

Email Letter

Date: 12 March 2023

To: Strategic Planning
City of Ballarat
PO Box 655
BALLARAT VIC 3353

Email: strategicplanningsubmissions@ballarat.vic.gov.au

From: [REDACTED]
Neil Haydon & Associates Pty Ltd
Phone: [REDACTED]
Email: [REDACTED]

Dear Sir/Madam,

Re: Late Submission - Amendment C235 – Miners Rest Township Plan

Introduction

We act for four (4) landowners in relation to the above amendment. Please refer to the map provided at **Attachment A**, which shows the location of these properties and their contextual relationship to the Dowling Forest Equine Precinct as shown on the study area plan provided at **Figure No. 1** within the Miners Rest Township Plan

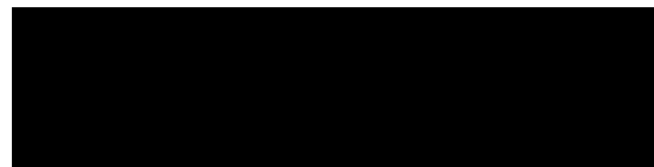
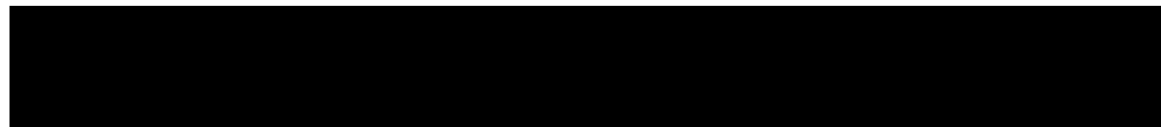
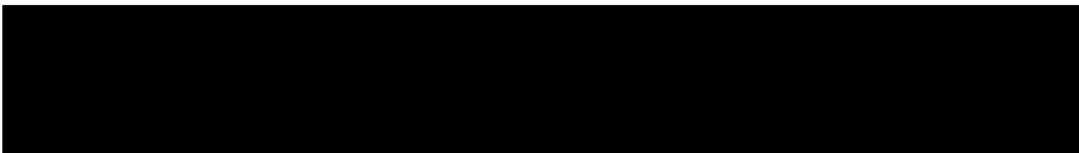
The individual owners are listed as follows together with a brief description of the property(s) including a title reference, land size and current land use:

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



Submission

In response to the formal exhibition of proposed Amendment C235, the above landowners have **all** [our bolding] indicated a preference to be included in the area that has been shown (shaded) and notated as the Dowling Forest Equine Precinct on the Figure No. 1 plan that has been included within the proposed Miners Rest Township Plan study area for the following reasons:

- (a) All four (4) properties are situated within the extent of the study area for the Miners Rest Township Plan as defined by the solid red line. See **Attachment A**:
- (b) The properties are all strategically located in terms of having both a physical, logical, and practical association with the adjoining Dowling Forest Equine Precinct;
- (c) The properties are well suited to provide a range of supportive equine land use activities and industries including but not limited to the following;
 - Agistment;
 - Thoroughbred horse training;
 - Fodder production;
 - Grain production;
 - Veterinary support;
 - Stabling;
 - Horse transport service;
 - Rural Industry accommodation;
 - Related equine services – farriers, breakers, dentists, nutritionists, and body workers.
- (d) The properties are well situated to act as a buffer to protect the internal core and areas within Special Use Zone – Schedules 7 & 13 of the Dowling Forest Equine Precinct;
- (e) The properties all have convenient access to rural infrastructure together with practical access to constructed roads within the precinct (Kennedys, Sharpes and Gillies Roads);
- (f) Due to the size of each property, and on the basis of taking a longer-term strategic view, it is submitted that the properties do and have the potential to make a modest contribution to the supply of suitable land that does and can contribute to the achieving the purpose of the Dowling Forest Equine Precinct as sought by the objective and strategies announced at Clause 21.07-6 (Racing Industry) that is included within the Ballarat Planning Scheme;
- (g) There are no known environmental or bushfire fire safety considerations that would prevent or

render the properties unsuitable for inclusion within the Dowling Forest Equine Precinct in Figure No. 1 of the Miners Rest Township Plan.

- (h) The inclusion of the four (4) properties would result in an orderly planning outcome and on balance, produce a net community benefit.

Conclusion

Whilst it is somewhat curious that the four (4) properties the subject of this submission are not included within the *Dowling Forest Equine Precinct – Planning Controls Review*, 2019, it is submitted that these properties are well suited for inclusion within the nominated Dowling Forest Equine Precinct.

For the above reasons, it therefore requested that the Planning Authority resolve to recommend that the four (4) properties be included within the within the Dowling Forest Equine Precinct as shown in Figure No. 1 to the miners Rest Township Plan.

As a late submission, my client landowners will seek the leave of the appointed panel to make a short submission. It would therefore be appreciated if this email letter could be forwarded to the appointed panel and that we be provided with the details of the directions and final hearing together with the provision of a request to be heard form.

In the meantime, should the Planning Authority Council have any further queries in relation to this submission, please do not hesitate to contact the writer on mobile [REDACTED] or by email to [REDACTED]

Yours faithfully,

[REDACTED]
Neil Haydon & Associates Pty Ltd
Encl(s)

Attachment A

Amendment C235

Figure No. 1 – Miners Rest Township Plan Study Area

Note:

The subject properties have been indicated with a yellow dot.

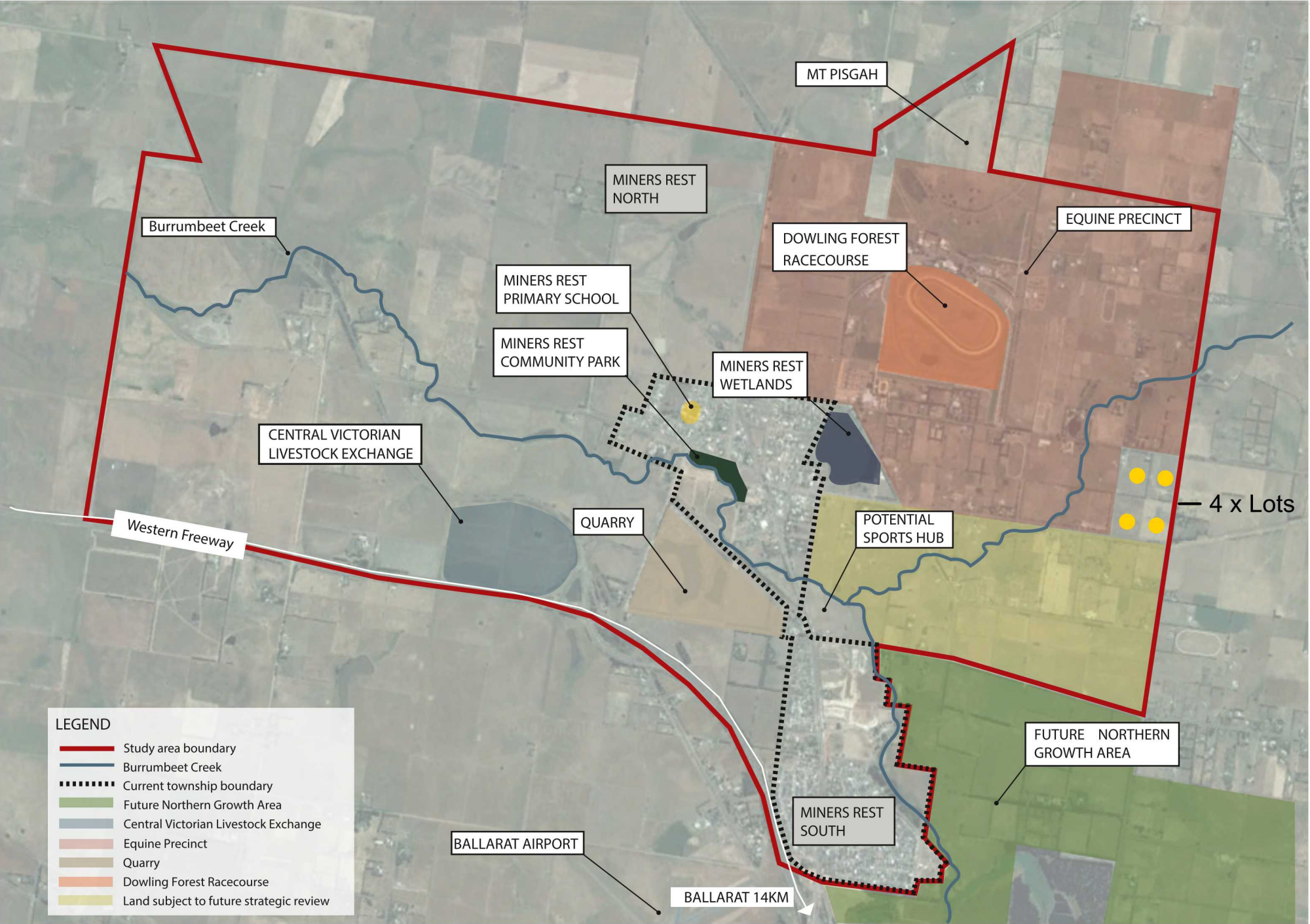


Figure 1 Miners Rest Study Area