

21.04 LAND USES18/03/2010
C137**21.04-1 Settlement**18/03/2010
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Ballarat has undergone significant urban development over recent years with many of the areas available for residential, industrial and commercial use having been taken up. Urban expansion opportunities are limited by water supply catchments, high quality agricultural areas, and State Forest and plantation land. Long term opportunities for urban expansion are limited to the west and south-west of Ballarat. Land in this long term development area will be rezoned progressively as required by demand. The expansion of the urban area will be minimised by encouraging infill development within existing areas, while ensuring that the conservation of Ballarat's built heritage is not undermined and the use of existing infrastructure is maximised. The Lake Federation Resort will offer additional housing choice in the form of an integrated stand alone resort designed around golf courses and a lakes system.

Objectives and Strategies**Objective 1 To provide for growth in an orderly and efficient manner.**

- Strategy 1.1 Implement the Overall Framework Plan included in Clause 21.03.
- Strategy 1.2 Ensure between 10 and 15 years supply of land is available for major land uses, including residential and industrial uses. Priority areas are identified within the relevant framework plans.
- Strategy 1.3 Prevent the fragmentation of areas identified for future urban use through inappropriate subdivision.
- Strategy 1.4 Coordinate urban expansion to the west of Ballarat in accordance with the Ballarat West Growth Area Plan 2009.
- Strategy 1.5 Support the development of the Lake Federation Resort.
- Strategy 1.6 Support limited, planned development in designated areas of the Canadian Valley which protects valued character, vegetation and landscape qualities.
- Strategy 1.7 Identify a network and hierarchy of Activity Centres within the City of Ballarat to ensure sustainable access to services and facilities for residents.

21.04-2 Housing18/03/2010
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Residential land use and development is a fundamental part of all communities. In 1998, over 90% of the Ballarat urban area was used or designed for residential land use. Ballarat offers a wide range of housing choice and must continue to do so in a sustainable manner to ensure that the needs of all segments of the community are met.

Objectives and Strategies**Objective 1 To provide for residential growth in an orderly and efficient manner.**

- Strategy 1.1 Implement the Residential Framework Plan included in this Clause.
- Strategy 1.2 Prevent residential development in locations that are above elevation limits for the provision of reticulated water services.
- Strategy 1.3 Ensure that new residential subdivisions proceed in accordance with Outline Development Plans and that staging of development is achieved in

an orderly and proper manner and having regard to servicing networks and the supply of other vacant serviced residential land.

Strategy 1.4 Contain residential development in Buninyong to within the existing residential area.

Objective 2 To provide a wide range of housing choice, diversity, form and affordability, including infill and multi-unit development.

Strategy 2.1 Provide residential land within a range of areas in order to provide for different sectors of the housing market.

Strategy 2.2 Encourage a range of lot sizes and densities within new residential subdivisions.

Strategy 2.3 Discourage the creation of residential subdivisions where lots back onto streets.

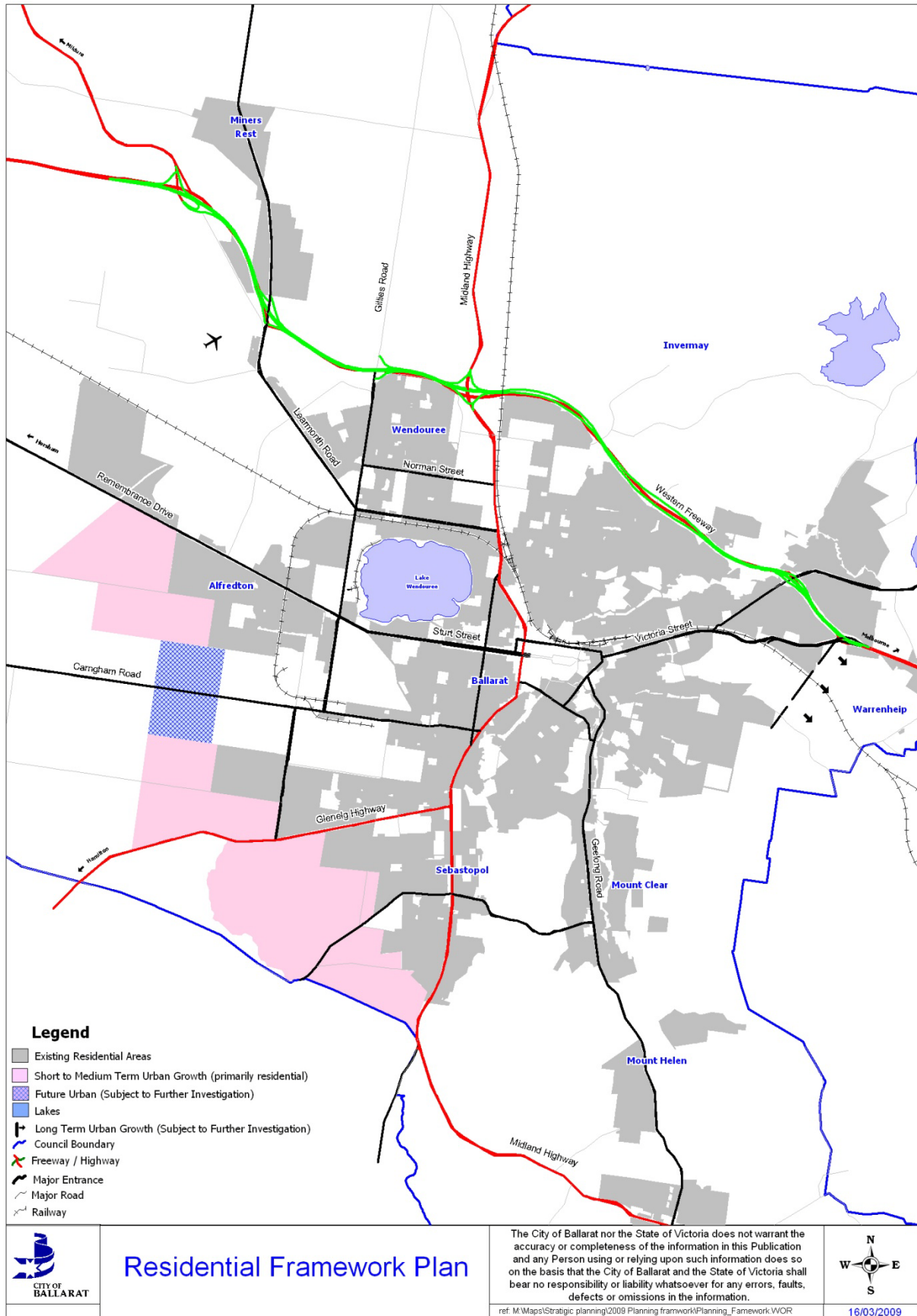
Objective 3 To promote and facilitate urban consolidation within the older, established areas of Ballarat to maximise the use of existing resources and infrastructure.

Strategy 3.1 Enable 'brownfield' development sites, which are less than 10 hectares in area and which are surrounded by residential development, to be redeveloped for housing without the need for a residential land supply/demand analysis.

Strategy 3.2 Promote residential development in areas with good access to major areas of commercial activity, other residential development and leisure and recreation activities.

Strategy 3.3 Protect the integrity of historic streetscapes from the intrusion of out of character (medium density) housing.

Strategy 3.4 Facilitate the redevelopment of vacant upper floorspace within the Ballarat CBD for residential purposes.



21.04-3 Industry18/03/2010
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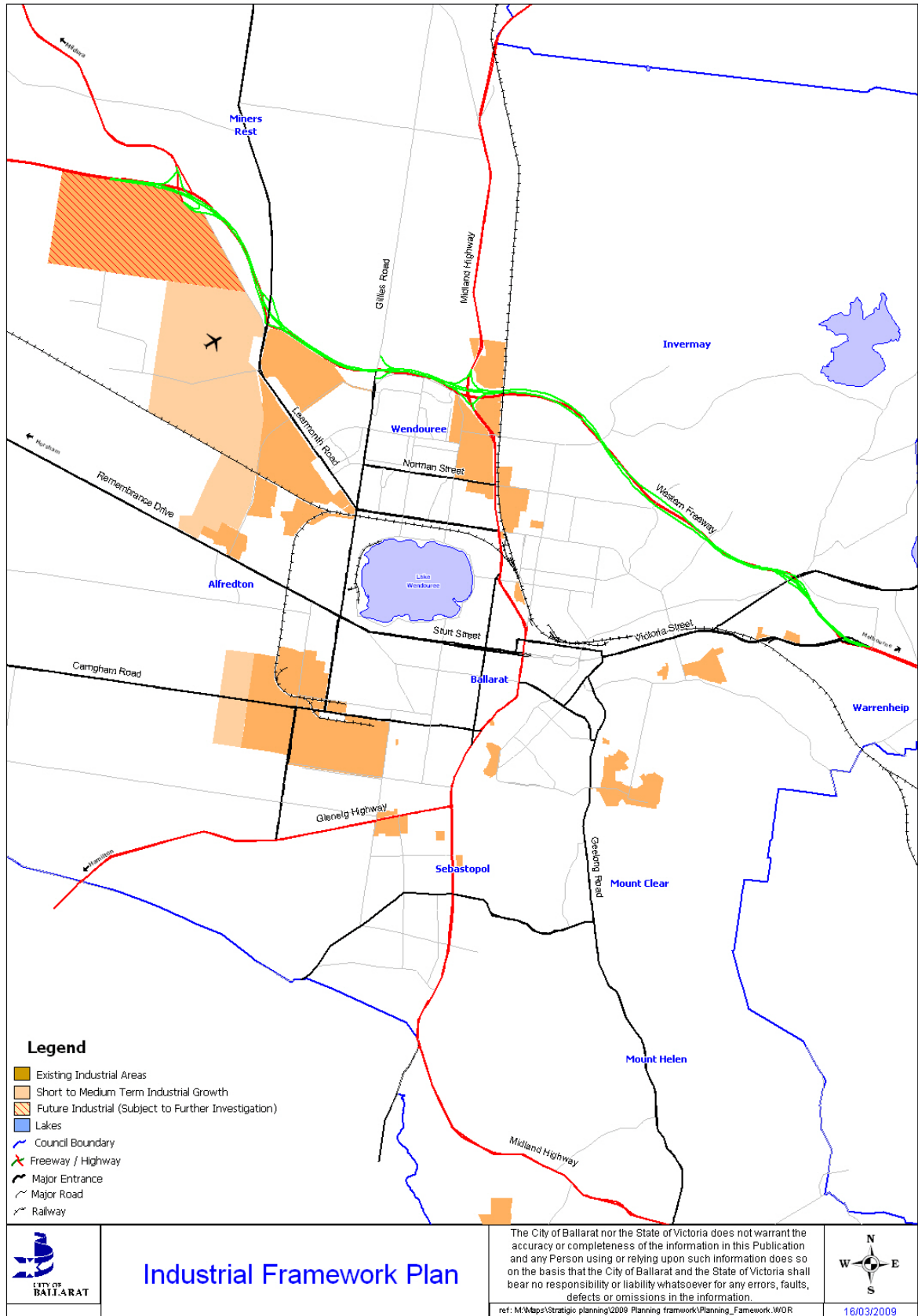
It is expected that Ballarat will experience demand for approximately 25-30 hectares of industrial land per annum, including an additional 0.6 to 1.0 hectares per annum to cater for natural growth in the market for industrial land to 2015. The current (2007) supply of relatively unconstrained industrial land in Ballarat is between 150 and 182 hectares. However, much of this land is only suitable for small to medium users on lots of up to 1-2 hectares and many of Ballarat's existing small industrial areas do not meet the needs of the market. Planning should aim to protect strategically important large industrial land holdings close to transport routes and other infrastructure to ensure the demand for larger lots can be satisfied in these locations.

Objectives and Strategies**Objective 1 To provide for industrial growth.**

- Strategy 1.1 Implement the Industrial Framework Plan included in this Clause.
- Strategy 1.2 Encourage infill development in existing industrial areas to maximise the use of existing infrastructure and services.
- Strategy 1.3 Encourage the development of new or expanded industries on existing industrially zoned land.
- Strategy 1.4 Provide larger lot sizes, in excess of 4 hectares, in the Ballarat Aerodrome and West Common Investigation Area if it is rezoned, to capitalise on the Area's excellent transport links.
- Strategy 1.5 Support growth of the manufacturing and transport and logistics sectors.
- Strategy 1.6 Encourage new industrial development to take locational advantage of the transport and distribution opportunities provided by the Western Freeway, Ballarat Aerodrome, and rail services.
- Strategy 1.7 Ensure that an adequate supply of serviced land is available in a range of locations and a variety of lot sizes to meet future demand for industrial land.
- Strategy 1.8 Ensure that new industrial lots are of sufficient size, generally having a minimum area of 1,500 square metres, to accommodate their intended use.
- Strategy 1.9 Prevent the establishment of an industry which has the potential to create odour, smoke or other such emissions close to an existing industry which relies on clean air.

Objective 2 To promote the reuse and revitalisation of existing industrial areas in Delacombe.

- Strategy 2.1 Provide lot sizes between 1500 square metres and 3 hectares for small to medium sized industry in the Delacombe area.



21.04-4 Activity Centres and Commercial Development

The *Ballarat Activity Centre Strategy (2011)* establishes a vision for the planning and development of activity centres within the City of Ballarat. The vision which underpins this strategy is as follows:

A strong and diverse network of Activity Centres that provide vibrant, sustainable and accessible shopping, employment, entertainment, social and community focal points throughout the City, which meet the needs of the existing and future population of the City of Ballarat, the broader region and visitors to Ballarat.

A network of centres that reinforce the primacy of the Ballarat Central Business District and which have the potential to accommodate future growth in retail, employment, entertainment, social and community services and facilities as a consequence of future population growth, changing socio-economic characteristics, and changing retail and economic trends.

Flexibility for centres to change over time to accommodate the changing needs of their communities, with the opportunity for local communities and business groups to be involved in determining the distinctive identity which evolves for each centre.

21.04-4.1 Activity Centre Hierarchy

An Activity Centre hierarchy establishes the order (with respect to scale and importance) of one centre compared to another. The definitions identified below have been adopted and inform the hierarchy outlined in Table 1. These definitions are intended to provide a clear framework for the hierarchy of centres to allow the *Ballarat Activity Centre Strategy (2011)* to be easily applied within both an economic and a planning context. As such, wherever possible the definitions reflect those utilised in State Planning Policy.

The definitions adopted are as follows.

Principal Activity Centre

A Principal Activity Centre (i.e. Ballarat CBD) may be defined by the following:

- a very large catchment (over 200,000 people) covering several suburbs and local government areas;
- a focus for community activity, services and investment;
- the location for priority government investment and support;
- a mix of activities that generate high numbers of trips, including business, retail, services and entertainment;
- well served by multiple public transport routes; and
- the potential to grow and support intensive housing developments without conflicting with surrounding land uses.

These centres can be defined by the following uses:

- Department stores, discount department stores, mini-majors, multiple supermarkets, bulky goods retailing, regional offices, major recreational facilities, major entertainment and cultural facilities such as theatres, galleries and cinemas, wide range of small businesses, personal services, boutique retailing, professional and other commercial services, restaurants and cafes, libraries, government offices, including courts and other major community infrastructure, health services, religious and educational facilities.

Major Activity Centre

Major Activity Centres (i.e. Wendouree) may be defined by the following:

- similar characteristics to Principal Activity Centres but serve smaller catchment areas (up to 120,000 people);
- scope to accommodate ongoing investment and change in retail, office, service and residential markets;
- more mixed-use development; and
- easily accessible by multiple means of public transport.

These centres can be defined by the following uses:

- Discount department stores, more than a single supermarket, mini-majors, larger office uses, wide range of small businesses, personal services, professional and other commercial services, cafes and entertainment facilities, library and local government offices, health and community services, religious and educational facilities.

Large Neighbourhood Activity Centre

Large Neighbourhood Activity Centres (i.e. Sebastopol) may be defined by the following:

- a range of small businesses and shops;
- at least one full line supermarket and some public transport access;
- generally between 10,000sqm and 20,000 square metres of retail and commercial floor space and a catchment of over 30,000 people;
- accessible by walking and / or cycling;
- accessible by local bus services, and public transport links to one or more Principal or Major Activity Centre;
- a role as an important community focal point, close to or contain community services (schools, libraries, etc) and other facilities that benefit from good public transport; and
- higher-density housing in and around the centre.

These centres can be defined by the following uses:

- Supermarkets, wide range of small businesses, personal services, professional and other commercial services, cafes, library and local government offices, health recreation and community services, religious and educational facilities such as primary schools, medical centres, maternal health centres and multipurpose community facilities.

Neighbourhood Activity Centre

Neighbourhood Activity Centres may be defined by the following:

- centres dominated by small businesses and shops;
- offer some local food shopping convenience services;
- generally less than 10,000 square metres of retail floor space serving up to 30,000 people;
- accessible by walking and cycling;
- accessible by local bus services, and public transport links to one or more PACs or MACs;

- a role as important community focal points, ideally close to or containing community services (schools, libraries, etc) and other facilities that benefit from good public transport; and
- medium-density housing in and around the centres.

These centres can be defined by the following uses:

- Single supermarket, range of small businesses, personal services, commercial services, cafes, health recreation and community services such as medical centres, maternal health centres and multi-purpose community facilities.

Local Activity Centre

Local Activity Centres may be defined by the following:

- generally limited to between 5 and 10 premises;
- provision of a limited range of convenience retailing and local services such as take way food premises and personal services;
- easy accessible by walking and cycling;
- some limited opportunity for small business functions; and
- below 3,000sqm in floorspace, serving a catchment of under 5,000 people.

These centres can be defined by the following uses:

- A range of small businesses, personal service and small convenience food shopping, cafes, health community services such as medical centres or child care, opportunities for small business or home offices.

Bulky Goods Retail Centre

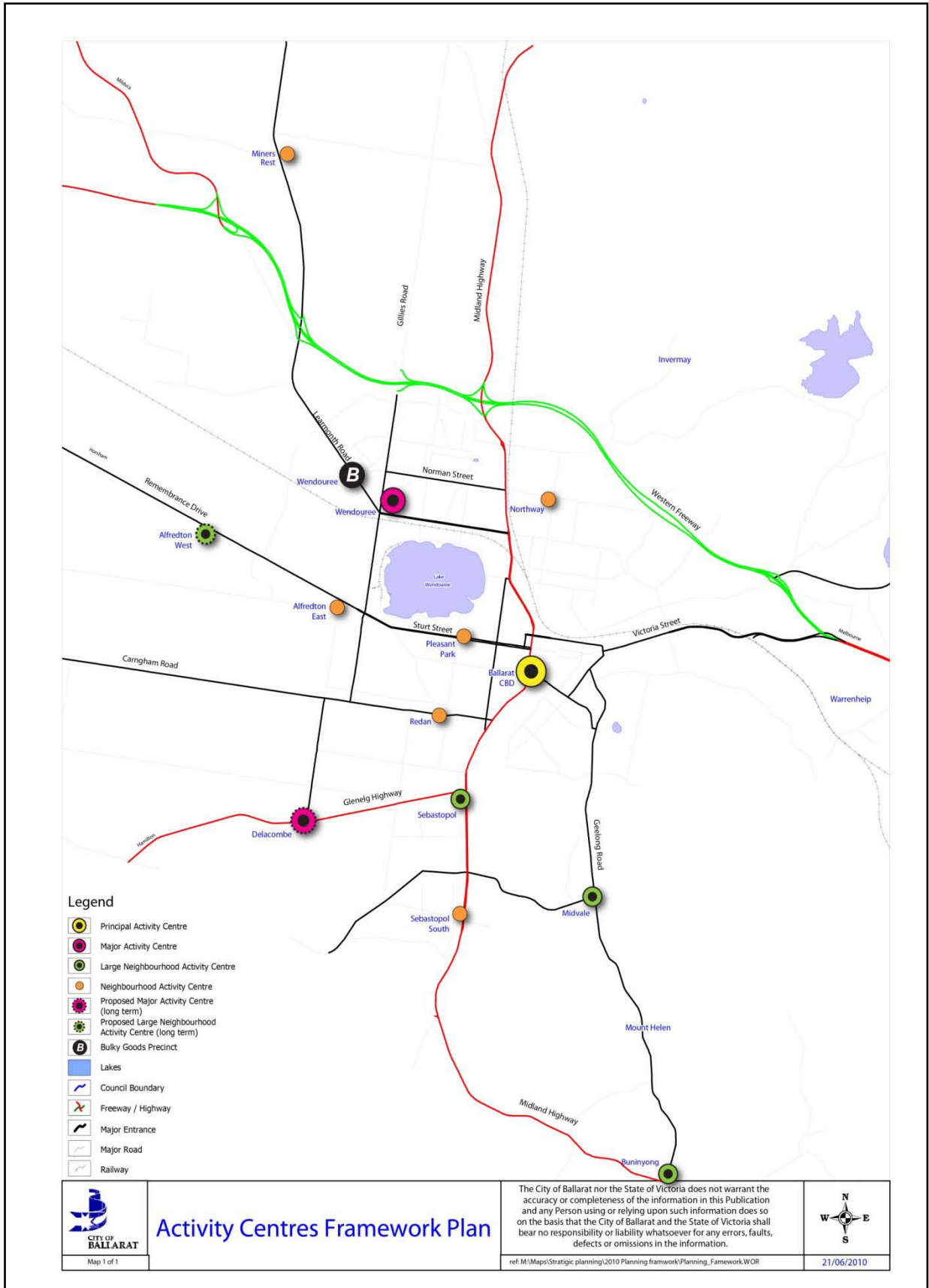
An area to the west of the Wendouree Major Activity Centre is identified as a bulky goods precinct (Wendouree West Bulky Goods precinct). This area has been identified as a separate centre in recognition of the different types of activity and movement generated by a precinct that specifically accommodates 'bulky goods' or large format retail stores, in particular the greater reliance on car based transport than would be sought within an 'activity centre'.

City of Ballarat Activity Centre Hierarchy

The activity centre hierarchy for the City of Ballarat is identified in the following table:

Table 1 to Clause 21.04-4 – Activity Centre Hierarchy

Activity Centre	Designation
Ballarat CBD	Principal Activity Centre
Wendouree	Major Activity Centre
Delacombe	<i>Proposed</i> Large Neighbourhood Activity Centre (to develop into Major Activity Centre over time)
Sebastopol (formerly Sebastopol North)	Large Neighbourhood Activity Centre
Midvale	Large Neighbourhood Activity Centre
Alfredton West	<i>Proposed</i> Neighbourhood Activity Centre (to develop into Large Neighbourhood Activity Centre over time)
Buninyong	Large Neighbourhood Activity Centre
Sebastopol South (formerly Sebastopol)	Neighbourhood Activity Centre
Redan (formerly MaxiFoods)	Neighbourhood Activity Centre
Alfredton East	Neighbourhood Activity Centre
Northway	Neighbourhood Activity Centre
Miners Rest	Neighbourhood Activity Centre
Pleasant Park	Neighbourhood Activity Centre
Wendouree Bulky Goods Centre	Bulky Goods Retail Centre



21.04-4.2 Activity Centre Objectives and Strategies

- Objective 1 To facilitate the development of a sustainable network of activity centres across the urban area of Ballarat to provide for the needs of existing and future residents.**
- Strategy 1.1 Provide an appropriate hierarchy for Activity Centres in the City of Ballarat which defines the roles and function of different types of centres and the associated requirements to service the full range of needs of the community of Ballarat and the wider region.
- Strategy 1.2 Provide clear directions to guide the future planning and development of different types of Activity Centres within the municipality.
- Strategy 1.3 Ensure that retail development in other Activity Centres within the City of Ballarat, particularly Major Activity Centres and the designated Bulky Goods Centre, support the role of the Ballarat CBD as the pre-eminent Activity Centre within Ballarat and the wider region.
- Strategy 1.4 Provide a network of Neighbourhood and Local Centres, to support the Ballarat CBD and Major Activity Centres, and which will provide for the daily and weekly shopping and social needs of the communities they serve.
- Strategy 1.5 Encourage a network of Activity Centres throughout the municipality which are highly accessible, mixed use and diverse focal points and social meeting places for the communities they serve.
- Strategy 1.6 Broaden the range of uses and activities in existing Activity Centres, to include a wider range of retail, office, entertainment and community services, and which are open over longer hours into the evening and on weekends, commensurate with the role of the centre in the hierarchy and the needs of the surrounding population.
- Strategy 1.7 Ensure that any new activity centres which are developed include a diverse range of uses and activities, consistent with the above strategies, and are not developed as ‘retail only’ centres.
- Strategy 1.8 Encourage new retail and office development to locate in existing or planned Activity Centres, except where there is a demonstrated link to existing strategic employment areas, such as hospitals or universities.
- Strategy 1.9 Discourage bulky goods retailing from occurring on industrial zoned land.
- Strategy 1.10 Only consider new retail and office development (including bulky goods retailing) outside of existing or planned Activity Centres in the following circumstances:
- Where an economic assessment clearly identifies a need for additional retail and / or office development in the area;
 - Where an economic assessment identifies that the development will not adversely impact on the role and function of other Activity Centres;
 - Where there is no opportunity to accommodate the development within, or if not within, adjacent to an existing or planned Activity Centres;
 - Where the new development meets Activity Centre principles in terms of: accessibility by public transport; walking and cycling; the mix and diversity of uses proposed; and its role as a community focal point; and
 - Where there is a clear net community benefit.
- Strategy 1.11 Identify locations for new Activity Centres that will be required to service residential growth areas in Ballarat and to provide staging plans to allow for the orderly planning and development of those centres over time.

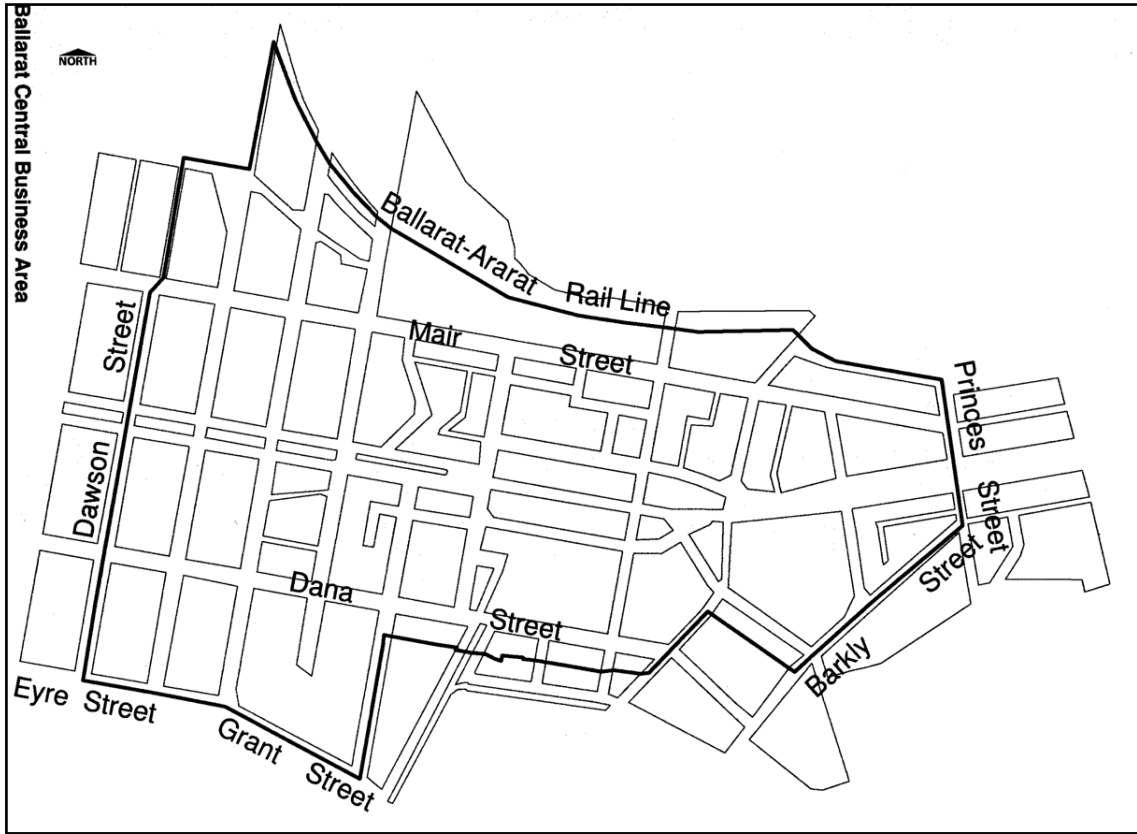
- Strategy 1.12 Ensure adequate zoned land is available in or adjacent to existing and planned Activity Centres to accommodate the expansion and development of Activity Centres (retail, commercial and social floorspace).
- Strategy 1.13 Support a diversity of retail uses and activities within Activity Centres to enhance consumer choice as well as the economic strength of centres.
- Strategy 1.14 Ensure sufficient flexibility exists to accommodate emerging trends in retailing and other uses that may be associated, within existing and planned Activity Centres where there is a net benefit to the community.
- Strategy 1.15 Develop vibrant Activity Centres with clear individual identities through branding and marketing initiatives.
- Strategy 1.16 To attract additional investment and generate increased employment in Activity Centres, work with local business networks and stakeholders through the application of planning policy and the use of non-statutory measures.
- Strategy 1.17 Ensure the design and layout of centres considers pedestrian amenity and movement.
- Strategy 1.18 Support increased residential densities in and around Activity Centres.
- Strategy 1.19 Establish a pattern and distribution of Activity Centres throughout the urban area of Ballarat and the wider municipality that enhances the sustainability of the Ballarat urban area. This is to be achieved by:
- Clustering a wide mix of diverse uses in Activity Centres to promote multi-use trips and to provide alternatives to car travel by encouraging public transport use / walking / cycling; and
 - Ensuring buildings and public spaces within Activity Centres incorporate best practice sustainability measures in terms of the design, construction and ongoing operation of buildings and spaces.
- Strategy 1.20 Require a Net Community Benefit Test to be prepared by the proponent and submitted with any request to rezone land or any planning permit for a retail use or development of 1000sqm or greater.
- Strategy 1.21 Identify the future role and function of the former Ballarat Marketplace Activity Centre and the peripheral areas of the Ballarat CBD through further strategic work.
- Strategy 1.22 Recognise the important existing commercial activity in Howitt Street and its role as an employment corridor while acknowledging it does not fit within the activity centre hierarchy.
- Strategy 1.23 Ensure uses that occur within the Howitt Street corridor should not compromise the development of either the Wendouree Major Activity Centre (to the immediate west) or Ballarat CBD to the south-east.
- Strategy 1.24 The establishment of new shops (including restricted retail) which would be better located in defined Activity Centres or Bulky Goods Retail Centre are not supported the Howitt Street corridor.
- Strategy 1.25 Avoid inappropriate restrictions on potential alterations to existing businesses in the Howitt Street corridor, by providing flexibility for development in relation to existing uses.
- Objective 2 To recognise, enhance and facilitate the function of the Ballarat CBD as the dominant, administrative, commercial, financial, cultural, recreational, tourist, and entertainment centre within the City and region.**
- Strategy 2.1 Support the Ballarat CBD as the preferred location for any new commercial floorspace within the municipality that serves the region.

- Strategy 2.2 Encourage the establishment of offices within the Ballarat CBD.
- Strategy 2.3 Promote the Ballarat CBD as a focus for specialty shopping and entertainment activities to supplement the existing regional shopping role.
- Strategy 2.4 Encourage the use of vacant upper storey floorspace within the Ballarat CBD for commercial and/or residential use.
- Strategy 2.5 Prevent the expansion of the Ballarat CBD beyond existing boundaries by maintaining the current area of Business 1 Zone within the city centre.
- Strategy 2.6 Discourage the rezoning of residential properties in such a way that would allow them to be used for office purposes.
- Strategy 2.7 Prevent ground floor floorspace in the Bridge Mall and floorspace on the south side of Sturt Street between Grenville and Dawson Streets, being taken up by non-retail uses which have low levels of personal daily interaction with the public.
- Strategy 2.8 Ensure that new development enhances the appearance and function of the Ballarat CBD.
- Strategy 2.9 Encourage the relocation of car yards out of the Ballarat CBD, particularly Mair Street, in order to create opportunities for the establishment of mid sized retailers, redevelopment of the railway precinct and the creation of additional public spaces.
- Objective 3 To facilitate the establishment of peripheral retailing and low intensity offices.**
- Strategy 3.1 Encourage bulky goods/peripheral retailing (ie. those uses which fall within the definition of Restricted Retail Premises) to locate within the Ballarat CBD and Wendouree West Bulky Goods Precinct. Additional areas may be identified through further work identified at Clause 21.04-4.3.

21.04-4.3 Further Strategic Work

- Review and map the Local Activity Centre network.
- Prepare structure plans for all Major and Large Neighbourhood Activity Centres.
- Undertake a review of all commercial areas on the periphery of the Ballarat CBD which were not addressed by the Ballarat CBD Strategy or the Ballarat Activity Centres Strategy to determine the most appropriate future role and function for these areas, including Ballarat Marketplace.
- Undertake investigations as to the best use of the land along Howitt Street between the Wendouree Major Activity Centre and Doveton Street North.
- Review the extent of the Mixed Use Zone as applied to the Miners Rest Activity Centre.
- Develop a monitoring and review process for the development of Activity Centres within Ballarat.
- Complete Precinct Structure Planning for the Ballarat West Growth Areas including the Delacombe Activity Centres.

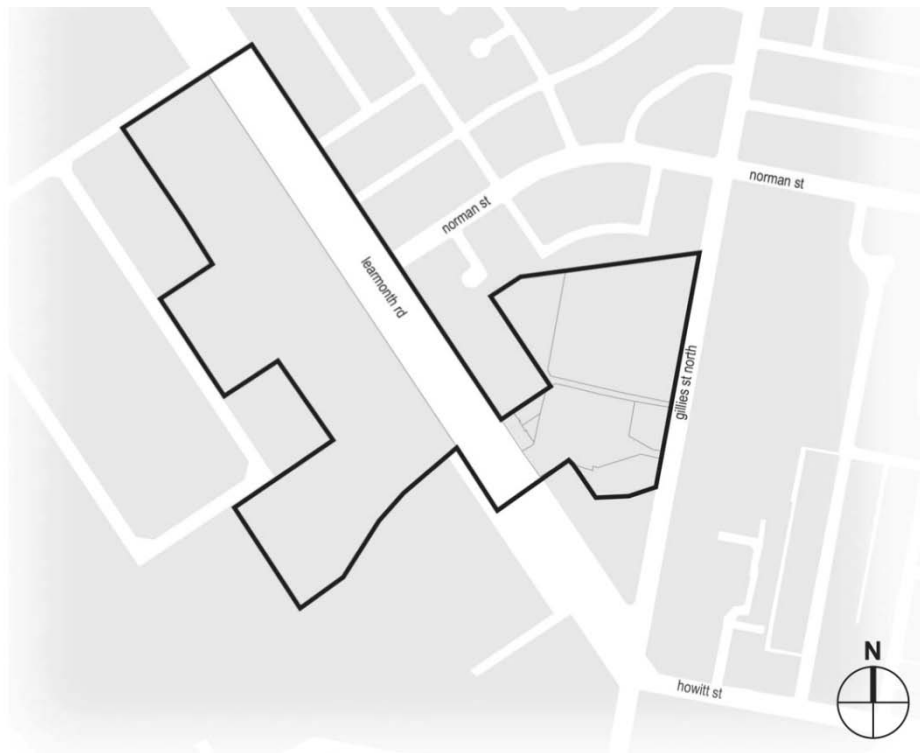
Map 1 to Clause 21.04-4 – Ballarat CBD



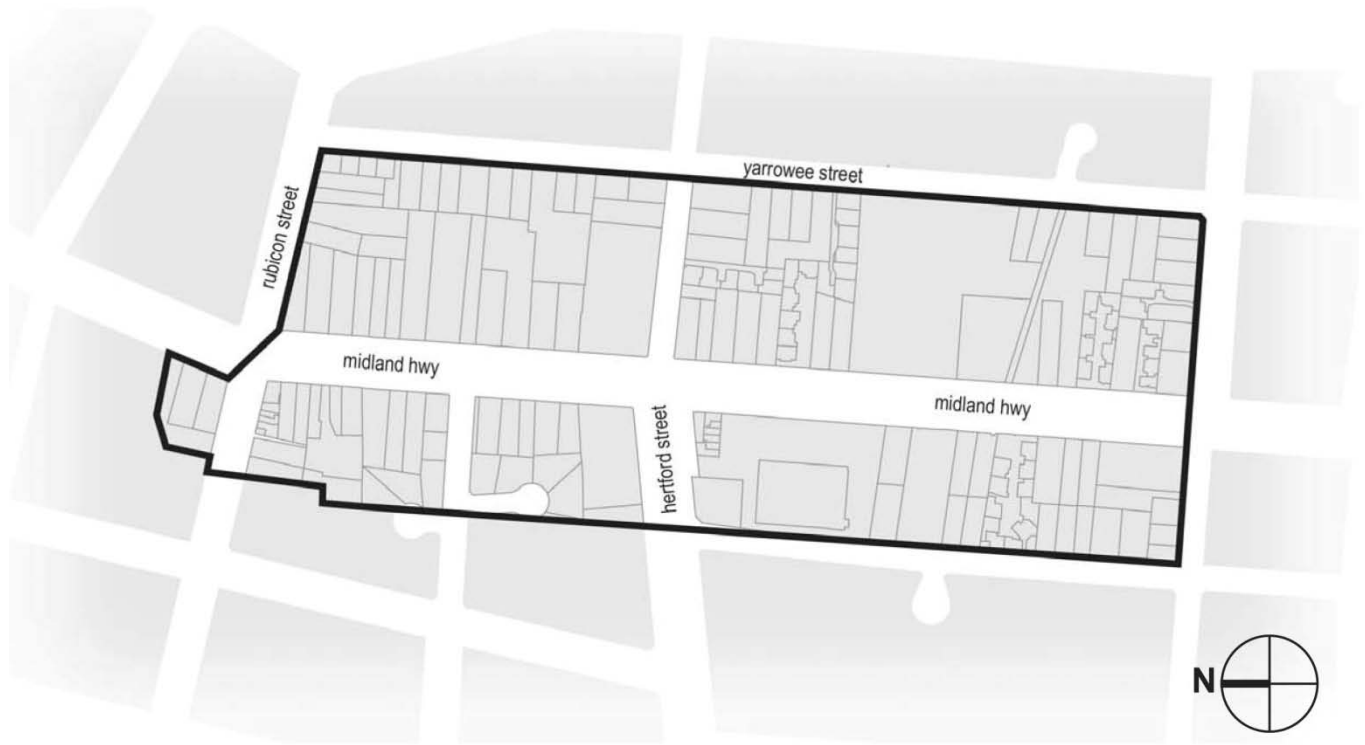
Map 2 to Clause 21.04-4 – Wendouree Major Activity Centre



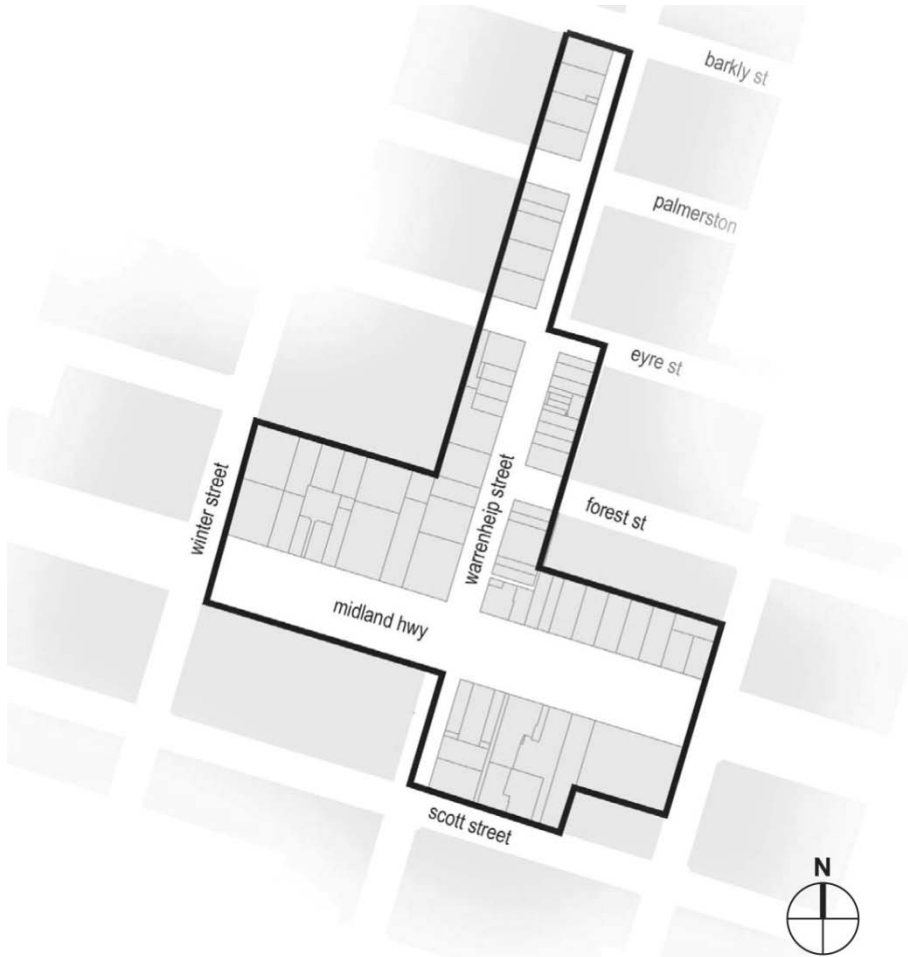
Map 3 to Clause 21.04-4 Wendouree Bulky Goods Retail Centre



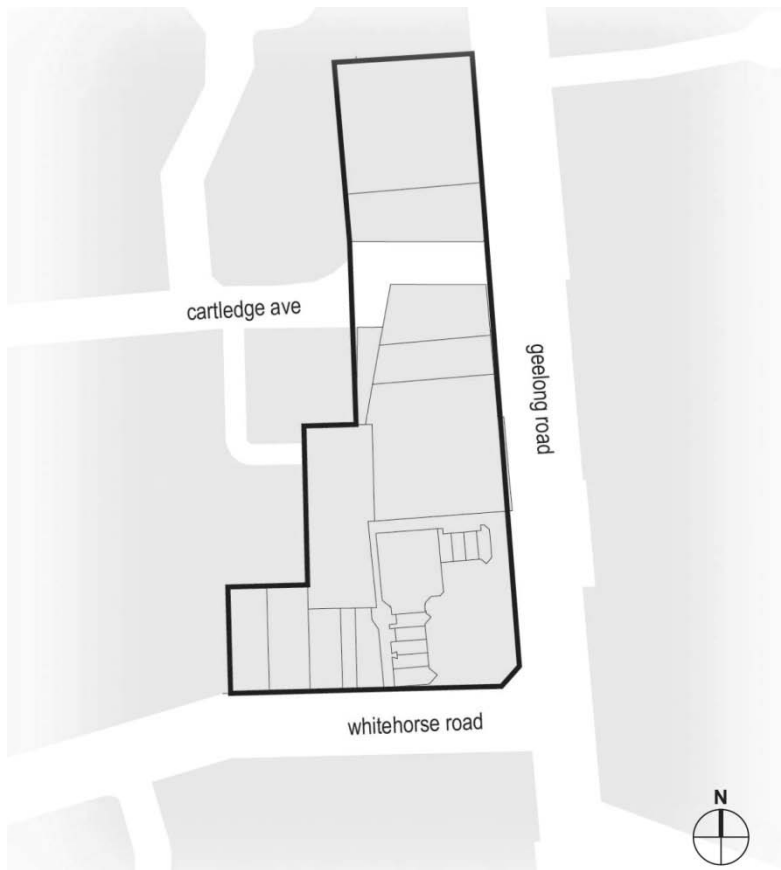
Map 4 to Clause 21.04-4 – Sebastopol Large Neighbourhood Activity Centre



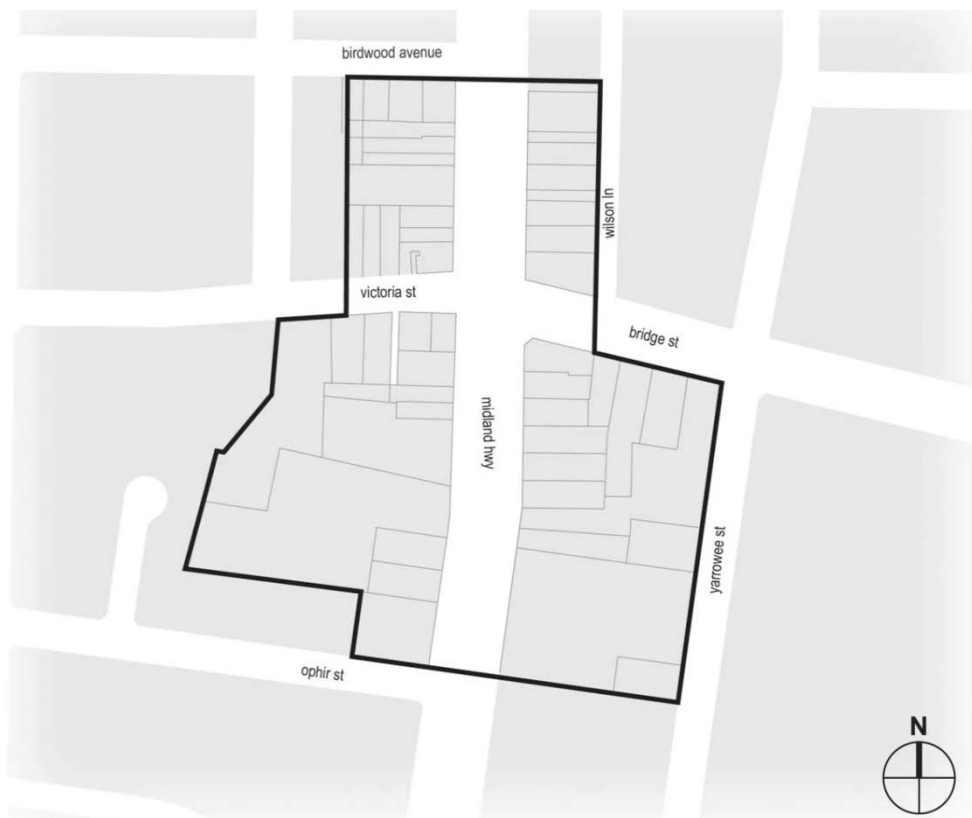
Map 5 to Clause 21.04-5 – Buninyong Large Neighbourhood Activity Centre



Map 5 to Clause 21.04-6 – Midvale Neighbourhood Activity Centre



Map 6 to Clause 21.04-4 – Sebastopol South Neighbourhood Activity Centre



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The provision of a quality healthcare system is essential to the physical and mental well-being of Ballarat's and the wider region's population. Ballarat has a thriving health services industry focused on the Ballarat Base and St John of God hospitals. The industry is Ballarat's largest employer as well as being a significant regional provider of a range of quality health and medical facilities, with the majority of these medical and health services, including the two hospitals, located to the north west of the Ballarat CBD. Demand for medical services in Ballarat's catchment is expected to increase due to population growth and ageing, and improvements in medical technology. Therefore, it is essential that planning issues do not compromise the long-term growth of the health care sector.

Objectives and Strategies**Objective 1 To facilitate the continued development of the health care sector.**

- Strategy 1.1 Encourage medical centres and allied health professionals that provide a local or general service to locate within the community they serve, preferably within a non residential zone.
- Strategy 1.2 Provide for other medical centre uses in the community either in neighbourhood centres or on corner sites in residential areas with access to a road in a Road Zone.
- Strategy 1.3 Promote the Mair Street Medical Precinct as the preferred location for specialist medical centre uses and other allied health professionals.

21.04-6
18/03/2010
C137**21.04-6 Tourism**

Ballarat has a strong tourism industry that has been built around major attractions such as Sovereign Hill, Lake Wendouree and the Botanic Gardens, the Art Gallery of Ballarat, Her Majesty's Theatre and the Ballarat Wildlife and Reptile Park. The city's fine architectural heritage and the Eureka story are also major attractors, as are food and wine. Tourism is an industry that, either directly or indirectly, stimulates growth and prosperity among a range of other sectors. With its proximity to Melbourne, Ballarat is a significant attractor of day trippers. A day trip that turns into an overnight stay increases spending and therefore the economic benefits of tourism. Council's tourism strategies are therefore focused on increasing the number of visitors and in particular the number of overnight stays.

Objectives and Strategies**Objective 1 To create prosperity through the development of the tourism sector.**

- Strategy 1.1 Encourage the use and development of land for purposes that will encourage visitors to increase their length of stay within Ballarat while protecting the amenity of adjoining residential or other sensitive uses.
- Strategy 1.2 Encourage the use and development of land to the east of Sovereign Hill fronting Main Road, for tourism related purposes.
- Strategy 1.3 Encourage the use of land abutting the Western Highway within the vicinity of Woodmans Hill for tourism related purposes.
- Strategy 1.4 Support the use and development of land abutting the Buninyong-Sebastopol Road for tourism related purposes that are complementary to the rural residential use and character of the surrounding area.
- Strategy 1.5 Encourage the use of land within the Ballarat Railway Precinct for tourism related purposes.
- Strategy 1.6 Preserve Ballarat's architectural heritage in recognition of its role as a significant tourist attractor.

- Strategy 1.7 Encourage the development of Buninyong Activity Centre as a key tourist destination and encourage tourism related development in keeping with the town's heritage character.

21.04-7
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Information Technology

Telecommunications and other higher technology industries are playing and will continue to play a key role in creating a prosperous city. The City of Ballarat is committed to providing support for high technology industry and research and the installation of telecommunications infrastructure.

Objectives and Strategies

Objective 1 To create prosperity through the development of the information technology sector.

Strategy 1.1 Maintain the Ballarat Technology park as a location for the establishment of new information, communication and other higher technology based industry by restricting the establishment of other forms of industry within the precinct.

Strategy 1.2 Support expansion of the Ballarat Technology Park in accordance with the Canadian Valley Outline Development Plan – Overall Framework Plan and the Strategies included in Clause 21.08-4.

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Rural Residential

Rural Residential development offers a form of lifestyle which has become very popular. Analysis undertaken in 2000 showed there to be approximately 20 years supply if land zoned for rural residential purposes and suitable for development was used to its maximum potential. Existing rural residential areas are concentrated around the Buninyong/Magpie area south of Ballarat and Invermay to the north. Opportunities for further rural residential development in these areas are limited. When inappropriately located, this form of development can create significant environmental problems. Council seeks to provide for the continuing availability of land for rural residential development in a manner which reduces the associated environmental risks, particularly risks that are associated with a lack of infrastructure services or areas of poor land capability.

Objectives and Strategies

Objective 1 To provide for rural residential living in appropriate locations having regard to land capability, locational suitability, existing and likely future demand/supply, and the efficient use and economic provision of necessary services and infrastructure.

Strategy 1.1 Discourage increasing the supply of rural residential land beyond 10 years.

Strategy 1.2 Ensure that rural residential development does not preclude opportunities to accommodate the long-term growth of the Ballarat urban area.

Strategy 1.3 Promote the consolidation of appropriate rural residential areas already committed to small lot development.

Strategy 1.4 Concentrate rural residential land in areas with marginal agricultural or natural biodiversity values.

Strategy 1.5 Maintain low-density forms of development between Mount Clear and Mount Helen and between Mount Helen and Buninyong.

21.04-9**Agriculture**18/03/2010
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The bulk of the City's land area is used for agricultural purposes and contains some highly productive soil types. It is vital that land continue to be available for agricultural purposes to support food production for domestic consumption and export to overseas markets. Land used for agricultural purposes is often placed under threat by competing land uses, particularly rural residential and residential land use. In addition, primary producers on the urban fringe contend with problems caused by urban neighbours, e.g. dog problems.

Objectives and Strategies

Objective 1 To manage and maintain agricultural land resources in a sustainable manner

Strategy 1.1 Encourage sustainable farm management practices having regard to land capability, sustainability and the conservation of soil, water and vegetation resources.

Objective 2 To support agriculture as an important element of the City's economy and employment base.

Strategy 2.1 Provide for the construction of dwellings in rural areas only where it can be shown that the development will result in improved agricultural productivity.

Strategy 2.2 Support the subdivision and consolidation of land in rural areas where such action will result in improved agricultural productivity.

Strategy 2.3 Retain the resource of agricultural land in productive units and discourage the fragmentation of land.

Strategy 2.4 Provide for agricultural value adding industries within the City in locations where appropriate services are available.

Strategy 2.5 Encourage food, fibre and timber processing.

Objective 3 To ensure that high and very high quality agricultural land remains available for agricultural production.

Strategy 3.1 Prevent rural residential and other inappropriate development within high quality and very high quality agricultural areas.

Strategy 3.2 Prevent the encroachment of urban land use and development into areas of high quality and very high quality agricultural land.

21.04-10**Mining**18/03/2010
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Council supports the continued growth of mineral and stone mining activities throughout the City, recognising that such activities have the potential to make a significant contribution to the economy of the City and surrounding region and that mineral and stone reserves represent an important State resource. Council will also work with mining and extractive industry companies to ensure that mining is undertaken in a manner that will cause the least disruption to established communities and the natural environment.

Objectives and Strategies

Objective 1 To create prosperity through the continued growth of the mining sector.

Strategy 1.1 Ensure that mining and quarrying activities are conducted in a manner that minimises any potential detrimental impacts on the environment.

- Strategy 1.1 Ensure that mining and quarrying activities in proximity to existing residential areas have no detrimental impact on the existing residents or the future residential development of the area.
- Strategy 1.2 Ensure that mining and stone extraction meet accepted environmental standards.

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Racing Industry

The thoroughbred, harness and greyhound industries have had a long association with the City and provide significant employment and leisure opportunities for residents and visitors. Dowling Forest racecourse is located on a 250 hectare site and is one of five major training centres in the state developed by Racing Victoria. The harness racing industry is based at Bray Raceway in Redan.

Objectives and Strategies

Objective 1 To create prosperity through the development of the racing industry.

- Strategy 1.1 Discourage land use and development within the vicinity of Dowling Forest Racecourse that will restrict its use and development for racing purposes.
- Strategy 1.2 Encourage the establishment of land uses associated with the horse racing industry within proximity to Dowling Forest Racecourse.

21.04-12
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Forestry and Timber Production

Forestry and timber production are uses which should be encouraged in non-urban areas of the municipality, regardless of agricultural quality, provided the “Code of Forest Practices” is adhered to and good management principles are implemented.

Objectives and Strategies

Objective 1 To encourage appropriate forestry and timber production activities.

- Strategy 1.1 Provide opportunities for hardwood and softwood production on both public and private land.
- Strategy 1.2 Encourage responsible maintenance and harvesting of all private and public plantations.
- Strategy 1.3 Protect significant non-timber values of public land, including water production, landscape, conservation and apiculture values.
- Strategy 1.4 Ensure that forestry activities are conducted in a manner that is environmentally sensitive and provides the greatest long term, sustainable benefit to the community.
- Strategy 1.5 Encourage additional secondary industries to the City that are based on timber utilisation.
- Strategy 1.6 Require plantation operators to be responsible for repairing damage to public roads they use during harvesting periods.
- Strategy 1.7 Discourage forestry and timber production in areas of high environmental value, including areas of remnant native vegetation.

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The Land Use objectives and strategies will be implemented by the following actions.

Zones and Overlays

- Apply appropriate zones and overlays.
- Apply the Business 1 Zone to preferred sites for new neighbourhood centres within new urban growth areas.

Policy and Exercise of Discretion

- Apply the Non Residential Uses in Residential Areas policy (Clause 22.01) to all applications for non residential uses in the Residential 1 Zone.
- Apply the Industry policy (Clause 22.02) to all land in the Industrial 1 and Industrial 3 Zones and/or the use and development of land for industrial purposes.
- Apply the Mt Helen Technology Park policy (Clause 22.03) to the Mt Helen Technology Park.
- Assess new development within the Canadian Valley (Mount Clear, Mount Helen and Buninyong), Miners Rest, and Brown Hill against the Outline Development Plans for these areas.
- Apply the Ballarat Advertising Sign Guidelines.
- Apply the Recreation Strategy when making decisions on recreation related issues.
- Apply the Open Space Strategy to determine the need for open space within urban Ballarat.
- Require the creation of open space within new residential subdivisions in areas where an identified open space deficiency exists, as a permit condition.
- Require a monetary contribution toward the maintenance and improvement of existing open space as a condition of the approval of new residential subdivisions in areas where the existing supply of open space meets community needs.
- Require applications for planning approval to subdivide or develop land within the Rural Living and Low Density Residential Zones, where reticulated sewerage is unavailable, to include evidence to show that all effluent can be treated and disposed of on site in accordance with the Guidelines for Environmental Management - Septic Tanks Code of Practice, Publication 891, Environment Protection Authority, March 2003.
- Consider the adequacy of car parking arrangements, the proposed hours of operation and the impacts on adjoining residential land uses when assessing applications for medical centres.

Other Actions

- Encourage the commercial use of footpaths in a manner which does not compromise pedestrian access by ensuring that, where such use occurs, an adequate section of the footpath remains unobstructed by outdoor furniture and related items.
- Dispose of surplus open space in order to fund the further development of existing open space.
- Consider the changing population base and changing concepts of work and leisure when planning for new sporting and recreation facilities and programs.
- Work in partnership with the Department of Sustainability and Environment and the Department of Primary Industries to develop and implement a strategy for sustainable agricultural production.

- Work in partnership with Catchment Management Authorities to implement their Catchment Management Strategies in relation to agricultural land resources.
- Promote Ballarat as a location for the establishment of high technology industry.
- Work with education facility providers to plan for the provision of new facilities and the expansion of existing education facilities.
- Assist the Ballarat Base Hospital and St John of God Hospital to develop master plans and encourage the provision of further car parking and other medical suites for their sites.
- Develop and implement management and master plans for key areas of open space, e.g. Lake Wendouree, Victoria Park, Yarrowee River and tributaries, high conservation roadsides, Sturt Street, Victoria Street, Eureka Stockade Reserve and Ballarat Botanical Gardens.
- Identify and purchase land to complete paths and trails along linear reserves.