

**Ballarat Planning Scheme Amendment C235  
Miners Rest Township Plan**

To whom it may concern,

We, Committee for Miners Rest, write this submission with great interest and investment towards the current Amendment C235 – Miners Rest Township Plan.

This very plan, has been of what we would call a “work of art” for many years. The very first version of this plan to now, is a complete turnaround due to the first version written by consultants, to this version, written by the community. The Miners Rest Community have been the constant driver for this plan and have fought at every stage to ensure this plan is the right fit for the community. The Committee for Miners Rest has been across every stage of this plan and has advocated for the community at every stage, which is why we have seen numerous versions and several attempts of adoption rejected through the council chamber.

As you would know, the last ODP for Miners Rest was in 1996. Since then, Miners Rest has ballooned in population driven by small and opportunistic development, which has been allowed, due to this long standing ODP and zoning. This has contributed to a lack of infrastructure to support the population growth, but also has increased / contributed to further issues and constraint to Miners Rest e.g. flooding, lack of PTV, schooling etc. A local resident stood and was elected to Ballarat Council in 2016, committed to ensuring Miners Rest had a voice and could get the Miners Rest township plan commenced – this was started not long after the councillor was elected. Due to the long and very drawn out process of this amendment, many residents, investors and authorities have had more than enough opportunity to contribute to this plan, to get to where we are today.

The current township plan that sits in front of you, we support in full. Whilst we are sympathetic and understand the issues raised by some objectors, we believe these could be discussed, negotiated and resolved separately.

- Change to NRZ, including minimum subdivision – the results of the survey that was distributed by us on behalf of the City of Ballarat, was very much supportive of larger block sizes, less infill development and landscaping. Miners Rest “North” has seen infill development, in our view, done very poorly, and has resulted in dramatically changing the neighbourhood character and feel. The proposed change of zoning to NRZ, will ensure that the “feel” of Miners Rest of “country living” is protected, but also what the community has asked for. Also with the VPA now taking over the Northern Growth Zone, Miners Rest has plenty of future greenfields sites for land supply available. This is about protecting the amenity of Miners Rest as it sits and to listen to what the community is asking for.
- We support the potential growth of the Miners Rest quarry to be reduced in timing to a quicker timeframe. Committee for Miners Rest has never had an opinion on the expected timeframe for the quarry, however also understand the constraints of the quarry with the airport, Boral rehabilitation, any flooding and also the permit and approvals process, may delay this.
- The Ballarat Airport has always been a contentious issue that has arisen from this plan. It is very hard to explain to the community why land cannot be developed for particular uses due to aircraft safety, noise etc, especially when you have one of the big estates in Miners Rest with an emergency runway down the middle of it. The committee has been supportive of the community members concerns and upset as to why

land cannot be developed, however we are mindful that this is beyond the committees advocating due to airport guidelines/restrictions. We do note that aircraft noise can easily be mitigated with double glazing etc and also people who are moving to an area with an airport already in existence.

- Miners Rest has seen significant flooding over the last 15 years, mainly due to the increased development upstream of Burrumbeet Creek, including the Macarthur Park Estate in Miners Rest. 2010 & 2011 we saw houses inundated with flood water and members of the community evicted from their homes. Since these events, we have not seen major flood mitigation occur in Miners Rest and it is noted that just a few months ago, we saw similar flooding occur in Miners Rest, with less rain that fell in 2010/2011 and new housing estates contribute to flooding over roads and parklands, that has not been flooded previously. Thankfully, Miners Rest has a very proactive CFA, who managed to save many houses from inundation, however a house was still inundated as a way to save many others.

We also note that Miners Rest sewerage is pumped to the sewerage farm via pumper stations. It is well known that some of these pumper stations are “low lying” and when in flood or high rain, many houses experience back flow of raw sewerage into their houses. You will also often see pumper trucks in Miners Rest when it rains, in preparation to pump any water from the pumper stations.

This township plan outlines potential flood mitigation from local and state authorities and why we support it for future protection in Miners Rest. We also understand and acknowledge the mapping and works that have already been completed and potential advocacy for funding for the mitigation moving forward.

- Connectivity – As you will see from the mapping in the plan, it shows north / south connectivity to make Miners Rest “feel” as a complete township. Miners Rest has a disconnect between the north and south, including footpaths. The plan outlines potential connections between old and new Miners Rest, but also with the proposed sporting hub on the corner of Howe Street and Cummins Road, which must be noted, that the land has already been acquired and is now pending further investment/contribution.
- Town Centre development – we would like to note that the township plan outlines a town centre in Creek Street. Creek Street is very much flood prone, but also residential. The current zone for this area is mixed use, however has not been utilised for businesses, due to it being residential/lived in. As above, the plan outlines this area, however we do believe that given it can already be developed for businesses, it is extremely hard to develop, when:
  - People reside in these houses
  - It can be developed currently and hasn’t
  - Land is known to be inundated by flood water

It will be of great benefit when/if the quarry is developed and Miners Rest may/will have a through road from Creek Street to Victoria Street. This will definitely be more appealing for businesses to potentially grow or purchase in this area with the increase of traffic for a “town centre”.

We would also like to see any development of the area, keep with the country feel of the town and not be too modern.

- Action Plan Implementation Table – this was an idea from the Committee for Miners Rest to show achievable outcomes of progress and expected/anticipated timeframes. We strongly support this table, however given this plan was adopted in 2019, some 2.5 years ago, this should be taken into consideration and we would like it to be acted on immediately. Many of the immediate outcomes are quite serious, overdue and needed attention back in 2019 and we are now already at the anticipated short term outcomes.

Whilst we support this proposed amendment in its entirety, we would like to note:

- This planning process and community consultation, has not been the best experience. It was felt across the board that a plan was written for the community, instead of writing a plan with the community. No community in the municipality has been this fierce with its community representation to get this “right” other than the Miners Rest community. The Committee for Miners Rest has always maintained that if we had the consultation and conversation that we experienced in the later stages, at the beginning, things could have been achieved, a lot quicker.
- We have extreme disappointment on the delay from 2019 when this was adopted in the council chamber, to today. Many of us, including wider community members, had invested a lot of time, effort, time away from families, financial contribution etc and then to be told this very plan was put on hold due to the wider housing strategy for the municipality. This plan was commenced and adopted prior to this recommendation and had still not been sent to the minister in 2021. It was the constant pressure from this very committee who advocated to our local State MP, who spoke with Minister Wynne (Minister for Planning at the time) to try and push this amendment through, for the community. With the help then from Minister Wynne who contacted and encouraged Council to submit the amendment, we are finally here today. This was a lot of hard work from the community over a very long time, to not have this proceed as a priority, whilst remembering the last ODP was some 30 years ago.
- As noted above, as a result of the delay in the approval of this amendment, at the last State Election, Miners Rest failed to achieve any funding commitments from the Labor Party, which as we know were elected. This was very disappointing for the community as we were hoping for a commitment for community infrastructure, however also understand the predicament of any political party committing money without an approved guiding document.
- We have highlighted the amount of community involvement in this plan and we are sure that some are wondering why you do not have more submissions or involvement now during this final stage. The Miners Rest Community has had a very rough time with local and state government, especially over the CVLX amendment (C185). It was a community, very much against a development, felt unheard and felt like they were treated very unfairly. The amendment was also sent to panel and for those two weeks of the panel hearing, we watched the community representatives completing feeling like they were “thrown under a bus” as they were not experts. As the CVLX was approved and now operational, every issue that was raised by the community (who actually know the land, topography, winds and climate etc), have come true. CVLX have seen multiple notices from EPA issued to them, even recently a few months ago due to ongoing offsite odour issues. In 2021, when Ballarat Council advised that this township plan was put on hold, the community again felt betrayed and essentially gave up. When the plan went on exhibition last year, some members of the community regained interest, however as this is now at a planning panel, many residents are still reliving the trauma of the previous CVLX panel hearing, and, don’t want to go through this again. We would like to also admit that this is also why this submission is delayed, as we were unsure to submit or not because of previous experience and already going through these processes. This is why it is very important to us a committee, to see this township plan fulfilled for the communities wishes.

# Committee for Miners Rest Incorporated

# CFMR

*Enhancing and strengthening our Community – together*

- We would like to extend a heartfelt thank you to the City of Ballarat current planners and directors, as well as, previous planner [REDACTED], who have taken all the phone calls, emails, face to face meetings, questions, negotiations, and just general conversations to get this amendment as to what it is today. We are extremely proud of how far it has come.

The Committee for Miners Rest reserves the right to amend or expand this submission and rely upon it in any hearing before Planning Panels Victoria.

We would be grateful for this submission, whilst late, be accepted in support of Amendment C235 – Miners Rest Township Plan.

Please contact myself, [REDACTED], on [REDACTED], should you have any queries in respect to this submission.

Kind Regards,

[REDACTED]

President

Committee for Miners Rest Inc.