

11.01
31/07/2018
VC148

VICTORIA

11.01-1S

02/09/2025
VC283

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.

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.

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- 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:

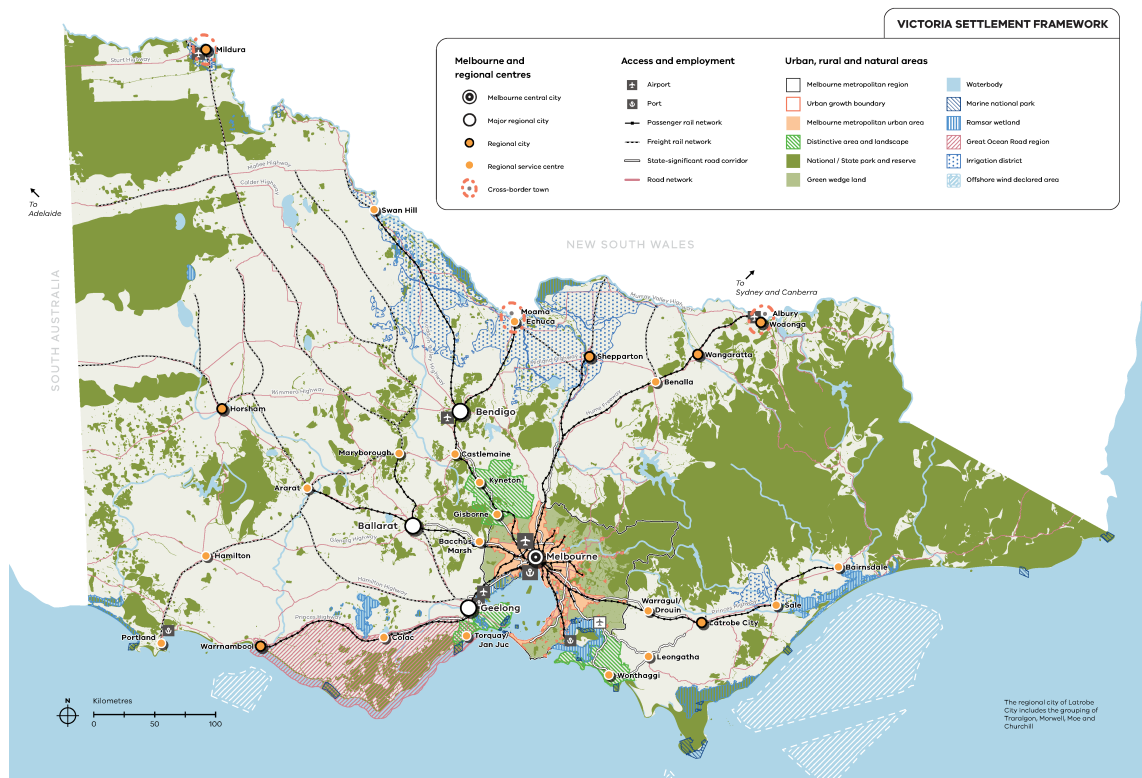
- Any settlement boundary identified in a document incorporated into this planning scheme.

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.

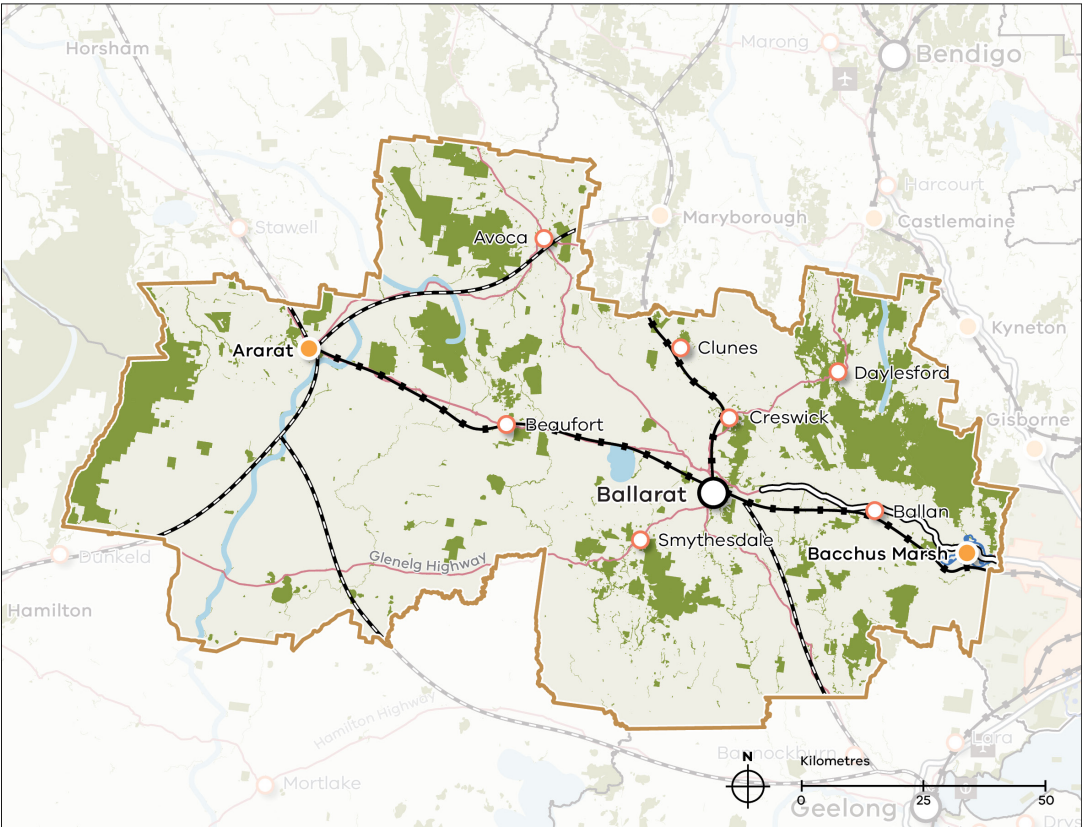
Provide local and sub-regional services at Avoca, Ballan, Beaufort, Clunes, Creswick, Daylesford and Smythesdale to support ongoing growth, particularly closer to Melbourne and Ballarat where towns will provide a key opportunity to target growth pressure.

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	Access and employment	Urban, rural and natural areas
Major regional city	Passenger rail network	Central Highlands region
Regional service centre	Freight rail network	National / State park and reserve
District town	State-significant road corridor	Waterbody
	Road network	Irrigation district

11.01-1L-01 Settlement in Moorabool

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Strategies

Direct the majority of the population and employment growth to Bacchus Marsh with supporting growth in Ballan.

Consolidate established urban areas by supporting infill development of land zoned for urban purposes.

Limit urban development where it is likely to impact on highly productive agricultural land, environmental values and the long-term sustainability of natural resources.

Direct rural residential and rural living development to strategic growth areas where they will not impact on agricultural and horticultural production.

Discourage development in settlements where reticulated sewerage systems are not available and onsite treatment of effluent cannot be provided.

Policy guidelines

Consider as relevant:

- The existing and proposed infrastructure capacity of designated towns when planning and managing urban growth.

11.01-1L-02 Bacchus Marsh

09/02/2023
C100moor

Policy application

This policy applies to the land identified on the Bacchus Marsh Urban Growth Framework Plan to this clause.

Strategies

Contain short term residential development within the existing urban areas and existing greenfield residential development areas.

Encourage residential growth within Merrimu and Parwan Station where it would facilitate the provision of an Eastern Link Road.

Encourage residential growth including community facilities/amenities within Hopetoun Park where it would facilitate improved connectivity between Hopetoun Park and the Western Freeway, to and from the west.

Ensure development is located and designed to respond to the effect of natural hazards such as fire or flood.

Encourage the form and design of infill development to be walkable and provide responsive neighbourhood design to assist in creating pedestrian scale environments.

Protect the Bacchus Marsh irrigated horticultural land from residential encroachment and encourage appropriate interface treatments (such as through a transition in densities, separation and landscaping) in development abutting these areas.

Ensure that a clear separation between urban development and farming activities is retained.

Prioritise the development of housing in locations that are easily accessible to activity centres and public transport.

In Minimal Residential Growth Areas:

- Encourage future residential development to predominantly comprise of detached dwellings, generally of a modest scale.
- Support dual occupancies of one to two storeys only where the preferred character is not compromised.

In Natural Residential Growth Areas:

- Allow for modest housing growth and a variety of housing typologies while maintaining detached houses as a dominant housing type.
- Support low scale, medium density housing and alternative housing typologies (such as co-housing, retirement villages, aged care) in areas that are accessible to public transport, activity centres and open space.
- Encourage well designed infill development, including multi-unit developments, that complements the preferred character of the area.

In Increased Residential Growth Areas:

- Provide for housing growth with increased densities.
- Provide housing generally in the form of townhouse and multi-dwelling developments with opportunities for apartments and alternative forms of housing (cohousing, aged care, retirement villages, etc.).

In Greenfield Residential Growth Areas:

- Provide a diverse range of lot sizes that will be capable of accommodating a range of housing typologies.

Encourage development of existing agricultural land south of Main Street and south of the Werribee River for a variety of dwelling types that are sensitively designed to respond to the site context.

Manage built form impacts on escarpments, slopes and other significant landscape features within key views and vistas from the Western Freeway.

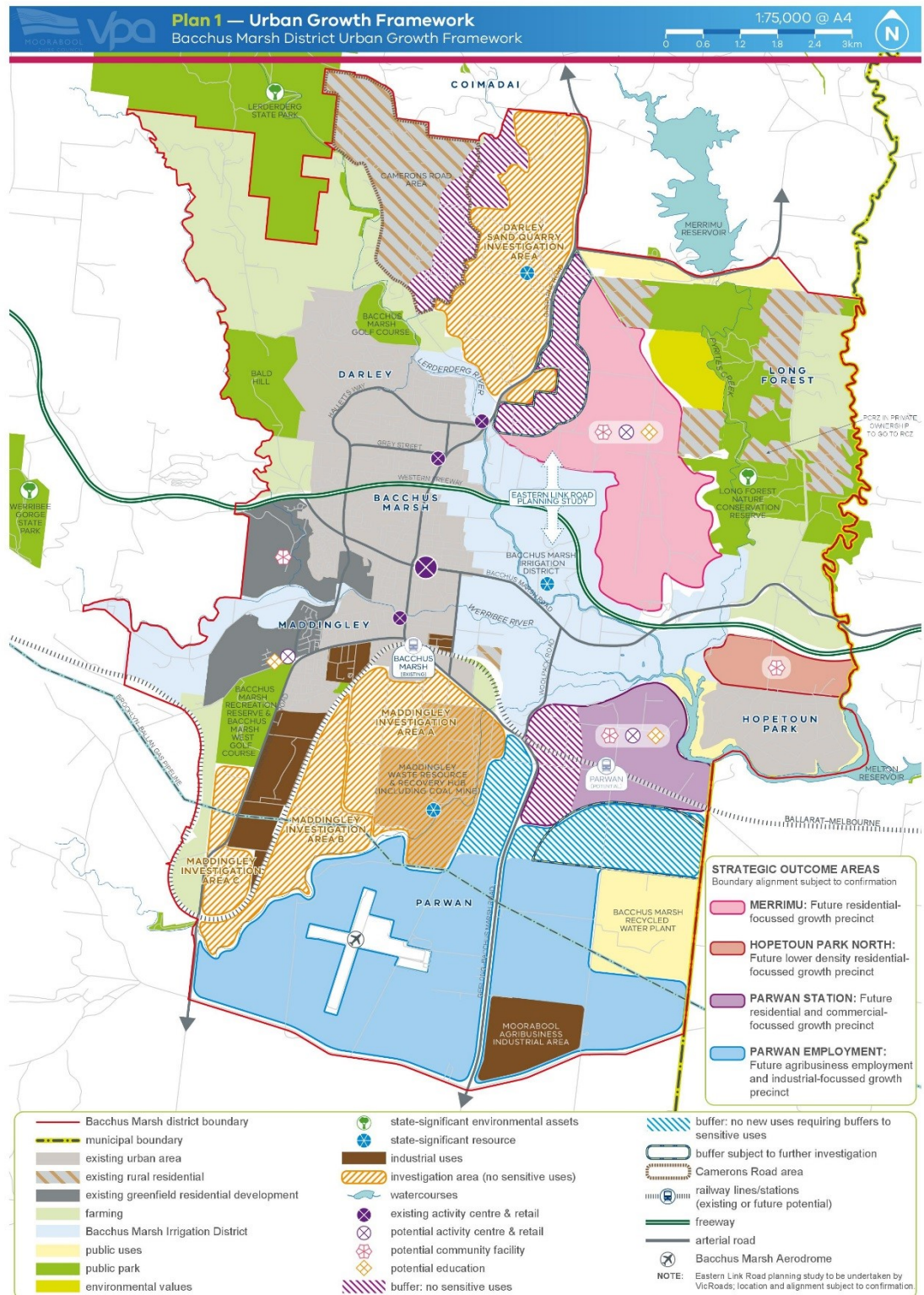
Encourage subdivision design that provides for diverse streetscapes, strong connectivity and public spaces while retaining the valued characteristics of Bacchus Marsh including its open feel and rural landscape character.

Policy documents

Consider as relevant:

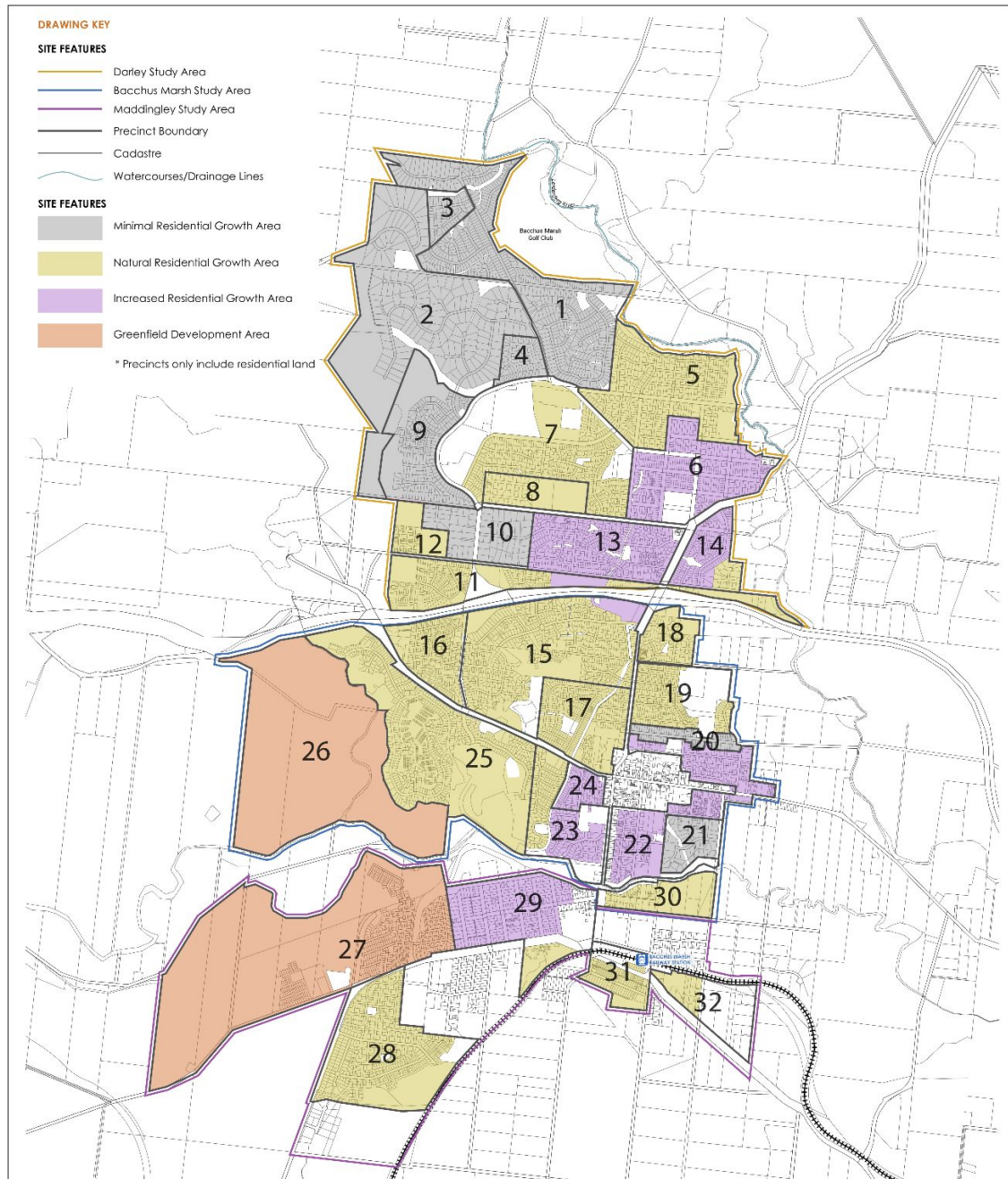
- *Housing Bacchus Marsh to 2041* (Mesh, 2018).
- *Council's Community Infrastructure Framework* (Moorabool Shire Council).
- *Bacchus Marsh Urban Growth Framework Plan* (Victorian Planning Authority, Moorabool Shire Council, 2018)

Bacchus Marsh Urban Growth Framework Plan



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Bacchus Marsh Residential Settlement Framework Plan





This policy applies to the land identified on the Ballan Framework Plan to this clause.

Strategies

General

Retain a clear separation between urban development and farming activities.

Emphasise the country feel of the town by creating 'gateways' including:

- Larger residential allotments along the key approaches into town.
- Generous front and side setbacks for dwellings.
- Predominantly low, open-style fencing.
- Retained and enhanced vegetation.

Create a path network that facilitates walking and cycling to the train station, the town core, open space and other key destinations within the town.

Encourage the retention of all water courses in growth precincts and set back development to provide sufficient buffers to minimise any detrimental impacts to them.

Facilitate the creation of public land reserves along the Werribee River adjacent to new developments.

Encourage improvements to the Werribee River's ecology and amenity through revegetation and landscaping.

Residential development

Confine residential development to within the township boundary to enhance the town's sense of place.

Ensure residential rezoning proposals, master/development plans, and subdivisions respond to Ballan's character and sense of place, including by:

- Providing diverse streetscapes.
- Providing strong connectivity to the town centre core, public spaces and key destinations, including improved pedestrian and cycling links.
- Retaining the valued characteristics of Ballan.
- Reinforcing the character of tree lined streets.
- Applying zoning controls to manage interfaces with rural land, waterways and the Western Freeway.
- Designing new road alignments to respond to natural topography, capture key views, and where possible, retain existing mature vegetation through deviations, deflections or localised road widening.
- Providing open spaces and places in Ballan's growth precincts that respond to natural features such as existing vegetation, topographical features and other natural landscape character elements.
- Providing a diverse range of lot sizes in growth precincts.

Provide path networks in new development that:

- Integrate with existing or planned open space networks.

- Include pathways within the open spaces.
- Connect to existing and planned external networks.

In Minimal Growth Areas:

- Encourage low density housing types, generally in the form of detached housing.
- Support dual occupancies only on sites that do not compromise the preferred neighbourhood character.
- Ensure development conserves and enhances attributes that contribute to the environmental significance, heritage values and the preferred neighbourhood character of the precinct.
- Encourages dwellings to be set back from all boundaries to accommodate landscaping and to maintain a sense of openness.
- Encourage dwellings to be designed in accordance with the predominant building height of the street.

In Natural Growth Areas:

- Encourage low scale medium density housing and alternative housing typologies (such as co-housing, retirement villages and aged care) on lots that are accessible to public transport, the town centre core and open space.
- Discourage boundary to boundary development.
- Encourage dwellings that are consistent with the predominant building height of the street and complement the preferred character of the area.

In Greenfield Growth Areas:

- Avoid interim subdivision of land prior to rezoning to minimise further fragmentation and maintain growth potential.
- Design development to responds to topography, landscape, vegetation, and natural features.
- Provide passive open space within a walkable catchment as part of future subdivision.
- Encourage a diversity of lot sizes and housing choices.

~~Town-centre-~~

~~Support the growth of existing and the establishment of new higher order education and health related uses.—~~

~~Encourage the expansion of existing health facilities to occur in proximity to existing services and facilities.~~

~~Enhance the commercial centre streetscape as well as wider pedestrian movement, signs and landscaping.—~~

Industrial precinct

Maintain the extent of existing industrial zoning to the south-east of the town, and only rezone land for industrial expansion in response to low vacancy and demonstrable demand.

Encourage Direct industrial uses to locate with within the industrial precinct.

Support the establishment of a range of industrial uses, scaled in accordance with the subsidiary role of Ballan within the broader region.

Policy guidelines

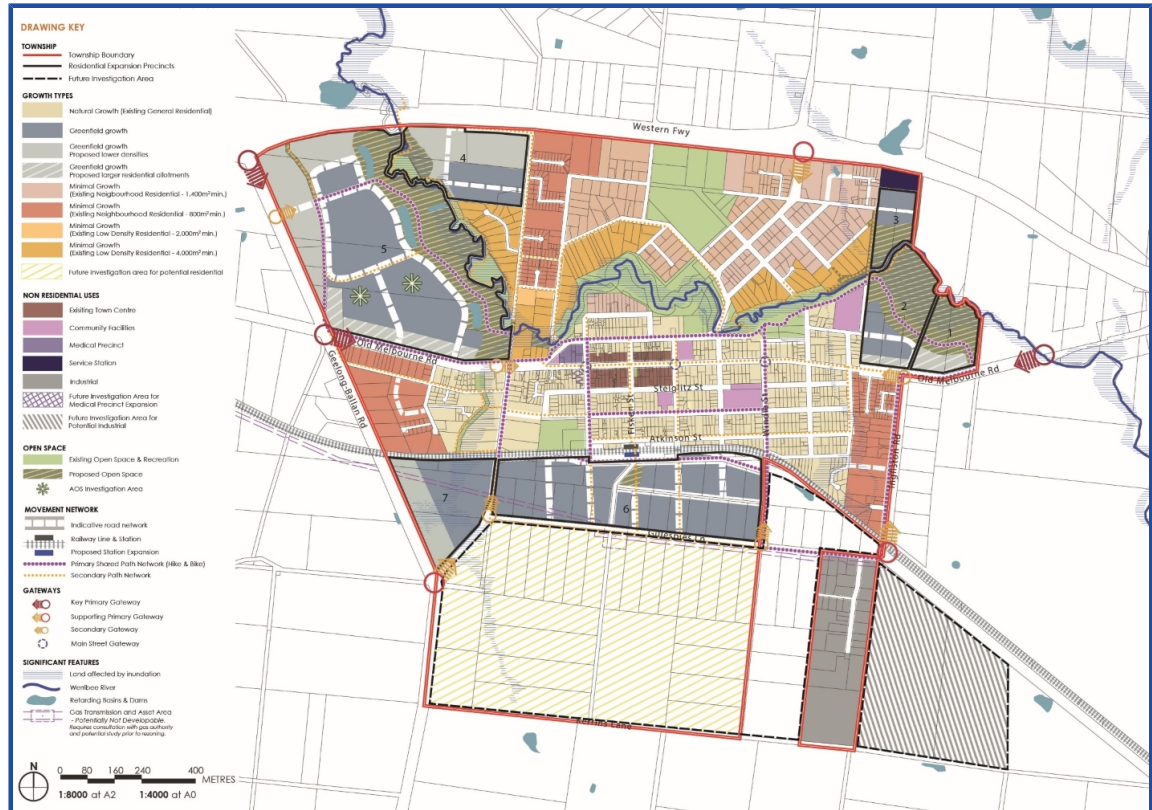
Consider as relevant:

- Maintaining a township boundary until land supply approaches 15 years.

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- Ensuring land use and development responds to flood risk and drainage, buffers to the industrial land, transport connectivity requirements, the interface with the railway corridor, the high pressure gas pipeline, and availability and capacity of water supply and sewerage infrastructure.
- Providing passive open space within a 400 metre walkable catchment.

Ballan Framework Plan



11.01-1L-04 Small towns and settlements

09/02/2023
C100moor

Strategies

Plan for population growth, service delivery and investment on a cluster basis, rather than a town specific basis, having regard to the social and economic linkages between towns.

Direct growth to Gordon, Bungaree, Wallace, Dunnstown and Myrniong.

Restrict residential development to within existing urban areas of the Shire's other small towns and settlements.

Support the consolidation of vacant lots in Blackwood where it enables limited new development or more appropriately sized lots.

Support the consolidation of vacant lots in Elaine where it supports housing.

Encourage alternative uses of the dairy complex, community hall and Masonic Temple in Wallace, such as for community markets or pop up stores.

Enhance local and visitor amenity in Greendale, such as improved signage, landscaping and pedestrian path networks, especially around the hotel and oval site.

Enhance the amenity of Myrniong by improving pedestrian access to key facilities, and by encouraging better landscaping integration between the old and new parts of Myrniong.

Limit the expansion of small towns and settlements where extreme bushfire risk, isolation and other serious constraints make expansion impracticable.

Protect Declared Water Supply Catchments and facilitate growth by supporting the development of reticulated sewerage and water systems in the identified growth settlements.

Facilitate improvements to the public realm including landscaping, signage, and other infrastructure.

Facilitate the efficient use of community infrastructure, including the sharing of existing facilities and resources within small town clusters.

Facilitate the provision of utilities (including natural gas) to small towns.

Gordon strategies

Facilitate walkable catchments in Gordon with access to community facilities, shops and public transport.

Promote infill development to contain urban growth.

Protect urban and landscape elements that contribute to the town's village and rural character including view lines, windbreak planting, large freestanding native trees and areas of bushland that adjoin the township.

Encourage development in the township that respond to bushfire risk in a manner that minimises loss of the environmental values of the surrounding landscape.

Provide for the development of a linked series of parks and designated pedestrian and cycle pathway system to serve township and local needs.

Policy document

Consider as relevant:

- *Moorabool Small Towns and Settlements Strategy* (Moorabool Shire Council, 2016).