

The Learmonth Plan: Our Township Towards 2040



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Our Learmonth

Art HALL

Learmonth is a **strong** and **resilient rural community**.

Learmonth is a community **proud** of our **history**.

Learmonth is a **beautiful place to live and visit**, a community proud of our **businesses** and **recreational assets**.

Our 'Learmonth Plan: Our Township Towards 2040' is a tool to **empower** and **guide** our community to a **vibrant future**.

Our Plan presents a roundup of actions to continue to **strengthen** our **close knit rural community**.

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Introduction

As an action of Today Tomorrow Together: The 'Ballarat Strategy', the City of Ballarat has begun development of long-term Local Area Plans for six smaller settlements and townships within the municipality. This plan, The Learmonth Plan: Our Township Towards 2040, is part of a broader 'Local Plans for our Townships' program which will develop local plans for Ballarat's six townships. The townships are Buninyong, Burrumbeet, Cardigan Village, Learmonth, Miners Rest and Warrenheip. The plans are a commitment of the Ballarat Strategy and will be completed in stages over the 2015/16 and 2016/17 financial years.

Each 'Township Plan' will:

- Involve active engagement with the township's community
- Give the community a long-term vision and an action plan for meeting the vision
- Help community groups make their case when applying for grants or lobbying for funding
- Help City of Ballarat to prioritise its investment in Learmonth
- Include actions the community can deliver itself
- Help the community and City of Ballarat to manage change in Learmonth
- Build on the successful Engaging Communities Program Learmonth
- Identify land use planning actions and potential changes to the Ballarat Planning Scheme.

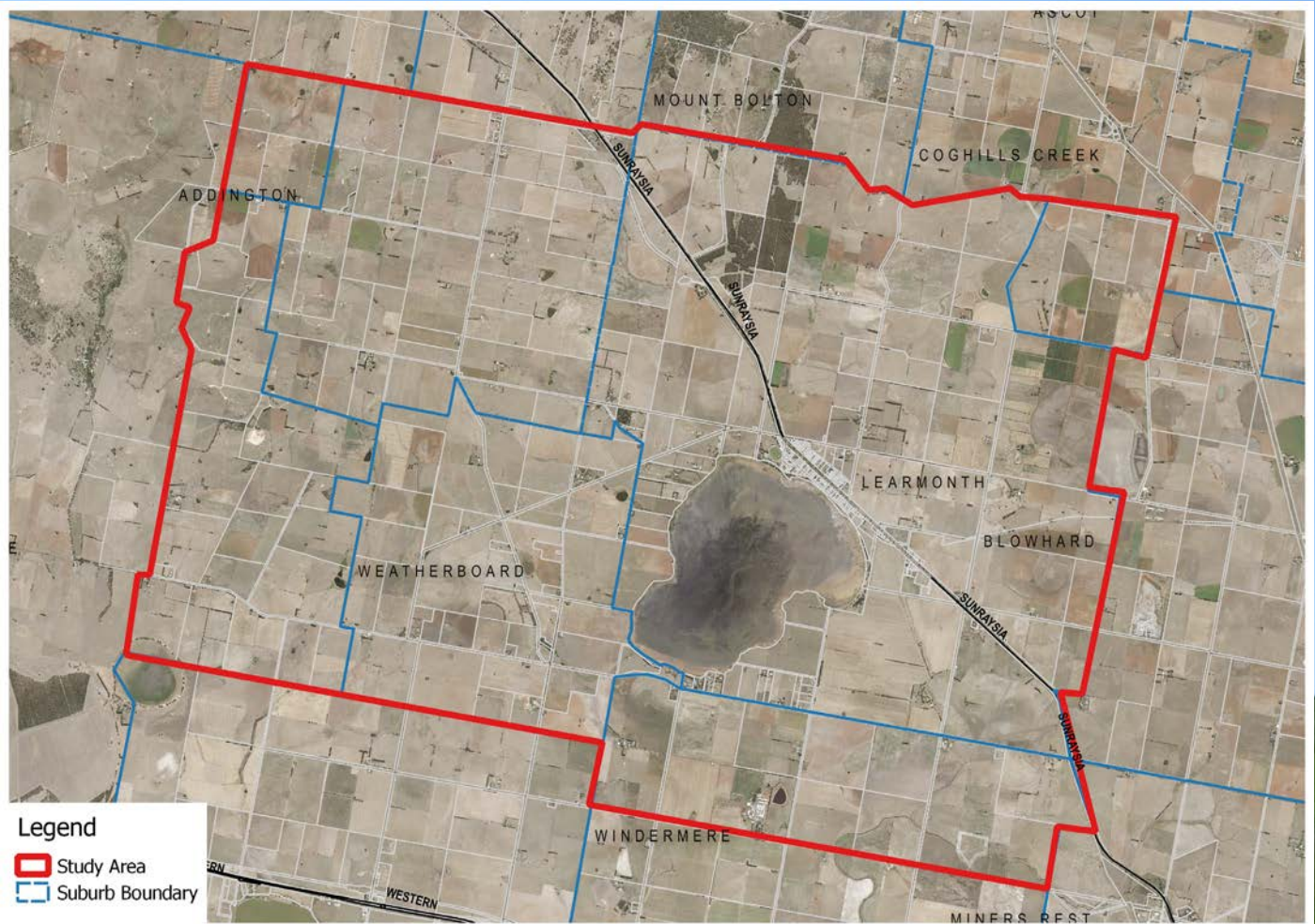
The Learmonth Plan is the first Township Plan to be written within the suite of Township Plans. It will act independently from the other township plans while also providing opportunities for the townships to work together.

The Learmonth Plan builds on the popular Engaging Communities Program Learmonth, which began in 2013. The Program has seen a total investment in Learmonth of over \$900,000 from Council, Federal and State Governments and the local community. Projects funded included the Lake Foreshore walking trail, Football and Netball club upgrades, public art and upgrades at the Cemetery. Council is working closely with the community on project selection, design and implementation.

The Learmonth Plan: Our Township Towards 2040 has been developed in conjunction with the Learmonth Community who have directed the content through their generous contributions to community consultation sessions, online surveys and questionnaires.

Learmonth

Learmonth is a small rural settlement located 15 kilometres north-west from the Ballarat Central Business District with a total population of 385 (in 2011). The Learmonth Community identify themselves as a strong and resilient rural community. The township sits amongst an extensive agricultural area with standout conical hills creating an exceptional feature in the otherwise low-lying landscape. There are sweeping and distant views in all directions to the surrounding hills, lake and ranges. The area in and around Learmonth is traversed by a gridded network of tracks and minor roads reflecting the area's early subdivision pattern. Lake Learmonth and the historic township form a special feature and add considerably to the landscape character of the area. The historic township includes 19th century buildings and established exotic trees, parks and gardens which are highly valued by the Learmonth community and visitors alike.



Aerial map of Learmonth, including the study area boundary, as nominated by the Learmonth Community, highlighted in red (Image not to scale)

Strategic Vision

The Learmonth Community identify themselves as a strong and resilient rural community. The community spirit is closely linked with Lake Learmonth and their rural lifestyle. This community are proud of their history and wish to protect their history and heritage characteristics. They are proud of local businesses and want to support them in to the future while growing Learmonth's attraction as a place to call home and a tourist destination.

The people of Learmonth want to maintain their township as a small close knit rural community within a green landscape just a short drive from Ballarat. It is essential that future change adds value by helping support the community while responding to Learmonth's valued character and distinctive identity.



Priorities and Actions

The Priorities and Actions below articulate how the Learmonth community and Council can work together to achieve the strategic vision set by the community.

Priority #1 - A Strong Community

The Learmonth community is a small close knit community of around 385 people brought together by their love of the area, their history and community events. The Learmonth Plan will support and offer opportunities for the Learmonth community to grow as a strong community now and into the future.

Actions

1. Council to facilitate the promotion of community events where possible, this may be through Council publications such as My Ballarat etc.
2. Learmonth community to investigate the long term use of the school for alternative uses.
3. Utilise recent additions to the community's open space assets for events and community wellbeing.
4. Council to support local community organisations with project design and support; continue to encourage local Learmonth applications to Council's Community Impact Grant Program.

Priority #2 - A Rural Lifestyle

Learmonth is a small township just a short drive from the Ballarat CBD. The Learmonth Avenue of Honour welcomes residents and visitors to town with an impressive gateway of large Dutch and English Elm trees. The rural atmosphere can be felt throughout the town due to the large residential lots, an abundance of significant trees and green open spaces. The Learmonth Community would like the rural lifestyle to be maintained and protected into the future.

Actions

1. Respect the existing character of the township by minimising change through the management of subdivisions and no new residentially zoned land.
 - **Planning Scheme Action:** Potential for planning controls through the Township Zone Schedule to specify site coverage, permeability and site setbacks.
2. Maintain rural views towards Mount Bolton, Mount Beckworth and Weatherboard.
 - **Planning Scheme Action:** Potential to apply landscape protection through a mechanism such as the Significant Landscape Overlay over key landscape features and recognition in the Municipal Strategic Statement.
3. Maintain and protect the towns green open spaces whether they are for active uses or more passive recreation.
4. Protect and maintain the prominence of the Learmonth Avenue of Honour as a unique landscape feature and gateway to the town.
5. Ensure subdivisions maintain large lot sizes consistent with neighbourhood character.
 - **Planning Scheme Action:** Potential for planning controls through the Township Zone Schedule to specify site coverage and permeability.
6. Protect agricultural land by ensuring residential development remains within the Township Zone.
 - **Planning Scheme Action:** Ensure that rural dwelling development occurs in accordance with the strong rural land use planning provisions of the Ballarat Planning Scheme (22.13).
7. Ensure the towns rural character, its streets and landscapes are a considered component of new development.

Priority #3 – A future for Lake Learmonth

The Lake sits very close to the hearts of Learmonth residents. It is a part of their landscape, their daily activities, their business and tourism. The residents of Learmonth would like to see the Lake with a future which gives back to the community that values it so highly.

Actions

1. The Learmonth community to establish and lead a 'Future for Lake Learmonth' project which will pull together the Learmonth Community into generating a long term vision for the Lake.

This would include:

- a. Investigating the history of Lake Learmonth, particularly what represents its 'natural state', why it is dry and whether there is potential to see it at capacity again.
 - b. Investigate whether there are any options to return lake to its 'natural state'.
 - c. Investigating alternative futures for the lake.
 - d. In the longer term, review the work has been completed by Council and master plan the next stages of foreshore development.
2. Capitalise on the proximity of Lake Learmonth to the township by using the foreshore for community activities.

Priority #4 – Support for Local Learmonth Businesses

The Learmonth community are proud of their local businesses and endeavour to support them into the future.

Actions

1. Strengthen local businesses by promoting them throughout the district, particularly by partnering their services with local tourism attracting activities.
2. Invite local businesses to be included in the 'New Residents Booklet' and other promotional material made available through the City of Ballarat.
3. Deliver TenderWrite workshops to local businesses as part of Council's Ballarat Industry Participation Program to improve the competitiveness of Learmonth Businesses.
4. Assist and encourage local business to access State and Federal funding grants and programs to support productivity growth, innovation and value add opportunities.
5. Continue to lobby and advocate for improved regional connectivity with particular focus on IT infrastructure.

Priority #5 – Learmonth as a Tourism Destination

Develop Learmonth as a tourist destination which attracts visitors all year round.

Actions

1. Facilitate the establishment of a community run Learmonth Tourism Group who can plan and implement tourism initiatives for Learmonth. Council and Ballarat Regional Tourism to support with training and upskilling.
2. Learmonth Tourism Group to undertake a GAPS analysis to understand what Learmonth does well and workshop how current events can be enhanced.
3. Council and BRT to assist Learmonth Tourism Group to promote Learmonth as a tourist destination by promoting local events and investigating new ways that the Township can attract visitors.
4. Council and BRT to provide access to existing training available to Learmonth business operators in order to improve skills and develop quality products which attract tourism.
5. Identify and make greater use of local businesses, landmarks and landscape in the promotion of Learmonth as a unique place worth visiting.
6. Investigate events occurring within the region and whether Learmonth is able to contribute to them. This could occur through the use of related activities or by becoming part of a 'tourism circuit' with other townships.
7. Investigate opportunities to link with other townships to build tourism capacity. This could be achieved by sharing training opportunities, share learnings and promotional material.
8. Leverage the recent installation of the lookout, extensive path network, public art and new signage along the foreshore as a tourism attractor for Learmonth.

Priority #6 – Celebrate and Protect Learmonth’s History

Celebrate and protect Learmonth’s Heritage.

Actions

1. Council to support Learmonth heritage by promoting historic aspects of the town where possible. Elements such as the Avenue of Honour, heritage buildings and landmarks could be promoted through local heritage events and tourism opportunities.
2. Promote and protect Learmonth’s historic buildings. Make available information to the community on heritage preservation options including:
 - a. Funding opportunities.
 - b. Information available.
 - c. Contact lists.
 - d. Policies and guidelines associated with owning a heritage property. This could include a heritage information session run by Councils Heritage Team.
3. Leverage the recent upgrade of heritage plaques and new heritage interpretive signage for historic trail and tourism opportunities.
4. Ensure development respects and retains heritage features of key buildings and streetscapes.

Framework Plan



Background Analysis at a Glance

The township of Learmonth has a total population of 385 people which is mainly comprised of families.

The township of Learmonth has important business and numerous recreational assets.

The majority of homes are detached, having three or more bedrooms.

The median lot size is 1402m² and since 2005, 6 subdivision permits have been issued. This equates to 23 new housing lots.

Over the last 10 years, 12 buildings permits have been issued to construct new dwellings. If these trends are to continue, Learmonth's current residentially zoned land provides for many decades of land supply.

Background Analysis

In planning for a community's future it is important to understand who the community is, will be and where they have come from. Below is an assessment of the composition of Learmonth including who the community is, the type of development it contains, the economic opportunities, the ability for pedestrian mobility, traffic and parking, the availability of recreational facilities and a planning analysis which includes considerations regarding growth of the township.

Socio-demographic profile of the Township

- Learmonth township has a very stable population with a 4.15% increase in population between 2006 and 2011, from **289 people to 385**. The City of Ballarat's population growth increase was 2% in the same period, comparatively Victoria's population grew by 8.5%.
- The population is characterised by **families**. A higher proportion of families have children aged between 0 to 4 years.
- The Learmonth population is ageing with the **median age increasing from 36 in 2006 to 48 in 2011**. In 2011, 16.3% of the population was aged between 65 and 84.
- There are **high owner occupier rates** in the area with most dwellings either owned outright (34.9%) or with a mortgage (40.5%).

Housing Development

- The majority of housing types in Learmonth are **detached homes**.
- Most houses have three or more bedrooms which limits opportunity for residents to downsize.
- The median lot sizes in the area is **1402m²**
- From 2005, 6 subdivision permits have been approved equating to the creation of **23 new housing lots**.
- Since 2005, **12 building permits** have been issued to construct new dwellings.

Learmonth has ample residential zoned land which will not reach development capacity for many decades to come (based on the median lot size, the total residential zoned land and the rate of new dwellings being built).

Economic Assessment

- One general store provides local convenience retail.
- Other businesses in the area are the **321 Café, the Stag Hotel, Lake Learmonth Caravan Club and the Learmonth Bowls Club.**
- Learmonth is centrally located within a large **productive agricultural landscape** with its retention supported by the Ballarat Planning Scheme and the Ballarat Strategy. As such any increases to the boundaries of the township (through rezonings) are unlikely.
- The area is serviced by the **National Broadband Network** which provides an opportunity for home based businesses.

Pedestrian mobility

- The township has **footpaths** on both sides of the Sunraysia Highway/High Street.
- A **foreshore walk** along Lake Learmonth is popular with the community. With improvements occurring through the Engaging Communities program and ongoing Council maintenance.
- Although there are many footpaths throughout Learmonth including on Bankins Hill, the network is incomplete.

Traffic and Parking

- There have been no formal traffic audits in the area.
- There are **ample informal parking opportunities** within the township.
- The Sunraysia Highway speed is governed by VicRoads and there are service roads of it ensuring pedestrian safety.
- **High Street** is the central spine of Learmonth with smaller residential streets surrounding it. Residential development is concentrated along a 1 kilometre section off High Street.
- Given the size of Learmonth, it is **extremely walkable**. Café 321 is located approximately 400 metres from the general store and the Stag Hotel. The lake is also located 300 metres off High Street. Given these distances and concentration of development, it is unlikely that the residents of Learmonth would drive to another location within the township.

Public Transport

- The V/Line **Ballarat to Maryborough** service is the only public transport service operating within Learmonth.
- There is **high car ownership**.
- There are no community bus service operations.

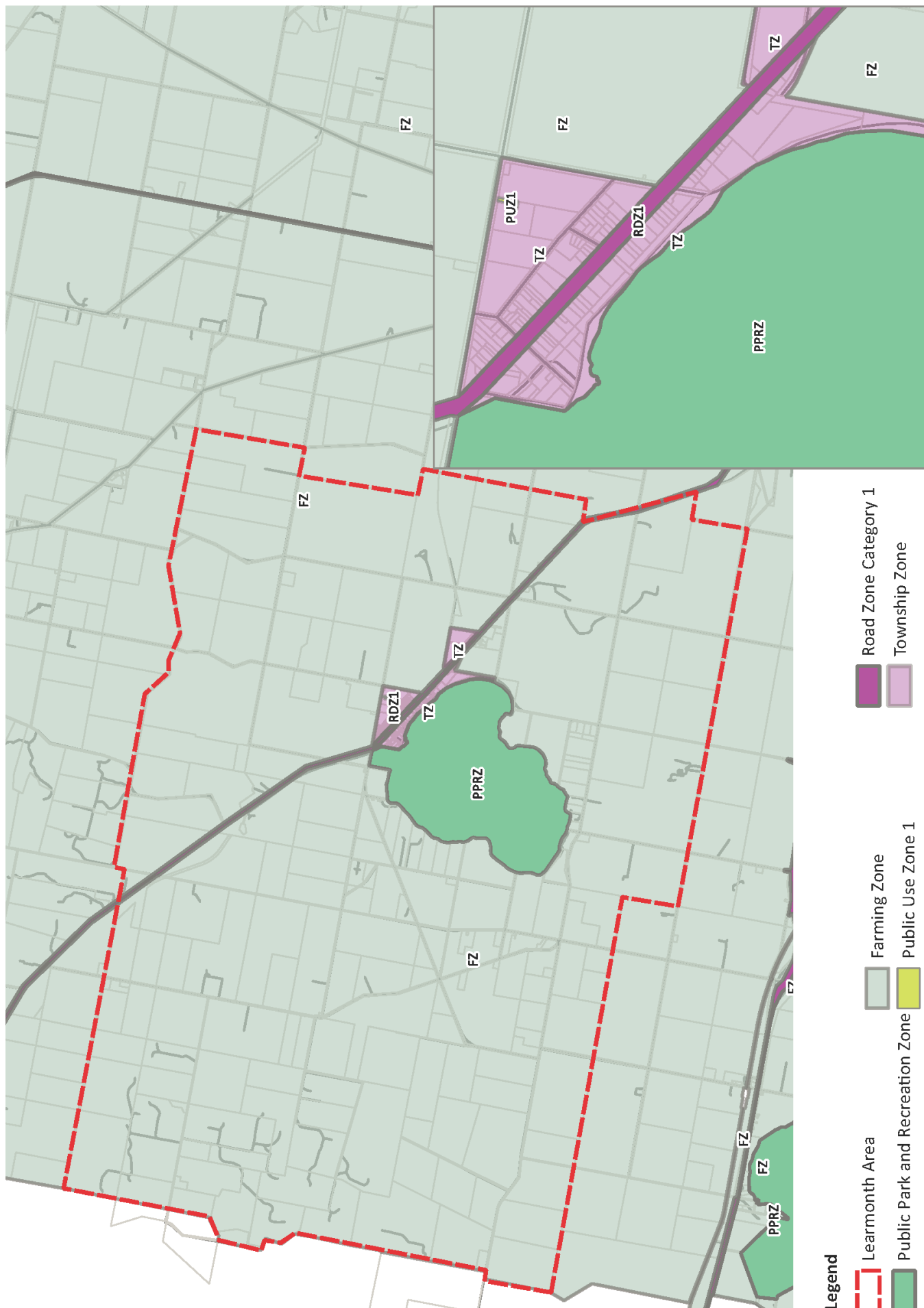
Recreational Facilities

- There are recreational facilities in Learmonth which includes the **Learmonth Bowling Club, Learmonth football and Netball Club** and a **children's playground** located on the lake foreshore and Richmond Park.
- **Lake Learmonth** and the surrounding foreshore cover an area of **500 hectares**, and have home to a variety of aquatic based recreation options in the past. As the lake is currently dry these options are not currently available.
- As part of the Engaging Communities program the **Lake Foreshore walking trail** and the Football and Netball club were upgraded.
- There are multiple **passive recreation opportunities** with the lake foreshore, Richmond Park, a Council owned green reserve and the Learmonth Netball and Football Club located south of High Street and are in close proximity to each other.










Planning

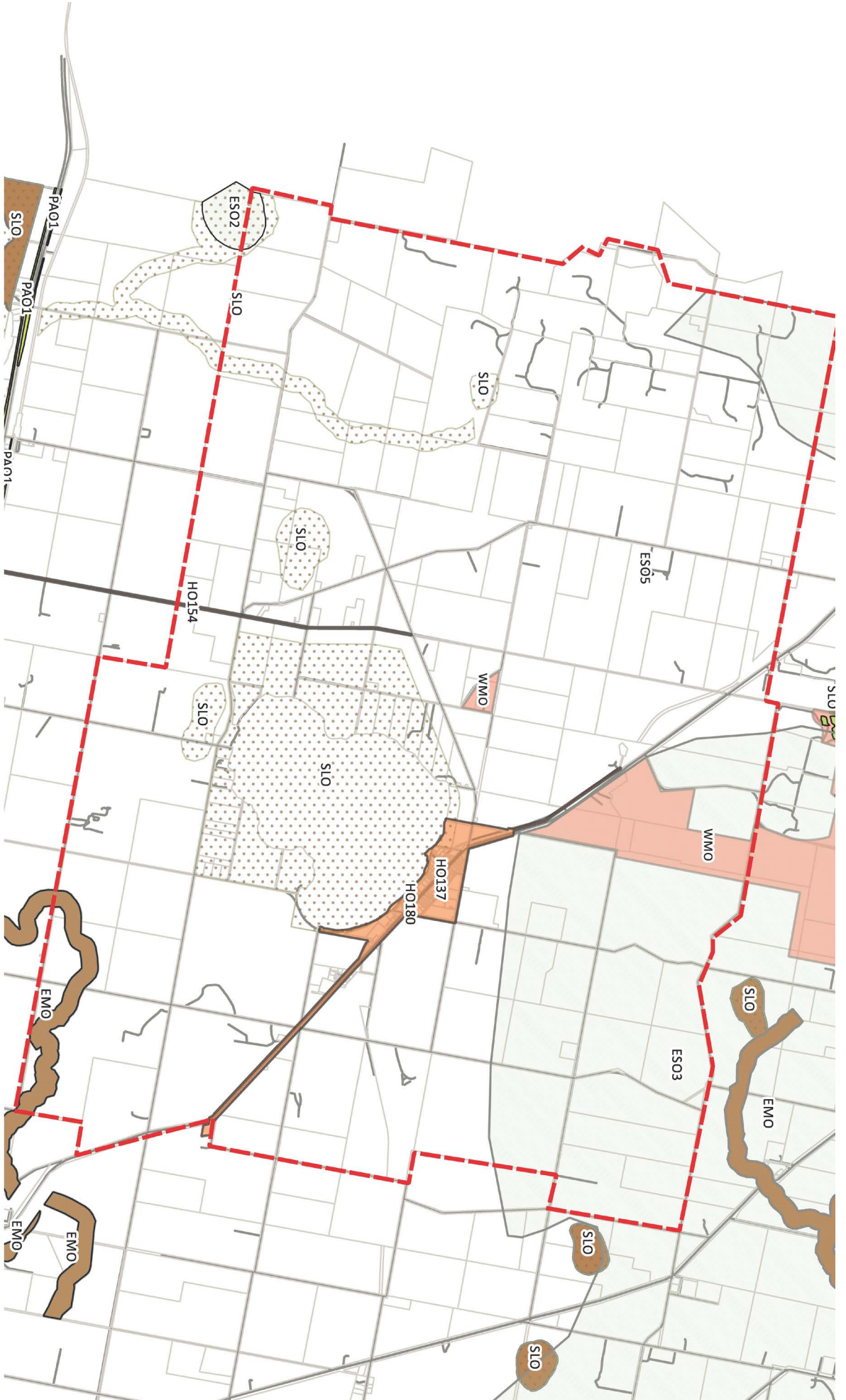
- Approximately **72 hectares** of Learmonth is **zoned as the Township Zone (TZ)**.
- Included in the Township Zone area are **twelve vacant lots** and two buildings which are Council owned.
- There are a small number of houses located near the town within the farming zone.
- Learmonth has ample residential zoned land which will not reach development capacity for many decades to come (based on the median lot size, the total residential zoned land and the rate of new dwellings being built).

Planning Zones



Overlays

- Legend**
-  Learmonth Area
 -  Heritage Overlay 137
 -  Heritage Overlay 180
 -  Environmental Significance Overlay 3
 -  Environmental Significance Overlay 5
 -  Environmental Management Overlay
 -  Environmental Significance Overlay 2
 -  Significant Landscape Overlay
 -  Wildfire Management Overlay



Planning and Policy Analysis

There are a number of policies that relate to the City of Ballarat and more broadly the Central Highland Region which set a high level policy framework for managing land use and development:

These planning policies and broader strategic guidelines have influenced the development of this plan. These documents include:

- Plan Melbourne, May 2014
- Central Highlands Regional Growth Plan, May 2014
- Today Tomorrow Together: The Ballarat Strategy, July 2015 - the key document guiding the City of Ballarat's future.
- Ballarat Planning Scheme – including important heritage controls for Learmonth
- Ballarat Open Space Strategy Volume 1 and 2, March 2008
- Ballarat Rural Land Use Strategy, November 2010
- Learmonth Townscape Study, February 1988
- Burrumbeet Flood Investigation, December 2013



Plan Melbourne

This metropolitan strategy, as the name suggests, is focused on Melbourne and aims to guide the way the city will evolve over the next 40 years. However, a direction of this plan seeks to improve connections between Victorian cities and to rebalance population growth from Melbourne to rural and regional Victoria. By decentralising the population, smaller towns in the peri-urban and regional areas will become more desirable when there are more opportunities in regional centres such as Ballarat.

Central Highlands Regional Growth Plan

The Central Highlands Regional Growth Plan covers the municipalities of Ararat, Ballarat, Golden Plains, Hepburn, Moorabool and Pyrenees to provide a regional approach to land use planning. There are 9 principles which are accompanied by overall key directions as part of this plan.

These principles are:

1. Population growth should be planned in sustainable locations throughout the region
2. The region's economy should be strengthened so that it is more diversified and resilient
3. The region should capitalise on its close links with other regions and cities
4. The development of sustainable and vibrant communities should be supported by enhancing the level of access to key services
5. Land use patterns, developments and infrastructure should make the region more self-reliant and sustainable
6. Planning for growth should be integrated with the provision of infrastructure
7. The region's land, soil, water and biodiversity should be managed, protected and enhanced
8. Long-term agricultural productivity should be supported
9. The importance of cultural heritage and landscapes as economic and community assets should be recognised

Importantly, this plan has a focus on rural land use and designates future directions which are particularly relevant to Learmonth. The plan aims to recognise significant rural and agricultural assets in land use planning and protecting areas for incompatible land uses.

Today Tomorrow Together: The Ballarat Strategy

Today, Tomorrow, Together: The Ballarat Strategy outlines the long-term plan for a greener, more vibrant and connected Ballarat. It is supported by key concepts, policies and actions that will underpin land use decision-making in Ballarat over the next 25 years. The key concepts, policies and actions are based around the following two key platforms:

The ‘10 Minute City’: Supporting complete, liveable neighbourhoods within a compact city

The ‘10 Minute City’ concept in Ballarat reflects community aspirations to maintain existing or improved levels of local access to destinations and services as the city grows over time. It is to be achieved by:

- Making land use decisions so housing growth patterns reinforce a compact city;
- Developing a network of complete local neighbourhoods;
- Recognising key precincts for urban renewal and convenience living;
- Transitioning towards a more sustainable transport network; and
- Supporting the economic transition towards the jobs of tomorrow.

The ‘City in the Landscape’: Supporting Ballarat to be a greener and more vibrant regional city.

The ‘City in the Landscape’ concept reflects Ballarat’s enviable physical, cultural and historical location within its landscape. The concept recognises that nothing should be viewed in isolation of its physical and non-physical context. It is achieved by:

- Adopting an urban forest approach to better manage our environment, improve the liveability and amenity of the City, and make us more resilient to a changing climate;
- Pursuing a new approach to managing change in our historic city and rural landscape;
- Local plans for local communities;
- Embracing the urban and rural landscape; and
- Recognising and responding to a changing climate, and being resilient to environmental impacts and risks.

The Ballarat Strategy acknowledges the importance of rural townships and as result has created further actions for these dispersed settlements with the aim of empowering and supporting these townships. The Ballarat Strategy specifies clear actions for these townships which includes Learmonth.

These actions are:

- Actively engage with township communities to develop and then implement a long-term community vision
- Undertake local area planning for townships to support growth and development whilst protecting local values
- Continue to support local communities to generate opportunity and employment in township areas
- Better connect township areas so people, skills, knowledge and opportunity can move more freely

Ballarat Planning Scheme

The City of Ballarat's Municipal Strategic Statement (MSS) provides guidance to the relevant issues and opportunities in the area. The MSS sets out criteria for rural dwellings and subdivision, as well objectives for heritage conservation and direction on built form and amenity, the environment, infrastructure and land uses. The MSS does not have a specific section on Learmonth but the aforementioned local policies are applicable to rural townships.

There is extensive policy regarding heritage, including direction in the Local Planning Policy Framework, which refers to the Ballarat Heritage Precincts – Statements of Significance (2006). This incorporated document describes the Learmonth Heritage Precinct including a brief history as well as defining its historic, architectural, aesthetic, scientific and social significance based on the Australian Heritage Council guidelines. All of these elements are found to have local significance. The document also includes a list of buildings in Learmonth which are not significant to the precinct. The Schedule to the Heritage Overlay also refers to the Learmonth Heritage Precinct and includes a separate Heritage Overlay Schedule (HO137) for the Former Ballarat Shire Hall located at 326 High Street, Learmonth.

Heritage Overlay Guidelines

The Heritage Overlay Guidelines was prepared by Heritage Victoria and assists Local Government planners, heritage advisors and councillors in assessing planning applications impacted by a Heritage Overlay. This document is used extensively in the City of Ballarat particularly by Statutory Planners to ensure that the significance of heritage places are not undermined or lost. Any application for the use and/or development of a building under the Heritage Overlay will be assessed against the relevant chapters of this document. As a result, heritage buildings in Learmonth are provided with protection by the Ballarat Planning Scheme, under the Heritage Overlay.

Ballarat Rural Land Use Strategy

This strategy was created in 2010 and recognises the importance of Ballarat's rural areas particularly as they are some of Victoria's richest agricultural land in terms of soil quality. This document sets a policy framework to manage these areas in a sustainable manner and to provide guidance in limiting expansion of residential development in these highly productive agricultural areas.

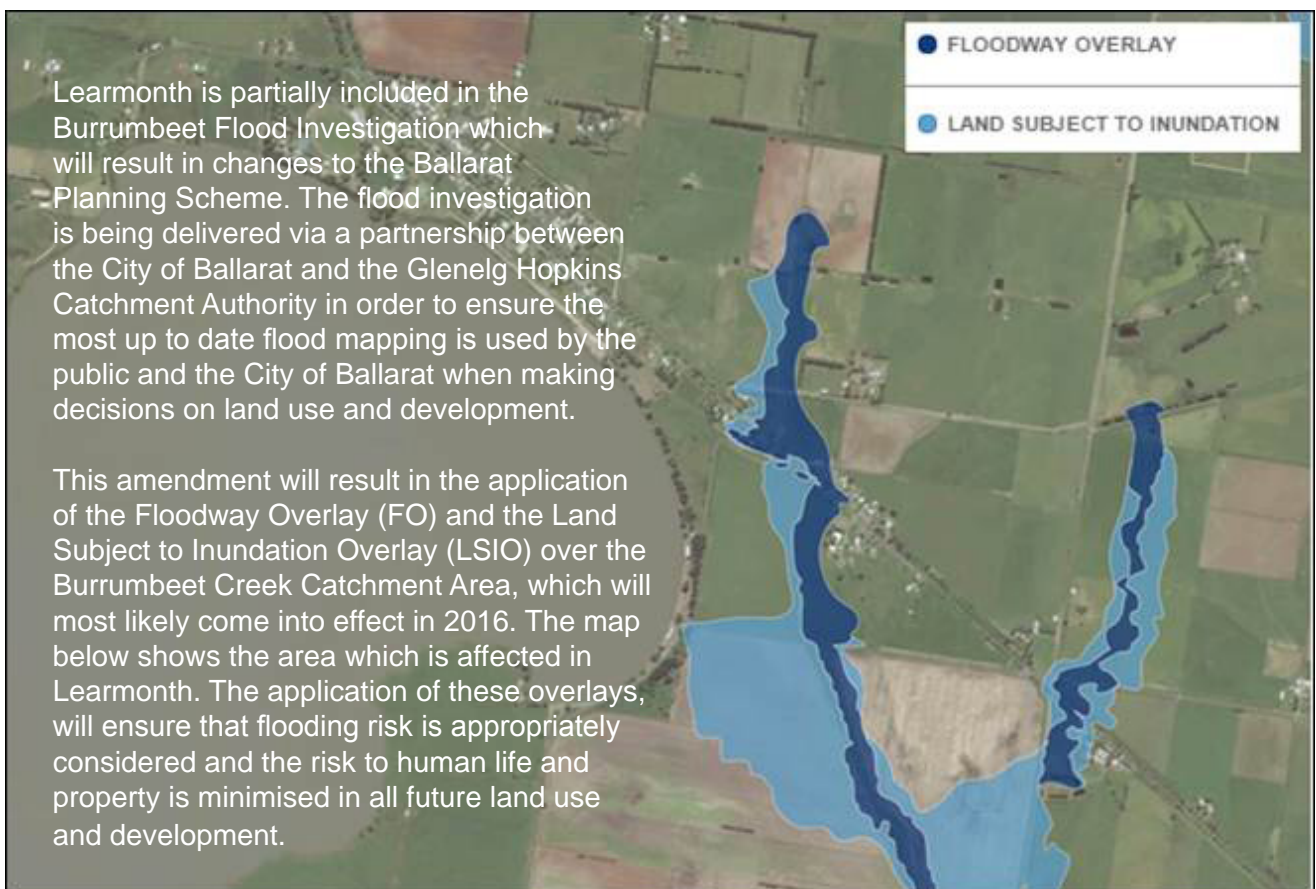
Learmonth Townscape Study

This is the only document which has comprehensively analysed Learmonth. The study was undertaken in 1988 and aimed to provide positive guidance to Council, developers and residents regarding change that would benefit and enhance Learmonth. A lot has changed in Learmonth and across Planning Policy since 1988 and as such some of the issues are no longer relevant; similarly there have been numerous technological advances which were not been provided for. In particular, the plan identified an opportunity to carefully master plan and design the lakeside open space reserve. In 2008, the Learmonth Foreshore Concept Plan was created and the current lakeside reserve has increased in size and had significant investment through playgrounds, walking tracks and art installations.

Burrumbeet Catchment – Proposed Flood Controls (Amendment C178)

Learmonth is partially included in the Burrumbeet Flood Investigation which will result in changes to the Ballarat Planning Scheme. The flood investigation is being delivered via a partnership between the City of Ballarat and the Glenelg Hopkins Catchment Authority in order to ensure the most up to date flood mapping is used by the public and the City of Ballarat when making decisions on land use and development.

This amendment will result in the application of the Floodway Overlay (FO) and the Land Subject to Inundation Overlay (LSIO) over the Burrumbeet Creek Catchment Area, which will most likely come into effect in 2016. The map below shows the area which is affected in Learmonth. The application of these overlays, will ensure that flooding risk is appropriately considered and the risk to human life and property is minimised in all future land use and development.



Ballarat Open Space Strategy Volume 1 and 2 (BOSS)

Volume 1 of the Ballarat Open Space Strategy includes strategies which identify key open spaces areas (including Lake Learmonth), analyses the spaces and provides strategic directions for the provision, planning and design of open spaces. Volume 2 provides the background documentation which supports the strategic directions and actions of Volume 1.

The vision of BOSS is to:

‘Provide a sustainable network of accessible open space which supports the recreational, environmental, social and health needs of the community and connects Ballarat to its past, present and future.’

This vision will be achieved through the following key principles:

- a. The management and development of open space will acknowledge the **high value** of the asset to the community.
- b. Open space will continue to meet the **needs** of the established communities within Ballarat and will face the challenges to meet the needs of the **thriving communities** within the City of Ballarat through appropriate distribution.
- c. Ballarat's open space network plays an important role in contributing towards the **health and wellbeing** of the individuals that make up the Ballarat community.
- d. The **sustainable provision, development and management** of open space must consider the social, environmental and economic factors.
- e. The open space network will contribute towards developing, enhancing and supporting **communities** that are **connected** physically, socially and emotionally.
- f. The provision of open space will be **inclusive and accessible** for the whole community.
- g. **Partnerships** with relevant authorities and the community are crucial for the provision of the open space network.
- h. The provision of open space will need to be **integrated** across the different land owners and managers.
- i. The provision of open space will be responsive to the **needs and trends** of the Ballarat community through industry best practice.
- j. The open space network is an essential asset that contributes towards **tourism** and the **economy** of Ballarat.
- k. A **well-balanced** open space network across the municipality might require the ‘acquisition’ and/or ‘retirement’ of parcels of open space.

Implementing The Learmonth Plan



Implementing The Learmonth Plan		SHORT	MEDIUM	LONG TERM	ON GOING	RESOURCES
Key: OT= Council Officer Time, C= Community lead, BRT= Ballarat Regional Tourism						
Priority #1 - A Strong Community						
1	Council to facilitate the promotion of community events where possible, this may be through Council publications such as My Ballarat etc.				●	OT
2	Learmonth community to investigate the long term use of the school for alternative uses.			●		C
3	Utilise recent additions to the community's open space assets for events and community wellbeing.				●	OT & C
4	Council to support local community organisations with project design and support; continue to encourage local Learmonth applications to Council's Community Impact Grant Program.				●	OT
Priority #2 - A Rural Lifestyle						
1	Respect the existing character of the township by minimising change through the management of subdivisions and no new residentially zoned land.		●			OT
	Planning Scheme Action: Potential for planning controls through the Township Zone Schedule to specify site coverage, permeability and site setbacks.					
2	Maintain rural views towards Mount Bolton, Mount Beckworth and Weatherboard.		●			OT
	Planning Scheme Action: Potential to apply landscape protection through a mechanism such as the Significant Landscape Overlay over key landscape features and recognition in the Municipal Strategic Statement.					
3	Maintain and protect the towns green open spaces whether they are for active uses or more passive recreation.				●	OT & C
4	Protect and maintain the prominence of the Learmonth Avenue of Honour as a unique landscape feature and gateway to the town.		●			OT
5	Ensure subdivisions maintain large lot sizes consistent with neighbourhood character.		●			OT
	Planning Scheme Action: Potential for planning controls through the Township Zone Schedule to specify site coverage and permeability.					

Implementing The Learmonth Plan		SHORT	MEDIUM	LONG TERM	ON GOING	RESOURCES
Key: OT= Council Officer Time, C= Community lead, BRT= Ballarat Regional Tourism						
Priority #2 - A Rural Lifestyle (continued)						
6	Protect agricultural land by ensuring residential development remains within the township zone.					OT
	Planning Scheme Action: Ensure that rural dwelling development occurs in accordance with the strong rural land use planning provisions of the Ballarat Planning Scheme (22.13).				●	
7	Ensure the towns rural character, its streets and landscapes are a considered component of new development.				●	OT
Priority #3 – A future for Lake Learmonth						
1	The Learmonth community to establish and lead a 'Future for Lake Learmonth' project which will pull together the Learmonth Community into generating a long term vision for the Lake.					C
	This would include: <ol style="list-style-type: none"> Investigating the history of Lake Learmonth, particularly what represents its 'natural state', why it is dry and whether there is potential to see it at capacity again. Investigate whether there are any options to return lake to its 'natural state'. Investigating alternative futures for the lake. In the longer term, review the work has been completed by Council and master plan the next stages of foreshore development. 		●			
2	Capitalise on the proximity of Lake Learmonth to the township by using the foreshore for community activities.				●	OT & C
Priority #4 – Support for Local Learmonth Businesses						
1	Strengthen local businesses by promoting them throughout the district, particularly by partnering their services with local tourism attracting activities.		●			OT & C
2	Invite local businesses to be included in the 'New Residents Booklet' and other promotional material made available through the City of Ballarat.	●				OT
3	Deliver TenderWrite workshops to local businesses as part of Council's Ballarat Industry Participation Program to improve the competitiveness of Learmonth Businesses.		●			OT

Implementing The Learmonth Plan		SHORT	MEDIUM	LONG TERM	ON GOING	RESOURCES
Key: OT= Council Officer Time, C= Community lead, BRT= Ballarat Regional Tourism						
Priority #4 – Support for Local Learmonth Businesses (continued)						
4	Assist and encourage local business to access State and Federal funding grants and programs to support productivity growth, innovation and value add opportunities.	●				OT
5	Continue to lobby and advocate for improved regional connectivity with particular focus on IT infrastructure.				●	OT
Priority #5 – Learmonth as a Tourism Destination						
1	Facilitate the establishment of a community run Learmonth Tourism Group who can plan and implement tourism initiatives for Learmonth. Council and Ballarat Regional Tourism to support with training and upskilling.		●			ALL
2	Learmonth Tourism Group to undertake a GAPS analysis to understand what Learmonth does well and workshop how current events can be enhanced.		●			C & BRT
3	Council and BRT to assist Learmonth Tourism Group to promote Learmonth as a tourist destination by promoting local events and investigating new ways that the Township can attract visitors.		●			C & BRT
4	Council and BRT to provide access to existing training available to Learmonth business operators in order to improve skills and develop quality products which attract tourism.	●				OT & BRT
5	Identify and make greater use of local businesses, landmarks and landscape in the promotion of Learmonth as a unique place worth visiting.	●				ALL
6	Investigate events occurring within the region and whether Learmonth is able to contribute to them. This could occur through the use of related activities or by becoming part of a 'tourism circuit' with other townships.				●	ALL
7	Investigate opportunities to link with other townships to build tourism capacity. This could be achieved by sharing training opportunities, share learnings and promotional material.				●	ALL
8	Leverage the recent installation of the lookout, extensive path network, public art and new signage along the foreshore as a tourism attractor for Learmonth.				●	ALL

Implementing The Learmonth Plan

Key:
OT= Council Officer Time, **C=** Community lead, **BRT=** Ballarat Regional Tourism

SHORT

MEDIUM

LONG TERM

ON GOING

RESOURCES

Priority #6 – Celebrate and Protect Learmonth’s History

1	Council to support Learmonth heritage by promoting historic aspects of the town where possible. Elements such as the Avenue of Honour, heritage buildings and landmarks could be promoted through local heritage events and tourism opportunities.				●	C
2	Promote and protect Learmonth’s historic buildings. Make available information to the community on heritage preservation options including: <ul style="list-style-type: none"> a. Funding opportunities. b. Information available. c. Contact lists. d. Policies and guidelines associated with owning a heritage property. This could include a heritage information session run by Councils Heritage Team. 				●	OT
3	Leverage the recent upgrade of heritage plaques and new heritage interpretive signage for historic trail and tourism opportunities.				●	ALL
4	Ensure development respects and retains heritage features of key buildings and streetscapes.				●	ALL

