise a form and density that supports healthy, active and sustainable transport.
- Are based around compact existing or planned activity centres to maximise accessibility to facilities and services.
- Concentrate retail, office-based employment, community facilities and services in central locations.

BALLARAT PLANNING SCHEME

Facilitate environmentally resilient settlements by:

- Integrating the management of water resources into the urban environment in a way that supports water security, public health, environment and amenity outcomes.
- Minimising exposure to natural hazards.
- Contributing to net zero greenhouse gas emissions through renewable energy infrastructure and energy efficient urban layout and urban design.
- Supporting metropolitan and regional climate change adaption and mitigation measures.
- Supporting cooling and greening measures for urban areas.

Policy guidelines

Consider as relevant:

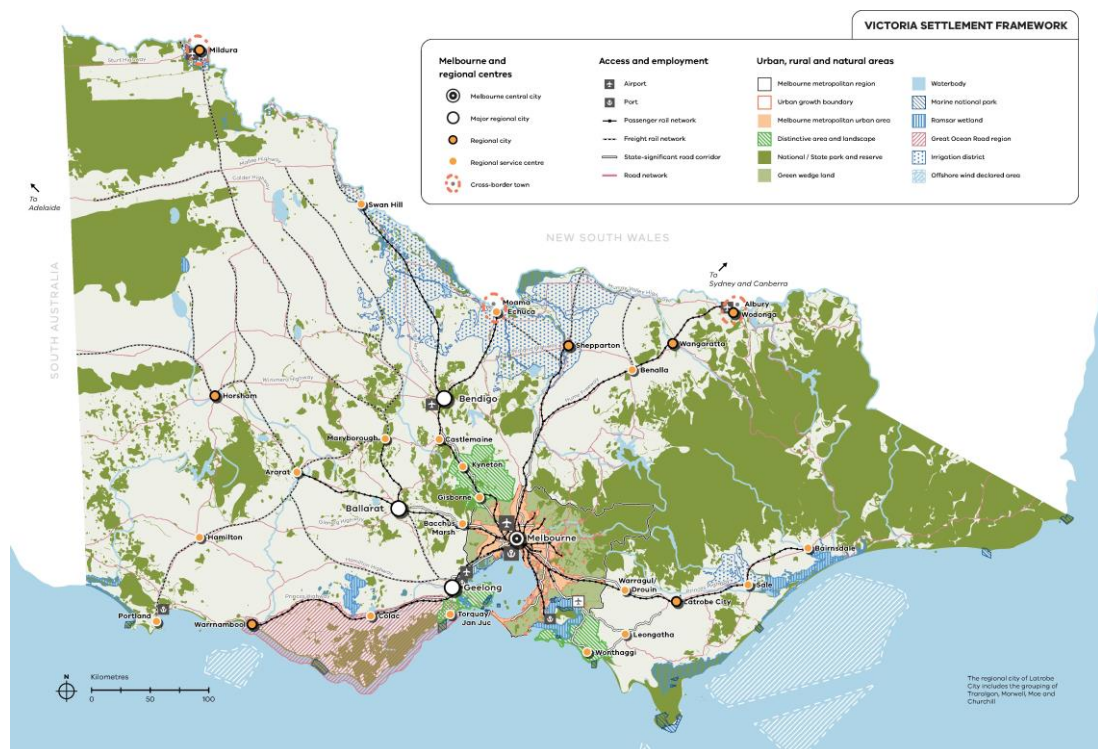
- Any settlement boundary identified in a document incorporated into this planning scheme.

Policy documents

Consider as relevant:

- *Plan for Victoria* (Department of Transport and Planning, 2025)
- *Victoria's housing Statement - The Decade Ahead 2024-2034* (Department of Premier and Cabinet, 2023)

Victoria Settlement Framework Plan



11.01-1R02/09/2025
VC283**Settlement - Regional Victoria****Strategies**

Focus regional investment and growth in:

- Major regional cities of Ballarat, Bendigo, Geelong.
- Regional cities of Horsham, Latrobe City, Mildura, Shepparton, Wangaratta, Warrnambool and Wodonga.

Support sustainable development of the Regional service centres of Ararat, Bacchus Marsh, Bairnsdale, Benalla, Castlemaine, Colac, Echuca, Gisborne, Hamilton, Kyneton, Leongatha, Maryborough, Portland, Sale, Swan Hill, Torquay/Jan Juc, Warragul/Drouin and Wonthaggi.

Deliver networks of high-quality integrated regional settlements by:

- Building on strengths and capabilities of each region across Victoria to respond sustainably to population growth and changing environments.
- Developing settlements that will support resilient communities and their ability to adapt and change.
- Balancing strategic objectives to achieve improved land use and development outcomes at a regional, catchment and local level.
- Preserving and protecting features of rural land and natural resources and features to enhance their contribution to settlements and landscapes.
- Encouraging an integrated planning response between settlements in regions and in adjoining regions and states.
- Providing for appropriately located supplies of residential, commercial, and industrial land across a region, sufficient to meet community needs.
- Improving transport network connections in and between Major regional cities, Regional cities and Melbourne.
- Maintaining distinctive breaks and open rural landscapes between settlements.
- Planning for increased seasonal demand on services and infrastructure in towns with significant visitor accommodation and high holiday home ownership or periodic influxes of workers.

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Settlement - Central Highlands

Strategies

Support Ballarat as the Major regional city for regional growth, services and employment with major growth focussed to the west.

Support urban consolidation, particularly in Ballarat's Central Business District.

Maintain Ballarat's Central Business District as the primary focus for commercial, retail and service activity in the city and region.

Support the development of Central Highlands' Regional service centres, Ararat and Bacchus Marsh, as the key service centres for each end of the region.

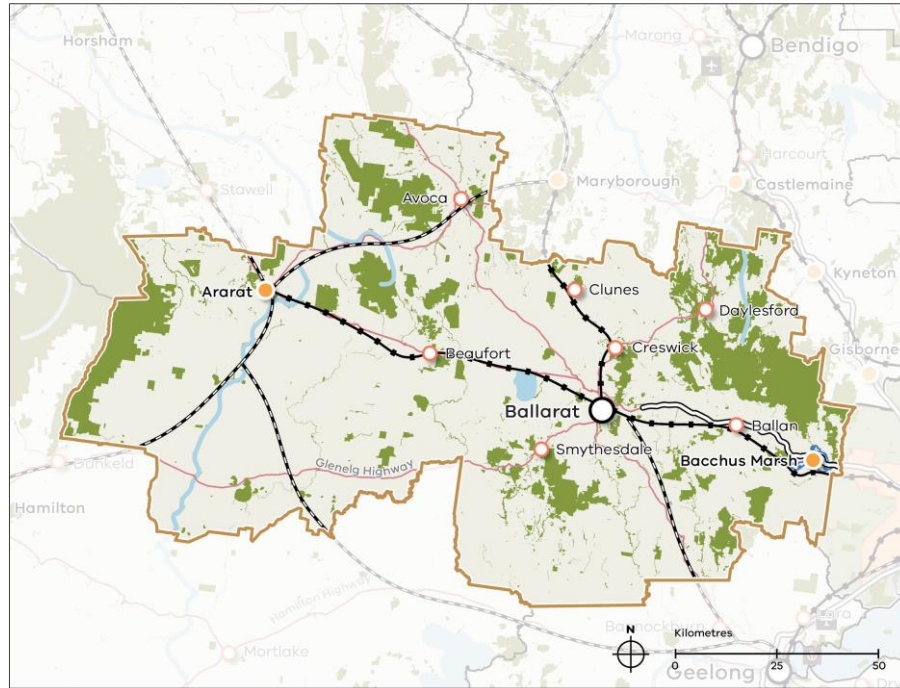
Provide local and sub-regional services at Avoca, Ballan, Beaufort, Clunes, Creswick, Daylesford and Smythesdale to support ongoing growth, particularly closer to Melbourne and Ballarat where towns will provide a key opportunity to target growth pressure.

Direct growth to well serviced settlements with good access to Melbourne or Ballarat, particularly Bacchus Marsh, Ballan, Creswick, Clunes, Beaufort and Smythesdale.

Limit outward growth of Daylesford to minimise environmental impacts and exposure to natural hazards.

Maintain a clear settlement break between Metropolitan Melbourne and the Central Highlands.

Central Highlands Settlement Framework



Central Highlands Settlement Framework

Regional cities and towns

- Major regional city
- Regional service centre
- District town

Access and employment

- Passenger rail network
- +— Freight rail network
- State-significant road corridor
- Road network

Urban, rural and natural areas

- Central Highlands region
- National / State park and reserve
- Waterbody
- Irrigation district

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26/09/2024
C215ball**Settlement****Policy application**

This policy applies to land shown in the Housing Framework Plan at Clause 02.04.

Existing urban area strategies

Provide a transition in density between urban areas and low density non-urban uses.

Discourage use or development in urban renewal precincts that would compromise the potential for mixed use development.

Support land consolidation, master planning and other mechanisms to support redevelopment potential of urban renewal precincts.

Greenfield area strategies

Discourage rezoning of greenfield land that would compete with the key growth area of Ballarat West and Ballarat North until additional supply is required.

Avoid unplanned or disconnected development of greenfield areas.

Protect major water and sewerage assets and treatment plants from encroachment by sensitive land uses when planning for development in greenfield areas.

Ensure that future greenfield development is prioritised within an 8 kilometre arc from the centre of Ballarat.

Ballarat North Expanded Area Framework Plan

Ensure that the rezoning to allow the planning of the Ballarat North expanded area through the preparation of a precinct structure plan or other suitable strategic plan is contingent on:

- Analysis to demonstrate the need for additional residential land within the Ballarat North framework plan area to contribute to the supply of residential land.
- The ability for the surrounding State road network to either demonstrate sufficient existing capacity or be feasibly upgraded to support the development.
- Arrangements being in place to construct utility infrastructure to service the Ballarat North expanded area.

Ballarat North Expanded Area Framework Plan map

BALLARAT PLANNING SCHEME

