



# **MINERS REST TOWNSHIP PLAN**

## **BACKGROUND INFORMATION & ANALYSIS**

**FINAL**  
**NOVEMBER 2019**





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# Background and Supplementary Reports

Ballarat Aerodrome Noise Modelling Report (To70 and Kneebush Planning, June 2018)
Ballarat Airport Safeguarding Study (Kneebush planning, July 2018)
Community Infrastructure Assessment_FINAL (ASR research, June 2018)
Dowling Forest Precinct Planning Controls Review (Spiire, Oct 2019)
Miners Rest North Character Assessment - Supplementary report (Claire Scott Planning - Nov 2019)
Miners Rest Plan - What you said report (City of Ballarat, May 2017)
Miners Rest Township Plan - Background Information and Analysis (City of ballarat, Nov 2019)
Miners Rest Township Plan issues and Opportunities paper (Hansen Partnership, Sept 2017)
Miners Rest Township Plan Priority Action Plan (City of Ballarat, Nov 2019)

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# With thanks to

This Township plan has been prepared by the City of Ballarat with assistance from Hansen Partnerships, ASR Research and Claire Scott Planning.







# BACKGROUND INFORMATION & ANALYSIS

## 1: Urban Growth Context

The City of Ballarat utilise population projections provided by .id Forecast to establish the expected current and forecast demand for future residential land within the overall municipality. In considering these population projections, it is important to highlight that these forecast projections are broadly based on extrapolating out prior population growth rates and as such are not 'targets' to be achieved.

The .id consulting data has sought to apportion projected growth rates across the municipality by location/ township. However, these projections do not necessarily consider broader strategic planning questions of how future residential growth across the entire Ballarat municipality is to be managed; whether such projected growth of Miners Rest should be encouraged and facilitated; or whether such growth should perhaps be curtailed or controlled for other strategic planning reasons. Such strategic questions and considerations constitute a key element of this Township Plan, and are explored in detail within sections below. However, unless there are strong and clear strategic reasons to potentially curtail or limit new development, the .id consulting data should be the key guiding determinant for likely growth and demand within Miners Rest.

Currently there is a noted lack of specific strategic direction and guidance on whether Miners Rest should accommodate residential growth, and where such growth might be located. The Miners Rest Township Plan seeks to provide strategic direction and guidance on whether Miners Rest can accommodate residential growth based on an analysis of the significant development limitations already identified by the Ballarat Planning Scheme (i.e. flood prone land and aircraft flight paths as identified by Clause 21.09-5 Miners Rest).

In order to inform questions of potential growth of Miners Rest, this must be considered in the context of residential

growth at a municipal scale. In this context, The Ballarat Strategy is Council's guiding strategic document to manage and guide growth through to and beyond 2040, and notes the total population of Ballarat is to increase by approximately 60,000 to a total of 160,000 by 2041.

As a municipal focused strategic document, the Ballarat Strategy seeks to accommodate the majority of projected growth within Ballarat, either as infill development or otherwise as new residential development within designated growth corridors within the designated new urban growth corridors of Ballarat.

Importantly Council recently completed a study to consider locations to accommodate the long term growth of Ballarat. This included the Northern Growth Investigation Area (GIA) which is located to the south east of Miners Rest and abuts the township plan study area.

The investigation concluded that the Northern Growth Area should proceed as one of two growth areas that should proceed to precinct planning to deliver an affordable, attractive and well serviced community.

In October 2019, Council resolved to proceed with planning for this growth area. The planning process will be undertaken over the next 5 years (approximately), and it will need to ensure that any new development respects and reinforces Miners Rest as a stand alone township and provides complementary services and facilities. Planning for the northern growth area will also review the planning controls of land between the investigation area and the Dowling Forest precinct.

In relation to Miners Rest, whilst the .id forecast dataset area 'Miners Rest – Mitchell Park' covers a greater area than the current study area for the Miners Rest Township Plan, it is highlighted that the inclusion of the Mitchell Park data area in the combined Miners Rest/ Mitchell Park data profile set does not overly skew the growth projections for Miners Rest. This is because the Mitchell Park data area has virtually no potential to accommodate standard residential growth (i.e. due to existing rural land zoning and proximity to the Ballarat Airport).

Population and Dwelling Projection	2016	2021	2026	2031	2036
Population	4,439	4,852	5,264	5,683	6,143
Change in population (5yrs)		413	411	419	461
Average annual change		1.8%	1.64%	1.54%	1.57%
Households	1,550	1,728	1,913	2,103	2,298
Average household size	2.86	2.80	2.75	2.70	2.67
Dwellings	1,635	1,820	2,014	2,214	2,419
Yearly dwelling increase		37	39	40	41

Table: .id Forecast projections November 2017

The population forecasts prepared by .id consulting is based on the Miners Rest/ Mitchell Park data collection area, where this data is considered to constitute 'baseline' information to inform and underpin urban growth considerations. 2017 .id consulting data indicates the combined areas of Miners Rest/ Mitchell Park had a projected population of 4,669 for 2019, where according to .id consulting projections, the Miners Rest/ Mitchell Park population is projected to grow by 1,656 to 6,143 by 2036.

For reasons outlined above, the majority of this growth is anticipated to be accommodated within Miners Rest.

In summary, modest growth is anticipated for Miners Rest, and the focus for new greenfields will be in the proposed northern growth area. The new growth area will need to be planned to respect the valued characteristics of Miners Rest, and to provide complementary facilities and services.



## 1.1: Land Supply & Demand

A land supply assessment of existing residential zoned land has been conducted and was broadly based on a desktop analysis of an aerial image (March, 2018). The calculated residential land supply, has been further considered in the context of the number of new dwelling allotments which could theoretically be created. Both land supply and demand are addressed below.

Summary of Potential Residential Supply

Source of Supply	Potential Supply
Currently vacant land	443 (lots)
Land with infill potential	68 (lots)
<b>Total</b>	<b>511 (lots)</b>

Table: Total potential residential supply

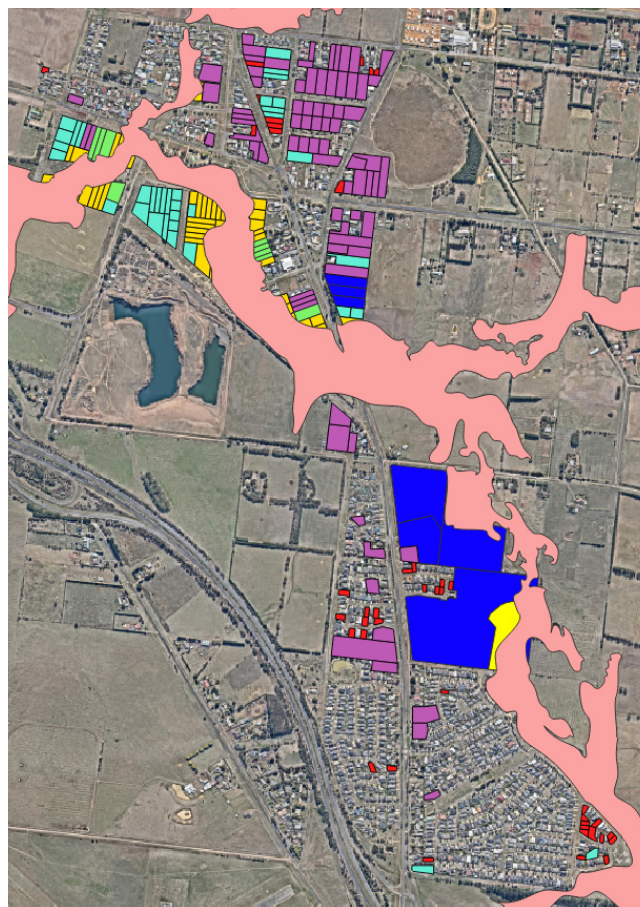


Figure1 Lots within Miners Rest with development potential

- Red – vacant under 1500sqm (no further subdivision)
- Light blue – vacant over 1500sqm (subdivision potential)
- Purple – developed over 1500sqm (subdivision potential)
- Yellow – vacant lots within FO
- Green – developed lots over 1500sqm within FO
- Blue – recent subdivision

## 1.2: Land Supply

The desktop analysis of the zoned land within the General Residential Zone (GRZ) reveals that there is currently a potential supply of residential lots in the order of **511 lots** within the township. This is based on a potential supply of **443 vacant lots** and potential for a further **68 infill lots**.

### Currently Vacant Residential Land

Vacant Residential Land: Source of Supply	Potential Supply
Vacant lots under 1,500sqm (outside FO)	42 (lots)
Vacant lots over 1,500sqm (i.e. can be further subdivided)	100 (lots)
Recently approved subdivisions	220 (lots)
Vacant lots over 1,500sqm (partly affected by FO)	81 (lots)
<b>Total (over 750 sqm)</b>	<b>443 (lots)</b>

Table: Supply from vacant GRZ land

In establishing what constitutes currently vacant land, City of Ballarat has determined that vacant lots include those lots for which a planning permit has been issued, yet no dwelling has yet been constructed.

The potential supply of 511 lots includes 220 lots for which subdivision approval has been granted. If we take into consideration those lots for which a planning permit has been granted, but remain unbuilt, potential supply is around 291 lots.

This approach is consistent with land supply estimations used by Councils at Planning Panels and by the VPA.

There are currently 141 vacant (not developed with a dwelling) residentially zoned lots within the township boundary. This total does not include:

- Mix Use Zone (MUZ) land, which has been excluded from the calculations.
- The 220 lots from recently approved subdivisions, which has been added to the total at the end of the assessment.

In calculating the potential future supply, the vacant lots have been divided into larger lots with subdivision potential (over 1,500sqm) and smaller lots with no further subdivision potential (under 1,500sqm). In determining the appropriate size of lots with further subdivision potential, the prevalence and community preference for larger blocks within Miners Rest has been noted.

It was also observed that the ‘smaller’ blocks in the original township area are in the order of 1,000sqm, while the new blocks in recent subdivisions are in the order of 500sqm. On this basis, 750sqm was chosen as a ‘median’ lot size between the two, and has been used as a general guide and measure to calculate the subdivision potential of larger lots (1,500sqm), while at the same time providing a larger lot size to fit with the general rural township character of Miners Rest.

This is also consistent with the proposed changes to the General Residential Zone - to rezone to Neighbourhood Residential Zone with a minimum lot size of 750 square metres (see Section 1.6).

In determining an approximate potential supply from the vacant GRZ lots that are currently partially affected by

the Flood Overlay (FO), a different methodology has been utilised. Firstly the total area of unaffected land outside the FO has been calculated (6.09ha) to determine the likely developable land. Following this, a potential total number of lots has been determined using the 750sqm lot size minimum by dividing the total by this minimum. This calculates to a total of 81 lots.

There are also a number of recently approved residential subdivisions on vacant land in the section of land bordered by Cummins Road to the north, Howe Street to the west, Burrumbeet Creek to the east, and Greenside Place to the south. As shown in the table below, these parcels of land will render a total of 220 lots once the subdivisions are completed. When adding this number to the current amount of vacant lots within the township, this produces a potential supply of 443 residential lots.

**Infill Lots**

<b>Infill Lots: Source of Supply</b>	<b>Potential Supply</b>
Developed land over 1500sqm (outside FO)	58 (lots)
Developed land over 1500sqm (partly affected by FO)	10 (lots)
<b>Total (over 750sqm)</b>	<b>68 (lots)</b>

*Table: Supply from Infill Lots within the GRZ*

‘Infill lots’ were deemed to be larger currently developed allotments over 1,500sqm which have the theoretical ability to accommodate further development in the form of a dual occupancy/ 2 lot subdivision and unit development.

Again, all developed land over 1,500 square metres was included for assessment with 750 square metres being the smallest projected lot size. There are currently 88 lots over 1,500 square metres with the potential to be subdivided to accommodate infill style development. If all of this land were to be redeveloped it could accommodate 232 lots over 750 square metres.

However, it is not expected that all of this land will become available for redevelopment in the future, given its development potential will ultimately depend on the choices of current and future landholders. As such, to more accurately understand the future potential of the land, an assumption has been made that only a quarter of this land will be made available for development. This means that if the demand is available for such land, the development of infill land could accommodate approximately 58 new residential lots.

For the developed land within the FO with subdivision potential (over 1,500sqm), the same methodology has been utilised for the vacant land within the FO. Utilising the previous quarter assumption for infill development, the total potential number of residential lots from developed land partially FO affected land is 10 new lots.



## 1.3: Land Demand

Population projections provided by .id Forecast have been utilised to understand the expected current and forecast demand for future residential land within Miners Rest. These forecasts were based on the results of the 2016 Census data for the Miners Rest and Mitchell Park datasets.

While the dataset area covers a greater area than the current study area for the Miners Rest Township Plan, it is highlighted that the inclusion of the Mitchell Park data area in the combined Miners Rest/ Mitchell Park data profile set does not overly skew the growth projections for Miners Rest, as the Mitchell Park data area having virtually no potential to accommodate standard residential growth.

This is due to the extent of existing land within the Rural Living Zone (RLZ), Farming Zone (FZ), Special Use Zone (SUZ) and Industrial 1 Zone (IN1Z), where the ongoing and future operation of the Ballarat Airport would specifically prevent or constitute a significant constraint to further subdivision within the Mitchell Park area. The consequence of this is that Miners Rest is elevated in importance in its role to accommodate the growth projections identified by .id Forecast.

The 2017 .id Forecasts for Miners Rest/ Mitchell Park are outlined in the table at the start of Part B. This indicated the population of the area is expected to increase 38% from 4,439 in 2016 to 6,143 in 2031. This increase is expected to create demand for 650 new dwellings over the 18 years to 2036.

With an expected total supply of 510 lots on vacant and underdeveloped existing residentially zoned land, Miners Rest currently has ample supply to meet the expected demand to 2030, and in the order of 12.5 years supply, based on demand for approximately 40 dwellings per year.

Furthermore, additional residential lot supply could be provided for through a greater use of infill lots than has been assumed above, however it is highly unlikely that all currently developed land over 1,500 square metres will be available for infill development.

It is important to note that the .id Forecasts are based on a desktop analysis and have not taken into account a detailed analysis of physical constraints and strategic considerations which may place significant limitations on achieving the projected population figures. The influence of physical constraints and other strategic considerations have been considered as part of development of this Township Plan.

## 1.4: Conclusion on Land Supply & Demand Analysis

Clause 11.02-1 is an important consideration when concluding on the land supply and demand analysis conducted for Miners Rest, and to inform an analysis of the potential growth of Miners Rest over the timeframe of the Township Plan to 2040.

Specifically Clause 11.02-1 seeks: *“To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses”*.

However, a key strategy of Clause 11.02-1 is also of critical importance, in that it identifies to: *“Plan to accommodate projected population growth over at least a 15 year period and provide clear direction on locations where growth should occur. Residential land supply will be considered on a municipal basis, rather than a town-by-town basis”*.

To relate this policy position back to the land supply and demand analysis already completed, it has established the following:

- There is in the order of 500 potential allotments in Miners Rest, on existing unconstrained residential zoned land.
- There is a projected dwelling increase in the order of 40 per year through to 2036 (according to the current .id Forecasts).
- There is in order of 12.5 years supply of land based on the current land supply and demand analysis.
- The provision of future land supply within Miners Rest needs to be considered in a total Ballarat municipal context.

The conclusion of the above is that Miners Rest currently has an adequate supply of existing residential zoned land, and there is not an immediate strategic need or imperative to immediately rezone land within Miners Rest for residential purposes, as there is already in the order of 12.5 years supply based on current township growth projections.

Separate strategic planning work has been conducted to ensure the primacy of Ballarat in the municipal housing market. However in context of Clause 11.02-1 it is clear that 15 years of population growth needs to be planned at a municipal rather than township level. It is prudent for the current Township Plan to consider the potential for Miners Rest to accommodate future growth, noting that the current Ballarat Planning Scheme already identifies that the township is subject to significant development constraints associated with flooding and aircraft noise (Clause 21.09-5 Miners Rest).

However if possible that such growth can be accommodated despite acknowledged constraints, it is important for the Township Plan to make clear recommendations regarding where such future growth of the township should be appropriately located, and/ or what further investigation or analysis is required to determine its potential to accommodate residential development.

As described above, modest growth is anticipated for Miners Rest, and the focus for new greenfields will be in the proposed northern growth area. The new growth area will need to be planned to respect the valued characteristics of Miners Rest, and to provide complementary facilities and services.

The discussion below regarding potential greenfields growth and new development sites has been made in this context.

### 1.4.1: Review of Supply and Demand

As development occurs in Miners Rest, so will estimated growth projections and lots supply and demand. Council will keep track of development and residential land uptake, to determine if it is tracking in line with projected growth rates, or is occurring at a faster or slower rate to determine when a new residential land supply may need to be made available. This may result in a recalibration of potential land supply and demand figures.

In building upon the above discussions, subsequent sections of this report have undertaken a strategic and spatial analysis of whether there are appropriate locations within Miners Rest which may be suitable to accommodate future residential development.



## 1.5: Growth verses Containment

The potential for future urban development can be managed in two ways: either as new Greenfields subdivision, or otherwise as potential new infill development, including the further subdivision of larger existing residential zoned allotments, or perhaps through the construction of smaller dwelling types such as dual occupancies, villa units etc. While new Greenfields subdivision is often viewed as the 'default' response to accommodating new dwellings, there may be reasons to discourage such development, such as:

- Avoiding and discouraging further township fragmentation through outward expansion.
- Physical constraints of the land (i.e. flooding, impacts of flight paths etc).
- Ability to be serviced with essential infrastructure.
- Avoiding encroachment into/ loss of valuable land (i.e. high landscape value or productive agricultural land).
- The need for separation distances from existing land uses (such as the Central Victoria Livestock Exchange, Ballarat Wastewater Treatment Plant and Dowling Forest Precinct).

Likewise there can be positive reasons to encourage containment of existing urban settlements, including:

- The more sustainable use of existing infrastructure;
- Encouraging new dwellings in preferred locations;
- Providing a greater diversity in housing types, which can assist with principles of 'aging in place'; &
- Facilitating walkability and accessibility to community and retail services.

However new development can have an impact on the existing character of a place, depending on form and scale of development. Questions relating to growth and containment has been an important consideration as part of the development of the Township Plan.

During the first round of consultation views were expressed by residents that allowing some residential development would support the economic growth and prosperity of Miners Rest through population increase. However differing points of view were voiced on the need to protect township character (i.e. no small lot subdivision, no units).

Clearly the form of new housing and its potential location is an important consideration for the community. For example, new housing development could potentially occur as new land subdivision or otherwise as 'infill' housing within the established parts of the town. Both forms of development have pros and cons in terms of cost of construction (to Council, the community and developers), township character and accessibility, which must be considered.

Likewise, a spatial analysis of Miners Rest reveals that that the current extent of its urban development is already elongated and spread out over a considerable distance. From an urban design perspective this is not a preferred outcome, and further sprawling or 'ribbon' based development would not be a positive outcome for the township.

It is also important to ensure appropriate separation distances are maintained between existing activities and future development, to ensure that potential land use conflicts and adverse amenity impacts are avoided. In the context of Miners Rest, obvious existing land uses which require separation distances includes: Ballarat Airport; Central Victoria Livestock Exchange; Ballarat Wastewater Treatment Plant; and to a lesser degree Dowling Forest Precinct.

In noting the above, the impact of residential growth on important local and regional assets – including the Ballarat Airport and surrounding agricultural land - must also be considered. The Ballarat Airport, located to the south-west of the Township, is a significant facility providing tangible benefits for the community and the regional economy, including generating \$10 million in annual production.

The ongoing operation of the Airport is dependent on its ability to function without unduly impacting on surrounding sensitive uses. While dwellings already exist within close proximity to Ballarat Airport, there is strong strategic justification to avoid creating new residential development which may be impacted by current and future anticipated aircraft related noise. As such, it is important that these sensitive uses, including housing, are prevented from encroaching on the Airport to protect its ongoing operational viability and potential for expansion over the long-term. Further detailed considerations relating to Ballarat Airport are addressed later in the report.

Like the Airport, agricultural activities surrounding the Township contribute significantly to the local and regional economy, and are dependent on maintaining appropriate distances from sensitive uses. In addition, land consumed for housing ultimately results in a net reduction of land available for farming and production. With Ballarat having some of the highest value agricultural land in the State, this is a significant consideration to grapple with as part of the development of the Township Plan.



## 1.6: Respecting Existing Township Character

Miners Rest is a small rural township/ settlement located within a picturesque open rural landscape. Miners Rest benefits from landscape views of open rural farming and agricultural land, with these views being framed by a backdrop of iconic volcanic cones, including Mount Rowan and the Blowhard Hills.

*Extracted from 'City of Ballarat, Miners Rest North Township Character' Claire Scott Planning (2019)*

Miners Rest North is located within the extensive Western Volcanic Plains landscape, which is characterised by a flat to gently undulating series of basalt plains, formed by volcanic activity over time.

The broader landscape features old lava flows, eruption points, and volcanic cones and hills such as Mount Rowan, Mount Blowhard and the Bald Hills, which surround the settlement to the north and east. This collection of geological attributes within close proximity, and observable from the township, creates a unique and visually interesting landscape setting. It is an iconic landscape of big skies and long views, with volcanic rises that punctuate the horizon.

Surrounding the settlement, the landscape has been largely cleared for farming and consists of a patchwork of paddocks, often divided by long straight roads and shelterbelts. Miners Rest North is separated from the southern area of the township by the Burrumbeet Creek, which crosses Howe Street and runs along the western side of the settlement area, and through Miners Rest Park. The township edge to the north is formed by Clarke Street, which directly abuts the agricultural fields adjacent. To the east, beyond the recreation reserve, the settlement edge fuses into the

landscape in the form of larger land holdings and hobby farms, most associated with the equine industry.

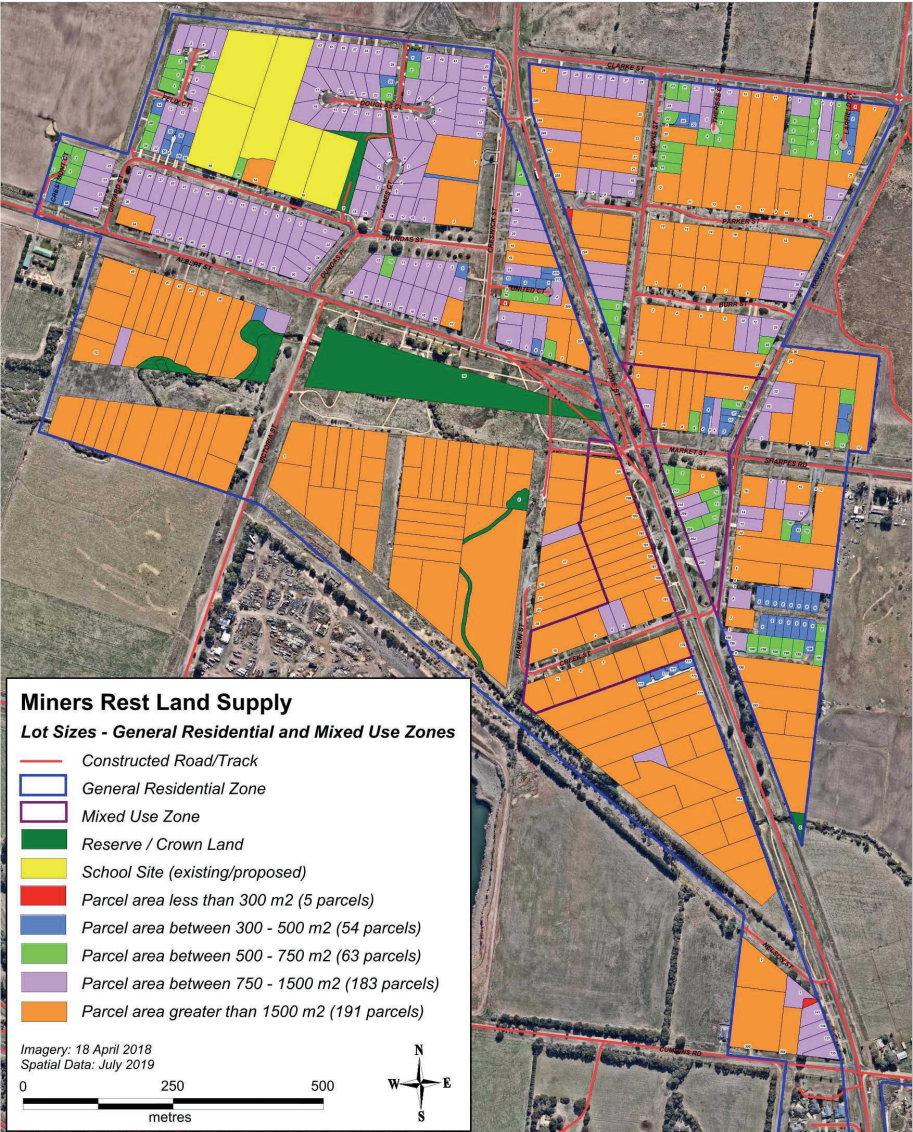
Remnant vegetation lines the Burrumbeet Creek corridor, and is scattered sparsely elsewhere in stands, particularly on the outskirts of the township and in the recreation reserve and other parkland areas. The very large road reserves are mostly devoid of vegetation, and this exacerbates the sense of openness throughout the settlement.

Within the built-up residential areas of Miners Rest North, lots are mostly large (over 1,500 sqm), with the exception of the northwestern area of the township where lots are between 750 sqm and 1,500 sqm. Dwellings are predominantly large, single storey homes, set well back from all boundaries; however (again in the northwestern area of the settlement in and around Douglas Close), some more recent development is evidence of the trend towards maximal building footprints and minimal setbacks, with very little permeable surfacing.

An analysis of lot sizes in North Miners Rest has revealed that:

- The majority of lots are greater than 1,500 sqm (191 parcels). This represents approximately 39% of all residential lots in Miners Rest North.
- There are 183 lots of between 750 sqm – 1,500 sqm across the whole settlement. This represents approximately 37% of all lots.
- The north-western area of North Miners Rest, which has been most heavily criticised for its subdivision outcomes, contains the vast majority of lots that are between 750 sqm – 1,500 sqm.

- Relatively speaking, a small number of lots between 300 sqm – 750 sqm are scattered throughout North Miners Rest (total 103, excluding the Mixed Use Zone, representing approximately 21%).



North Miners Rest lot sizes



James Court, looking north- Image Source Claire Scott



Northern edge of the township at Clarke Street- Image Source Claire Scott



## MINERS REST



## North Neighbourhood Character Survey

To assist in understanding the character aspirations for Miners Rest, City of Ballarat undertook a community survey with the intent of using the survey findings to work out options for protecting these values through planning controls. The results are displayed below.

**208** people visited the survey online.  
**1270** people received hard copy surveys via post.

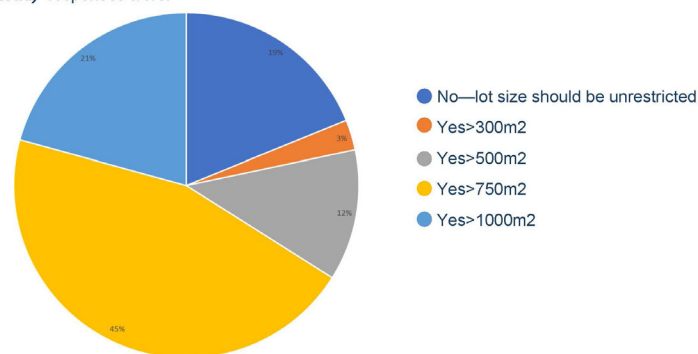


A total of **123** surveys were completed.



Of those who answered the survey **44%** lived North of Cummins Road and **41%** lived South of Cummins Road. **4%** or less lived in Mount Rowan, Mitchell Park, Wendouree, Macarthur Park, Blowhard and Cardigan Village.

When asked 'Do you think there should be a minimum lot size in Miners Rest (north or Cummins Road)' responses were:



To find out more visit [mysay.ballarat.vic.gov.au/ballarat-miners-rest-plan](https://mysay.ballarat.vic.gov.au/ballarat-miners-rest-plan)

## MINERS REST



## North Neighbourhood Character Survey Results

Those who thought that the original township (north of Cummins Road) has a distinctive identity, rated these elements contributory to the town's character.



The 123 participants in the survey were able to select more than one element.

Strategic Planning

P: 5320 5500

E: [strategicplanning@ballarat.vic.gov.au](mailto:strategicplanning@ballarat.vic.gov.au)

## 1.7: Safeguarding Ballarat Airport

The protection of the functional operation of Ballarat Airport is an extremely important consideration for the Miners Rest Township Plan, particularly as it relates to potential development.

To provide planning policy context, the Ballarat Planning Scheme already identifies via Clause 21.09 Local Areas that Miners Rest has significant constraints on development, such as flood prone land and airport flight paths. With reference to the Ballarat Airport, this clause includes the following relevant strategy:

- *Strategy 7 Ensure that there is no development under the Obstacle Limitation Surface (OLS) of the Ballarat airport 18/36 runway.*

Clause 21.08-2 Ballarat Airfield is a relevant consideration in that it states:

*Ballarat Airfield is an important asset for a growing City and region. The recreational and charter use of the airfield will be maintained with special emphasis placed on promoting the complex's strategic function for police, ambulance and other emergency agencies. The encroachment of land uses and forms of development which could restrict the future use of the Airfield will be prevented. Upgrading the Airfield's main runway has the potential to enhance Ballarat as a tourism destination. A runway with the capacity to take 12,000kg aircraft would enable the airfield to receive small, regular public transport aircraft seating 30 passengers.*

Clause 21.08-2 Ballarat Airfield also includes an objective: *To provide for the continued operation and future upgrade of the Ballarat Airfield*, in addition to the following strategies:

### Strategies

- *Encourage the use of airfield land for airfield compatible purposes.*
- *Discourage the use and development of airfield and surrounding land for purposes that would have a negative impact on the airfield's operation.*
- *Discourage the establishment of residential and other sensitive uses on land under airfield flight paths.*

At the Planning Policy Framework Level, the protection of airports as economic and transport infrastructure is addressed at Clause 18.04 Airports, and highlights that planning decisions must consider as relevant the National Airports Safeguarding Framework (Nov. 2016) (NASF), with the scope and influence of this framework being addressed later in the report.

At Clause 3 of NASF it identifies that: *"Over the long term inappropriate development around airports can result in unnecessary constraints on airport operations and negative impacts on community amenity. These impacts need to be managed in a balanced and transparent way".*

NASF also provides specific assessment criteria for the assessment of the rezoning of rural or non-urban land for sensitive uses, which includes residential land use.

Clause 17 of NASF sets out the assessment criteria which is quoted in full below:

*Clause 17. It is important that consideration be given to the application of the following approach to land use planning:*

*i. no new designations or zoning changes that would provide for noise sensitive developments within a 20 ANEF where that land was previously rural or for non urban purposes (in keeping with AS2021).*

*ii. Zoning for noise-sensitive development be avoided where ultimate capacity or long range noise modelling for the airport indicates either:*

- *20 or more daily events greater than 70 dB(A);*
- *50 or more daily events of greater than 65 dB(A); or*
- *100 events or more daily events of greater than 60 dB(A).*

*iii. Zoning for noise-sensitive development should take into account likely night time movements and their impact on residents' sleeping patterns. For example, where there are more than 6 events predicted between the hours of 11pm to 6am which create a 60 dB(A) or greater noise impact, measures for aircraft noise amelioration and restriction on noise sensitive development may be appropriate.*

At this point it is important to make the distinction between N contours (or Number Above Contours) and ANEF contours, noting that it is ANEF contours which are translated into Airport Environs Overlays (AEO). For example, AEO1 and AEO2 apply to land on and surrounding the Ballarat Airport, which according to the purpose of this overlay seeks:

*To identify areas which are or will be subject to high levels of aircraft noise, including areas where the use of land for uses sensitive to aircraft noise will need to be restricted.*

*To ensure that land use and development are compatible with the operation of airports in accordance with the appropriate airport strategy or master plan and with safe air navigation for aircraft approaching and departing the airfield.*

*To assist in shielding people from the impact of aircraft noise by requiring appropriate.*

*noise attenuation measures in new dwellings and other noise sensitive buildings.*

*To limit the number of people residing in the area or likely to be subject to significant levels of aircraft noise.*

Yet, in practical terms, only a small area of land within Miners Rest is affected by AEO2, which on face value gives the impression that potential aircraft noise is not a major consideration, and ignores the need for an assessment of noise based on N contours. Furthermore, the current AEO1 & AEO2 are based on an ANEF contour prepared in 2004 which considered a 400 metre extension to the southern end of the north/south runway, to make it 1,645 metres long, which in reality has never been built.

In being specifically differentiated from ANEF contours, N contours implements an alternative noise measure which can be used in strategic planning decisions, where there is potential for future communities to be unnecessarily exposed to aircraft noise, which most readily applies to proposals to rezone land to facilitate more intensive residential development within airport environs.

The DELWP website on the N contours further clarifies their role and use within strategic planning decisions:

*N Contours indicate potential noise exposure where the noise level from a single aircraft exceeds 60dB(A), 65dB(A) or 70dB(A) per day, as opposed to the annual average approach that informs the application of ANEF Contours. Where N contours exist, they should be examined when considering strategic planning proposals near airports. This is additional to the ANEF contours, which remain the metric applied in Victoria for statutory planning purposes through the Airport Environs Overlay.*

To assist in understanding the impacts of aircraft noise, 60 dB(A) is the sound pressure level at which noise events may become intrusive to speech and hence may interfere with activities like telephone conversations and watching the TV (assuming no noise attenuation).

To further understand the potential noise impacts associated with the future or potential functional operations of Ballarat Airport, N contour projections were been prepared on behalf of Council in 2010 and 2018.

In order to relate this work to the potential aircraft noise impacts over land within Miners Rest, N contours referenced within assessment criteria of Clause 17 of the Framework Plan have been spatially mapped on the plan illustrated over the page. Mapped analysis elements of this plan includes:

- 2010 N60 (100 events per day)
- 2010 N70 (20 events per day)
- 2018 N60 (100 events per day)
- 2018 N65 (50 events per day)
- 2018 N70 (20 events per day)
- Existing Airport Environs Overlays AEO1 & AEO2.
- Existing Design & Development Overlays DDO17 & DDO18.













Based on the mapped N contours, it clearly illustrates that land within Miners Rest would be affected by aircraft noise from the 2010 N70 contour and the 2018 N65 and 2018 N70 contours. In accordance with Clause 17 of NASF, the affected land is not considered suitable to accommodate sensitive land uses and should therefore not be considered to be rezoned for such purposes.



# Miners Rest Township Plan

## Potential Aircraft Noise

### Legend

- Study area 
- Township boundary 
- Proposed subdivision 
- Freeway noise 
- Existing AEO1 (ANEF25) 
- Existing AEO2 (ANEF20) 
- Existing DDO17 
- Existing DDO18 
- 2010 N60 Contour – 100 events per day 
- 2010 N70 Contour – 20 events per day 
- 2018 N60 Contour (merged) – 50 events per day 
- 2018 N65 Contour (merged) – 50 events per day 
- 2018 N70 Contour (merged) – 20 events per day 

### Clauses 16, 17 & 18: National Airports Safeguarding Framework Guideline A: Measures for Managing Impacts of Aircraft Noise

- i. **Rezoning of greenfield areas to permit noise sensitive uses**  
This section applies where the introduction of new noise-sensitive uses is under consideration in areas that are predominantly rural or non-urban, including specifically identified urban boundary areas. This section does not apply to existing urban areas which have been developed.
- ii. **It is important that consideration be given to the application of the following approach to land use planning:**  
It is important that consideration be given to the application of the following approach to land use planning:  
i. no new designations or zoning changes that would provide for noise sensitive developments within a 20 ANEF where that land was previously rural or for non-urban purposes (in keeping with AS2021).
- iii. **Zoning for noise-sensitive development should be avoided where ultimate capacity or long range noise modelling for the airport indicates either:**  
• 20 or more daily events greater than 70 dB(A); or  
• 50 or more daily events of greater than 65 dB(A); or  
• 100 events or more daily events of greater than 60 dB(A).
- iv. **Zoning for noise-sensitive development should take into account likely night time movements and their impact on residents' sleeping patterns.**  
For example, where there are more than 5 events predicted between the hours of 11pm to 5am which create a 60 dB(A) or greater noise impact, measures for aircraft noise amelioration and restriction on noise sensitive development may be appropriate.
- v. **The above approach could be used as additional guidance by strategic planners and weighed along with other relevant strategic considerations.**  
Noise sensitive uses are residential, education establishments, offices, hospitals, aged care, churches, religious activities, theatres, cinemas, recording studios, court houses, libraries and galleries as specified as a 'noise sensitive developments' in AS2021 (see table 2.1 and 3.3)

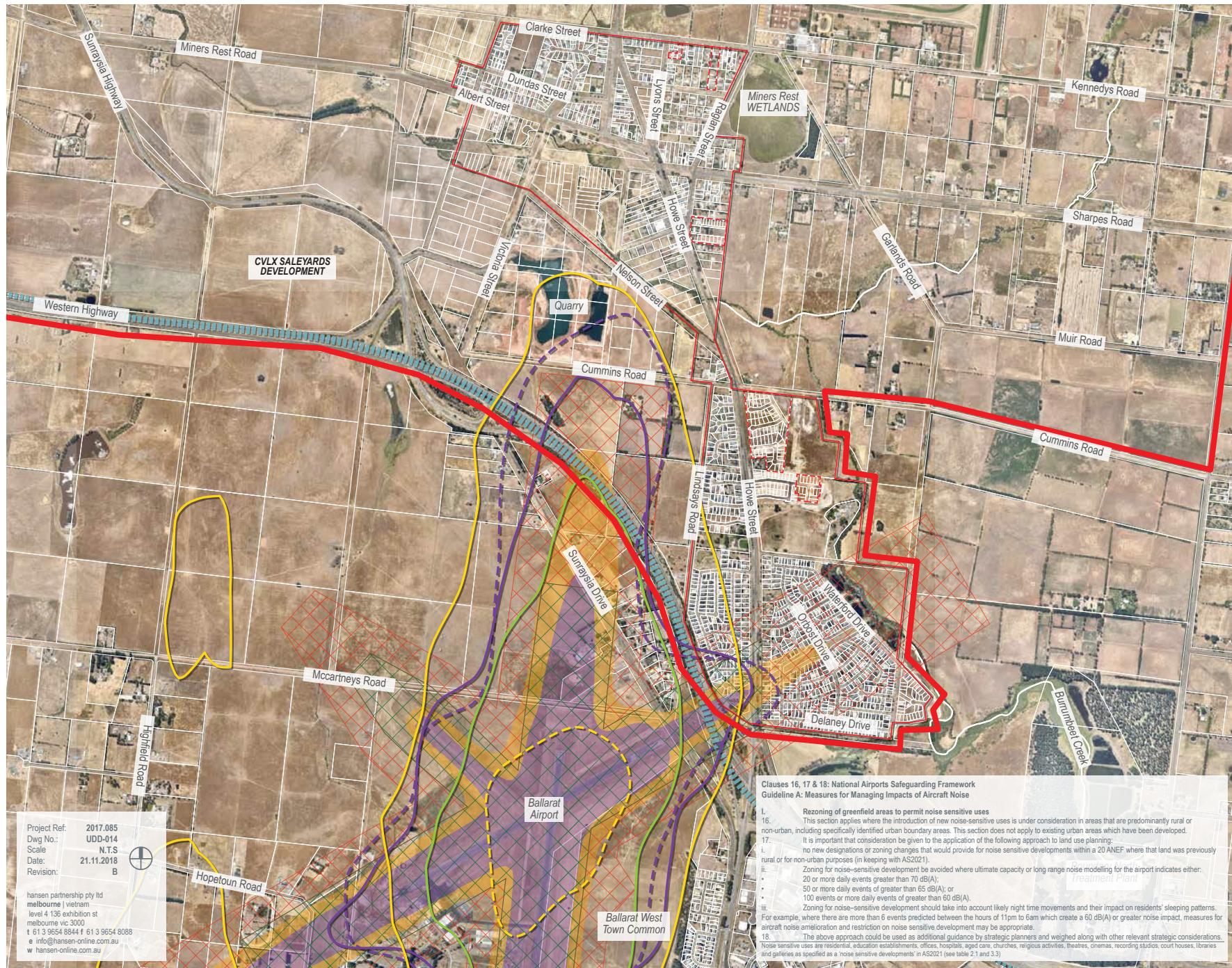


Figure 2 Potential Aircraft Noise Boundary Analysis (aerial)  
Ballarat City Council



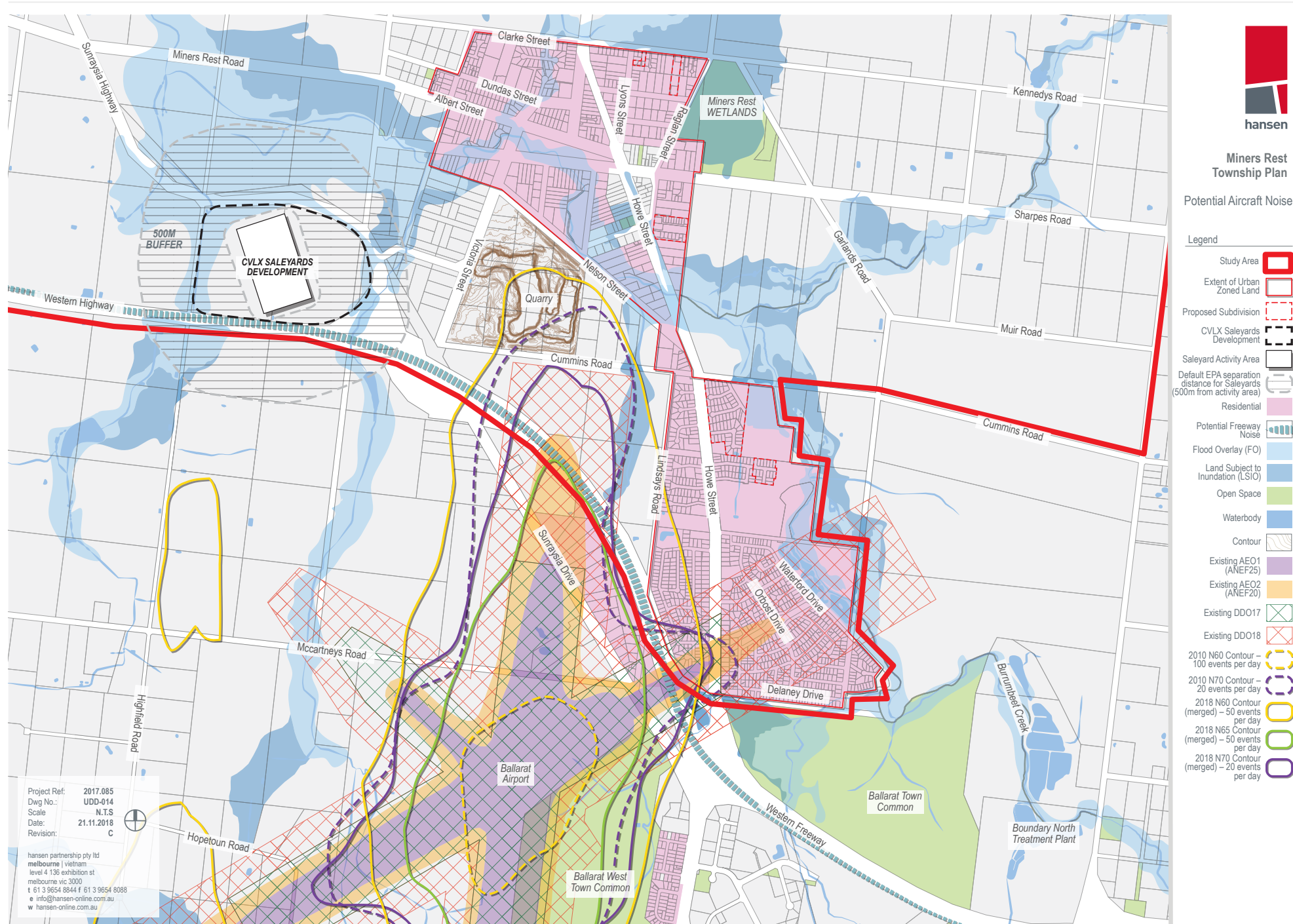


Figure 3 Potential Aircraft Noise Boundary Analysis (zone &amp; overlay)

However it is acknowledged that there are unknowns and uncertainties surrounding the extent of land within Miners Rest that may be affected by aircraft noise impacts, which stems from the assumptions which have underpinned the preparation of the 2010 and 2018 N contours. Such assumptions and implications are briefly outlined:

- The 2010 N contours were based on considering a 400 metre extension to the southern end of the north/south runway to make it 1,645 metres long, however to date, this has not been built.
- The 2018 N contours were based on considering two options to extend the north/ south runway to 2,000 metres, although it is not certain that this runway extension will proceed.

The critical observation to make regarding the N contours conducted in 2010 & 2018 was in both instances the underlying assumption that the existing north/ south runway would have some form of extension at its southern end - i.e. at the furthest point away from Miners Rest. In both scenarios, it would allow planes to commence take off further away to the south, and be airborne quicker and therefore be higher over Miners Rest once in flight, which in practical terms functions to reduce noise impacts/ N contours.

However it is highlighted that N contours for the existing shorter runway of 1,245 metres have not been completed, and therefore the extent of noise impacts based on the current and future activities of the airport without a runway extension is not known. Without this technical analysis it assumed that noise impacts over Miners Rest are likely to be greater than illustrated via the 2010 & 2018 N contours. This is based on a shorter runway length, where planes would commence closer to Miners Rest, and be airborne, later and therefore lower over Miners Rest once in flight, which in practical terms would be highly likely to increase noise impacts/ N contours.

Furthermore, while the 2010 & 2018 N contours are useful in providing an indication of land potentially impacted by aircraft noise, they however do not address all potential future scenarios for Ballarat Airport which would allow a 'potential maximum' N contour scenario to be devised. In the absence of 'potential maximum' N contours being prepared, there remains uncertainty regarding the extent of land within Miners Rest affected by potential aircraft noise.

It is anticipated that a 'potential maximum' N contour scenario would address the following matters:

- Existing runway length/s.
- 400 metre extension of north/south runway to 1,645 metres.
- north/south runway at 1,800 metres (current maximum runway length contemplated by the Masterplan).
- Two options to extend the north/ south runway to 2,000 metres.

Once such a 'potential maximum' N contour analysis is undertaken, Council would have clarity around the full extent of future noise impacts over Miner Rest, which would be critical in informing whether land is potentially suitable for sensitive land use. In this context, Clause 18.04 Airports of the PPF and Clause 17 of NASF remains a critical consideration in determining the suitability (or otherwise) of land under airport flightpaths within Miners Rest for sensitive land uses (including residential).

Further discussions of how the above has informed the consideration of new residential development is addressed under the specific heading of: Assessment of Potential Locations for Residential Subdivision.

In conclusion, given that there is uncertainty about the long term future of the Ballarat Airport, it is recommended that a precautionary approach be taken by Council on proposals to rezone land in the vicinity of the airport until the long term future of the Airport is settled. Any future update of the Ballarat Airport Masterplan will also provide an opportunity to comprehensively address the full suite of airport safeguarding matters required by the National Airports Safeguarding Framework.

Rezoning of land currently affected by noise contours may be reconsidered at a time when there is certainty about future use and development of the airport, and the noise impact as assessed under the NASF guidelines is considered acceptable for a sensitive land use.



## 1.8: Protection of Farming/ Agricultural Activity

The protection and support of rural land use and activity on Farming Zone (FZ) land surrounding Miners Rest to the east, north-east and west is an important consideration, particularly in context of speculative interest and pressure to rezone land for residential purposes, either as standard urban development or for smaller lot rural lifestyle development.

The application of the Farming Zone (FZ) to land surrounding the urban areas of Miners Rest provides a degree of protection to farming and agricultural activity, noting the listed purposes to the Farming Zone (FZ) are:

- *To provide for the use of land for agriculture.*
- *To encourage the retention of productive agricultural land.*
- *To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.*
- *To encourage the retention of employment and population to support rural communities.*
- *To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.*

Apart from land zoned Farming Zone A and B in the Dowling Forest precinct, all other farming zoned land requires that the minimum subdivision size of 40 hectares; and for a dwelling to be 'as of right' that land must be at least 70 hectares.

The existing Farming Zone (FZ) controls function in combination with existing state level planning policies and local level policies (such as Clause 21.05: Natural Resource Management and Clause 22.06: Rural Dwellings and Subdivision), which provide support for ongoing protection and support of rural land use and activity.

Specifically Clause 21.05 recognises the importance of the rural areas of Ballarat and the rich agricultural areas and farming activities which are important features of the rural character and identity of the municipality. The clause highlights the need to protect productive agricultural land from inappropriate development and includes relevant objectives and strategies of:

- *To ensure that productive agricultural land remains available for agricultural resource use.*
- *Prevent the encroachment of urban land use and development into areas of productive agricultural land.*

Clause 22.06 provides guidance for the protection of rural areas of the City of Ballarat from inappropriate subdivision and residential development. The application of the Farming Zone to the majority of rural areas in the municipality is a key way to protect and support farming activities in the municipality for the contribution it makes to the economy, liveability and amenity of the area.

Relevant objectives of Clause 22.06 for Miners Rest include:

- *To provide for the retention of productive agricultural land for farming.*
- *To ensure development of dwellings are for the purpose of supporting ongoing or planned farming activity.*

It is considered that the Local policies of Clause 21.05 and 22.06 in combination with the existing Farming Zone (FZ) controls provides ample support against speculative applications which seek to rezone and further subdivide land for 'rural lifestyle' type land use. On this basis no recommendations are being made regarding additional farming related controls being implemented to protect farming and agricultural activity, apart from those specifically relating to farming zoned land in the Dowling Forest Precinct (see section 1.9).

There is a clear role of the Township Plan to spatially identify areas surrounding Miners Rest to be protected and encouraged for farming, agricultural and potentially equestrian related activity, and thereby to address and counter speculative rezoning applications.

Beyond the commentary above, one area of land which has come under particular pressure for rezoning to 'rural lifestyle' purposes is the area of Farming Zone (FZ) land broadly bounded by Sharpes Road, Gillies Road, Cummins Road and Howe Street. Allotments within this area generally range in size from approximately 2 to 10 hectares, which is noted to be well below the current minimum allowable subdivision size of 40 hectares. Accordingly, the current subdivision pattern indicates the majority of these properties are already being used for de-facto 'rural lifestyle' use.

However, this current pattern of land usage does not in of itself automatically justify rezoning to either the Rural Living Zone (RLZ) or Low Density Residential Zone (LDRZ) in order to legitimize the existing 'rural lifestyle' use. Furthermore, any such potential rezoning would create opportunity for further subdivision of this land, which would have the potential to create increased land use conflicts with the equestrian activities within the adjacent Dowling Forest Precinct.

Contextually, this area of Farming Zone (FZ) land is located immediately to the south of Special Use Zone (SUZ13) which relates to the Dowling Forest Precinct which functions to support thoroughbred horse training facilities. Accordingly, the existing Farming Zone (FZ) bounded by Sharpes Road, Gillies Road, Cummins Road and Howe Street, by virtue of its close proximity to the Dowling Forest Precinct, has the potential to accommodate equestrian relates activities to support the growth and development of the equestrian industry in Miners Rest.

Further to the above, the Rural Land Use Strategy was clear in its findings that no further areas were recommended to be rezoned Rural Living Zone (RLZ). It was clear in its finding that:

- *"Although much of the area performs as rural residential it is difficult to justify rezoning the entire area to Rural Living Zone" (page 62).*

- *"No further areas are recommended to be rezoned Rural Living Zone as part of this strategy. It is considered that given the extent of existing vacant RLZ land there is no justification for further RLZ at this time. It is important to note that from a regional perspective the land zoned RLZ in Golden Plains Shire directly south of Ballarat's municipal border forms part of a regional supply of rural residential land to Ballarat (page 78).*

As there is already an abundance of land zoned for Rural Living (RLZ), the need for further allocation of land would need to be identified through a settlement strategy. In addition to matters of identified oversupply of Rural Living Zone (RLZ) land, the land in question has noted flood and inundation impacts from Burrumbeet Creek, accommodates a wider water catchment role, and by maintaining land within the Farming Zone (FZ), there is potential for land consolidation and for the land to be brought back into active farming and agricultural use.

It is recommended that the planning controls for this land be reviewed as part of planning the proposed northern growth area.

## 1.9: Protection and Support of the Equine Industry

The continued growth of the equine industry in Miners Rest and the associated economic and business opportunities is extremely important to the prosperity of the Township and wider region into the future. As the economic benefit of thoroughbred racing to the Central Highlands Region is in the order of \$60 million, the Miners Rest Township Plan acknowledges this significant industry and seeks appropriate ways to continue to support and foster its growth.

City of Ballarat recently prepared the Dowling Forest Precinct Planning Controls Review, which concluded that local policy and land use controls could be improved to support implementation of the desired outcomes for the precinct. In October 2019 Council decided to proceed to an amendment to make these changes to the Ballarat Planning Scheme.

The review also recommended to:

- educate and promote the Precinct purpose and planning controls to stakeholders and landowners;
- review Section 173 agreements made redundant by rezoning land from SUZ13 to Farming Zone;
- commit to reviewing the planning controls for land south and south-west of the Precinct once growth area planning has been considered by Council; and
- improve safety for road users and consider establishing public access to the Racecourse through the eastern part of the Precinct.

The industry and precinct could be further supported by:

- maintaining and protecting farming zoned land around the town;
- celebrating the equine industry through an equestrian related monument within the town centre, and/or equine themed installation across the public realm.



*Dowling Forest Precinct*



## 1.10: Ballarat's Northern Growth Area

The Ballarat Strategy and Clause 21.02-4 Greenfield Investigation Areas is an important consideration for planning of potential growth and development within Miners Rest.

It identifies that the Ballarat West Growth Area is the primary greenfield development area for Ballarat, but also designates four medium to long-term Greenfield Investigation Areas (GIA's) which require a more detailed feasibility assessment to determine the preferred future growth area for Ballarat. The Northern GIA is located immediately adjacent to the east of newer parts of Miners Rest, namely the Macarthur Park Estate subdivision.

Although the 'Miners Rest' section of the Northern GIA has been formally excluded from the Miners Rest Township Plan Study Area, by virtue of its close proximity to Miners Rest, in practical terms it would function to meet future localised residential land demands.

In this context any potential land development within the Northern GIA would function to broadly support Miners Rest, and would incidentally support the Miners Rest land supply and demand analysis outlined within this report.

The City of Ballarat recently completed the Long Term Growth Area study which concluded that the Northern Growth Area should be one of two growth areas that should proceed to precinct planning to deliver an affordable, attractive and well serviced community.

In October 2019, Council resolved to proceed with planning for this growth area. The planning process will be undertaken over the next 5 years (approximately), and it will need to ensure that any new development respects and reinforces Miners Rest as a stand alone township and provides complementary services and facilities. Planning for the northern growth area will also review the planning controls of land between the investigation area and the Dowling Forest precinct.

A recommendation of the Miners Rest Township Strategy which is relevant to the NGIA, is that its northern boundary along Cummins Road should be reviewed as part of any further investigations into the NGIA. Such a review would function to consider issues of:

- Proximity of the NGIA to Miners Rest.
- Fragmentation and/ or opportunities for connection and integration.
- Physical constraints and opportunities, including consistent streetscape treatment along Cummins Road.
- Potential for pedestrian and biodiversity links to the along the north side of Cummins Street, extending to Howe Street/ Burrumbeet Creek corridor/ preferred local sports facility location.
- Retaining necessary buffers to the equine precinct.

## 1.11: Assessment of Potential Locations for Residential Subdivision

In building upon the various land use and development considerations outlined previously within this report, the Township Plan has undertaken a high level spatial assessment of whether there are logical and appropriate locations within or surrounding the town which could accommodate future residential subdivision.

It should be clearly understood that this assessment has not been undertaken from a perspective of strategically needing to nominate future growth within the town, as the land supply and demand analysis has identified that there is in order of 12.5 years of land supply available within Miners Rest and it is understood that greenfields growth will be directed to the new northern growth area. Rather this assessment has been undertaken to further consider whether Miners Rest has opportunity to further grow in future, when land demand necessitate it, and if so, where might such residential growth be located.

In undertaking such a spatial assessment, the following considerations are highly influential factors and have formed the basis of the assessment:

- Whether it would assist in consolidating and connecting the northern and southern sections of the established township area.
- Whether it would result in further linear 'ribbon' development or further 'sprawl' at the outer edges of the township.
- Whether it would impact on landscapes of noted and valued character.
- Whether it would impact on existing or potential rural farming, agricultural, equine land use and activity.

- Whether it would potentially create land use conflicts with the Dowling Forest Equine Precinct.
- Whether it would place sensitive land uses within proximity of existing land uses with the potential to cause amenity impacts, such as the northern wastewater treatment plant, Ballarat Airport, Western Freeway and Central Victoria Livestock Exchange.
- Whether there are significant flora & fauna considerations.
- Whether there are any land contamination/ environmental issues.
- Whether there are topographic or geotechnical considerations/ issues.
- Whether there are natural disaster risks (including flood & fire).
- Whether there is good access to existing community infrastructure.
- Whether the land can be readily serviced with required infrastructure (power, gas, water, reticulated sewerage etc.).

In considering this range of influential factors, they have been spatially mapped on the following diagram. The conclusion of this exercise has revealed a series of significant development constraints which apply to Miners Rest, and which effectively diminish many avenues for new greenfield development within the township. However this should not be a significant surprise, as this conclusion is noted to effectively reflect Clause 21.09-5 which

already identifies that Miners Rest is subject to significant development constraints, including flooding and aircraft flight paths.

To further explore the spatial analysis and why the assessment has excluded certain areas from being considered appropriate for residential development, the following is highlighted:

- Potential residential development to west of Miners Rest (i.e. west of Victoria Street) was discounted on the basis of identified flooding impacts, as well as proximity to the Central Victoria Livestock Exchange. For assessment purposes, the 'default' 500m EPA separation distance has been spatially applied from the saleyards 'activity area' boundary to ensure that sensitive land uses do not encroach on this existing facility.
- Potential residential development to the east of Howe Street was discounted on the basis of
  - Impacting on open rural landscape views;
  - Impacting on the potential use of the land for rural, agricultural or equine related activity;
  - Potentially creating future land use conflict with activities associated with the Dowling Forest Precinct;
  - Existing identified flooding impacts; &
  - Area of potential Aboriginal cultural sensitivity associated with Burrumbeet Creek.

- Potential residential development in the west to north west arc at the northern edge of the town was discounted on the basis of:
  - Existing identified flooding impacts;
  - Causing further fragmentation and ribbon based sprawl of the existing township;
  - Impacting on open rural landscape views;
  - Impacts on potential for rural and agricultural based activity; &
  - Potential to create future land use conflict with activities associated with the Dowling Forest Precinct.
- Potential residential development to the east of Macarthur Park Estate is outside of the Miners Rest Township Plan study area, and is being considered as part of a separate strategic planning exercise.

### Investigation Area Precinct

Beyond the areas outlined above, there is an area of land which has been identified as an 'Investigation Area Precinct', which is broadly bounded by Nelson Street, Lindsay Road, Western Freeway and Victoria Street. This land has been highlighted as an area for specific analysis and comment as an 'investigation area', due to there being known landowner interest to rezone the land for residential purposes, and has been considered separately in two section, constituting land to the north of Cummins Road and land to the south.

The area to the north of Cummins Road includes the recently rehabilitated quarry site, while the land to the south of

Cummins Road constitutes a large rural land holding which extend through to the Western Freeway to the south and Lindsays Road to the east.

Generally speaking, there are both positive and negative issues to consider as part of the assessment of whether this land may be appropriate for residential development. A range of these positive and negative considerations are outlined for discussion.

Land to the north of Cummins Road (former quarry)

#### Positives

- The land is located between the 'old' and 'new' parts of Miners Rest and would assist in connecting and consolidating the two halves of the town.
- The land is broadly 'hidden' from open viewed vistas along major roads, and any potential development of this land would be less obvious and visible.
- Although located within the Farming Zone (FZ) it has limited potential for rural or agricultural activity due to landform and former quarry pits/ lakes.
- Would create a different housing product within Miners Rest due to elevated position and could include pedestrian links to the town centre via Creek Street.
- The development could ensure the quarry lakes are part of an informal open space network within Miners Rest.
- The development could create a defined edge to the town along the east side of Victoria Street.

- Land north of Cummins Road, east of the quarry lake could potentially be designated as a secondary option/ location for a local level active sports facilities hub.

#### Negatives

- Parts of the site may be impacted by aircraft noise, which would not comply with the assessment criteria for assessment of sensitive residential development (i.e. Clause 17 of the National Airports Safeguarding Framework).
- Further work is required to be undertaken to determine a 'potential maximum' N contour analysis to provide clarity around the full extent of future noise impacts, which would be critical in informing whether land is potentially suitable for sensitive land use.

Based on this analysis, subject to the extent of potential aircraft noise being fully understood, this land is considered to have potential to accommodate future residential development.

Land to the south of Cummins Road (rural land)

#### Positives

- The land is located between the 'old' and 'new' parts of Miners Rest and would assist in connecting and consolidating the two halves of the town.
- The land is broadly 'hidden' from open viewed vistas along major roads, and any potential development of this land would be less obvious and visible.



## Spatial Analysis

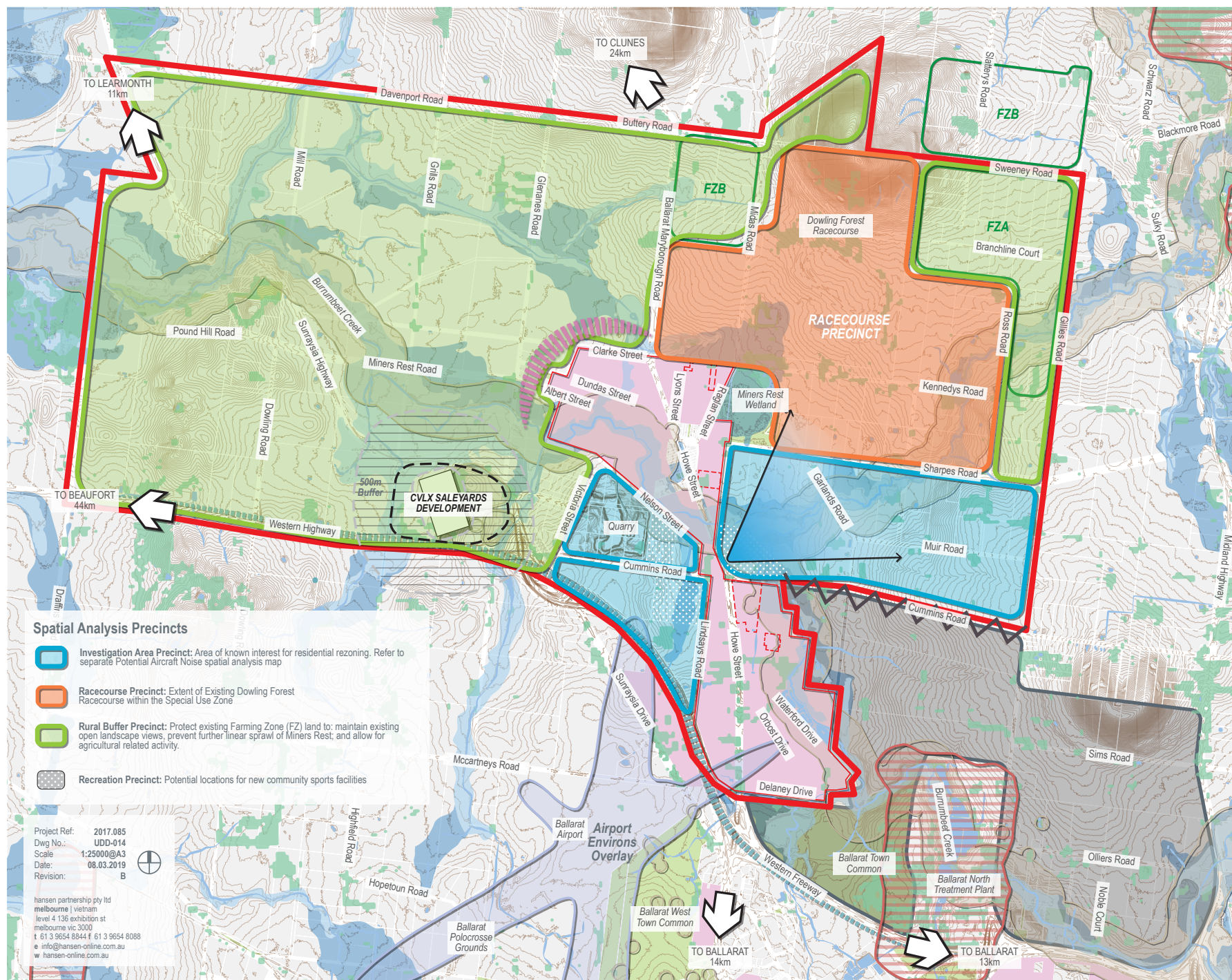


Figure 4 Miners Rest Township Plan (Spatial Analysis)

## Negatives

- Potential for significant impacts caused by aircraft noise. Although the Airport Environs Overlay (AEO) only applies to a small section of the 'investigation area', alternative N contour mapping conducted in 2010 & 2018 indicates parts of the land would be subject to noise impacts which would not comply with the assessment criteria for assessment of sensitive residential development (i.e. Clause 17 of the National Airports Safeguarding Framework).
- Despite the 2010 & 2018 N contours indicating significant potential for aircraft noise, there remains lack of clarity and uncertainty regarding the 'potential maximum' N contour extent or potential impacts of aircraft noise over the land, which may be greater than currently mapped.
- Issues of inappropriate rural land fragmentation of the land to the south of Cummins Road if attempts are made to design residential development around the edges of N contours.
- Potential for noise impacts to be caused for residential development along the Western Freeway interface.
- Small sections of land is covered by the Flood Overlay (FO) and Land Subject to Inundation (LSIO).

The properties at 415 Cummins Road and Lot 1 Lindsays Road are Farming Zone land wedged between the Western Freeway, Miners Rest quarry site to the north and the existing residentially zoned land of Miners Rest to the east. There has been strong advocacy for these parcels to be rezoned for residential development as part of this Miners

## Rest Township Plan.

Following a thorough review of the land, it is agreed the location of the parcels could offer a strategic, centrally located site that if developed for residential uses could assist with connecting and consolidating the township. However, considering the currently adopted Master Plan for the Ballarat airport, associated modelling of noise impacts assessed under NASF guidelines, and the availability of other land in the region to support residential housing supply (which is not encumbered by aircraft noise), a rezoning at this time cannot be strategically justified.

Should a new Master Plan for the Ballarat Airport be prepared and adopted in the future which significantly changes the long-term aspiration for the airport – with consequential changes to associated aircraft noise modelling, or should major infrastructure changes occur at the airport which again trigger revised aircraft noise modelling which significantly changes the assessment of the land under the NASF guidelines; in conjunction with limited additional housing supply of unconstrained land, then a proponent led application for rezoning could be reconsidered at that time.

### Investigation Area Precinct: former quarry

#### Commentary, guidance & proposed Statutory Assessment Framework

With regard to the preceding analysis, while there are clearly some positive reasons to potentially consider residential development of the former quarry, the most significant and uncertain negative issue relates to the potential for aircraft noise.

In the absence of more detailed information on the 'potential maximum' N contour scenario for aircraft noise (considering all potential options for future activity at Ballarat Airport), it is beyond the ability of the Township Plan to firmly conclude on this issue.

In noting that additional work is required to fully appreciate the potential noise impacts from aircraft noise, this could be prepared by a proponent of a format request to rezone land.

Following the completion of such additional aircraft N contour analysis to determine the potential 'potential maximum' N contour noise impacts, should it confirm the suitability of part of the land for residential development, the following assessment criteria are recommended to be applied by Council as part of the consideration of any amendment request to rezone land:

- The protection of the long term operation of Ballarat Airport is a strategic priority, and will take precedence and be prioritised over the provision of new housing development in Miners Rest (in line with relevant policies within the PPF).
- Following the completion of a 'potential maximum' N contour analysis, any land which does not comply with the assessment criteria of Clause 17 of the National Airports Safeguarding Framework (NASF) is deemed to be inappropriate for residential development.
- Rezoning requests which seek to rezone land around a N contour which results in rural land fragmentation is not considered to be an appropriate planning outcome.
- The onus remains on the proponent of any rezoning request to technically investigate and respond to potential impacts from aircraft noise.



- A rezoning request will not be supported by Council if impacts of potential aircraft noise cannot be appropriately managed.
- Although it is understood that the quarry has been subject to remediation works, consideration for future rezoning of this land for sensitive uses would need to have regard to Ministers Direction No. 1 - Potentially Contaminated Land.
- The ability for a rezoning request to be lodged for consideration does not imply Council support.

### Investigation Area: Land Capability Assessment

In setting aside the current uncertainties of potential aircraft noise impacts for the 'investigation area', a desktop level land capability assessment has been undertaken, which revealed:

- Unlike surrounding land within the study area, the majority of the identified land is unaffected by the Flood Overlay (FO) with only a small section affected to the north of Cummins Road which has been removed from the assessment due to the identified flood constraints.
- A section of the land south of Cummins Road is located within the Land Subject to Inundation Overlay (LSIO) due to a shallow overland flow path. However it is understood that this current water inundation can be addressed through an engineered solution (underground piping or WSUD treatment).
- The land is not located within a Bushfire Management Overlay (BMO) (although for clarity the wider region including the entire township is located within is noted

to be a designated bushfire prone area).

- Part of the northern section of the quarry site is located within an area of Aboriginal Cultural Heritage Sensitivity, relating to land within 200 metres of the Burrumbeet Creek. Should building and works be proposed within this area, it would require a Cultural Heritage Management Plan to be prepared.
- The identified land is located a sufficient distance away from the Central Victoria Livestock Exchange and Ballarat Wastewater Treatment Plant as potential odour sources.
- Noise emissions from the Western Freeway to the southwest can be addressed through relevant VicRoads policies relating to noise abatement measures capable of regulating such noise.
- The land is generally cleared of native vegetation due to its use for agricultural purposes or as a quarry in the past. An assessment of existing Ecological Vegetation Classes indicates that there is a small number of confined areas containing Plains Grassy Woodland which is listed in the endangered category of the Environmental Protection and Biodiversity Conservation Act 1999.
- Powercor have advised that they have high voltage assets in the area, and extend along Victoria Street and Cummins Road adjacent to the investigation area (advice via email 28 May, 2018).
- Downer have advised that a 125mm high pressure gas main is located along Howe Street, (and extending partially into Cummins Road and Creek Street), and

could be extended to service a potential residential development to the west (advice via email 25 May, 2018).

- AusNet Services have indicated that there was supply issues in Minors Rest approximately 2 years ago, however based on the 125mm HP main extended in 2016 which it has increased capacity, and supply can be provided (advice via email 05 June, 2018).
- Telstra have advised that for any proposed development, the developer will be responsible to arrange such infrastructure (advice provided via email 11 June, 2018).
- Although it was not possible to obtain technical advice on the ability of the land to be serviced with the NBN, it is assumed that once the NBN mainline is provided within Miners Rest, that it will be a matter of the developer connecting the land to trunk network.

Land to the north of Cummins Road/ east of Howe Street (rural land)

#### Positives

- The area currently offers people an opportunity to live or own land in an attractive rural setting on 'rural lifestyle' allotments, despite being within the Farming Zone (FZ).
- Is located between the 'old' and 'new' parts of Miners Rest and could assist in connecting and consolidating the two halves of the town.
- Has a specific relationship/ interface with the northern growth area to the south.



- Could provide of linear pedestrian connections with the proposed Burrumbeet Creek trail.
- Currently acts as an important buffer between the existing town and the Dowling Forest Precinct, which will continue to be important as the planning and potential development of the northern growth front proceeds.

#### Negatives

- The land is within an open landscape setting, which could impact on wider views surrounding the township from select vantage points.
- This land would not logically be developed in isolation, with its urban potential only being linked with the potential future development of the NGIA.
- Part of the area is flood prone and is covered by a Water Catchment overlay (ESO3) which restricts the density of dwellings and subdivision.
- Some of the area is still actively farmed and contains some lots that may have potential over the long term for ongoing farming (particularly through consolidation).

Based on this analysis, the potential of this land is intrinsically linked with the potential development of the northern growth area. Therefore its urban potential should be further assessed as part of a review of the northern boundary of the northern growth area located along Cummins Road. Such a review would function to consider issues of:

- Proximity of the northern growth area to Miners Rest.
- Fragmentation and/ or opportunities for connection and integration.

- Physical constraints and opportunities, including consistent streetscape treatment along Cummins Road.
- Potential for pedestrian and biodiversity links to the along the north side of Cummins Street, extending to Howe Street/ Burrumbeet Creek corridor/ preferred local sports facility location.
- Retaining necessary buffers to the equine precinct.

As an initial comment, it could be logical to split the area along Muir Road, to differentiate between the equine buffer role to the north & urban development potential to the south.

#### Central Highlands Water

Central Highlands Water provided detailed high level strategic advice regarding the ability to service the investigation area with water and sewerage, which is outlined in full below:

##### "Water

- *CHW has adequate water resources for the overall estimated growth in Ballarat for the next circa 30 years and our water treatment plants have capacity to supply the anticipated growth of Ballarat for the next circa 20 years;*
- *The water network, specifically for this area, is however currently at capacity and Miners Rest has limited trunk water infrastructure;*
- *To supply a future residential development of this magnitude would trigger a significant upgrade to the local trunk water supply system and to upstream network assets;*

- *Any planning for this site should be undertaken, taking into consideration the timing, extent and growth rate of the Northern Greenfield Investigation Area (GIA) contained within the Ballarat Planning Scheme;*
- *CHW has no current plans or budgets for providing additional capacity to cater for significant growth in Miners Rest at this stage;*
- *Significant developer contributions towards trunk augmentation works could be triggered depending upon the timing of any future development of the site; and*
- *Significant internal reticulation works would also be required to supply the development of the site;*

#### Sewer

- *CHW's sewerage servicing strategy for Miners Rest is based on the land zoned Residential and there is currently no spare capacity for a development of this magnitude;*
- *CHW has plans to manage infill development within the current residential zoned land for Miners Rest and to optimise the operation of the sewerage network;*
- *Should this development be confirmed it would trigger a review of the Miners Rest Sewerage Strategy that would include the requirement for significant upgrades to infrastructure, including the Ballarat North Water Reclamation Plant;*
- *As CHW has no plans or budgets for these upgrade works, in order for the development to proceed, the developer/s would be required to meet / contribute to the augmentation works – if feasible;*

- *Any planning for this site should be undertaken, taking into consideration the timing, extent and growth rate of the Northern Greenfield Investigation Area (GIA) contained within the Ballarat Planning Scheme;*

*In summary CHW has made no plans for servicing this area that is currently zoned for Farming”.*

The conclusion to be drawn from the advice provided by CHW is that there is no current capacity within the Miners Rest water and sewerage networks to facilitate the rezoning and redevelopment of additional residential land within the Township, nor is there current plans of funding for CHW to do so. Therefore, while the Township Plan may indicate the potential to accommodate future residential development, its ability to be facilitated needs to be tied with and timing of provision of reticulated water and sewerage infrastructure upgrades, be it through future programmed works by CHW or otherwise by the works being completed at the cost of the developer.

Furthermore, during community consultation processes concern was highlighted by some residents regarding the functional operation of the established sewerage and drainage systems within Miners Rest, including backflows during heavy rainfall events. In response, it is recommended that the Miners Rest Township Plan includes action for Council to have a greater advocacy role with CHW to investigate and upgrade existing drainage and sewerage infrastructure as required.



*Miners Rest Quarry Rehabilitation*

## 2: Land-use & Development

Beyond matters relating to the potential management and growth of residential development within the Township, there are a range of other important land-use and development considerations to be addressed by the Township Plan.

The following information provides further relevant background discussion under relevant headings to inform various objectives and actions nominated under relevant themes in the main body of the report.

### 2.1: Commercial Development/ Creation of Town Centre

Within the Ballarat Strategy, Miners Rest is designated as being a Neighbourhood Activity Centre, where the Ballarat Strategy seeks to support growth and a diversity of development in local centres. Currently Miners Rest has a limited range of commercial facilities. This was highlighted by sectors of the community as being a potential issue, with a desire for more retail commercial uses, such as shops, cafés, a chemist and doctors' surgery. Although it must also be acknowledged that some community members did not want or see the need for more commercial uses, raising the concern that such uses may detract from the 'village' feel of Miners Rest. A range of community comments received also raised the idea of the creation of a 'town centre' to establish a more prominent civic focal point for the Township.

Beyond servicing the retail, commercial and services needs of the local population, there is opportunity for Miners Rest to leverage off new and significant economic generators or assets in the vicinity, which includes the expanding and increasing equine related activity within the Dowling Forest Precinct, in addition to the soon to open Central Victorian Livestock Exchange (CVLX). Both of these are significant employment generators, and are anticipated to have a large volume of external visitors.

The CVLX provides ongoing employment for over 630 people, will create further employment during the construction phase, and contributes over a quarter of a billion dollars to the regional economy per annum.



With regard to the Dowling Forest Precinct, it has been estimated the economic benefit of thoroughbred racing in the region is in the order of \$60 million, while it has been estimated that the 2017 Ballarat Cup Day generated unconstrained economic benefit for the Ballarat economy equalling \$5.18 million.

In noting the substantial numbers of employees and visitors to both sites, they will have retail and service needs (food and drink etc). This provides substantial opportunity for Miners Rest to economically leverage off such visitors to major land uses within the Township, which will function to assist in creating an expanded town centre within the town.

Miners Rest currently has a large amount of land in the Mixed Use Zone (MUZ) which could accommodate a range of commercial developments, including land adjacent to and surrounding the IGA supermarket, General Store and Pub. A potential impediment for the redevelopment of this land for commercial use is the fact that much of this land is occupied by single residential dwellings. If new commercial development is to occur in Miners Rest, where it is developed and how it looks and feels is an important consideration for the Township Plan.

Furthermore, of relevance to the potential creation of the town centre is the extent of land currently within the Mixed Use Zone (MUZ) which totals 76,000 square metres of land\* (\* - excluding roads/ road reserves). This land currently accommodates less than 10,000 square metres of retail floor space, dominated by small businesses and shops.

In general terms the extent of Mixed Use Zone (MUZ) land is considered to be excessive for potential commercial development given the size and population of Miners Rest. It is important to acknowledge however that the Mixed Use Zone (MUZ) can broadly function as a residentially focused zone. Also of interest is that Clause 21.07: Economic Development includes the following item identified as requiring further strategic work:

- Review the extent of the Mixed Use Zone as applied to the Miners Rest Activity Centre.

Through the development of the Township Plan the extent of the Mixed Use Zone (MUZ) has been considered. In response, it has been deemed appropriate to focus a future commercial hub on the intersection of Creek Street with Howe Street. It is proposed for new commercial activities and development to be focused in this location so as to encourage consolidation and connection of retail activities; improve walkability; and to minimise the need for pedestrians to cross Howe Street. This concept would allow the creation of a new pedestrian focused public realm on Creek Street, which Council would have a role in facilitating, particularly around completing future public realm works, and providing design guidance for development on private land.

Conceptual diagrams and sketches have been prepared, outlining how the vision of a town centre focused on Creek Street may be realised, and are included earlier in Part A of this report.

With regard to the remaining Mixed Use Zone (MUZ) located to the east of Howe Street, it is recommended that the existing zoning is retained, but for strategic planning policies to identify that this land is suitable for potential residential infill development. This land is considered suitable for infill development as it is closely located to existing and potential commercial uses. It would function to meet the objective to facilitate the development of well-designed infill housing, to suit lifestyle choices and assist aging in place, but focused within a targeted area within the Township.

In order to achieve this outcome, it is recommend that a local planning policy is implemented which encourages and directs medium density development to land within the Mixed Use Zone (MUZ), and discourages medium density development and small lot subdivision from being located in other part of Miners Rest.

Additionally, there is a small area of General Residential Zone (GRZ) which is logically located to the immediate south west of the Mixed Use Zone, close to Creek Street along Howe Street, that would be good to retain as GRZ to encourage medium density development, but with character controls (as discussed in section 1.6 above).

## 2.2: Population Growth and Community Facilities

ASR Research prepared a Community Infrastructure Assessment report for Miners Rest in 2018, which has informed matters relating to the potential provision of community facilities. A summary of key findings and recommendations outlined below. Refer also to full report at Appendix 1.

The specific objectives of the community infrastructure assessment were to:

- Identify existing community infrastructure gaps, issues and priorities;
- Assess the impact of population forecasts for both locations on existing and future community infrastructure.
- Assess the potential reconfiguration of existing community infrastructure and / or additional community infrastructure to address current and future needs.
- Identify other community infrastructure opportunities that may require further investigation with the local community.

A summary of community infrastructure findings and recommendations is provided below included:

### Open, Trails & Cultural Interpretation

- Ballarat City Council to continue to implement a range of initiatives to improve the role and function of the Miners Rest Community Park.
- Ballarat City Council should continue to pursue the development of a shared pedestrian and bicycle pathway along the Burrumbeet Creek to connect Miners Rest with the urban areas of Ballarat.

- Continue to build on the existing Miners Rest Cultural Heritage Trail, to include Aboriginal interpretative elements.

### Recreation

- Current population of the Miners Rest is sufficient to justify 4 hectares of active open space, while the projected population of Miners Rest by 2036 is sufficient to warrant the provision of 6 hectares of active open space.
- Using planning benchmarks for individual sports produces the following hypothetical configuration model for future outdoor sports provision in Miners Rest at full capacity.
  - 1 cricket ovals (currently 0);
  - 1 Australian Rules ovals (currently 0);
  - 0.4 lawn bowl greens (currently 1);
  - 1 outdoor netball courts (currently 1);
  - 1 soccer playing fields (currently 0); and
  - 2 tennis courts (currently 2).
- While this assessment supports the establishment of an active open space reserve in Miners Rest, it should be acknowledged that future residential subdivision within the Township, the typical method by which growth area Council's secure the land component for active open space, is not likely to be at a sufficient scale to generate a large sports reserve. However, two potential alternative response options should be considered:

- Option 1 - Ballarat Council purchases land in a suitable location for a new standalone active open space, preferably on the eastern side of the Miners Rest Township; or

- Option 2 - Ballarat Council and Miners Rest Primary School jointly pursue State Government funding to expand the existing Miners Rest Primary School on its western boundary, and establish a joint school / community sports playing field as part of this process. The playing field will have the capacity to cater for junior sporting competitions such as Australian Rules Football, cricket and soccer.

- The projected population capacity of the Miners Rest/ Mitchell Park area is not sufficient to justify the provision of a new indoor recreation centre for Miners Rest.
- Since preparation of the Assessment Report in 2018, there have been two significant developments that will impact on the planning and provision of sports facilities for Miners Rest:
  - a commitment from the State Government to upgrade the Primary School with sports facilities that can be accessed by the community; and
  - a decision to proceed with planning the northern growth front, which is in close proximity and abutting parts of Miners Rest, and will be required to provide sports facilities. Planning for this will need to complement services and facilities provided in Miners Rest.

## Early Years Services

- No additional expansion to Kindergarten capacity in Miners Rest is recommended for the forecast period 2016 to 2036. However, minor upgrades to the existing Miners Rest Kindergarten is supported including increased storage capacity, air-conditioning and adjustments to the existing windows to allow them to be opened and shut by staff.
- Although outreach of MCH services to Miners Rest has some merit, the preferred model of establishing such facilities as dual consulting rooms (i.e. operating with two nurses at any one time) is not justified at this stage and unlikely to be triggered over the next 20 years. Therefore, no MCH provision for Miners Rest is recommended.
- No additional facility capacity for playgroup provision in Miners Rest is recommended.
- Council officers have indicated that the municipality as a whole has an excess supply of long day child care places, and that three new facilities have recently opened. Although it is still possible for a private provider to establish a long day child care centre within Miners Rest, Council would prefer that the current oversupply of places is not exacerbated by encouraging additional provision in the Township.

## Neighbourhood Houses

- This assessment does not recommend the establishment of a new Neighbourhood House service

within Miners Rest. However, it is recommended that Council discuss with an existing Neighbourhood House provider the viability of delivering services on an outreach basis to the Township in future.

## Community Meeting Spaces and Community Centres

- This assessment does not recommend the establishment of a new community centre for the Miners Rest community until such time as the future expansion ambitions of the Miners Rest Primary School are fully confirmed by the Department of Education and Training.
- In the event that expansion is supported by the Department and the State Government, future opportunities to incorporate a new community meeting venue within an expanded school should be explored.
- In the interim Council should continue to investigate with the local community measures to optimise the use of the Miners Rest Community Hall.

## Library Services

- While no new Library facility provision is recommended by this assessment, Council's ongoing commitment to its current Miners Rest outreach library service is strongly supported.

## Education

### Primary Education

- The assessment acknowledges the need to have expanded and upgraded school facilities within Miners Rest. This is noted to be a State Government who are currently committed to providing necessary upgrades, with final decision on form and location to be determined by separate processes.

### Secondary Education

- Given its relatively close proximity to Ballarat High School and other non-government secondary schools to the south, secondary education facility provision within Miners Rest is not likely to be a priority for local education providers.

## Health

- This assessment strongly recommends that Council and the township planning process encourage the provision of a privately-operated GP clinic within Miners Rest.
- However, the provision of acute public health and community health services within Miners Rest is unlikely to be a viable option.

## Residential Aged Care

- Given the absence of any residential aged care provision in Miners Rest this assessment recommends Council encourage private or not-for-profit operators to establish a facility in the medium to long term.



## 2.3: Redevelopment of Miners Rest Primary School

A strong community aspiration relates to the potential relocation and expansion of the existing Miners Rest Primary School, noting that many hold a view that the school is at capacity. Further community opinions were expressed that the relocated school could be co-located with a regional sports facility if this aspiration were to be realised.

In discussing this issue directly with the school, the following was highlighted:

- Currently the school has 22 classroom modules on a 1.3 hectare site, of which only 6 are permanent buildings.
- General Department of Education guidance is that 50% of school buildings should be permanent.
- The school highlighted current facilities are cramped for the 300+ students, with enrolments projected to exceed 500 by 2021.
- Due to the school only having 27% of buildings as permanents, the school has developed a proposal to allow the school to move to a new site in a staged way, through the initial relocation of portable buildings.
- The school has highlighted a desire to relocate to a site of at least 5 hectares somewhere within proximity of the town centre.
- If the school was relocated, it would free the current site up for other community based uses in permanent buildings and the balance surplus land subdivided and sold.

As is the case with the sports facilities hub, the ability for

the school to be relocated would be subject to funding and therefore may not be developed for many years, if at all.

As an initial investigation of this question, contact was made with the Department of Education & Training Victoria in late 2017. The Department's general response was that while the relocation of the school may be a good idea and a warranted aspiration, there are limited funds presently available for new school facilities. It was also highlighted that there are many areas currently without a public school, which would be prioritised when funding is available.

Despite the clear position outlined by the Department of Education, in March, 2018 the Liberal Party announced they would fund the construction of a new school in Miners Rest if elected in the November, 2018 elections. This announcement was countered by a separate announcement of the Premier of Victoria in April, 2018, that \$30 million would be allocated to Ballarat School's in the May, 2018 budget, with \$4.5 million allocated to Miners Rest Primary School.

Discussions with Mr Dale Power, Principal of Miners Rest Primary School confirmed that the \$4.5 million funding is to allow a full Masterplan process and initial land acquisition to be undertaken for the Miners Rest Primary School with a view to determining whether the school should expand at the current site (including land acquisition) or to potentially relocate to a new site, with further funding to be allocated as required following the Masterplan process.

In recognition of the announcements of both major parties, it is important for the Township Plan to consider possible locations for the primary school if it is to be relocated.

If the State government does decide to relocate the school the following considerations are suggested to guide decision making:

- Does the location serve the largest proportion of the Township population.
- Is the location accessible from major/ main roads.
- Is the location stand alone, or could it be linked with other community infrastructure.
- Does the location benefit with proximity/ co-location with other commercial/ community uses.
- Does the location have high visibility from the public realm.
- Is the land large enough and in single ownership.
- Is a low level of vegetation removal required.
- Are there linkages to other areas of passive or unstructured physical activity.

It is also recommended that any future redevelopment of the school provide for community access to sports and recreational facilities, as committed by the State government.

## 2.4: Potential Sports Facilities Hub

The community consultation process undertaken on the Township Plan highlighted a strong community aspiration for a sports facilities hub, potentially including a range of facilities such as sports ovals, netball courts, bowling club, leisure centre, gym and community gathering spaces. Community and Sports facility within Miners Rest has also been identified as a priority action within the current City of Ballarat Council Plan 2017-2021.

Through the process of discussing the potential for a sports hub, it has been regularly referred to as a 'regional sports hub'. However defining it as a 'regional sports hub' has implications for how such a facility is assessed. Essentially a 'regional sports hub' has quite strict criteria on being justified on the basis of sports participation rates, catchment and number of active sports clubs etc. However rather than getting caught up in how such a 'regional sports hub' is defined, categorised and justified, it is understood that the Miners Rest community has a desire for a range of sporting facilities to be developed in the township.

To further frame this issue, the community assessment report has identified that by 2036 there would be demand for 6 hectares of active open space, and could include the provision a cricket oval, Australia rules oval and soccer playing field. Such active sports facilities would function to serve local needs, however if Miners Rest were deemed a suitable location for a regional sports facility, it would require the provision of in the order of 8 hectares of land.

With regard to whether Miners Rest is a suitable location for a regional sports facility, that needs to be investigated by a separate planning exercise undertaken at a municipal level, and is beyond the scope of the Township Plan to consider. It should also be understood that the ability for such a sports

facilities hub to be developed in Miners Rest, would be subject to funding, and therefore may not be developed for a number of years, if at all. However by nominating a possible location for the active sports facilities, will assist Council and community in advocating for State funding to allow its development.

The provision of any sports facility in Miners Rest will also need to take into consideration future provision of a northern growth area, and ensure that facilities provided are complementary. In order to build flexibility into the Township Plan, it is prudent to nominate a number of potential sites for an active sports facility hub.

In considering the most suitable location of a sports facilities hub (either local or regional) and ensure that ample land is available for such purposes. In considering that question, the following set of principles have been used to guide consideration of an appropriate location:

- Does the location serve the largest proportion of the Township population.
- Is the location accessible from major/ main roads.
- Is the location stand alone, or could it be linked with other community infrastructure.
- Does the location benefit with proximity/ co-location with other commercial/ community uses.
- Does the location have high visibility from the public realm.
- Is the land large enough and in single ownership.
- Is a low level of vegetation removal required.

- Are there linkages to other areas of passive or unstructured physical activity.

It is important to note that the exact facilities that would need to be determined through engagement and in response to demand at the time, and will need to complement future provision in the northern growth area.

Based on the application of these principles, three potential sites for a sports facilities hub have been nominated and each are discussed below.

However prior to this, brief commentary is made regarding a previously identified, but subsequently discounted location. During the Issues & Opportunities phase, an area of land located to the north of the existing school site was identified as a potential location of for co-located sports facility. However through the development of the Township Plan, this site was discounted on the basis that:

- It is located on the northern edge of the town, and is not well positioned to service the entire township;
- Its location would not function to physically unify the town;
- The land suffers from poor accessibility to established roads;
- It would not accord with other township aspirations to protect surrounding land for agricultural activity and landscape value.

### Preferred location of active sports facilities hub

The preferred location for an active sports facilities hub is known as 136 How Street and located east of Howe Street, north of Cummins Road, and south of Burrumbeet Creek. The total land area covers in the order of 18 hectares of land with unencumbered land in this location being approximately 3.7 hectares. However due to the general level contours of the property, and shallow levels of flooding, the site could be engineered/WSUD to increase the land available for active open space.

The advantages of this site include: being in single ownership; accommodating a generally level land surface; and limited anticipated development with the provision of active open space, it would maintain open views towards the Blowhard Hills; and is within proximity of the Miners Rest commercial area.

Furthermore, as the site is adjacent to/ runs along Burrumbeet Creek, it would allow public access to be created along the creek and would create the missing link in the shared trail for people moving between Macarthur Park and the northern part of Miners Rest.

It is again acknowledged this site potentially accommodating a sports facility benefits from being centrally located; is within proximity of the Miners Rest commercial area.

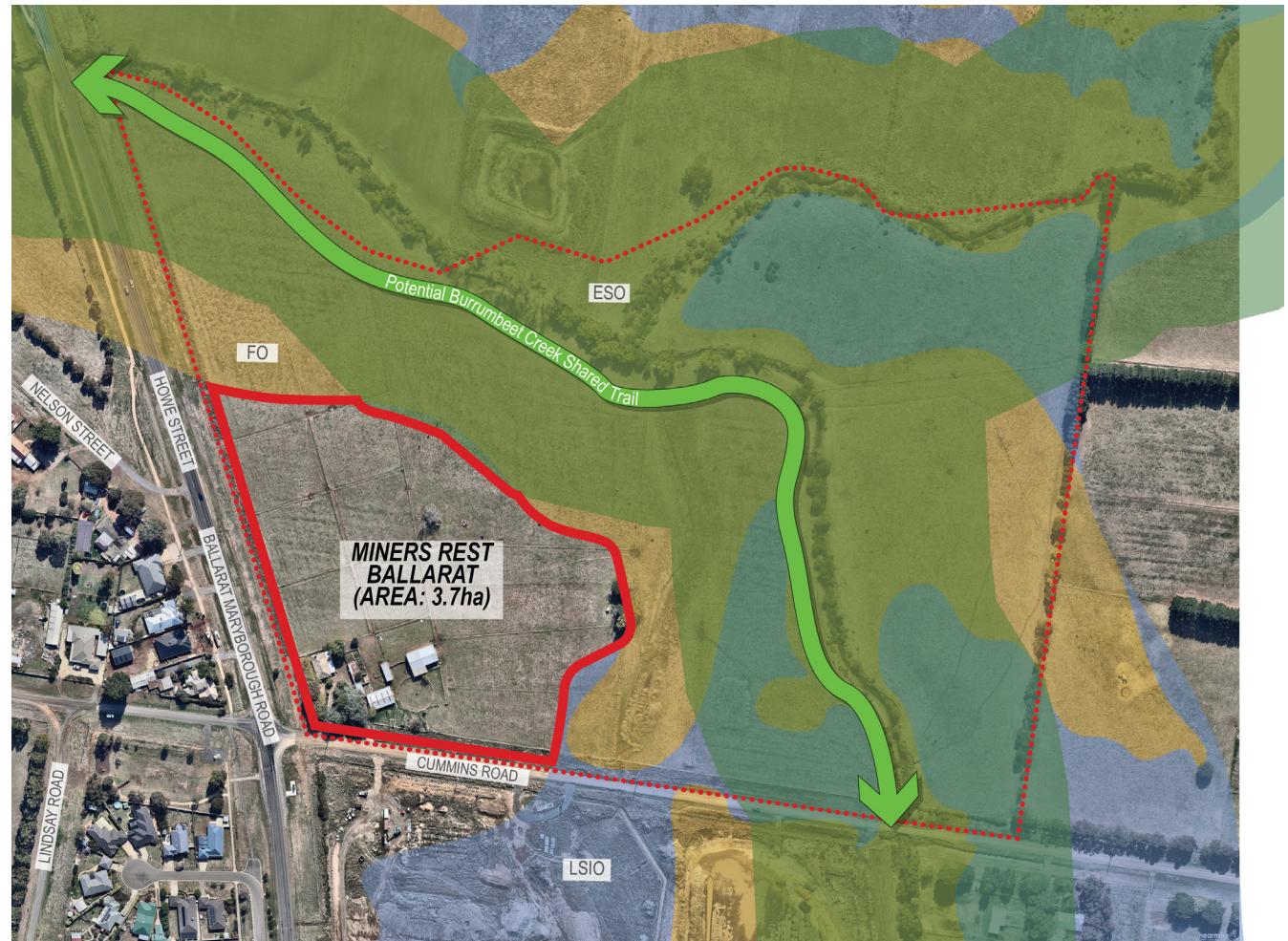


Figure 5 preferred site for an active sports facilities hub



### Option 2 location of active sports facilities hub

The second nominated site is located to the east of the former quarry site, extending from the unmade Nelson Street road reservation and Cummins Road. The total land area covers in the order of 13 hectares of land with unencumbered land in this location being approximately 8.5 hectares.

While the land is noted to slope downwards from the west to the east, and therefore would require significant land cut and fill to level for the land for sports ovals, the overall site area is large enough area to accommodate the provision of a local sports facility at 6 hectares or a regional facility at 8 hectares. It is acknowledged this site is not large enough to accommodate a co-located sports facility and school, however its location as a sports facility benefits from being centrally located; is within proximity of the Miners Rest commercial area.



Figure 6 Option 2 nominated site for an active sports facilities hub

### Option 3 location of active sports facilities hub

The third site is known as 415 Cummins Road, Miners Rest, and is located on the southern side of Cummins Road, and orientated to the corner with Lindsays Road.

The total land area covers in the order of 15 hectares of land with unencumbered land in this location being approximately 9.7 hectares. However due to the general level contours of the property, and shallow levels of inundation, the site could be engineered/WSUD to increase the land available for active open space.

Some of the advantages of this site include: being in single ownership; accommodating a generally level land surface; is centrally located and within proximity of the Miners Rest commercial area; is not located within any of the major open rural landscapes surrounding Miners Rest

However, this site is not suitable to accommodate a co-located sports school, due to the extent of potential impacts of aircraft noise.



Figure 7 Option 3 nominated site for an active sports facilities hub



## 2.5: Potential Co-located Facilities at Existing School Site

The current Labour Government has committed \$4.5 million funding to undertake a full Masterplan process to consider options for the school. Should that process determine the Miners Rest Primary School is to remain on the current site, the logical means for the school to expand would be onto the large, predominantly vacant land located to the west.

The total area of land in this location is in the order of 3.5 hectares of land and, and is split across 3 land titles. As 3.5 hectares of land would be required for a relocated school, the nominated land provides ample flexibility for the existing school to expand, noting that the existing school site is in the order of 1.5 hectares. However the total land area is of inadequate size to accommodate co-located sports facilities (6 hectares for local level facilities).

Although the community infrastructure assessment suggested that a joint school / community sports playing field could be established as part of the expansion of the school at the existing site, it would be disconnected with other required local level active sports facilities, nor would the playing field be centrally located and accessible to the greater majority of the Miners Rest community.

In noting this, Council may prefer to not pursue a joint school / community sports playing field, and instead seek to consolidate the provision of required sports facilities in a single central location as already discussed and recommended.



Figure 8 Logical location for the potential expansion of the existing school site



## 3: Planning Policy Summary

Following below is a summary of objectives and strategies contained in the Ballarat Planning Scheme, and particularly regarding specific commentary regarding Miners Rest Municipal Strategic Statements and Local Planning Policy Framework. This existing content of the Ballarat Planning Scheme has been considered during the preparation and development of the Miners Rest Township Plan.

### CLAUSE 11: SETTLEMENT

Planning is to recognise the community's need for housing, employment, and community facilities through appropriately zoned land that takes advantage of existing settlement patterns.

#### CLAUSE 11.01 VICTORIA

##### Clause 11.01-1S Settlement

###### Objective

- To promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.

###### Strategies

- Guide the structure, functioning and character of each settlement taking into account municipal and regional contexts and frameworks.
- Provide for growth in population and development of facilities and services across a region or sub-region network.

- Promote transport and communications and economic linkages between the various settlements through the identification of servicing priorities in regional land use plans.
- Deliver networks of high-quality settlements by: Building on strengths and capabilities of each region across Victoria to respond sustainably to population growth and changing environments.
- Developing networks of settlements that will support resilient communities and the 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 within regions and in adjoining regions and states in accordance with the relevant regional growth plan.
- Providing for appropriately located supplies of residential, commercial, and industrial land across a region, sufficient to meet community needs in accordance with the relevant regional growth plan.

### CLAUSE 11.02 MANAGING GROWTH

#### Clause 11.02-1S Supply of urban land Urban Growth

###### Objective

- To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.

###### Strategies

- Ensure the ongoing provision of land and supporting infrastructure to support sustainable urban development.
- Ensure that sufficient land is available to meet forecast demand.
- Plan to accommodate projected population growth over at least a 15 year period and provide clear direction on locations where growth should occur.
- Residential land supply will be considered on a municipal basis, rather than a town-by-town basis.
- Planning for urban growth should consider:
  - Opportunities for the consolidation, redevelopment and intensification of existing urban areas.
  - Neighbourhood character and landscape considerations.
  - The limits of land capability and natural hazards and environmental quality.
  - Service limitations and the costs of providing infrastructure. Monitor development trends and land supply and demand for housing and industry.

## Clause 11.02-2S Structure Planning

### Objective

- To facilitate the orderly development of urban areas.

### Strategies

- Ensure effective planning and management of the land use and development of an area through the preparation of strategic plans, statutory plans, development and conservation plans, development contribution plans and other relevant plans.
- Undertake comprehensive planning for new areas as sustainable communities that offer high-quality, frequent and safe local and regional public transport and a range of local activities for living, working and recreation.
- Facilitate the preparation of a hierarchy of structure plans or precinct structure plans that:
- Take into account the strategic and physical context of the location.

## CLAUSE 11.03 PLANNING FOR PLACES

### Clause 11.03-1S Activity Centres

#### Objectives

- To encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres that are highly accessible to the community

### Strategies

Build up activity centres as a focus for high-quality development, activity and living by developing a network of activity centres that:

- Comprises a range of centres that differ in size and function.
- Is a focus for business, shopping, working, leisure and community facilities.
- Provides different types of housing, including forms of higher density housing.
- Is connected by public transport and cycling networks.
- Maximises choices in services, employment and social interaction.
- Support the role and function of each centre in the context of its classification, the policies for housing intensification, and development of the public transport network.
- Undertake strategic planning for the use and development of land in and around activity centres.
- Give clear direction on preferred locations for investment.
- Encourage a diversity of housing types at higher densities in and around activity centres.
- Reduce the number of private motorised trips by concentrating activities that generate high numbers of (non-freight) trips in highly accessible activity centres.

- Improve access by walking, cycling and public transport to services and facilities.
- Support the continued growth and diversification of activity centres to give communities access to a wide range of goods and services, provide local employment and support local economies.
- Encourage economic activity and business synergies.
- Improve the social, economic and environmental performance and amenity of activity centres

### Clause 11.03-6S Regional and local places

#### Objective

- To facilitate integrated place-based planning.

#### Strategies

- Integrate relevant planning considerations to provide specific direction for the planning of sites, places, neighbourhoods and towns.
- Consider the distinctive characteristics and needs of regional and local places in planning for future land use and development.

**CLAUSE 12 ENVIRONMENTAL & LANDSCAPE VALUES****Clause 12.01-1S Protection of biodiversity****Objective**

- To assist the protection and conservation of Victoria's biodiversity.

**Strategies**

- Use biodiversity information to identify important areas of biodiversity, including key habitat for rare or threatened species and communities, and strategically valuable biodiversity sites.
- Strategically plan for the protection and conservation of Victoria's important areas of biodiversity.

**Clause 12.01-2S Native vegetation management****Objective**

- To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation.

**Strategies**

- Ensure decisions that involve, or will lead to, the removal, destruction or lopping of native vegetation, apply the three-step approach in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning, 2017):
- Avoid the removal, destruction or lopping of native vegetation.

- Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.
- Provide an offset to compensate for the biodiversity impact from the removal, destruction or lopping of native vegetation.

**CLAUSE 12.03 WATER BODIES AND WETLANDS****Clause 12.03-1S River corridors, waterways, lakes and wetlands****Objective**

- To protect and enhance river corridors, waterways, lakes and wetlands.

**Strategies**

- Protect the environmental, cultural and landscape values of all water bodies and wetlands.
- Ensure development responds to and respects the significant environmental, conservation, cultural, aesthetic, open space, recreation and tourism assets of water bodies and wetlands.
- Ensure development is sensitively designed and sited to maintain and enhance environmental assets, significant views and landscapes along river corridors and waterways and adjacent to lakes and wetlands.
- Ensure development does not compromise bank stability, increase erosion or impact on a water body or wetland's natural capacity to manage flood flow.

**CLAUSE 12.05-2R Landscapes - Central Highlands****Strategy**

- Provide clear urban boundaries and maintain distinctive breaks and open rural landscapes between settlements.

**CLAUSE 12.05 SIGNIFICANT ENVIRONMENTS AND LANDSCAPES****Clause 12.05-2S Landscapes****Objective**

- To protect and enhance significant landscapes and open spaces that contribute to character, identity and sustainable environments.

**Strategies**

- Ensure development does not detract from the natural qualities of significant landscape areas.
- Improve the landscape qualities, open space linkages and environmental performance in significant landscapes and open spaces, including green wedges, conservation areas and non-urban areas.
- Recognise the natural landscape for its aesthetic value and as a fully functioning system.
- Ensure important natural features are protected and enhanced.



**CLAUSE 13 ENVIRONMENTAL RISKS AND AMENITY****CLAUSE 13.01 CLIMATE CHANGE IMPACTS****Clause 13.01-1S Natural hazards and climate change****Objective**

- To minimise the impacts of natural hazards and adapt to the impacts of climate change through risk-based planning.

**Strategies**

- Consider the risks associated with climate change in planning and management decision making processes.
- Identify at risk areas using the best available data and climate change science.
- Integrate strategic land use planning with emergency management decision making.
- Direct population growth and development to low risk locations.
- Develop adaptation response strategies for existing settlements in risk areas to accommodate change over time.
- Ensure planning controls allow for risk mitigation or risk adaptation strategies to be implemented.
- Site and design development to minimise risk to life, property, the natural environment and community infrastructure from natural hazards.

**CLAUSE 13.02 BUSHFIRE****Clause 13.02-1S Bushfire planning****Objective**

- To strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.

**Strategies****Protection of human life**

- Give priority to the protection of human life by:
- Prioritising the protection of human life over all other policy considerations.
- Directing population growth and development to low risk locations and ensuring the availability
- of, and safe access to, areas where human life can be better protected from the effects of bushfire.
- Reducing the vulnerability of communities to bushfire through the consideration of bushfire risk in decision making at all stages of the planning process.

**CLAUSE 13.03 FLOODPLAINS****Clause 13.03-1S Floodplain management****Objective**

- To assist the protection of: Life, property and community infrastructure from flood hazard. The natural flood carrying capacity of rivers, streams and floodways. The flood storage function of floodplains and waterways. Floodplain areas of environmental significance or of importance to river health.

**Strategies**

- Identify land affected by flooding, including land inundated by the 1 in 100 year flood event or as determined by the floodplain management authority in planning schemes.
- Avoid intensifying the impact of flooding through inappropriately located use and development.
- Locate emergency and community facilities (including hospitals, ambulance stations, police stations, fire stations, residential aged care facilities, communication facilities, transport facilities, community shelters and schools) outside the 1 in 100 year floodplain and, where possible, at levels above the height of the probable maximum flood.

**CLAUSE 13.04 SOIL DEGRADATION****Clause 13.04-1S Contaminated and potentially contaminated land****Objective**

- To ensure that potentially contaminated land is suitable for its intended future use and development, and that contaminated land is used safely.

**Strategies**

- Require applicants to provide adequate information on the potential for contamination to have adverse effects on future land use if the subject land is known to have been used for industry, mining or the storage of chemicals, gas, wastes or liquid fuel.
- Facilitate the remediation of contaminated land, particularly on sites in developed areas with potential for residential development.

**CLAUSE 13.05 NOISE****Clause 13.05-1S Noise abatement****Objective**

- To assist the control of noise effects on sensitive land uses.

**Strategy**

- Ensure development is not prejudiced and community amenity is not reduced by noise emissions, using a range of building design, urban design and land use separation techniques as appropriate to the land use functions and character of the area.

**CLAUSE 14.01 AGRICULTURE****Clause 14.01-1S Protection of agricultural land****Objective**

- To protect the state's agricultural base by preserving productive farmland.

**Strategies**

- Identify areas of productive agricultural land, including land for primary production and intensive agriculture.
- Consider state, regional and local, issues and characteristics when assessing agricultural quality and productivity.
- Protect productive farmland that is of strategic significance in the local or regional context.
- Protect productive agricultural land from unplanned loss due to permanent changes in land use.
- Prevent inappropriately dispersed urban activities in rural areas.
- Limit new housing development in rural areas by: Directing housing growth into existing settlements. Discouraging development of isolated small lots in the rural zones from use for dwellings or other incompatible uses. Encouraging consolidation of existing isolated small lots in rural zones.

**Clause 14.01-2S Sustainable agricultural land use****Objective**

- To encourage sustainable agricultural land use.

**Strategies**

- Ensure agricultural and productive rural land use activities are managed to maintain the long-term sustainable use and management of existing natural resources.
- Support the development of innovative and sustainable approaches to agricultural and associated rural land use practices.
- Support adaptation of the agricultural sector to respond to the potential risks arising from climate change.
- Encourage diversification and value-adding of agriculture through effective agricultural production and processing, rural industry and farm-related retailing.
- Assist genuine farming enterprises to embrace opportunities and adjust flexibly to market changes.
- Support agricultural investment through the protection and enhancement of appropriate infrastructure.
- Facilitate ongoing productivity and investment in high value agriculture.
- Facilitate the establishment and expansion of cattle feedlots, pig farms, poultry farms and other intensive animal industries in a manner consistent with orderly and proper planning and protection of the environment.

- Ensure that the use and development of land for animal keeping or training is appropriately located and does not detrimentally impact the environment, the operation of surrounding land uses and the amenity of the surrounding area.

## **CLAUSE 14.02 WATER**

### **Clause 14.02-1S Catchment planning and management**

#### **Objective**

- To assist the protection and restoration of catchments, water bodies, groundwater, and the marine environment.

#### **Strategies**

- Ensure the continued availability of clean, high-quality drinking water by protecting water catchments and water supply facilities.
- Consider the impacts of catchment management on downstream water quality and freshwater, coastal and marine environments.
- Retain natural drainage corridors with vegetated buffer zones at least 30 metres wide along each side of a waterway to: Maintain the natural drainage function, stream habitat and wildlife corridors and landscape values, Minimise erosion of stream banks and verges, and Reduce polluted surface runoff from adjacent land uses.
- Undertake measures to minimise the quantity and retard the flow of stormwater from developed areas.

- Require appropriate measures to filter sediment and wastes from stormwater prior to its discharge into waterways, including the preservation of floodplain or other land for wetlands and retention basins.
- Ensure that development at or near waterways provide for the protection and enhancement of the environmental qualities of waterways and their instream uses.
- Ensure planning is coordinated with the activities of catchment management authorities.

## **CLAUSE 15 BUILT ENVIRONMENT AND HERITAGE**

### **Clause 15.01-2S Building design**

#### **Objective**

- To achieve building design outcomes that contribute positively to the local context and enhance the public realm.

#### **Strategies**

- Require a comprehensive site analysis as the starting point of the design process.
- Ensure the site analysis provides the basis for the consideration of height, scale and massing of new development.
- Ensure development responds and contributes to the strategic and cultural context of its location.
- Minimise the detrimental impact of development on neighbouring properties, the public realm and the natural environment.

- Ensure the form, scale, and appearance of development enhances the function and amenity of the public realm.
- Ensure buildings and their interface with the public realm support personal safety, perceptions of safety and property security.
- Ensure development is designed to protect and enhance valued landmarks, views and vistas.
- Ensure development provides safe access and egress for pedestrians, cyclists and vehicles.
- Ensure development provides landscaping that responds to its site context, enhances the built form and creates safe and attractive spaces.
- Encourage development to retain existing vegetation.



**Clause 15.01-4S Healthy neighbourhoods****Objective**

- To achieve neighbourhoods that foster healthy and active living and community wellbeing.

**Strategies**

Design neighbourhoods that foster community interaction and make it easy for people of all ages and abilities to live healthy lifestyles and engage in regular physical activity by providing:

- Connected, safe, pleasant and attractive walking and cycling networks that enable and promote walking and cycling as a part of daily life.
- Streets with direct, safe and convenient access to destinations.
- Conveniently located public spaces for active recreation and leisure.
- Accessibly located public transport stops.
- Amenities and protection to support physical activity in all weather conditions.

**CLAUSE 15.01 BUILT ENVIRONMENT****Clause 15.01-1S Urban design****Objective**

- To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.

**Strategies**

- Require development to respond to its context in terms of character, cultural identity, natural features, surrounding landscape and climate.
- Ensure development contributes to community and cultural life by improving the quality of living and working environments, facilitating accessibility and providing for inclusiveness.
- Ensure the interface between the private and public realm protects and enhances personal safety.
- Ensure development supports public realm amenity and safe access to walking and cycling environments and public transport.
- Ensure that the design and location of publicly accessible private spaces, including car parking areas, forecourts and walkways, is of a high standard, creates a safe environment for users and enables easy and efficient use.
- Ensure that development provides landscaping that supports the amenity, attractiveness and safety of the public realm.

- Ensure that development, including signs, minimises detrimental impacts on amenity, on the natural and built environment and on the safety and efficiency of roads.
- Promote good urban design along and abutting transport corridors.

**Clause 15.01-5S Neighbourhood character****Objective**

- To recognise, support and protect neighbourhood character, cultural identity, and sense of place.

**Strategies**

- Ensure development responds to cultural identity and contributes to existing or preferred neighbourhood character.
- Ensure development responds to its context and reinforces a sense of place and the valued features and characteristics of the local environment and place by emphasising the: Pattern of local urban structure and subdivision. Underlying natural landscape character and significant vegetation. Heritage values and built form that reflect community identity.

**Clause 15.01-6S Design for rural areas****Objective**

- To ensure development respects valued areas of rural character.

**Strategies**

- Ensure that the siting, scale and appearance of development protects and enhances rural character.
- Protect the visual amenity of valued rural landscapes and character areas along township approaches
- and sensitive tourist routes by ensuring new development is sympathetically located.
- Site and design development to minimise visual impacts on surrounding natural scenery and
- landscape features including ridgelines, hill tops, waterways, lakes and wetlands.

**CLAUSE 15.03 HERITAGE****Clause 15.03-1S Heritage conservation****Objective**

- To ensure the conservation of places of heritage significance.

**Strategies**

- Identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme.
- Provide for the protection of natural heritage sites and man-made resources.
- Provide for the conservation and enhancement of those places that are of aesthetic, archaeological, architectural, cultural, scientific or social significance.
- Encourage appropriate development that respects places with identified heritage values.
- Retain those elements that contribute to the importance of the heritage place.
- Encourage the conservation and restoration of contributory elements of a heritage place.
- Ensure an appropriate setting and context for heritage places is maintained or enhanced.
- Support adaptive reuse of heritage buildings where their use has become redundant.

- Consider whether it is appropriate to require the restoration or reconstruction of a heritage building in a Heritage Overlay that has been unlawfully or unintentionally demolished in order to retain or interpret the cultural heritage significance of the building, streetscape or area.

**Clause 15.03-2S Aboriginal cultural heritage****Objective**

- To ensure the protection and conservation of places of Aboriginal cultural heritage significance.

**Strategies**

- Identify, assess and document places of Aboriginal cultural heritage significance, in consultation with relevant Registered Aboriginal Parties, as a basis for their inclusion in the planning scheme.
- Provide for the protection and conservation of pre-contact and post-contact Aboriginal cultural
- heritage places.
- Ensure that permit approvals align with the recommendations of any relevant Cultural Heritage Management Plan approved under the Aboriginal Heritage Act 2006

## CLAUSE 16 HOUSING

### Clause 16.01-5S Rural residential development

#### Objective

- To identify land suitable for rural residential development.

#### Strategies

- Manage development in rural areas to protect agriculture and avoid inappropriate rural residential development.
- Encourage the consolidation of new housing in existing settlements where investment in physical and community infrastructure and services has already been made.
- Demonstrate need and identify locations for rural residential development through a housing and settlement strategy. Ensure land is not zoned for rural residential development if it will encroach on high quality productive agricultural land or adversely impact on waterways or other natural resources.
- Discourage development of small lots in rural zones for residential use or other incompatible uses.
- Encourage consolidation of existing isolated small lots in rural zones.

### Clause 16.01-3S Housing diversity

#### Objective

- To provide for a range of housing types to meet diverse needs.

#### Strategies

- Ensure housing stock matches changing demand by widening housing choice.
- Facilitate diverse housing that offers choice and meets changing household needs through: A mix of housing types. Adaptable internal dwelling design. Universal design.
- Encourage the development of well-designed medium-density housing that: Respects the neighbourhood character. Improves housing choice. Makes better use of existing infrastructure. Improves energy efficiency of housing.
- Support opportunities for a range of income groups to choose housing in well-serviced locations.
- Ensure planning for growth areas provides for a mix of housing types through a variety of lot sizes, including higher housing densities in and around activity centres.

### Clause 16.01-2S Location of residential development

#### Objective

- To locate new housing in designated locations that offer good access to jobs, services and transport.

#### Strategies

- Increase the proportion of new housing in designated locations within established urban areas and reduce the share of new dwellings in greenfield and dispersed development areas.
- Encourage higher density housing development on sites that are well located in relation to jobs, services and public transport.
- Ensure an adequate supply of redevelopment opportunities within established urban areas to reduce the pressure for fringe development.
- Facilitate residential development that is cost effective in infrastructure provision and use, energy efficient, water efficient and encourages public transport use.
- Identify opportunities for increased residential densities to help consolidate urban areas.



**CLAUSE 16.01 RESIDENTIAL DEVELOPMENT****Clause 16.01-1S Integrated housing****Objective**

- To promote a housing market that meets community needs.

**Strategies**

- Increase the supply of housing in existing urban areas by facilitating increased housing yield in appropriate locations, including under-utilised urban land.
- Ensure that an appropriate quantity, quality and type of housing is provided, including aged care facilities and other housing suitable for older people, supported accommodation for people with disability, rooming houses, student accommodation and social housing.
- Ensure housing developments are integrated with infrastructure and services, whether they are located in existing suburbs, growth areas or regional towns.
- Facilitate the delivery of high quality social housing.

**CLAUSE 17 ECONOMIC DEVELOPMENT****Clause 17.01-1R Diversified economy - Central Highlands****Strategies**

- Support greater economic self-sufficiency for the region.
- Support growth through the development of employment opportunities in towns identified for population growth.
- Recognise the need for new employment opportunities in Ballarat's peri-urban settlements to promote sustainable growth.

**CLAUSE 17.01 EMPLOYMENT****Clause 17.01-1S Diversified economy****Objective**

- To strengthen and diversify the economy.

**Strategies**

- Protect and strengthen existing and planned employment areas and plan for new employment areas.
- Facilitate regional, cross-border and inter-regional relationships to harness emerging economic opportunities.
- Facilitate growth in a range of employment sectors, including health, education, retail, tourism, knowledge industries and professional and technical services based on the emerging and existing strengths of each region.

- Improve access to jobs closer to where people live.
- Support rural economies to grow and diversify.

**CLAUSE 17.02 COMMERCIAL****Clause 17.02-1S Business****Objective**

- To encourage development that meets the community's needs for retail, entertainment, office and other commercial services.

**Strategies**

- Plan for an adequate supply of commercial land in appropriate locations.
- Ensure commercial facilities are aggregated and provide net community benefit in relation to their viability, accessibility and efficient use of infrastructure.
- Locate commercial facilities in existing or planned activity centres.
- Provide new convenience shopping facilities to provide for the needs of the local population in new residential areas and within, or immediately adjacent to, existing commercial centres.
- Provide small scale shopping opportunities that meet the needs of local residents and workers in convenient locations.
- Provide outlets of trade-related goods or services directly serving or ancillary to industry that have adequate on-site car parking.

- Apply a five year time limit for commencement to any planning permit for a shopping centre or shopping centre expansion of more than 1000 square metres leasable floor area.

## **CLAUSE 18 TRANSPORT**

### **CLAUSE 18.01 INTEGRATED TRANSPORT**

#### **Clause 18.01-1S Land use and transport planning**

##### **Objective**

- To create a safe and sustainable transport system by integrating land use and transport.

##### **Strategies**

- Develop integrated and accessible transport networks to connect people to jobs and services and goods to market.
- Plan urban development to make jobs and services more accessible by: Ensuring equitable access is provided to developments in accordance with forecast demand, taking advantage of all available modes of transport and to minimise adverse impacts on existing transport networks and the amenity of surrounding areas. Coordinating improvements to public transport, walking and cycling networks with the ongoing development and redevelopment of urban areas. Requiring integrated transport plans to be prepared for all new major residential, commercial and industrial developments. Focussing major government and private sector investments in regional cities and centres on major transport corridors, particularly railway lines, in order to maximise the access and mobility of communities.

- Integrate public transport services and infrastructure into new development.
- Improve transport links that strengthen the connections to Melbourne and adjoining regions.

#### **Clause 18.01-2S Transport system**

##### **Objective**

- To coordinate development of all transport modes to provide a comprehensive transport system.

##### **Strategies**

- Incorporate the provision of public transport, cycling and walking infrastructure in all major new state and local government road projects.
- Locate transport routes to achieve the greatest overall benefit to the community to making the best use of existing social, cultural and economic infrastructure, minimising impacts on the environment and optimising accessibility, safety, emergency access, service and amenity.
- Ensure that pedestrian and cyclist access to public transport is facilitated and safeguarded.

#### **Clause 18.01-2R Transport system - Central Highlands**

##### **Strategy**

- Support ongoing improvements to transport infrastructure to enhance access to Ballarat and other major centres.

## **CLAUSE 18.02 MOVEMENT NETWORKS**

### **Clause 18.02-1S Sustainable personal transport**

##### **Objective**

- To promote the use of sustainable personal transport.

##### **Strategies**

- Encourage the use of walking and cycling by creating environments that are safe and attractive.
- Develop high quality pedestrian environments that are accessible to footpath-bound vehicles such as wheelchairs, prams and scooters.
- Ensure cycling routes and infrastructure are constructed early in new developments.
- Provide direct and connected pedestrian and bicycle infrastructure to and between key destinations including activity centres, public transport interchanges, employment areas, urban renewal precincts and major attractions.
- Ensure cycling infrastructure (on-road bicycle lanes and off-road bicycle paths) is planned to provide the most direct route practical and to separate cyclists from other road users, particularly motor vehicles.
- Require the provision of adequate bicycle parking and related facilities to meet demand at education, recreation, transport, shopping and community facilities and other major attractions when issuing planning approvals.

**Clause 18.02-2S Public Transport****Objective**

- To facilitate greater use of public transport and promote increased development close to high-quality public transport routes.

**Strategies**

- Maintain and strengthen passenger transport networks.
- Connect activity centres, job rich areas and outer suburban areas through high-quality public transport.
- Improve access to the public transport network by: Ensuring integration with walking and cycling networks. Providing end-of-trip facilities for pedestrians and cyclists at public transport interchanges.
- Plan for bus services to meet the need for local travel.
- Ensure development supports the delivery and operation of public transport services.
- Plan for and deliver public transport in outer suburban areas that is integrated with land use and development.
- Provide for bus routes and stops and public transport interchanges in new development areas.

**CLAUSE 18.04 AIRPORTS****Clause 18.04-1S Planning for airports and airfields****Objective**

- To strengthen the role of Victoria's airports and airfields within the state's economic and transport
- infrastructure, facilitate their siting and expansion and protect their ongoing operation.

**Strategies**

- Protect airports from incompatible land uses.
- Ensure that in the planning of airports, land use decisions are integrated, appropriate land use buffers are in place and provision is made for associated businesses that service airports.
- Ensure the planning of airports identifies and encourages activities that complement the role of the airport and enables the operator to effectively develop the airport to be efficient and functional and contribute to the aviation needs of the state.
- Plan the location of airfields, nearby existing and potential development, and the land-based transport system required to serve them as an integrated operation.
- Plan the visual amenity and impact of any use or development of land on the approaches to an airfield to be consistent with the status of the airfield.
- Plan for areas around all airfields such that: Any new use or development that could prejudice the safety or

efficiency of an airfield is precluded. The detrimental effects of aircraft operations (such as noise) are taken into account in regulating and restricting the use and development of affected land. Any new use or development that could prejudice future extensions to an existing airfield or aeronautical operations in accordance with an approved strategy or master plan for that airfield is precluded.

**CLAUSE 19 INFRASTRUCTURE****CLAUSE 19.02 COMMUNITY INFRASTRUCTURE****CLAUSE 19.02-1S Health facilities****Objective**

- To assist the integration of health facilities with local and regional communities.

**Strategies**

- Facilitate the location of health and health-related facilities (including acute health, aged care, disability services and community care facilities) taking into account demographic trends, the existing and future demand requirements and the integration of services into communities.
- Plan public and private developments together, where possible, including some degree of flexibility in use.



**Clause 19.02-2S Education facilities****Objective**

- To assist the integration of education and early childhood facilities with local and regional communities.

**Strategies**

- Consider demographic trends, existing and future demand requirements and the integration of facilities into communities in planning for the location of education and early childhood facilities.
- Locate childcare, kindergarten and primary school facilities to maximise access by public transport and safe walking and cycling routes.
- Ensure childcare, kindergarten and primary school facilities provide safe vehicular drop-off zones.
- Locate secondary school and tertiary education facilities in designated education precincts and
- areas that are highly accessible to public transport.
- Ensure streets and accessways adjoining education and early childhood facilities are designed to encourage safe bicycle and pedestrian access.
- Develop libraries as community based learning centres.

**Clause 19.02-5S Emergency services****Objective**

- To ensure suitable locations for police, fire, ambulance and other emergency services.

**Strategies**

- Ensure police, fire, ambulance and other emergency services are provided for in or near activity centres.
- Locate emergency services together in newly developing areas.

**Clause 19.02-6S Open space****Objective**

- To establish, manage and improve a diverse and integrated network of public open space that meets the needs of the community.

**Strategies**

- Plan for regional and local open space networks for both recreation and conservation of natural and cultural environments.
- Ensure that open space networks: Are linked, including through the provision of walking and cycling trails. Are integrated with open space from abutting subdivisions. Incorporate, where possible, links between major parks and activity areas, along waterways and natural drainage corridors, connecting places of natural and cultural interest.
- Maintain public accessibility on public land immediately adjoining waterways and coasts.

## 3.1: Municipal Strategic Statement

As part of the Victorian Government's Smart Planning program, the City of Ballarat is currently preparing to translate the Local Planning Policy Framework (including the Municipal Strategic Statement) into an integrated Planning Policy Framework and Municipal Planning Strategy. Once completed, this content will be re-numbered and modified, however the policy intent will remain.

The Municipal Overview outlines the municipal vision and key issues affecting the municipality in terms of land use and development. According to the land use vision the municipality is to be a community that has a strong sense of identity, providing a safe place to live and work through a green, vibrant and connected Ballarat with excellent facilities and services.

Underpinning this ambition is the concept of the '10 Minute City' and the 'City in the Landscape'. The '10 Minute City' concept supports the idea of maintaining access to day-to-day destinations and services through walkable neighbourhoods, even as the city grows. While the 'City in the Landscape' concept seeks to ensure that as the city grows it still has ties to the natural, historical and cultural setting in which the municipality is located.

The specific key issues outlined at Clause 21.01-4 are relevant to the overall Ballarat context and have contextual relevance to Miners Rest. These are:

### Settlement and Housing

- Accommodating a projected population of about 160,000 people by 2040.
- Maintaining a compact settlement form as part of Ballarat's '10 Minute City'.

- Recognising community values and infrastructure limitations unique to townships.
- Encouraging a variety of housing opportunities to respond to diverse community needs and aspirations for housing.
- Providing quality open space for community health.

### Environmental and Landscape Values

- Protecting and creating new connections between remnant vegetation and areas of high biodiversity value.
- Greening the urban area as an urban forest to improve biodiversity, manage heat, improve amenity and enhance Ballarat's rural identity.
- Protecting and enhancing the distinctive sense of place, cultural identity and the natural, cultural and historic landscape across the Ballarat municipality.

### Environmental Resilience

- Protecting the community from the economic, social and environmental risks associated with flooding.

### Economic Development

- Enabling innovation in key businesses and industries.
- Supporting growth in the racing industry in Ballarat.
- Minimising long-term impacts on the racing industry from new development.

### Transport and Infrastructure

- Transitioning Ballarat towards a more sustainable transport system.
- Supporting a less car dependent community.
- Improving the connectivity and quality of walking and cycling networks.
- Improving the efficiency of moving freight and people.
- Ensuring infrastructure provision keeps pace with population and housing growth.

## 3.2: Local Planning Policy Framework

### Clause 21.02: Settlement and Housing

Clause 21.02 provides objectives and strategies on the future residential growth of the municipality.

Miners Rest is identified as one of six townships including Buninyong, Burrumbeet, Cardigan Village, Learmonth, and Warrenheip. As defined by the Clause, the townships are:

Valued by residents for their character, community and lifestyle. They represent a different style of living to urban Ballarat and contribute to the diversity of lifestyle and choice in the municipality. Services and infrastructure are unique to each township, as are local values and expectations. Significant land use changes should respond to local township character, and long-term community aspirations.

In some small towns and surrounding rural living communities there is a need for a clear long-term vision. Natural, engineering and cultural considerations place limitations on new growth and development opportunities. Structure and community plans are needed to provide a framework for informing land use planning decisions, directing future growth and development opportunities that respond to community needs.

The following objective and strategies relate to Miners Rest:

#### Objective 6

- To facilitate development in township areas in accordance with local area planning and the long-term aspirations of the community.

#### Strategies

- 6.1 Reinforce the township atmosphere and valued local

character when managing long-term change in township areas.

- 6.2 Maintain residential development to within existing township boundary.

### Clause 21.04: Environmental Resilience

Clause 21.04 outlines details on the environment risks of the municipality and objectives and strategies to help ensure the municipality's resilience to such risks.

Of most relevance to the Miners Rest township is the measures related to flood plains. There are conflicting pressures on flood plains in terms of pressures related to continued urban expansion, infrastructure management, industrial and agricultural runoff and ensuring the future health of flood plains and their ability to store flood water.

Of particular note for Miners Rest are the following objectives and strategies:

#### Objective 3

- To ensure the natural functions and values of the floodplain environments are preserved while minimising loss or injury to life or property.

#### Strategies

- 3.1 Discourage inappropriate development and works within flood prone areas which present an unacceptable risk to life or property.
- 3.2 Avoid inappropriate development and works within flood prone areas that will impact on flood flow, water quality and river health.

The Clause provides the following implementation options to ensure the strategies are implemented into the planning scheme:

#### Application of zones and overlays

- Apply the Floodway Overlay to areas identified as subject to flooding by the Floodplain Management Authority.
- Apply the Land Subject to Inundation Overlay to areas identified as subject to flooding by the Floodplain Management Authority.

### Clause 21.05: Natural Resource Management

- Clause 21.05 recognises the importance of the rural areas of Ballarat and the rich agricultural areas and farming activities which are important features of the rural character and identity of the municipality. The clause highlights the need to protect productive agricultural land from inappropriate development.

Relevant objectives and strategies for Miners Rest include:

#### Objective 2

- To ensure that productive agricultural land remains available for agricultural resource use.

#### Strategies

- 2.1 Prevent the encroachment of urban land use and development into areas of productive agricultural land.



### Clause 21.07: Economic Development

Clause 21.07 provides objectives and strategies to ensure the future prosperity and diversity of the Ballarat economy.

Particular emphasis is placed on supporting a broad and diverse network of Activity Centres within the municipality to provide local access to employment, services, entertainment, retail and community needs. Miners Rest is identified as a Neighbourhood Activity Centre which is defined as a centre with less than 10,000 square metres of retail floor space, dominated by small businesses and shops.

Relevant objectives and strategies related to Miners Rest include:

#### Objective 4

- To facilitate the development of a sustainable network of activity centres.

#### Strategies

- 4.1 Ensure the location and scale of retail development aligns with the hierarchy of Activity Centres.
- 4.2 Encourage new retail and office development to locate in existing or planned Activity Centres.

#### Objective 10

- To create prosperity through the development of the thoroughbred, harness and greyhound racing industries.

### Strategies

- 10.1 Discourage land use and development within the vicinity of Dowling Forest Racecourse that will restrict its use and development for thoroughbred racing and training purposes.
- 10.2 Encourage the establishment of land uses associated with the thoroughbred horse racing and training industry within proximity to Dowling Forest Racecourse.
- 10.3 Discourage urban or rural residential outcomes surrounding Dowling Forest Racecourse that are unrelated to the thoroughbred horse racing and training industry.

### Further Strategic Work

- Review the extent of the Mixed Use Zone as applied to the Miners Rest Activity Centre.

### Clause 21.08: Transport and Infrastructure

Clause 21.08 seeks to ensure that Ballarat is provided with appropriate transport and infrastructure.

Of relevance to Miners Rest is the following objective and strategies:

#### Objective 3

- To develop a comprehensive, safe and convenient cycling network.

### Strategies

- 3.1 Establish and encourage ongoing development of a user focussed, safe and legible Ballarat Bicycle Network to link all major parks and commercial centres in Ballarat.
- 3.2 Ensure new development provides bicycle access and high quality, safe and secure end of trip cycle facilities.

### Objective 7

- To ensure new physical, social and economic infrastructure meets the needs of the community during the forecast population growth.

### Strategies

- 7.1 Require appropriate development contributions to apply to future greenfield development areas, to assist with funding the required civil and social infrastructure.

**Clause 21.08-2 Ballarat Airfield**

Clause 21.08-2 is a specifically relevant consideration for the potential future development of Miners Rest in that it states:

*Ballarat Airfield is an important asset for a growing City and region. The recreational and charter use of the airfield will be maintained with special emphasis placed on promoting the complex's strategic function for police, ambulance and other emergency agencies. The encroachment of land uses and forms of development which could restrict the future use of the Airfield will be prevented. Upgrading the Airfield's main runway has the potential to enhance Ballarat as a tourism destination. A runway with the capacity to take 12,000kg aircraft would enable the airfield to receive small, regular public transport aircraft seating 30 passengers.*

**Objective**

- To provide for the continued operation and future upgrade of the Ballarat Airfield.

**Strategies**

- 6.1 Encourage the use of airfield land for airfield compatible purposes.
- 6.2 Discourage the use and development of airfield and surrounding land for purposes that would have a negative impact on the airfield's operation.
- 6.3 Discourage the establishment of residential and other sensitive uses on land under airfield flight paths

**Clause 21.09: Local Areas**

Clause 21.09 provides detailed local area strategies. Miners Rest is recognised as an important township to the north of Ballarat. It is noted as having "significant constraints on development such as flood prone land and airport flight paths". The development of a Local Area Plan for Miners Rest is highlighted as a key action.

Relevant implementation strategies include:

- Strategy 1 Provide local open space within 300 metres of every dwelling.
- Strategy 2 Develop the area near the intersections of Howe Street and Albert Street and Howe Street and Raglan Street as a district community centre with a mixture of commercial and community uses.
- Strategy 3 Discourage the expansion of the Miners Rest Quarry to the east.
- Strategy 4 Ensure that no new development fronts directly onto the Maryborough/Ballarat Road.
- Strategy 5 Use the flood prone land near the centre of the township and the existing public recreation reserve as a district park and playing fields area.
- Strategy 6 Provide cycle/pedestrian links through and between each neighbourhood along supervised routes as much as possible, via hammerhead courts, extended cul-de-sacs and linking open spaces.
- Strategy 7 Ensure that there is no development under the Obstacle Limitation Surface (OLS) of the Ballarat airport 18/36 runway.

- Strategy 8 Provide a separate horse trail along the eastern side of the Maryborough/Ballarat Road and along Raglan Street.

**Clause 22.06: Rural Dwellings and Subdivision**

Clause 22.06 provides guidance for the protection of rural areas of the City of Ballarat from inappropriate subdivision and residential development. The application of the Farming Zone to the majority of rural areas in the municipality is a key way to protect and support farming activities in the municipality for the contribution it makes to the economy, liveability and amenity of the area.

Relevant objectives for Miners Rest include:

- To provide for the retention of productive agricultural land for farming.
- To ensure development of dwellings are for the purpose of supporting ongoing or planned farming activity.

### 3.3: Zones

Land within the Miners Rest Township is currently located within the following zones:

- General Residential Zone – the majority of the residential land within Miners Rest is located within the General Residential Zone apart from land within the centre of the township. The purpose of this zone is to encourage a form of residential growth that diversifies the type of housing stock, particularly in locations with good access to transport and services, while at the same time, respecting the neighbourhood character of the area.
- Mixed Use Zone – the Mixed Use Zone applies to land located within the centre of the Township along Howe Street, Creek Street, Ragland Street and Market Street. The zone makes provision for land capable of supporting a mixture of both residential development and commercial or industrial development, compatible with residential uses. A higher density form of residential development than that offered in the General Residential Zone is encouraged so long as it responds to the preferred neighbourhood character of the locality.
- Farming Zone – surrounding the main study area is land located within the Farming Zone. The Farming Zone is the standard agricultural zone within the planning scheme which seeks to encourage the retention of productive agricultural land. Such land is restricted for residential and other non-agricultural related development in that it does not allow for the construction of more than one dwelling on a lot and, unless specifically specified, does not allow for the subdivision of lots under 40 hectares in size.

Refer to Figure 3 for a spatial representation of the above zones.

### 3.4: Overlays

The Township is also affected by a number of Overlays including:

- Floodway Overlay – the Floodway Overlay predominantly affects land within close proximity to the Burrumbeet Creek as its purpose is to identify high risk areas associated with the greatest frequency of flooding. The Schedule to the overlay outlines specific planning permit requirements when developing land in the Burrumbeet Creek Catchment. A recent Amendment to the Floodway Overlay has been approved by the Planning Minister which alters its coverage.
- Land Subject to Inundation Overlay – while still generally associated with the Burrumbeet Creek, land affected by the Land Subject to Inundation Overlay covers a larger extent than that covered by the Floodway Overlay. The purpose of the overlay is to ensure that development is responsive to the effects of the 1 in 100 year flood by minimising the possibility of flood damage and ensuring the free passage and temporary storage of flood waters while also protecting water quality.
- Environmental Significance Overlay – land surrounding the Burrumbeet Creek is also affected by the Environmental Significance Overlay as it identifies areas that have environmental constraints or identified environmental values. The overlay recognises the importance of the quality and quantity of water within streams and watercourses within the municipality by ensuring that

development does not reduce water quality, cause erosion near the watercourse, and does not impact on the future viability of flora and fauna habitats.

- Erosion Management Overlay – the Erosion Management Overlay protects land prone to erosion or landslip surrounding the Burrumbeet Creek. Particular permit requirements relate to the removal of vegetation and the capability of land to support development.
- Airport Environs Overlay: Schedule 17 – a portion of land in Macarthur Park Estate and a southern portion of Miners Rest is affected by the Airport Environs Overlay which identifies land subject to high levels of aircraft noise and seeks to ensure that development is compatible with the operations of the Ballarat Airport.
- Design and Development Overlay: Schedule 17 – development on land impacted by flight paths associated with the Ballarat Airfield is to ensure that it does not create a hazard for aircraft. This is to be achieved by ensuring that buildings are not greater than 5 metres in height.

Refer to Figure 4 for a spatial representation of the above overlays.



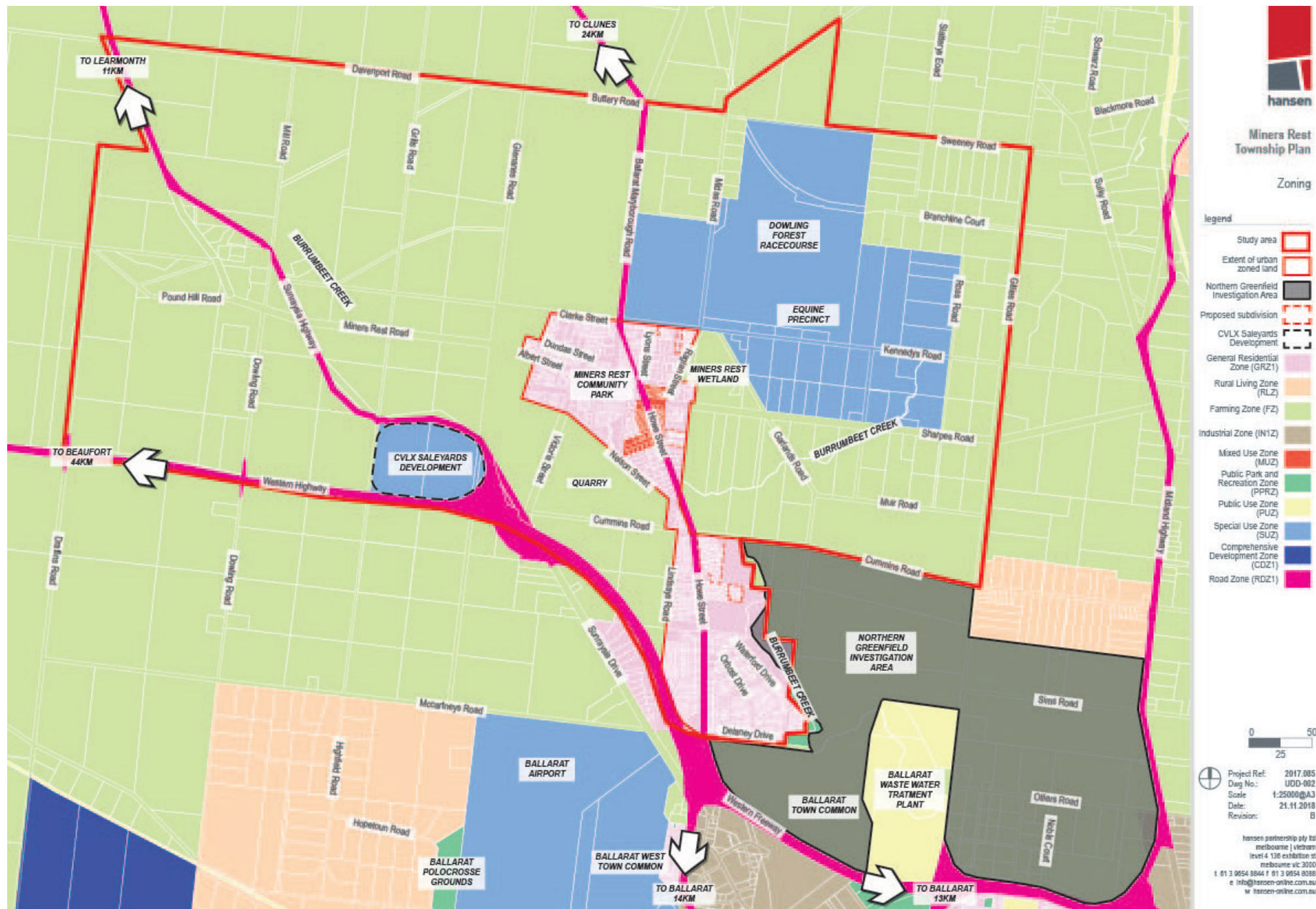


Figure 9 Zoning Map



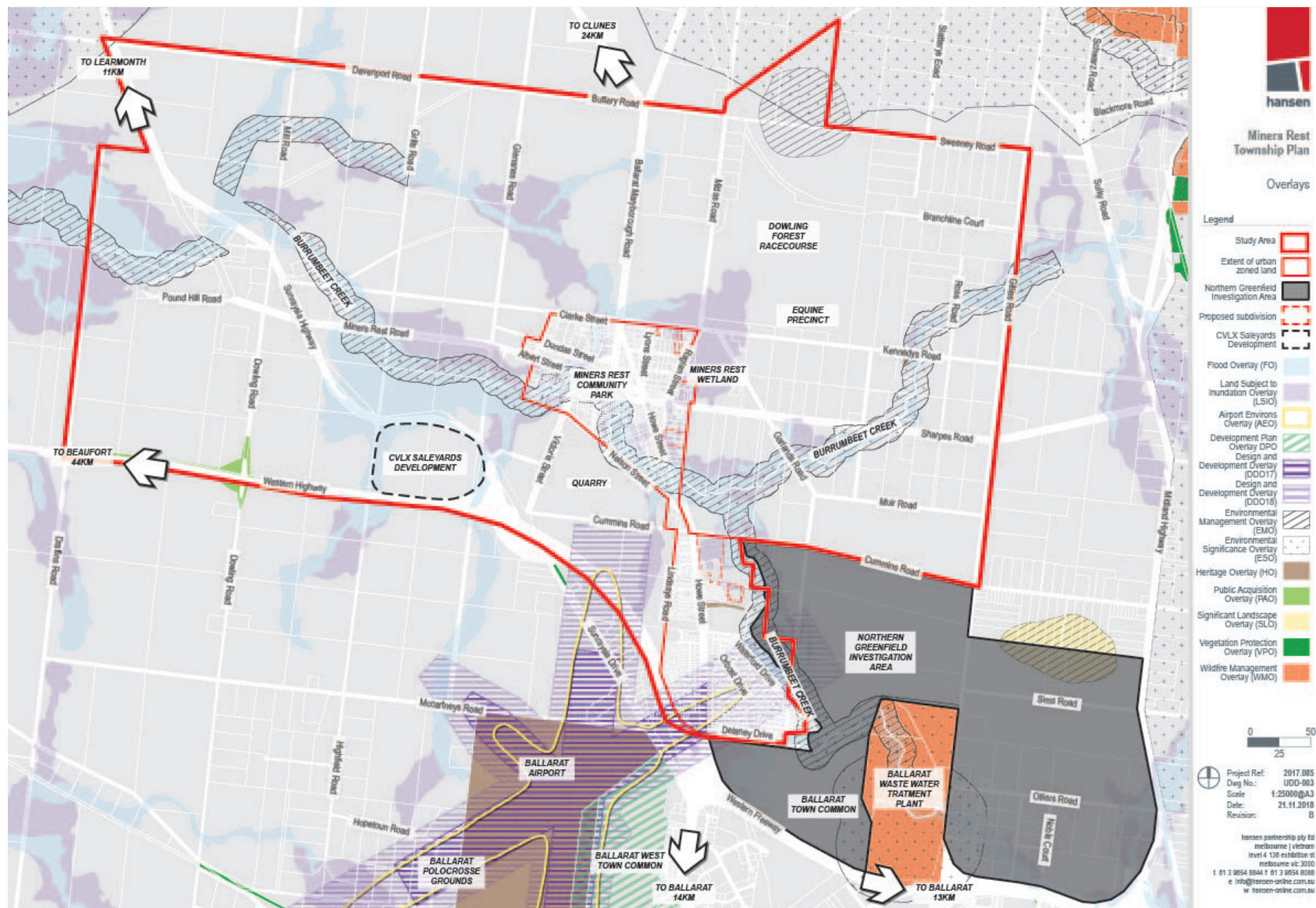


Figure 10 Overlay Map

## 4: Background Documentation Review

A substantial number of background documents have been reviewed by the consultant team as part of the process of gaining an appreciation of the relevant influencing factors during the preparation of the Issues and Opportunities report. The findings of this review have been synthesised into the four key themes outlined later in the report. A brief summary of the reviewed documents can be found in Appendix 1 - Background Documentation Review, which includes:

- Central Highlands Regional Growth Plan (2014)
- Ballarat Strategy – 2040 – Today Tomorrow Together
- Rural Land Use Strategy 2010
- Shire of Ballarat – Miners Rest Outline Development Plan (1994)
- Miners Rest Outline Development Plan (2007)
- Dowling Forest Precinct Master Plan, City of Ballarat, 2010, Forest Precinct Master Plan, April 2011, Keaney Planning
- Ballarat Open Space Strategy Volume 1 and 2 (2008)
- Ballarat Economic Program 2015-2019
- Ballarat Review of Future Industrial Areas, Final Report, June 2009, CPF Australia
- Ballarat Housing Needs Assessment (update) Final Report, SGS Economics & Planning
- Affordable Housing Review, April 2012, SGS Economics & Planning
- Ballarat Civil Infrastructure Assessment, June 2014
- Victoria in Future 2016 – Population and Housing Projections to 2051, DELWP
- Ballarat Long Term Growth Options Investigations, January 2016, Hansen Partnership, Arup & Tim Nott
- Comprehensive Koala Plan of Management, Australia Koala Foundation, August 2006
- Environmental Controls Review, Parsons Brinckerhoff, December 2013
- Ballarat Aerodrome Noise Modelling Study & Assessment of Impact on the Ballarat West Growth Area, Kneebush Planning Pty Ltd in association with Airports Plus Pty Ltd, September 2010
- Ballarat Airport Safeguarding Report, Kneebush Planning, 2018
- Review of Ballarat Social Infrastructure Report Plan 2009, City of Ballarat
- Miners Rest Primary School, Dundas Street, Miners Rest Transport Study, O'Brien Traffic, May 2017
- Victorian Floodplain Management Strategy, DELWP, 2016
- Ballarat Biodiversity Action Plan 2016, Background report, Centre for Integrative Ecology, School of Life and Environmental Sciences, Deakin University
- Ballarat Cycling Action 2017-2025, March 2017, City of Ballarat
- Miners Rest Heritage Trail, City of Ballarat
- City of Ballarat Children's Consultation, technical report, April 2016, Springtech Services
- Our Living City, A discussion Paper about Greening Ballarat as an Urban Forest, March 2017
- City of Ballarat Flood Mitigation Strategy, 2017

- City of Ballarat, Miners Rest North Township Character, Claire Scott Planning, (2019)

In its broader policy context, these documents reveal Miners Rest is a growing community underpinned by the importance of the racing precinct; having strong ties to the natural surrounds; and having key issues related to flooding, the accessibility of key civic and social infrastructure and lacking commercial opportunities. A brief outline is provided below.

In terms of strategic land use, the documents reviewed included the **Central Highlands Regional Growth Plan (2014)** and the **Ballarat Strategy 2040 – Today Tomorrow Together** which provide direction on land use planning and growth management at a Regional and Municipal level. As a regional city, Ballarat is expected to accommodate significant growth to 2031. Miners Rest is identified as an settlement with the need for an individual township plan, while the racing precinct is highlighted as an important Strategic Economic Development Opportunity.

**Ballarat Long Term Growth Options Investigation Report (2018)** which identified the northern growth area as the next preferred growth front, along with the western growth area.

The Victorian State Department report, **Victoria in Future 2016 – Population and Housing Projections to 2051** outlines population and housing projections to 2051 for the state. While not including smaller townships such as Miners Rest, the report forecasts that Ballarat's total population will grow from 95,200 in the 2011 census to 136,900 in 2031 and that for total households Ballarat will increase from 39,200 in the 2011 census to 56,600 in 2051.



More specifically at the Township level, in 1994 the **Shire of Ballarat – Miners Rest Outline Development Plan (1994)** was developed to provide an overview of the future land use and development of Miners Rest in terms of community infrastructure, predicted population growth and environmental management, and outlined particular recommendations to achieve this.

The **Miners Rest Outline Development Plan (2007)** provides a review of the 1994 document, prompted by the demand for community facilities, the pace of residential development, the need for commercial facilities and the proposed expansion of the training facilities at the Dowling Forest Racecourse.

This earlier report outlined the following key issues and recommendations for Miners Rest:

- There is limited expansion for growth of town boundaries.
- There is a need for an integrated approach to planning for town centre improvements and community facilities/ infrastructure.
- Strong support for continued support for horse racing industry in Miners Rest exists.
- Strong support for environmental improvements in the town, particularly the protection of Burrumbeet Creek, exists.
- There is a need for off-train trails network and traffic management.

The **Dowling Forest Precinct Master Plan (2011)** and the Forest Precinct Master Plan (2011) relate to land located within Miners Rest associated with the horse racing industry and training facilities. Key issues identified in the Master Plan

relate to the risk of continued hobby farms to the precinct, adverse amenity impacts associated with intensified horse training related uses, flooding considerations, tracks into and out of the precinct and the protection of the wetlands.

The **Rural Land Use Strategy 2010** was prepared in response to the changes to the Rural Living Zones in 2014. It notes that despite being predominantly Farming Zone land, Miners Rest is largely a rural-residential area with small lots now containing dwellings. Miners Rest serves as a transition area between the highly productive and viable farms to the north west and the urban extent of Ballarat to the south.

Documents specifically related to housing include the **Ballarat Housing Needs Assessment (update) Final Report September, 2014** and **Affordable Housing Review, April 2012**. Within these documents, an assessment is provided of population scenarios and housing demand forecasts, and a broad overview of housing affordability within the municipality. It is noted that at a municipal level there is a shortfall in current dwelling stock and forecast demand of 28,310 dwellings.

The **Ballarat Economic Program 2015-2019** informs the broader economic strategy of the Municipal Strategic Statement in the Ballarat Planning Scheme. The report highlights that the key driver to a growing economy for the City of Ballarat is the predicted population growth. As per the Activity Centre Strategy located within the document, Miners Rest is classified as a Neighbourhood Activity Centre and is noted to have a shortfall of commercial floor space.

The **Ballarat Open Space Strategy Volume 1 and 2 (2008)** highlights that Miners Rest is a growing population but has poor access to open space. Improvements could

be made in terms of accessibility, community recreation and sporting opportunities, protecting Burrumbeet Creek and improving walking and cycling linkages.

The reviews of Ballarat's infrastructure provided by **Ballarat Civil Infrastructure Assessment (2014) and Review of Ballarat Social Infrastructure Report Plan 2009: Draft Final Report (2013)** identify the capacity constraints within the municipality having regard to civil and social infrastructure. Miners Rest is identified to have a limited range of community infrastructure. Recommendations of the reports can be summarised as follows:

- Development of the proposed 44 place kindergarten.
- Construction of an oval in Miners Rest.
- Undertake a review of the Miners Hall in the broader context of Council and non-Council owned halls across Ballarat.

Specific environmental considerations for Miners Rest are identified in a range of reports. The **Environmental Controls Review, Parsons Brinckerhoff, December 2013** assesses the effectiveness of the existing planning controls in protecting environmental assets and provides recommendations in regards to the application of and amendments to controls and policies within the planning scheme.

The **City of Ballarat Native Vegetation Mapping and Review of the Vegetation Protection Overlay (VP01) (2005)** develops selection criteria for the identification of significant vegetation to identify and map areas of significant native vegetation on private land within the urban area of Ballarat and immediate surrounds. The report also provides an overview of relevant legislation with regards to the protection of native vegetation, the importance of protecting native vegetation and an overview of VP01.

The list of documents include plans related to the management of environmental assets within the municipality. The **Ballarat Biodiversity Action Plan (2016)** outlines a framework for Ballarat to protect, enhance and restore the biodiversity across the City. Miners Rest is not however located in one of the prioritised areas.

**Our Living City, A discussion Paper about Greening Ballarat as an Urban Forest (2017)** outlines initiatives related to increasing tree canopy coverage and living corridors based around nine key priorities. The tree canopy coverage or green areas of Miners Rest were not specifically explored as a part of this discussion paper. While no Koala habitats are located in Miners Rest, the **Comprehensive Koala Plan of Management (2006)** provides guidance on the management of these habitats.

**Miners Rest Primary School, Dundas Street, Miners Rest Transport Study (2017)** provides a review of the traffic, parking, pedestrian and bicycle access to Miners Rest Primary School. It is considered that there is a sufficient supply of on-street car parking to cater for future growth in student numbers and no requirement for the construction of any new off-street car parking facilities. Better management of existing car parking however is recommended.

**The Ballarat Cycling Action Plan 2017-2025 (2017)** seeks to provide the City of Ballarat with a network that provides a focus agenda for investment on linking destinations and providing continuous and safe cycling routes. Miners Rest is seen as a Strategic Cycling Corridor in the plan.

**Ballarat Aerodrome Noise Modelling Study & Assessment of Impact on the Ballarat West Growth Area (2010)** was undertaken to inform the precinct structure planning process for the Ballarat West Growth Area. While modelling is provided for the Miner Rest Township, there are no recommendations or statements made relating to Miners Rest.

**Ballarat Airport Safeguarding Report**, Kneebush Planning, 2018 was prepared to understand modelled noise impacts of a potential future Emergency Services Hub on the Miners Rest township plan.

The **Miners Rest Heritage Trail** was created by the community members of Miners Rest with the assistance from the City of Ballarat. The trail details the historical context of the site and provides a mapped trail for visitors of residents to experience the different heritage sites. These include the Arranmore Gates, the former Uniting Church and the former Midas Railway Station.

**Victorian Floodplain Management Strategy (2016)** is a State based document that sets out the framework for floodplain management in Victoria. The management strategy sets out the myriad of elements that need to be considered when managing flooding risk. In regards to Miners Rest, flooding is predominately caused by riverine flooding from the Burrumbeet Creek. For Miners rest the inherent risk rating is Significant and out of the five identified major flood areas is rated fourth. The relevant recommendations are as follows:

- A long-term commitment from Council, which aims to resolve the major flood risks in Miners Rest.
- Flood overlays need to be considered for the entire municipality. Flood overlays form a crucial, non-structural flood mitigation tool that will aid future development planning, inform the local community and significantly improve emergency management;
- Development of an appropriate flood warning network is required for the Ballarat region.

**City of Ballarat, Miners Rest North Township Character, Claire Scott Planning, (2019)** was prepared to assess and recommend suitable character management planning controls for Miners Rest.

## 5: Second Round Consultation Summary

A second round of consultation events were held with the Miners Rest community on 9 October 2017, which included two facilitated workshop sessions. Written comments on the Issues and Opportunities Report were also sought over a four week period running through to 23 October, 2017. The event consisted of two consultation workshops facilitated by an external community consultation specialist. The purpose of the workshop was to gather the community's views and ideas on the themes developed in the Issues and Opportunities report. The feedback received will help inform the drafting and preparation of the Miners Rest Township Plan.

The two community consultation sessions were attended by in excess of 50 community members, and a total of 12 written submissions were received by Council. The written submissions also includes a number from a range of government agencies and authorities.

The format of the workshops was based on round table discussions as well as more focused one on one discussions at five separate stations based on the following five themes of:

- Township growth and flooding
- Town centre
- Community facilities
- Equine industry
- Historic and natural assets

Both written and verbal comments received at the workshops, while further written submissions were received after the event. The overall comments and commentary received has been summarised into related themes below.

### Township Growth and Flooding

Discussions relating to growth revolved around the opportunities that growth can bring to the community as well as how best to manage it. Views were generally supportive of locating additional growth within Miners Rest however opinions varied as to how and where this growth should be accommodated, whether there are any barriers or constraints in allowing for it, particularly in relation to flooding, and what the development associated with the growth should look like.

A summary of the main points is provided below:

- Differing views were expressed on the infill growth verses subdivision growth, although there appeared to be a broader acceptance of future residential growth.
- A mixture of both infill and greenfield development was considered to be the best option for future development.
- There is a need to protect the existing character and village atmosphere of the township and broader landscape views from inappropriate development.
- There is the potential that Infill development would impact upon existing character by reducing block sizes and potential result in the demolition of existing dwellings.
- The provision of infrastructure has not kept up with the pace of development.
- Growth should be linked to the delivery of services and infrastructure and should be provided before development occurs.
- There is the possibility to facilitate infill opportunities around mixed use zones to provide for a transition between residential areas.
- Larger blocks should be encouraged/ required in new subdivisions to better reflect character of town – i.e. avoid a suburban response.
- Miners Rest has an important role in addressing the imbalance created by the majority of development being within Ballarat West.
- Rezoning land east of Howe Street for rural living development should be considered as it would not impact upon landscape views.
- The informal nature of the development within Miners Rest contributes to its rural character which would be lost with more suburban style development.
- A minimum lot size of 800sqm was identified as an appropriate size for future development.
- Flooding impacts within Miners Rest has been exacerbated by urban development in the wider catchment. This issue needs to be fully considered as part of the Township Plan.
- Miners Rest did not flood before Macarthur Park was developed.
- Recent subdivisions have involved extensive use of fill on flood prone land which will increase impacts elsewhere.
- The Flood Overlay and Land Subject to Inundation Overlay do not accurately reflect where flooding impacts are caused.
- Burrumbeet Creek is heavily blocked up in parts which exacerbates current flooding issues.
- Any potential new development needs to fully consider additional flooding impacts that new development may cause.



## Town Centre

The station dedicated to discussions surrounding the town centre focused on ideas for improving the centre and whether further activity and development within the centre would be suitable.

A summary of the main points is provided below:

- Developing a vibrant town centre with increased activity received overwhelming support.
- An increased amount of footpaths and connections to the town centre was highlighted as an important element to increase the safety of the town centre. In particular, a crossing over Howe Street and connections to the school were emphasised.
- Consistency in path surfaces and plantings to make the centre look more like a town centre was noted.
- Increased commercial opportunities should be located within the town centre to assist in adding vibrancy.
- Pharmacy and doctor was considered unlikely due to 'super clinic' format with their larger required catchments.
- Creek Street has significant flooding impacts, which would affect opportunity for creation of the town centre in that location.
- Preference for a more consolidated town centre, without having to cross Howe Street (i.e. due traffic safety issues).
- Possible 'town square' concept was generally well received given the absence of any outdoor public meeting space/s.
- The IGA is currently considered as a public meeting space as it is one destination which everyone goes to as the 'heart' of town.
- A range of surrounding streets, particularly Dundas Street, are in need of new footpaths.
- Future residential growth should complement the location and creation of future town centre.
- The creation of a town centre will help minimise car trips by making cycling and walking more convenient.
- Bus stops should be integrated into the overall development of the town centre as well as new residential development.
- A shared path along Howe Street would be a positive to link the two halves of the township and integrate it with the broader Ballarat bicycle network.
- Boulevard planting along Howe Street would be a positive.
- There should be more café' and 'hang out' place for families.
- Convenient and safe access to future town centre is critical (by foot, or cars).
- There are issues surrounding the level of safety for riding or walking in the town centre due to people speeding through the town and the lack of crossings and bike paths.
- An ALDI sized commercial development would be a benefit to the town centre.
- Plants and trees within the town centre are important for the cohesion and amenity of the town centre.
- Retain village atmosphere through appropriate landscaping and urban design.

## Community Facilities

Ideas for improvements to and expansion of the range of community facilities was discussed.

A summary of the main points is provided below:

- A sporting facility and expansion of the school were the most popular facilities for the town.
- Existing hall should be retained as part of Miners Rest's heritage as it is also used by a range of community groups.
- The establishment of a farmers market selling fresh produce and other goods through a dedicated market venue.
- If a new multi-purpose community building is required, it should be located elsewhere and the existing hall retained.
- The potential school site adjacent to quarry has been lost due to recent subdivision and development.
- The establishment of a farmers market selling fresh produce and other goods through a dedicated market venue.
- The development of an identity for Miners Rest based around either the agriculture, equine industry or green aspects of the area is just as important as community infrastructure projects in developing a future vision for the town.
- The CFA have outgrown their current site, therefore a one hectare site should be nominated in an appropriate location with main road frontage.

- The school forms a sort of community hub, but only for parents with school age children.
- The IGA forms another form of community hub.
- Sporting facilities are needed to provide a focal point within the community and keep sports participants in town rather than playing for external teams/ clubs.
- School is in major need of upgrade and relocation to address capacity issues and parking issues etc.
- There is currently a lack of suitable parks within the township which also lack pedestrian connections.
- The park in Macarthur Park Estate is the most actively used parkland area.
- A range of community facilities and services were highlighted as desirable for inclusion within the town: library, clinic, pharmacy, police station, music and performing arts centre, netball courts, and a townhall.

### Equine Industry

The value of the equine industry and the importance it has for the community in terms of economic development and identity was discussed.

A summary of the main points is provided below:

- Miners Rests' future is strongly based in the equine industry.
- The rapid growth in the equine industry sector as a significant employer for the town and region.
- The equine industry will be the driver of growth and economic activity in the town.
- There is potentially a need for staff training facilities in the region, due to the lack of experienced equine staff (this is also national issue).
- The Township plan needs to fully embrace and address the opportunities associated with the equine industry.
- Residents not involved in the industry were less likely to understand the benefits of the industry to the community.
- Land in the Gillies Road corridor should be rezoned for rural living type development to support the equine industry.
- There is a need to protect the land surrounding Dowling Forest from development to allow for its expansion.

### Historic and Natural Assets

The historic and natural assets of Miners Rest was discussed with a particular focus on Burrumbeet Creek.

A summary of the main points is provide below:

- Burrumbeet Creek is currently an underutilised asset.
- The natural openness and spaciousness of the town adds to the value of the town and makes it easy to negotiate.
- There is a need to clean up Burrumbeet Creek and remove old dead trees to improve the flow function and landscape experience.
- The wetlands is in need of attention through appropriate landscaping, planting and flood mitigation.
- Revegetation planting should take place within the creek corridor.
- A shared cycling and walking trail along Burrumbeet Creek and providing connections through the wetlands would make for an improvement.
- The cultural significance of plants in the wetlands should be protected.
- An avenue of honour would make for a landmark entrance on either side of the town.
- Burrumbeet Creek has significant habitat value for amphibian species, water birds and provides ecological support for macro invertebrates and other aquatic fauna.

## 6: Feedback on the Draft Miners Rest Township Plan

### Phase 1 - Consultation on first draft 2018

Consultation on the draft Miners Rest Township Plan was undertaken from 1st August until the 3rd September.

### Survey responses and submissions

In response to the release of the draft Miners Rest Township Plan in July 2018, a survey was conducted via the Ballarat Mysay website and post. The purpose of this survey was to give the public an opportunity to provide feedback on the draft plan and to identify any missing issues or concerns that needed further investigation. The survey closed on Monday the 1st of October 2018. Twenty-nine responses were received through the online survey and 16 responses were received via post. The City of Ballarat has responded to concerns and issues brought by the community in the final Miners Rest Master Plan, with specific responses shown below.

The online and written responses can be broken down into the following themes and issues:

- Town Centre
- Flood Mitigation and Burrumbeet Creek improvements
- Areas for growth and new housing
- Traffic Management and improved Pedestrian Safety
- Relocation of Primary School
- Protection of Town Character
- Sporting Facilities
- Equine Precinct

- Central Victoria Livestock Exchange

- Tree Lined Boulevard

### Town Centre

There is support for a well-defined town centre including landscaping and street beautification.

- A defined and vibrant town centre is needed
- Identified as a priority by the community
- Commercial activity (not industrial) would be suitable in the mixed-use area of Miners Rest.
- Land is located next door to IGA with access from Howe Street and would be perfectly suited (and has been rumoured for years)
- Miners Rest is severely lacking connectivity by all-weather footpaths and even driveway access from Howe Street. Howe Street looks terrible at the best of times in the township and requires immediate street beautification works and major safety upgrades
- Buildings near IGA are an eyesore and should be demolished

### Flood Mitigation and Burrumbeet Creek improvements

Concern about flood mitigation and council's future management of flood prone areas.

- How will council protect land that is identified as flood prone from further development considering that currently development is happening on the corner of Cummins Road and Howe Street that are definitely flood

prone?

- The Burrumbeet Creek greatly needs a clean-up, and there are flooding concerns with need for mitigation
- There is strong support for new connected walking tracks
- Environmental improvements for Burrumbeet Creek should also happen regardless of draft planning. The days of neglecting environmental resources have since passed
- The creek can accommodate flood mitigation and a clean-up at the same time
- The creek needs significant work done to it. It needs to be dredged out and have a good clean out, removing debris, rubbish etc
- The creek is barely accessible in its current state - The creek also floods regularly with minimal rain, one would suggest the developments upstream have had an impact downstream?
- Walking tracks and connectivity could then become an asset to the community if it done correctly in the first place and maintained moving forward (Positive response to connected walking trails and Burrumbeet Creek Linear Parkland)
- The Miners Rest Wetlands are used for recreational walking, however are generally badly maintained with mowing, weeds etc
- Council recently conducted flood mitigation works due to the impact the wetlands were having on flooding



towards residential properties in the area. This will be tested with the next big rain event

### Areas for growth and new housing

There is great community support for growth, however much concern about small block sizes that will diminish the 'country' feel of the township.

- Community members tend to support the landscape views that have been highlighted as having important character to the town and wholeheartedly support balanced development to retain this character – what is not justifiable is that only the average 700 metre square blocks are being considered to accommodate future development
- The most recent (700 m2) development is the problem that has already changed the character of the town!
- The community is supportive of land development as long as it is done correctly, meaning not impact to the creek, flow of water or existing residents, land sizes need to be kept at a respectful size (minimum suggestion of 800sqm), incorporate appropriate infrastructure for residents (e.g zone a section for a cafe), not have fences on main roads
- Suggested that the 'quarry site' together with the land presently subject to a Planning Permit application is strategically located to facilitate the achievement of the aims for the Miners Rest Township
- Residential development of the 'quarry site' may offer opportunities for the permit applicants to contribute towards a significant part, possibly all of the vital funding for flood mitigation works to allow the

Burrumbeet Creek 'high-flow' bypass channel to be constructed so as to present a natural interface and an aesthetically vibrant landscape for residents

- It is understood that the detailed land supply and demand analysis indicates the potential for at least 500 additional residential allotments on existing residentially zoned land, which equates to over 12 years supply
- Future residential zoning is also limited by flooding risk, aircraft noise and the provision of reticulated water and sewerage infrastructure. The understanding is therefore that residential development may require improvements to existing roads and paths only, rather than construction of new road infrastructure
- Object to retaining Farming Zone within a landholder nominated "Strategic Settlement Area" (south or Sharpes Road, north of the NGIA)
  - Some landholders objected to retaining the Strategic Settlement Area within the Farming Zone (FZ) or to be designated for rural/agricultural land for the rationale provided within this submission
  - Should support for the inclusion of the Strategic Settlement Area not be supported for residential growth, the area should be investigated for inclusion within a more suitable zone such as the Rural Living Zone (RLZ)
  - Object to nominating the Strategic Settlement Area for protection of landscape views. Sufficient open landscape views can continue to be ascertained via acquisitions relating to the proposed primary school

and sports grounds which will achieve the realistic sight lines sought from the corner of Cummins Road and Howe Street

### Relocation of Primary School

The community has raised concerns around the Primary School as key issues, with the relocation being supported to cater for expansion and complementary sporting facilities. However, some residents are concerned about the location of the new site and whether their land would have the potentiality to be targeted for development.

- Residents concerned that their home will be the site of the new primary school and feel as though there has been a lack of communication and empathy from council regarding the issue
- Potential for a relocated primary school to be located south of Cummins Road, west of Howe St
- Identified as a priority by the community
- It is important that sporting facilities be co-located with the school
- The current primary school is landlocked, therefore it makes no sense to retain its current position as it will only inhibit the wonderful opportunities that a new location would provide
- Proximity to proposed primary school - The area is within a prime location to be serviced by the preferred area nominated for a primary school. Housing adjacent to this infrastructure provides for sound planning

## Traffic Management and Improved Pedestrian Safety

The Howe St corridor and the inclusion of a crossing was supported, as were the instalment of improved active transport infrastructure.

- Howe Street movement corridor and crossings: The proposals in the Plan for an improved network of shared paths, bike trails and footpaths are supported. This includes the shared paths proposed along Howe Street and proposed changes to the service roads.
- There is in-principle support for the proposed crossings on Howe Street. However, it would be useful to clarify the rationale for the proposed indicative locations
- It is suggested that specific reference to crossings on Howe Street are removed so as not to raise expectations until there is more clarity around their use and the user destinations.
- Traffic management and speed reduction is a vital necessity. We fully support the reduction in speed and traffic management around the area. Only those that live on the existing 100km per hour speed zones, know the danger that we see on the road and take into our hands every day, as we enter or leave our driveways. The traffic has increased in our eight year time frame, and it will increase more

A submission was received from VicRoads and Transport for Victoria with feedback in relation to broad traffic movement patterns, Howe Street corridor and proposed crossings, public transport improvements, management of speed limits and the proposed tree lined boulevard.

## Sporting Facilities

- Sporting facilities are desperately required for Miners Rest
- In addition to football and/or cricket fields, perhaps consideration could be given to working in conjunction with the Victorian Netball Association who expressed interest in additional indoor facilities to cater for this increasingly popular sport. (this facility would be a separate entity to the one currently being constructed in Norman Street). Government sporting grants could be available to pursue this project
- Many families travel outside Miners Rest to other "clubs" to cater for their children's or their needs for football netball. If Miners Rest had fantastic facilities to cater for these, Miners Rest could establish its own clubs also

## Equine Precinct

There is general support for the growth of the equine precinct but not to the detriment of landowners. There has been suggestion that the Special Use Zone Schedule 13 (SUZ13) be rezoned in order to allow for residential development.

- Community members are happy to see the racing industry grow in Miners Rest but not at the detriment of the Township the two must grow together and consider each other's situations
- Much longer-term locals are trapped by equine precinct restrictions. Expanding the precinct beyond current boundaries must consider those residents / farmers
- It is inevitable that the equine industry will expand
- Based on overall City development, 10 minute city proposal, it makes no sense that property south of the Racing precinct (Sharpes Rd to Cummins Rd) remain earmarked to sustain future equine development, when property north, east south and west of the racing precinct, has less likely chance of meeting with future urban sprawl
- Remove SUZ13 Dowling Forest from the Plan Private freehold land the owners can not even obtain a building permit . this land should be reserved for one type of person this land should be available to anybody planning should be what it is used for.
- There is objection to nominating Strategic Settlement Areas as a buffer for the equine area

### Central Victoria Livestock Exchange

- CVLX has huge potential to harm the appeal of Miners Rest as an attractive residential centre. There is much that can be done to minimise / prevent this becoming an issue for the community. Soften its visual impact by ground works, tree planting along the highway etc.. CVLX has a planned life of 30years, what protections can the council planners provide to ensure it has minimum visual and amenity impact.

### Tree Lined Boulevard

- A defined and vibrant town centre is needed.
- Due to the proximity of Miners Rest to Stockland and Wendouree, the Creek St concept would not be viable. Howe St area should be defined and enhanced with a few more select shops (based on commercial need such as Chemist, Doctor and perhaps Bakery). There could be improvements to existing areas that would enhance the town centre, without the need to develop a new town centre.
- There has been positive feedback about the tree lined boulevard and beautifying the street with landscaping
- Suggestion of planting mature trees

### Community workshops and Drop in Session

Approximately 60 people attended the community workshops and drop in session.

The following tables provides a summary of the polling that was undertaken for the workshops (combined responses).

#### Phase 2 - Consultation on second draft plan, 2019

Subsequent consultation was undertaken in 2019 to respond to some outstanding issues raised by the community, including:

- Dowling Forest planning controls review
- airport planning
- quarry land planning; and
- potential northern growth area.

Feedback on the Draft Miners Rest Township Plan was overwhelmingly positive. Of the 29 people who responded to the online survey, approximately 86% respondents either fully or partially supported the Vision for the area, and 79% of respondents indicated that the three overarching themes either fully or partially cover the most important matters for Miners Rest.

Of the eleven key priorities presented to the Community in the Miners Rest Township Plan "Priority Action Plan", the top 5 community priorities were:

- Expanded or new location for primary school
- Town Centre - a vibrant heart and main street
- Flood mitigation
- New active sporting facilities
- More local jobs and services.

Requests to review the zoning of land south of the Miners Rest wetland and Dowling Forest precinct were received. Council has decided to review this as part of the northern growth area planning process.

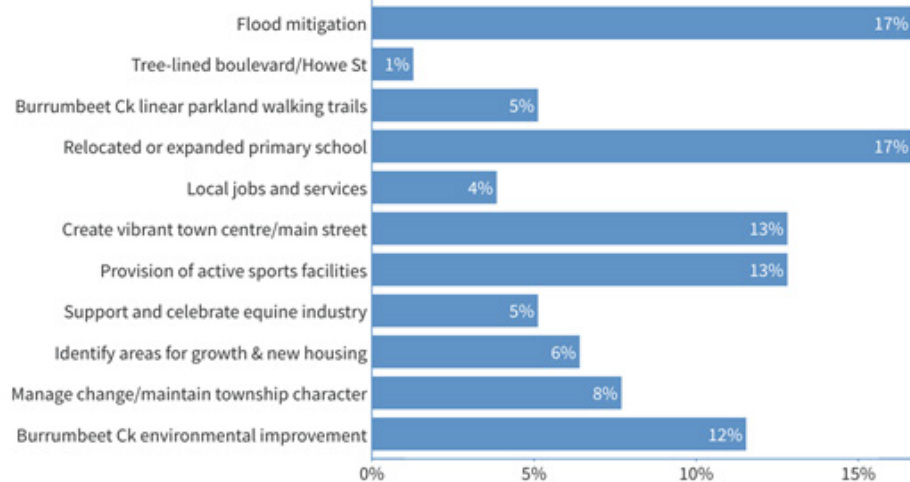
In close consultation with the Committee for Miners Rest, further refinement of the Township Plan occurred from December 2018 – November 2019 to resolve a number of outstanding issues.

This included a community survey of township character, to better understand what people value and want to protect about the original town character.



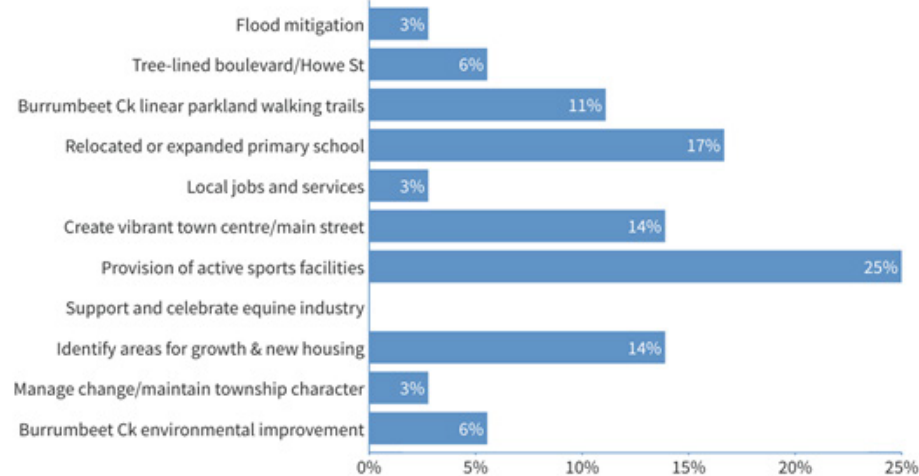
## Which three would you regard as the most important to achieve for Miners Rest? 1

Poll locked. Responses not accepted.

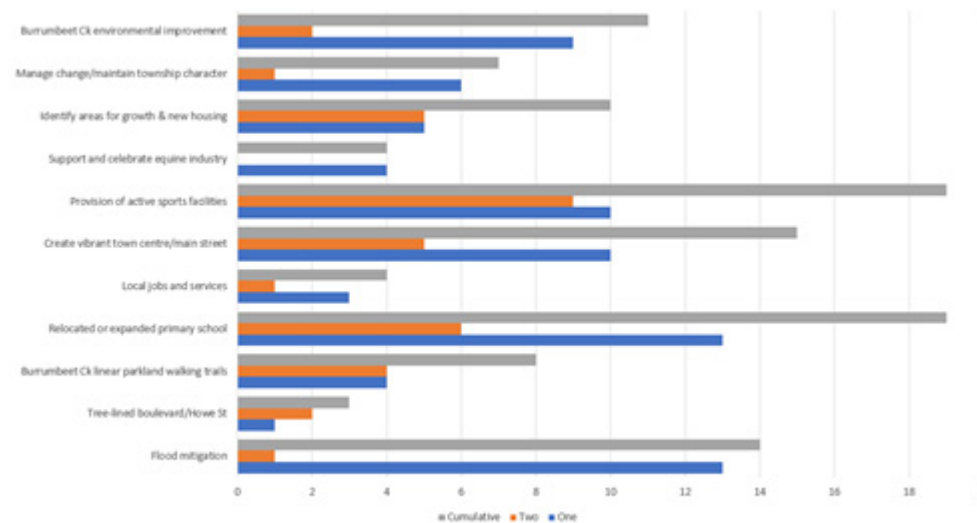


## Which three would you regard as the most important to achieve for Miners Rest? 2

Poll locked. Responses not accepted.



## Results of Polling - Miners Rest



## Cumulative Results - Miners Rest

