

Ballarat West Precinct Structure Plan Change Log February 2025

This table documents the changes made to the Ballarat West Precinct Structure Plan since the date of its adoption at the 11 September 2024 Council meeting.

Changes include addressing minor typos and errors and responding to a request for further information by the Department of Transport and Planning as part of the planning scheme amendment process

Ballarat West Precinct Structure Plan Change Log February 2025		
Page	Plan/Table/Figure Title Section	Change(s) made
1	Cover plate	New cover page and change of date of document to February 2025
7	1 Introduction	Two formatting changes
7	1 Introduction	Amend from Schedule to Urban Growth Zone (UGZ) to Schedule 2 to the Urban Growth Zone (UGZ2)
7	1 Introduction	Amend year of Precinct Structure Planning Guidelines from 2009 to 2021
8	1.2 Ballarat West NVPP	Amend reference of Clause 81.01 to Schedule to Clause 72.04
8	1.3 Implementation	Add clause 45.03 to Environment Audit Overlay
8	1.3 Implementation	Add clause 43.01 to Heritage Overlay
8	1.5 Monitoring and Review	Deletion of text relating to Emissions Buffer area and outdated land contamination requirements
8	1.5 Monitoring and Review	Deletion of "C234Ball 2023 Ballarat West PSP Review" sub-heading
8	1.5 Monitoring and Review	Update date of Drainage Strategy to 19 December 2024
8	C234Ball 2023 Ballarat West PSP Review	Formatting i.e. remove dot point for the sentence beginning with "The review is informed by..."
9	2 Strategic Context	Deletion of text as recommended by DTP
9	2 Strategic Context	Add comments regarding the Victoria Housing Statement targets
11	2.2.1 History	Typos and text edits
11	Activity centres	Formatting i.e. "a MAC at Wendouree in the northwest of Ballarat" as one sentence
11	Employment	Formatting i.e. combine "...the southern extent..." in dot point 3 as one sentence

17	3.1 Topography and Landform	Formatting i.e line deletion
21	3.3.1 Aboriginal Heritage	Inclusion of new paragraph of flexibility of the requirement of CHMP
21	3.3.1 Aboriginal Heritage	Amend reference from Aboriginal Heritage Regulations 2007 to Aboriginal Heritage Regulations 2018
21	3.3.1 Aboriginal Heritage	Update Wadawurrung to WTOAC
21	3.3.2 European Heritage	Update "European" to "Post-contact"
22	Plan 7 Environmental Issues	Removal of Low Potential for Contamination (PFC) from the plan in accordance with Ministerial Direction 1 and Planning Practice Note 30
23	3.5 Site contamination	Delete text as suggested by DTP and include new paragraph in relation to the removal of Low PFC from plan 7
24	Existing Low Density Residential Zoned Land	Amend "may be incorporated" to "can be incorporated" for Figure 2 (Masada Boulevard Concept Plan)
24	3.7.2 Interfaces	Update Clause 52.10 to Clause 53.10 (Uses and Activities with Potential Adverse Impacts) in BPS
26	3.7.2 Interfaces	Reference of SEPP N-1 to be changed to Noise Protocol
25	3.7.1 Existing Land Uses	Update wording from "may" to "can" for the Masada Blvd to be incorporated into the future subdivision layout
26	Future Urban Structure Figure 8	Include Growling Grass Frogs Offset Trigger area
27	4.1 Vision	Formatting i.e. line deletion
32	Plan 9 Land Use Budget	Include PAO1 and PAO4 in legend
33	4.3 Land Use Budget	Delete C234 reference
33	4.3.1 Land Use Budget Summary	Text deletion- NDA
33	4.4 Population and Demographic Projections	Update figures to Ballarat's Housing Strategy from 2021 to 2041
33	4.4 Population and Demographic Projections	Text deletion- "was summarized as below"
34	Table 1 Summary Land Use Budget	Under 'Education' change private school to non-government school
35	Table 2 Distribution of Housing Densities	Total NDA updated from 295.64ha to 229.12ha for Precinct 2 and subsequently changed in total residential yield row

35	Table 2 Distribution of Housing Densities	Dwelling/NDHa figure updated from 12.98 to 16.74 in total residential yield row
38	5.1.3 General	Add GGF Guidelines
41	5.2.1 Housing	Delete C234Ball reference
42	5.2.3 General	Deletion of duplication text regarding Small Lot Housing Code (SLHC)
42	5.2.3 General	Deletion of reference to Attachment 3 (Small Lot Housing Code) as this has been removed
42	5.2.3 General	Deletion of dot point "Eliminate the need for a planning permit...." (duplication)
43	Subdivision of existing rural-residential areas	Language around Masada Boulevard Concept Plan needs to be strengthened to be GIA and deletion of C234Ball reference
46	Sensitive uses within noise-affected areas	Reference of SEPP N-1 to be updated to Noise Protocol
46	Sensitive uses within noise-affected areas	Amend Noise limits to be Day 48db, Evening 43db and Night 39db. Also reference Noise Protocol
47	Sensitive uses within noise-affected areas	Reference of SEPP N-1 to be updated to Noise Protocol
51	5.3.2 Implementation	Amend Figures 6 & 7 to Figures 7 & 8
55	Urban Design Frameworks - MAC and NAC	Amend Figures 6 & 7 to Figures 7 & 8
56	Figure 7 Sub-Precinct 1 MAC	Remove 'approved' for MAC UDF and include date approved (20 April 2023)
62	5.4.4 Community Facilities Delivery Statement	Amend title from private school to non-government school
63	Table 6 Community Facilities	Amend reference from private school to non-government school
63	Table 6 Community Facilities	Number of Neighbourhood Parks updated from 5 to 10 in Sub-precinct 1 and from 10 to 5 in Sub-precinct 4
63	Table 6 Community Facilities	Total area of Linear Open Space updated from 0ha to 26.22ha in Sub-precinct 1 and from 26.22ha to 0ha in Sub-precinct 4
63	Table 6 Community Facilities	Update figures for State PS, EYH and Multi-purpose Community Centres
64	Figure 10 Winterfield North Community Hub Concept Plan	Reflect land use changes
67	5.5.2 Implementation	Add text regarding GGF CMP

67	5.5.1 Open Space Objectives	Delete reference to BWGGF CMP
68	5.5.3 Open space planning and design guidelines	Formatting to first dot point under the General section
72	How to make a passive open space contribution	Ballarat West DCP should remove references of amended 2024 and include date (February 2025)
72	How to make a passive open space contribution	Updates from 5.31% to 5.91% of GDA
73	5.6.2 Implementation	Delete reference to BWGGF CMP
73	5.6.3 Biodiversity Guidelines	Include reference to BWGGF CMP
100	6.2.1 Background technical reports	Update date of Drainage Strategy to 19 December 2024 and include Ballarat West DCP (February 2025)
101	7 Attachments	Removal of Attachment 3 (Small Lot Housing Code)
105	Table 3 Property Specific Land Use Budget	Prop 156 to 157 Community Facility area updated from 1ha to 1.3ha and AOS area updated from 10.33ha to 10.03ha (Indoor Rec area changed from 1.3ha to 1.0ha)
107	Table 3 Property Specific Land Use Budget	Sub-total for Community Facility updated from 4.7ha to 4.4ha and AOS updated from 36ha to 35.7ha. Total area for Community Facility updated from 4.7ha to 5ha and AOS updated from 36.94ha to 36.64ha
108	Table 4 Property Specific Land Use Budget Housing Yield	Property 60-64 Indicative dwellings changed from 183 to 189 to reflect approved permit
114-121	Attachment 3 Small Lot Housing Code	This has been removed
Multiple	Various plans and tables	1.3ha land area for the early years hub to be reduced to 0.7ha with the balance transferred to Primary School
Multiple	Multiple plans	Change PrS to NGS (non-government school) in the legend and to reflect on the plan as well
Multiple	Multiple plans	Roads to match Local Street Network on the Masada Boulevard concept plan (Fig 2). Plan 8 onwards (except Plans 16, 20, 21 & 22) need to reflect this change
Multiple	Multiple plans	PSP early years and indoor Recreation locations to be swapped at Winterfield North Estate in Plans 8 onwards (except Plans 16, 20, 21 & 22). Landowner and Department of Education have been consulted on the change.
Multiple	Multiple plans	Increase to land allocation for Primary School between Kilkenny Drive and Donegal Drive and decrease in Community Centre land.