

Reformed Residential Zones – Key Information

March 2014

- The State Government has developed reformed residential planning zones for Victoria which must be implemented in Ballarat by 1 July 2014.
- All land currently zoned Residential 1 Zone in Ballarat will convert to the new General Residential Zone, Residential Growth Zone, or Neighbourhood Residential Zone.
- Council plan to implement the zones in two stages:

Now	Initial policy directed rollout of new residential zones through the Residential Zones Standing Advisory Committee, who will consider the proposed changes and report to the Minister
Ballarat Strategy	Additional rollout based on review of future directions for the City and local areas

- Around 94% of urban residential properties in Ballarat are proposed to simply convert from the current default Residential 1 Zone to the new default General Residential Zone.
- Targeted implementation of Neighbourhood Residential Zone is proposed for approximately 5% of properties, and the Residential Growth Zone in around 1% of properties, located around activity centres.
- The implementation is policy directed with areas proposed for the Residential Growth Zone and Neighbourhood Residential Zone identified where land use planning policy specifically supports the associated development outcomes.
- All existing overlays, including those providing heritage and environmental protection of certain areas, will continue to apply.
- Exhibition of the changes will occur from 20 March to 16 April 2014. Submissions must be directed to the Residential Zones Standing Advisory Committee through Planning Panels Victoria. Council cannot accept submissions. Submissions can be made online at www.dtpli.vic.gov.au/residential-zones-advisory-committee.
- Visit www.ballarat.vic.gov.au/haveyoursay for more information.

Reformed Residential Zones – FAQs

March 2014

These FAQs should be read together with the zones and schedules as lodged with the Residential Zones Standing Advisory Committee.

The State Government has introduced new residential planning zones which Councils must implement by July 2014.

What are the new residential zones?

The State Government is introducing new residential zones for Victoria. The existing Residential 1, 2 and 3 zones are being replaced with three new zones:

- Residential Growth Zone - allows higher density development (townhouses and apartments) in areas with good access to services and infrastructure
- General Residential Zone – allows moderate development (including units and townhouses) that respect neighbourhood character. This zone is the most closely aligned to the current Residential 1 Zone that exists across Ballarat
- Neighbourhood Residential Zone – limits development (two dwellings per lot) to preserve neighbourhood character

Where are they likely to be applied?

The Residential Growth Zone (RGZ) will be applied to around 1% of existing Residential 1 Zone land, focussed around activity centres, transport nodes and appropriate residentially zoned areas close to the CBD. These locations offer good access to services, transport and other infrastructure and locations that provide a transition between areas of more intensive use and development and areas of restricted housing growth. Areas proposed for the RGZ in Central Ballarat as part of this initial roll out are limited to a relatively discrete number of areas with identified development potential. Other opportunities for the Residential Growth Zone (RGZ) to encourage activity and higher density housing development in the inner city have may be able to be identified, however, it is noted that further investigation is required as many of these areas are constrained by risk of flood inundation, heritage overlays and current commercial rather than residential zoning. The Ballarat Strategy process will offer significant potential to pursue additional higher density housing opportunities within Central Ballarat and the CBD.

The General Residential Zone (GRZ) is proposed to be rolled out across most residential areas of Ballarat (approx.94% of current Residential 1 Zone). The stated purpose and controls of the GRZ best match the vast majority of residential areas in Ballarat, recognising the current patterns of development which are occurring, and provides the most appropriate opportunities in planning to achieve vibrant communities and neighbourhoods into the future. The General Residential Zone is largely the same as the existing Residential 1 Zone.

The Neighbourhood Residential Zone will be applied to around 5% of existing Residential 1 Zone properties, focussed on areas where single dwellings prevail and change is not identified, such as areas of recognised character, heritage, environmental, landscape significance or areas where constraints and natural or other hazards should limit housing growth and diversity.

Why change the residential zones?

The new zones are designed to make it clearer as to the type of development to be expected in a given residential area and to provide for a range of housing types. They are also intended to give Councils better tools to both encourage growth and preserve urban character where appropriate.

Who is responsible for implementing the reforms?

The Minister for Planning has appointed a Residential Zones Standing Advisory Committee (RZSAC) to support councils to review matters related to the implementation of the new zones by the 1 July 2014 deadline. Council has formally requested to be involved in the advisory committee process.

How has the City of Ballarat decided to implement the reforms?

The implementation is policy directed, with areas proposed for the Residential Growth Zone and Neighbourhood Residential Zone identified where land use planning policy specifically supports the associated development outcomes.

Council's existing body of strategic work has assisted with the proposed initial application of the reformed residential zones. The Ballarat West and Alfredton Precinct Structure Plans, CBD Strategy, Activity Centres Strategy, along with various Outline Development Plans, a character study and the State Government produced Central Highlands Regional Growth Plan are all being considered. Existing overlay controls and other constraints, such as known flood mapping have also been considered in the zones application.

The initial rollout of the new residential zones will focus on existing policy direction.

Is this the Ballarat Strategy?

No. This process is a direct translation of the current Residential 1 Zone to the three new residential zones, based on existing planning policy. Council has until 1 July 2014 to implement these changes or the Minister for Planning will implement a default change of all Residential 1 Zone land to the General Residential Zone.

Ballarat Strategy is Council's 30 year strategic plan that looks forward to manage the growth of the city over that time. Investigation of further implementation of the new zones, particularly areas of Residential Growth Zone and Neighbourhood Residential Zone, will be undertaken through that process. Ballarat Strategy will also consider options for how Ballarat should grow into the future and how best to manage that growth and change.

Will the new zones limit the number of dwellings on a lot or the minimum subdivision size?

- The Neighbourhood Residential Zone is designed to protect areas of mostly single dwelling housing. City of Ballarat is proposing a maximum of two dwellings on any lot, and a minimum lot size of 800m².
- The General Residential Zone and Residential Growth Zone do not have specific controls on the maximum number of dwellings. The number of dwellings that may be acceptable will depend on the site size, the context, setbacks other provisions in the Ballarat Planning Scheme.
- Permits are required for two or more dwellings on a lot in all of the reformed Residential Zones.

Will the zones control the height of development in my street?

Height controls are considered important as they will provide certainty about the development outcomes that can occur in an area.

- The General Residential Zone has a 9m height limit, meaning no change to the current height limit in the Residential1 Zone.
- The Neighbourhood Residential Zone has a mandatory 8m height limit.
- The Residential Growth Zone has a 13.5m height limit.

Note: it is not automatic a particular site is suitable for the maximum height specified. The building height that may be acceptable will depend on the site size, the existing or preferred neighbourhood character and the impacts on surrounding properties

How will parking be affected? Are parking considerations taken into account?

The existing parking requirements in the Planning Scheme will still apply to the new zones. Any variations to the parking requirements will continue to require a planning permit.

Will the proposed changes impact property values?

The application of the new zones generally follows existing housing usage trends in a given area. As such, it is not expected the proposed residential zone reforms will impact property values.

What effect will the proposed changes have on my rates?

The value of your rates is based on the capital improved value of your property. The reformed residential zones themselves won't change the amount you pay.

Will the reforms change other planning controls?

No. The new zones do not override existing planning controls such as heritage or environmental overlays. Planning permit applications will still follow the normal processes, including objector rights.

Minor changes have been made to the Municipal Strategic Statement and Local Policy section of the Ballarat Planning Scheme to assist the implementation of the new zones, with references to the old Residential 1 Zone updated.

Will there be public exhibition of the changes?

Yes. A period of formal public exhibition of the proposed changes is expected to take place from 20 March 2014 for 20 business days, using the Residential Zones Standing Advisory Committee notification process. The amendment reference number is C177.

How can I have my say?

A formal public exhibition period will start on 20 March and close 16 April 2014. The Council will advertise the proposed changes and invite all interested members of the public to make a comment. This will be your only opportunity to make a comment. Comments must be sent direct to the Department of Transport, Planning and Infrastructure. Council cannot accept submissions.

Submissions can be made online at www.dtpli.vic.gov.au/residential-zones-advisory-committee, and you must complete the online Submission Coversheet.

Who has the final say?

The Minister for Planning will ultimately decide which zones are applied in Ballarat, having consideration for input from the City of Ballarat and members of the community who submit formal feedback to the Residential Zones Standing Advisory Committee.

Where can I find out more information?

Details of the proposed changes and further information can be viewed at: www.ballarat.vic.gov.au/haveyoursay

Or during office hours at:

- City of Ballarat Town Hall, Sturt Street, Ballarat VIC 3350.

Implementing Reformed Residential Planning Zones in Ballarat

The Minister for Planning has appointed a Standing Advisory Committee (the Committee) to report on proposals to rezone land from the Residential 1, 2 and 3 Zones to the new Neighbourhood Residential Zone, General Residential Zone and Residential Growth Zone.

The role of the Committee is to:

- Give submitters an opportunity to be heard by an independent body in an informal, non-judicial manner. An Advisory Committee is not a court of law.
- Give independent advice to the Minister for Planning as outlined in the Terms of Reference.

Information about the Advisory Committee including its Terms of Reference can be found here: www.dtpli.vic.gov.au/residential-zones-advisory-committee

On 21 February 2014, Council requested that the Committee review the introduction of the new residential zones into the Ballarat Planning Scheme. Council is seeking your views on the implementation.

Details of the proposed changes and further information can be viewed at www.ballarat.vic.gov.au/haveyoursay or during office hours at:

- Ballarat Town Hall, Sturt Street, Ballarat VIC 3350.

If you would like to make a written submission to the Committee, you can do so before 16 April 2014.

Submissions can be made online at www.dtpli.vic.gov.au/residential-zones-advisory-committee, and you must complete the online Submission Coversheet. Parties wishing to post in a written submission will need to contact Ms Cutting at Planning Panels Victoria to obtain a hard copy of the Submission Coversheet.

Please note that submissions must be directed to the Committee through Planning Panels Victoria. **Council cannot accept submissions.**

All submissions and all information provided at the Hearing will be treated as public documents.

The Committee has pre-set the Hearing dates for the week starting 12 May 2014. If you wish to present at the Hearing, please complete the relevant section of the Submission Coversheet.

If you have any questions regarding the proposed changes to the residential zones, please contact James Guy, Senior Strategic Planner, City of Ballarat on 5320 5857 or jamesguy@ballarat.vic.gov.au.

If you have any questions regarding the Advisory Committee, how to make a submission or the public hearing, please contact Jessica Cutting, Senior Project Manager at Planning Panels Victoria on 8392 6383 or jessica.cutting@dtpli.vic.gov.au.

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