

**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

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. **181**

- 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.

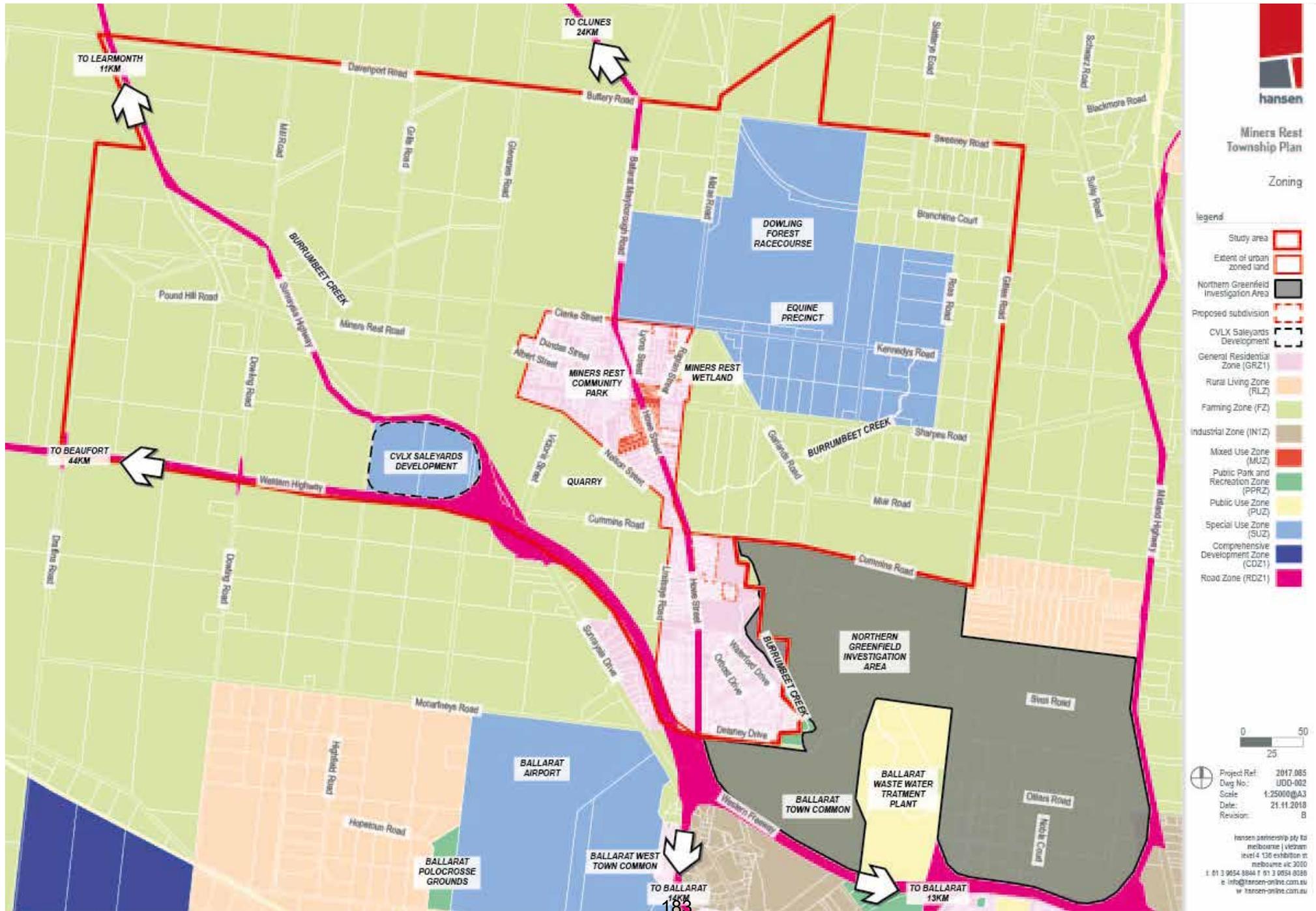


Figure 9 Zoning Map

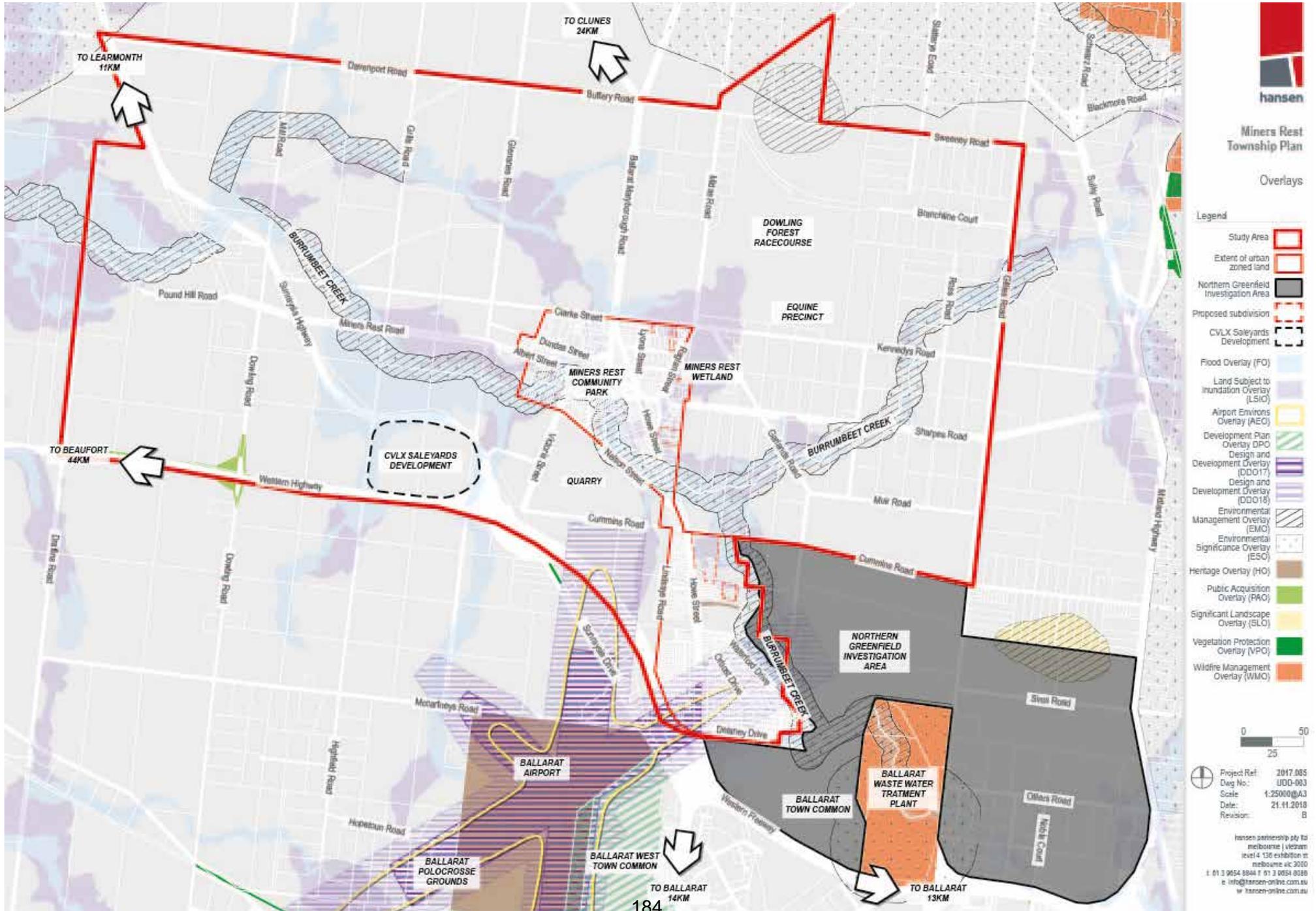


Figure 10 Overlay Map

## 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
- 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

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.

At the municipal level, the **Ballarat Long Term Growth Options Investigations (January 2016)** report investigated three Greenfield Investigation Study Areas identified as the Northern GIA, Eastern GIA and Western GIA to determine whether development could occur in any of the nominated GIAs. The Northern GIA is located within close proximity to Miners Rest and is identified as the second preferred location for growth after the Western GIA.

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 VPO1.

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.

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.

## 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

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 walkig, 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

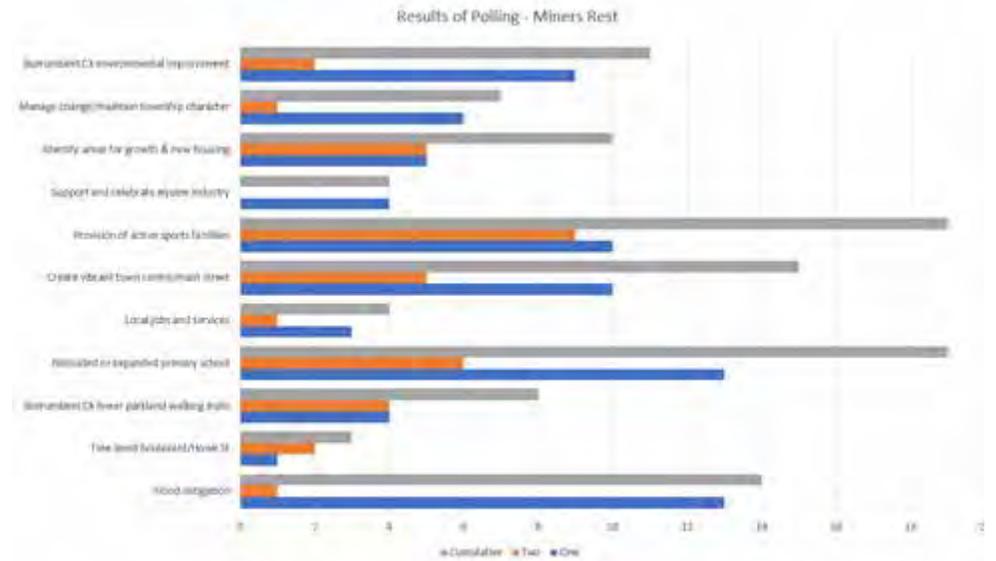
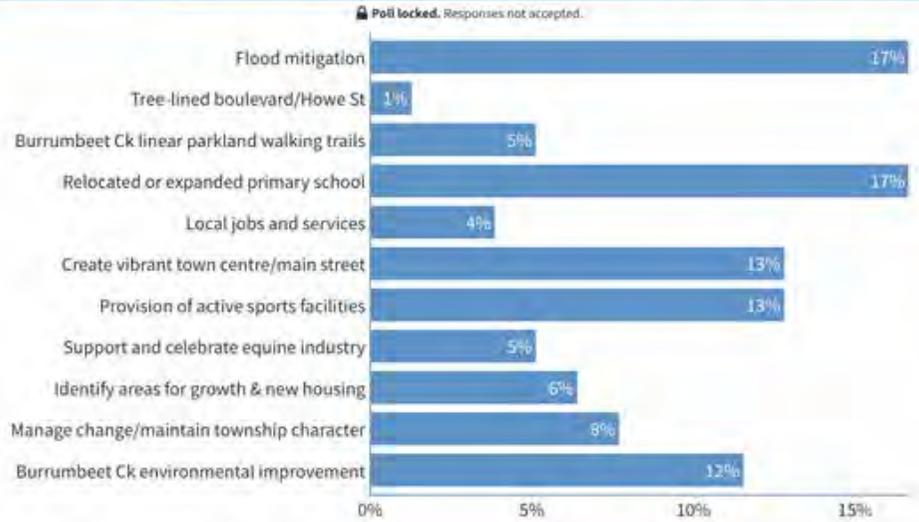
### Community workshops and Drop in Session

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

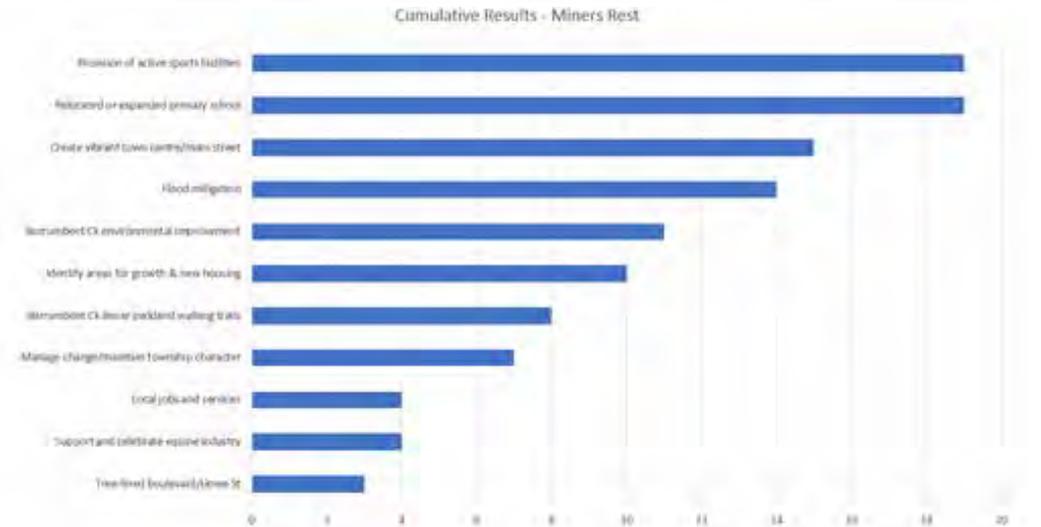
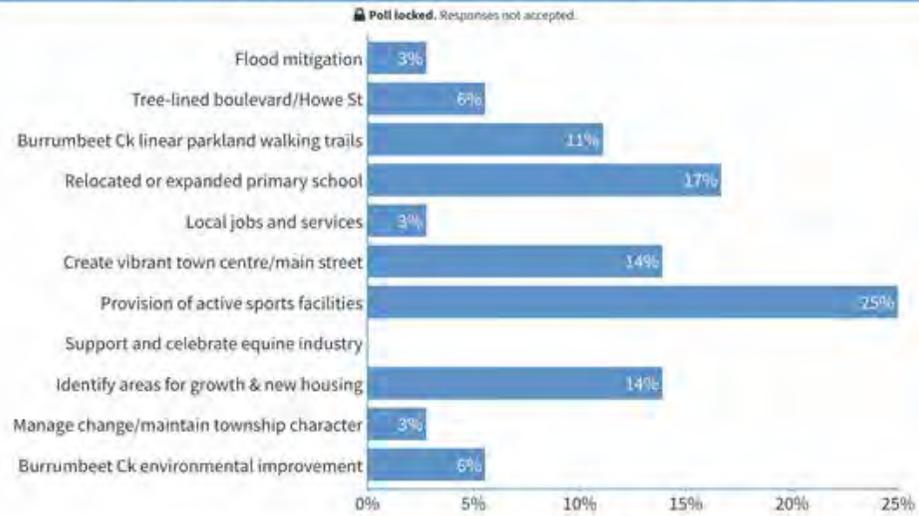
The following tables provides a summary of the polling that was undertaken for the workshops (combined responses).



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



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





# Appendix 1: Community Infrastructure Assessment





# Appendix 2: What You Said? Report



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MINERS REST LOCAL POLICY,  
FRAMEWORK PLAN &  
GENERAL RESIDENTIAL ZONE SCHEDULE 2

MARCH 2019

## 21.08-9 Miners Rest

Miners Rest is a small rural township located within a picturesque open rural landscape about 17 kilometres north of the Ballarat Central Business District. Miners Rest is physically separated from Ballarat by the Western Freeway and is characterised by the original township area located north of Cummins Road and the new residential estates of Macarthur Park and Sunraysia Heights Estates. The 2016 population of Miners Rest was 4,430 people and it is expected to grow by over 1800 to reach about 6100 by 2036.

The Miners Rest community value the quiet and peaceful country town feel, with wide open views to the surrounding rural landscape, and within close proximity to Ballarat. The town provides a family oriented and diverse community. The community wants to retain the rural nature and small town feel of Miners Rest, with large lot sizes, access to local commercial facilities, parklands and open space.

### Objective 1

To facilitate township growth.

#### Strategies

Strategy 1.1 Facilitate targeted opportunities for the growth of the township as shown on the attached Miners Rest Framework Plan.

Strategy 1.2 Contain new development to the current town boundary.

Strategy 1.3 Facilitate well designed infill housing that suits lifestyle choices and aging in place.

Strategy 1.4 Encourage medium and higher density residential and commercial development on land zoned for Mixed Use.

Strategy 1.5 Manage the impact of flooding throughout the township.

Strategy 1.6 Promote the expansion of the equine industry in Miners Rest.

Strategy 1.7 Protect the long term functional operations of Ballarat Airport.

### Objective 2

To establish a connected and unified township.

#### Strategies

Strategy 2.1 Encourage larger lot development that reinforces township character.

Strategy 2.2 Improve streetscape amenity through targeted planting.

Strategy 2.3 Develop a township heart.

Strategy 2.4 Improve pedestrian and cycle connections through the town.

Strategy 2.5 Minimise pedestrian and vehicular conflicts.

Strategy 2.6 Designate appropriate locations for education, community and recreation facilities.

### Objective 3

To celebrate the historical and natural assets of Miners Rest.

#### Strategies

Strategy 3.1 Protect Aboriginal and European history of the town and region.

Strategy 3.2 Improve the environmental quality of, and public access to Burrumbeet Creek.

Strategy 3.3 Encourage rural activities on farming land around the township.

Strategy 3.4 Protect key rural landscape views to and from the township.

### **Specific Implementation**

- Investigate potential for the development of the quarry site subject to feasibility including a noise study.
- Review the SUZ13 controls surrounding Dowling Forest racecourse.
- Investigate the application of the SLO to surrounding rural landscape assets

Manage the impact of flooding throughout the township

Investigate options for primary school location

Create a town heart by encouraging medium and higher density residential and commercial development on land zoned for Mixed Use

Review the SUZ13 controls surrounding Dowling Forest racecourse

Promote the expansion of the equine industry in Miners Rest, and review the SUZ13 controls

Protect and promote aboriginal and European history of the town and region

Investigate options for active sports

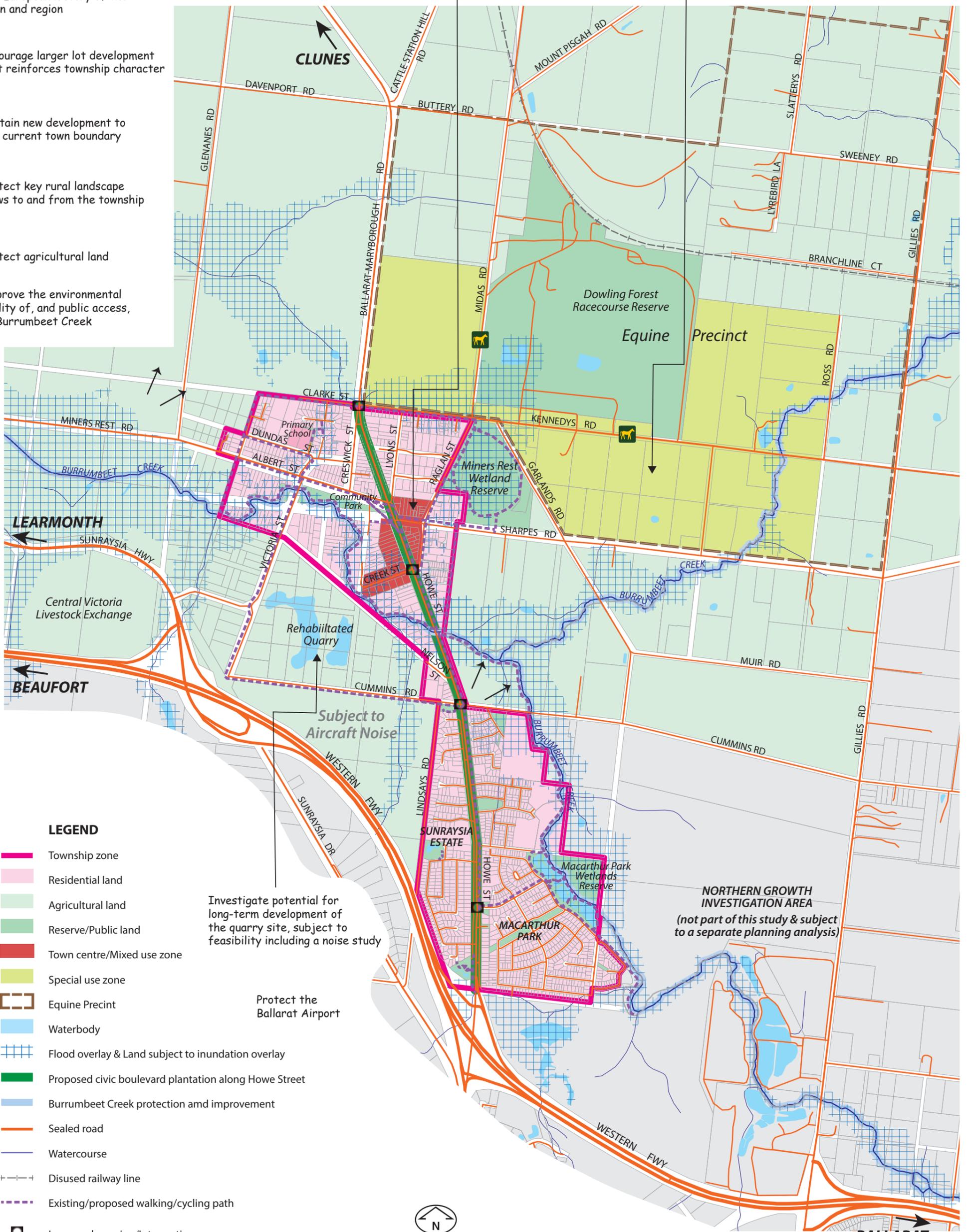
Encourage larger lot development that reinforces township character

Contain new development to the current town boundary

Protect key rural landscape views to and from the township

Protect agricultural land

Improve the environmental quality of, and public access, to Burrumbeet Creek



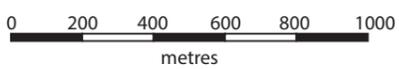
**LEGEND**

- Township zone
- Residential land
- Agricultural land
- Reserve/Public land
- Town centre/Mixed use zone
- Special use zone
- Equine Precint
- Waterbody
- Flood overlay & Land subject to inundation overlay
- Proposed civic boulevard plantation along Howe Street
- Burrumbeet Creek protection amd improvement
- Sealed road
- Watercourse
- Disused railway line
- Existing/proposed walking/cycling path
- Improved crossing/Intersection
- Proposed safe horse crossing
- Maintain viewline to surrounding landscape

Investigate potential for long-term development of the quarry site, subject to feasibility including a noise study

Protect the Ballarat Airport

**NORTHERN GROWTH INVESTIGATION AREA**  
(not part of this study & subject to a separate planning analysis)



--/20--  
C--

## SCHEDULE 2 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ2**.

### Miners Rest Township

#### 1.0 Neighbourhood character objectives

--/20--  
C--

None specified

#### 2.0 Construction or extension of a dwelling or residential building - minimum garden area requirement

--/20--  
C--

Is the construction or extension of a dwelling or residential building exempt from the minimum garden area requirement?

No

#### 3.0 Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lot

--/20--  
C--

Is a permit required to construct or extend one dwelling on a lot of between 300 and 500 square metres?

No

Is a permit required to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot of between 300 and 500 square metres?

No

#### 4.0 Requirements of Clause 54 and Clause 55

--/20--  
C--

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	One canopy tree per dwelling
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	A dwelling should have private open space consisting of a minimum area of 80 square metres. At least one part of the private open space should consist of secluded private open space with a minimum area of 40 square metres and a minimum dimension of 5 metres and convenient access from a living room. It cannot include a balcony or roof top terrace.

	Standard	Requirement
	B28	A dwelling should have private open space consisting of a minimum area of 80 square metres. At least one part of the private open space should consist of secluded private open space with a minimum area of 40 square metres and a minimum dimension of 5 metres and convenient access from a living room. It cannot include a balcony or roof top terrace.
<b>Front fence height</b>	A20 and B32	None specified

**5.0 Maximum building height requirement for a dwelling or residential building**

--/20--  
C--

None specified

**6.0 Application requirements**

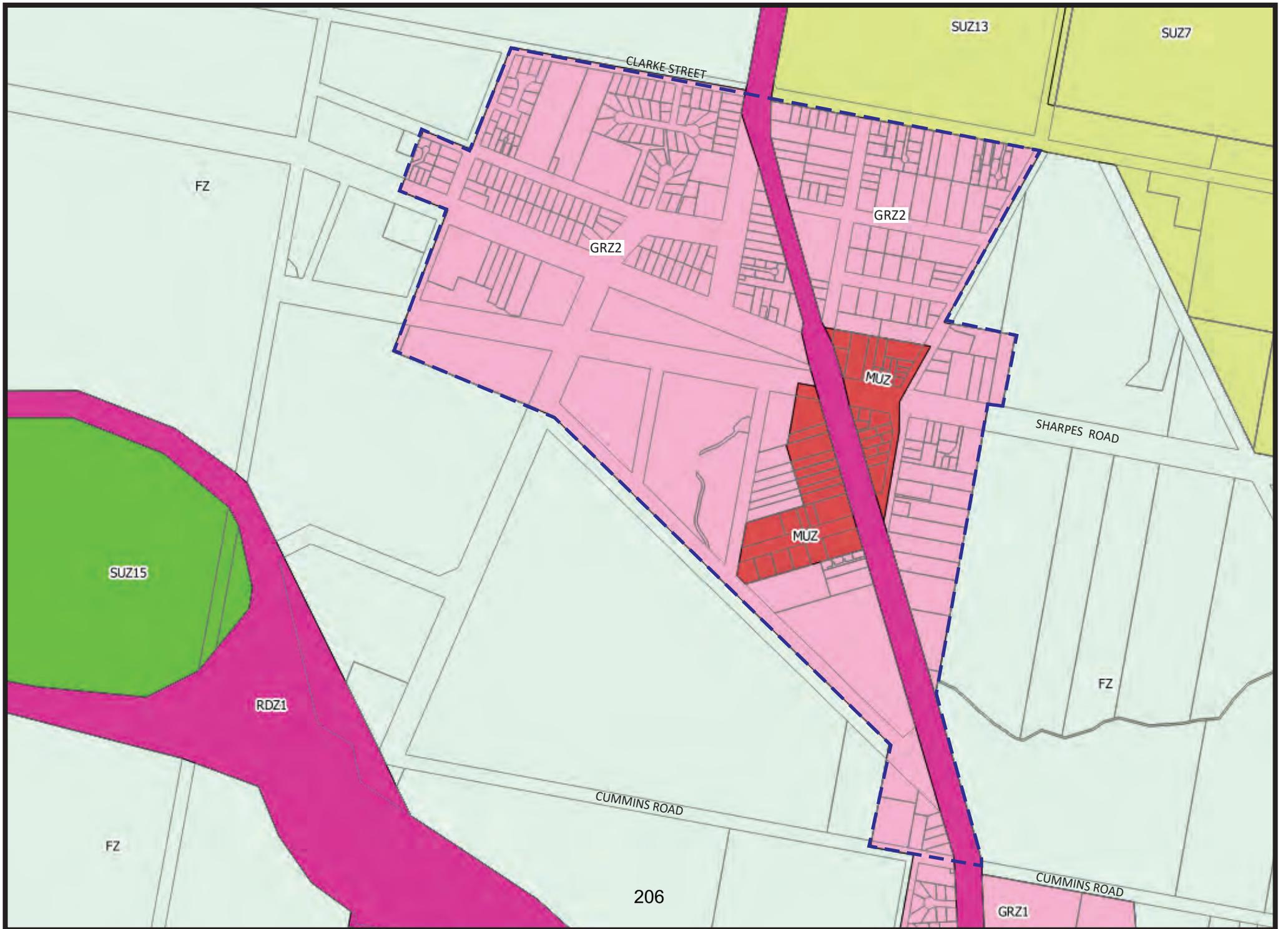
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None specified

**7.0 Decision guidelines**

--/20--  
C--

None specified





# Miners Rest Community Infrastructure Assessment

## Final Report

June 2018

Prepared for Hansen Partnership  
by ASR Research Pty Ltd  
Suite 7 / 321 Chapel Street, Prahran  
Author: Robert Panozzo, Director

For all enquiries in relation to the contents of this report call (03) 9510 4440 or email

[rpanozzo@asrresearch.com.au](mailto:rpanozzo@asrresearch.com.au)

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## 1 Introduction

### 1.1 Background

The City of Ballarat is partnering with the Miners Rest community to deliver The Miners Rest Plan: Our Township Towards 2040. Miners Rest is one of six local townships participating in the City of Ballarat's Local Plans for our Townships Program.

The plan will:

- Give the community a collective long-term vision and action plan;
- Help community groups and Council make a strong case when applying for grants or lobbying for funding;
- Give the City of Ballarat and Miners Rest community an in-depth understanding of the availability of, and need for, local services and infrastructure;
- Assist the City of Ballarat prioritise its investment in Miners Rest and across the City;
- Include actions the community can deliver itself;
- Assist the Miners Rest community and City of Ballarat to manage change; and
- Provide the City of Ballarat with a detailed understanding of local planning issues that are important to the community and establish a direction to guide these challenges.

### 1.2 Project Objectives

ASR Research, working as sub-consultants to Hansen Partnerships, were engaged by the City of Ballarat to assist it with the preparation of the Miners Rest Structure Plan. ASR Research's primary role was to undertake a community infrastructure assessment to help inform the preparation of the Structure Plan.

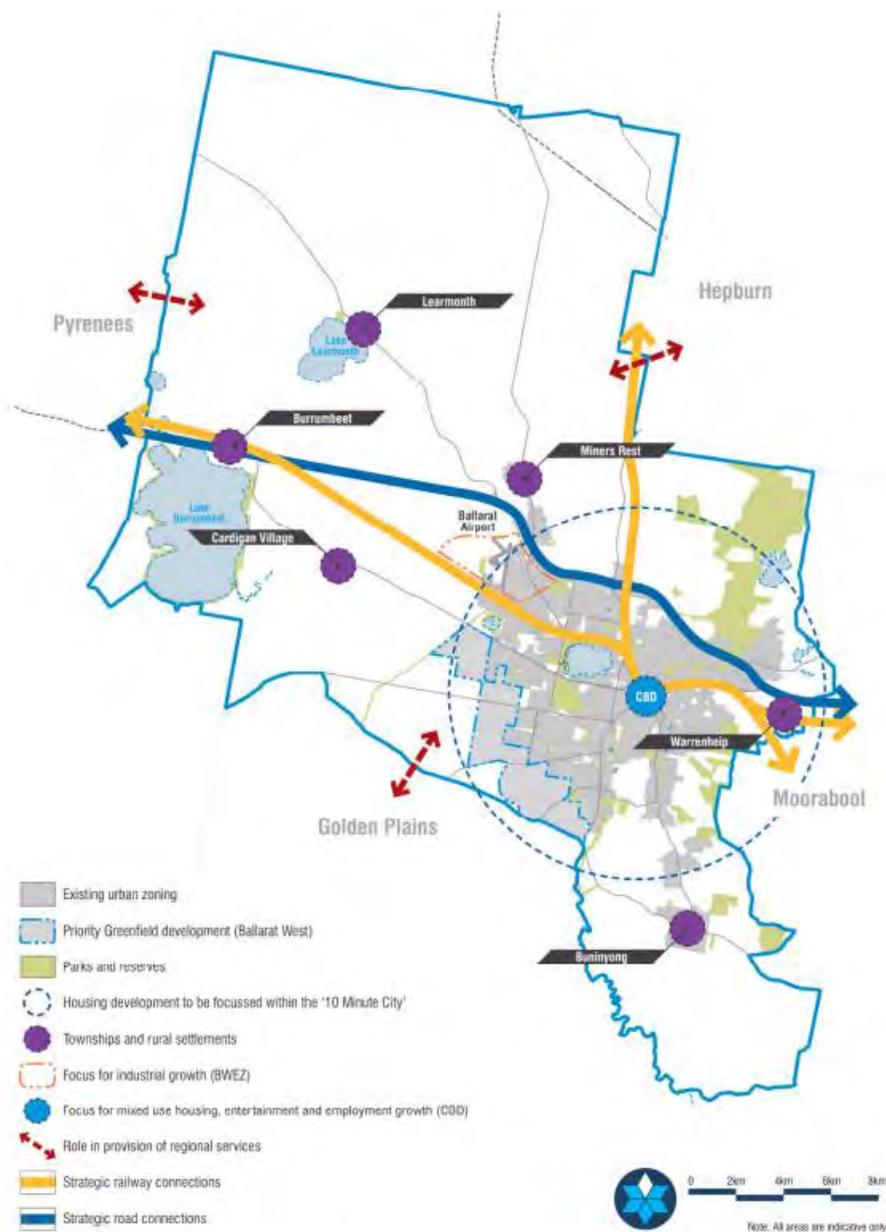
The specific objectives of the community infrastructure assessment were to:

- 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 need for 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.

### 1.3 Miners Rest Study Area & Township Boundary

As shown in Figure 1 below, Miners Rest is located centrally within the City of Ballarat, just north west of the Ballarat urban area. Figure 1 is the Strategic Framework Plan contained within the Ballarat Planning Scheme. It defines Miners Rest as one of the municipality’s six “Townships and rural settlements”.

Figure 1 - Location Context



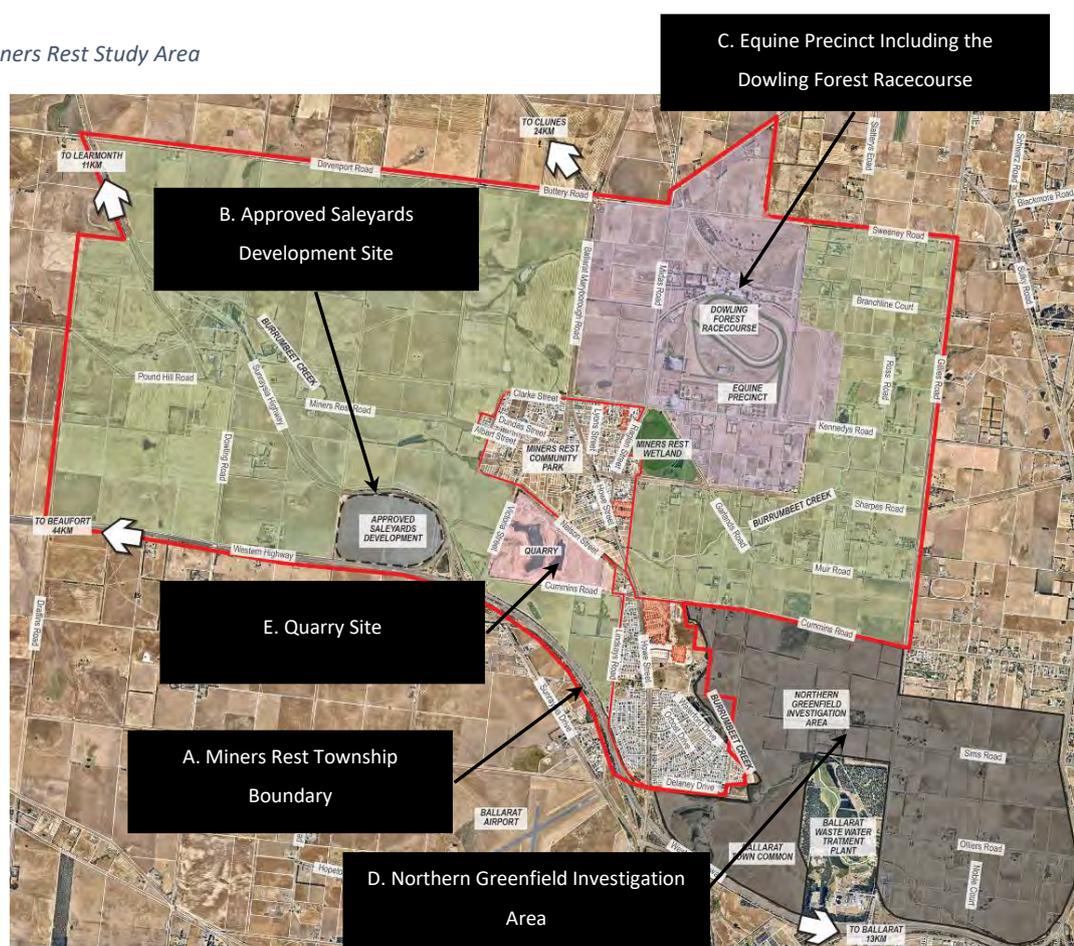
Source: Ballarat Planning Scheme, Strategic Framework Plan (Clause 22.01 – Municipal Overview)

Figure 2 below shows the Miners Rest study area in more detail. The study area is generally bound by:

- Draffins Road and the Sunraysia Highway to the west;
- The Western Highway to the south;
- Gillies Road to the east; and
- Davenport Road, Buttery Road and Sweeny Road to the north.

The existing residential population of the study area lives largely within the Miners Rest Township boundary (shown as “A” on the map) which can be broadly divided into the older northern half containing most of the services and facilities catering for the needs of Miners Rest, and a newer, predominantly residential land use to the south referred to as Macarthur Park. Other features within the study area are the recently approved saleyards development site west of the Township boundary (“B”), the equine precinct to the north east of the Township (“C”), the northern greenfield investigation area (“D”), and a large quarry site located on the Township’s western boundary (“E”).

Figure 2 - Miners Rest Study Area



## 1.4 2013 Review of the Ballarat Social Infrastructure Plan (2009)

The following report references and builds on much of the information contained within the 2013 review of the 2009 **Ballarat Social Infrastructure Plan** (referred to in this report as the “2013 Ballarat SIP Review” report). The Plan is of particular significance to this assessment as it outlines a number of community infrastructure recommendations for the Miners Rest area which are reviewed in this report. The purpose of the Plan was to:

- Identify the City’s community facility needs over the next 20 years and at full development.
- Assess the capacity of existing infrastructure to satisfy these needs and identify what changes to existing infrastructure and additional facilities are required.
- Indicate where and when this infrastructure should be provided, with a particular emphasis on the infrastructure required to serve new and infill residential development areas.
- Develop a strategy which when implemented will ensure that Council's community infrastructure is relevant to community needs and available and accessible to a range of service providers, local groups and the broad community.

The Ballarat SIP Review report (2013) identified the following key strategic facility issues for the Miners Rest Area are:

### *Conclusions and Recommendations*

- *Miners Rest has a limited range of community infrastructure – a hall, school, tennis courts and small park. This is to be expected given its small population and its close proximity to Wendouree which has a diverse range of local, district, municipal and sub-municipal infrastructure. However, recent residential development has increased the population of Miners Rest to a size where the provision of a preschool can be justified. A new preschool centre is being planned.*

### *Recommendations*

- *Develop a 2 room, 44 place kindergarten in Miners Rest*
- *Construct an oval at Miners Rest (note: there is currently there is no sports clubs in Miners Rest)*
- *Undertake a review of the Miners Rest Hall in the context of a broader review of Council and non-Council halls/meeting spaces in Ballarat. The review should consider the following:*
  - *The age, condition, functionality, accessibility and level of use of the halls*
  - *The cost of upgrading the hall to a functional and compliant condition*
  - *The heritage significance of the halls*
  - *The involvement of the community in developing the halls*

- *Recent works that have been undertaken at the halls.*
- *Measures to optimise the use of community halls. (page 95)*

It should be noted that at the time this report was prepared (in 2013) the population of the Miners Rest–Mitchell Park small area was approximately 4,000 and projected to increase 6,200 at full development.

## 1.5 Making Miners Rest Township Empowerment Program

The Miners Rest Community Development Team (now no longer active), was formed from a community meeting, held on 30 May 2013. The MRCDT were the drivers and decision makers in the former Making Miners Rest Township Empowerment Program (now the Engaging Communities Program).

This team are committed to a number of current priority projects (some of which have been completed or are currently being implemented) including:

- Miners Rest Community Park (completed);
- Miners Rest Soldiers Memorial (completed);
- Miners Rest Wetlands;
- Miners Rest Community Park Playground (in progress); and
- Library Outreach Van.

## 1.6 Other Council Strategic Documents

A number of other Council strategic documents were reviewed as part of this assessment including:

- Ballarat Planning Scheme;
- City of Ballarat Council Plan 2017 – 2021;
- Today, Tomorrow, Together: The Ballarat Strategy Our Vision for 2040 (2013);
- The Ballarat Open Space Strategy (2008);
- The City of Ballarat Recreation Strategy (2014);
- The Ballarat Aquatic Strategy (2014); and
- Municipal Early Years Plan (MEYP) 2015-2018.

## 2 Miners Rest Demographic Profile & Community Infrastructure Audit

### 2.1 Miners Rest-Mitchell Park Demographic Profile

Based on the 2016 ABS Census of Population & Housing Table 1 below reveals that Miners Rest-Mitchell Park population characteristics compared to Ballarat and Regional Victoria:

- A significantly younger median age (33) compared to both Ballarat (38) and Regional Victoria (43);
- A much higher median weekly household income compared to both Ballarat and Regional Victoria;
- A much higher proportion of couples with children compared to both Ballarat and Regional Victoria;
- A much lower proportion of medium density housing stock compared to both Ballarat and Regional Victoria;
- A significantly higher proportion of households with a mortgage compared to both Ballarat and Regional Victoria;
- A much higher median weekly rent compared to both Ballarat and Regional Victoria;
- A much lower proportion of households renting compared to both Ballarat and Regional Victoria;
- A lower proportion of people born overseas compared to both Ballarat and Regional Victoria;
- A higher proportion of people with vocational qualifications compared to both Ballarat and Regional Victoria;
- A lower unemployment rate compared to both Ballarat and Regional Victoria; and
- A higher level of socio-economic advantage compared to both Ballarat and Regional Victoria.

Table 1 – Miners Rest Demographic Characteristics Compared to City of Ballarat & Victoria

2016 ABS Census Variable	Miners Rest - Mitchell Park	City of Ballarat	Regional VIC
Median Age	33	38	43
Median weekly household income	\$1,537	\$1,158	\$1,124
Couples with children	42%	26%	25%
Older couples without children	9%	10%	12%
Medium and high density Housing	3%	18%	10%
Households with a mortgage	52%	31%	31%
Median weekly rent	\$305	\$254	\$238
Households renting	17%	30%	24%
Overseas born	5%	9%	11%
Vocational qualifications	26%	21%	22%
Unemployment	4.0%	7.1%	6.0%

Sources: City of Ballarat Community Profile (.id 2017)

## 2.2 Current Projected Population Change for Miners Rest

This section outlines the current projected population forecasts for Miners Rest as revealed by the Shire of Ballarat Population Forecasts<sup>1</sup> prepared by .id consulting on behalf of Council (<http://forecast.id.com.au/Ballarat/home>).

The forecasts presented in this section are based on the “Miners Rest-Mitchell Park” small area<sup>2</sup> which, it should be noted, is larger than the study area used for the purposes of this assessment. This small area is bounded in the north by Davenport Road, Gillies Street, Learmonth-Sulky Road, and part of the municipal boundary with the Shire of Hepburn; in the east primarily by Ballarat-Maryborough railway line; in the south by the Western Freeway, Ring Road and the Ballarat-Ararat railway line; and in the west by Draffins Road and the Sunraysia Highway.

The current forecasts do not yet reflect the land use development changes proposed in the Miners Rest Township Plan. As shown in Table 2 below the population of the Miners Rest – Mitchell Park small area is projected to increase by over 38% from 2016 to 2036. During this period the area will be home to an additional 1,700 people (approximately) and its total population is anticipated to increase from approximately 4,400 to 6,100.

Table 2 - Miners Rest – Mitchell Park Population & Dwelling Forecasts: 2016 to 2036

	Year					Total Change	% Change
	2016	2021	2026	2031	2036		
Average household size	2.86	2.8	2.75	2.7	2.67	-0.19	-7%
Dwellings	1,635	1,820	2,014	2,214	2,419	784	48%
Households	1,550	1,729	1,913	2,103	2,298	748	48%
<b>Total Population</b>	<b>4,439</b>	<b>4,852</b>	<b>5,264</b>	<b>5,683</b>	<b>6,143</b>	<b>1,704</b>	<b>38%</b>

Source: City of Ballarat Population Forecasts (.id, November 2017)

Table 3 below shows the projected population growth in a number of age cohorts that underpin the demand for various forms on community infrastructure. It clearly shows that over the next 20 years the Miners Rest – Mitchell Park small area will most likely:

<sup>1</sup> The City of Ballarat population and household forecasts present what is driving population change in the community and how the population, age structure and household types will change each year between 2016 and 2036, and within specific geographic areas (generally described as ‘small areas’). The forecasts are designed to provide community groups, Council, investors, business, students and the general public with knowledge to make confident decisions about the future. These forecasts were last updated in November 2017 by .id, the population experts, on behalf of the City of Ballarat. Forecasts are available for each year from 2016 to 2036.

<sup>2</sup> This small area includes the localities of Mitchell Park and Mount Rowan, most of the locality of Miners Rest, and the City of Ballarat part of the locality of Sulky. A small part of the locality of Miners Rest is located in the Rural West small area. Part of the locality of Sulky is located in Hepburn Shire.

- Generate modest increases in demand for all early years services including MCH, Kindergarten and Long Day Child Care;
- Generate an increased demand for primary school enrolments (approximately 170 additional enrolments);
- Generate an increased demand for secondary school enrolments (approximately 170 additional enrolments);
- Generate an increased demand for junior (5 to 14 years) and senior (15 + years) organised sport; and
- Generate a significant increase in demand for all forms of aged care service provision (e.g. residential aged care and HACC services), as well as meeting spaces to support activities and groups for older persons.

Table 3 – Miners Rest / Miners Rest Age Cohort Specific Population Projections: 2016 to 2036

Age Cohort	Community infrastructure types the age cohort is relevant to	Year					Change from 2016 to 2036 - No.	Change from 2016 to 2036 - %
		2016	2021	2026	2031	2036		
0-3	MCH, Playgroups	319	324	339	363	391	72	23%
4	4-year-old Kindergarten	78	84	88	94	101	23	29%
0-4	Long Day Child Care & Occasional Child Care	397	408	427	457	492	95	24%
5-11	Primary School enrolments, out of school hours care	511	576	606	640	683	172	34%
5-14	Participation in organised children's sport	677	778	833	880	937	260	38%
15+	Participation in organised youth & adult sport	3,219	3,550	3,929	4,309	4,682	1,463	45%
15-24	Participation in higher education (youth & young adult)	508	546	614	679	725	217	43%
25+	Participation in higher education (older adults)	2,711	3,004	3,315	3,630	3,957	1,246	46%
12-17	Secondary School enrolments	320	372	430	459	485	165	52%
70+	Residential & home based aged care services	210	268	336	400	461	251	120%
0 to 64 years	HACC services (younger clients)	3,942	4,292	4,659	5,022	5,403	1,461	37%
65+ years	HACC services (older clients)	351	444	530	624	708	357	102%
<b>Total Population</b>		<b>4,293</b>	<b>4,736</b>	<b>5,189</b>	<b>5,646</b>	<b>6,111</b>	<b>1,818</b>	<b>42%</b>
<b>Dwellings</b>		<b>1,632</b>	<b>1,817</b>	<b>2,011</b>	<b>2,211</b>	<b>2,416</b>	<b>784</b>	<b>48%</b>

Source: Ballarat Shire Population Forecasts (.id 2015)

Section 5 of this assessment provides a more detailed analysis of the implications of these population forecasts on the development of the Miners Rest Structure Plan.

## 2.3 Existing Community Infrastructure within Miners Rest

As shown in Figure 3 the Miners Rest area contains the following community infrastructure and open space:

### Council community buildings

1. Miners Rest Community Hall
2. Miners Rest Kindergarten

### Education

3. Miners Rest Primary School

### Other community facilities

4. Miners Rest CFA Fire Station

### Sports facilities

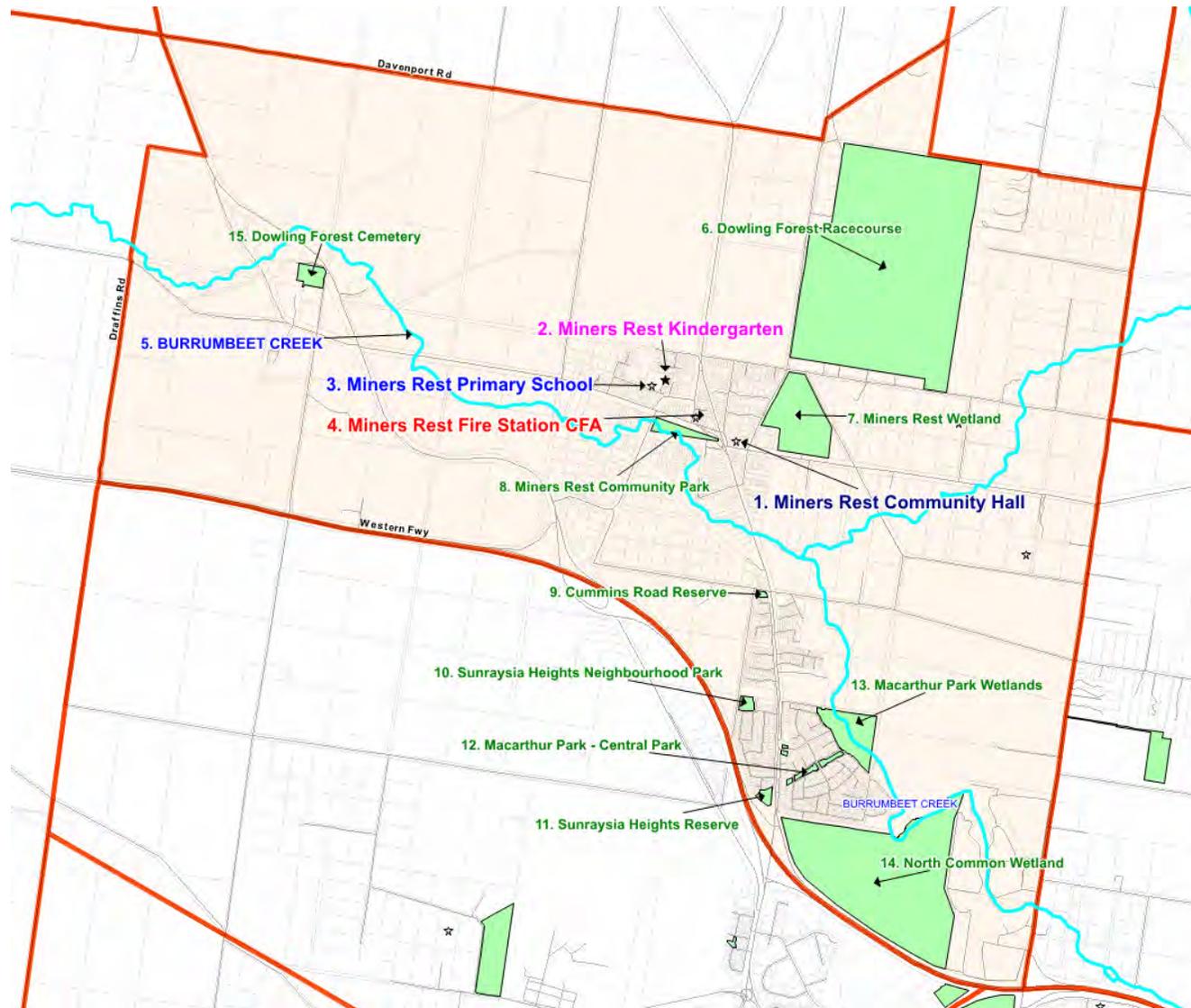
5. Dowling Forest Racecourse

### Open Space

6. Burrumbeet Creek (note: not all of the Creek is located within public open space)
7. Miners Rest Wetland
8. Miners Rest Community Park (includes playground)
9. Cummins Road Reserve (includes playground)
10. Sunraysia Heights Neighbourhood Park (includes playground)
11. Sunraysia Heights Reserve
12. Macarthur Park Entry Reserve and Central Park
13. Macarthur Park Wetlands (includes playground)
14. North Common Wetland
15. Dowling Forest Cemetery

More detailed social infrastructure audit maps are provided in Appendix 2 of this assessment.

Figure 3- Existing Community Infrastructure in Miners Rest



Although a number public open space reserves are located within the Macarthur Park estate to the south, most notably Macarthur Park Wetlands, the majority of community infrastructure within Miners Rest is located in the vicinity of the Miners Rest Primary School in the north. As shown in Figure 4 below the Miners Rest Kindergarten is located on the eastern boundary of the Primary School, Miners Rest Park to the south and the Miners Rest Country Fire Authority (CFA) Station to the south east. Miners Rest Hall and the Miners Rest Wetland is located further east on the eastern side of Howe Street which is the main road dividing this portion of the Township. The Township also has a limited shared pathway network that currently lacks connectivity and reach. The existing pathways are shown in Figures 4 and 5 as dotted lines. The key existing pathways are:

- A circular pathway around the perimeter of the Miners Rest Wetland;
- A range of new looping paths through and around the redeveloped Miners Rest Community Park;
- A main northern pathway stretching along Howe Street, Miners Rest Community Park and Creswick Street (this facilitates connection to the Miners Rest Primary School and Kindergarten via Dundas Place); and
- A pathway within the Macarthur Park Wetlands.

The pathway network lacks connection between the southern Macarthur Park estate and the northern portion of the Miners Rest community. A key opportunity remains the establishment of a more extensive shared pathway along the Burrumbeet Creek which currently accommodates minimal pathways apart from a small local network within the Macarthur Park Wetlands.

Figure 4 - Miners Rest Main Community Infrastructure Hub: Northern Section

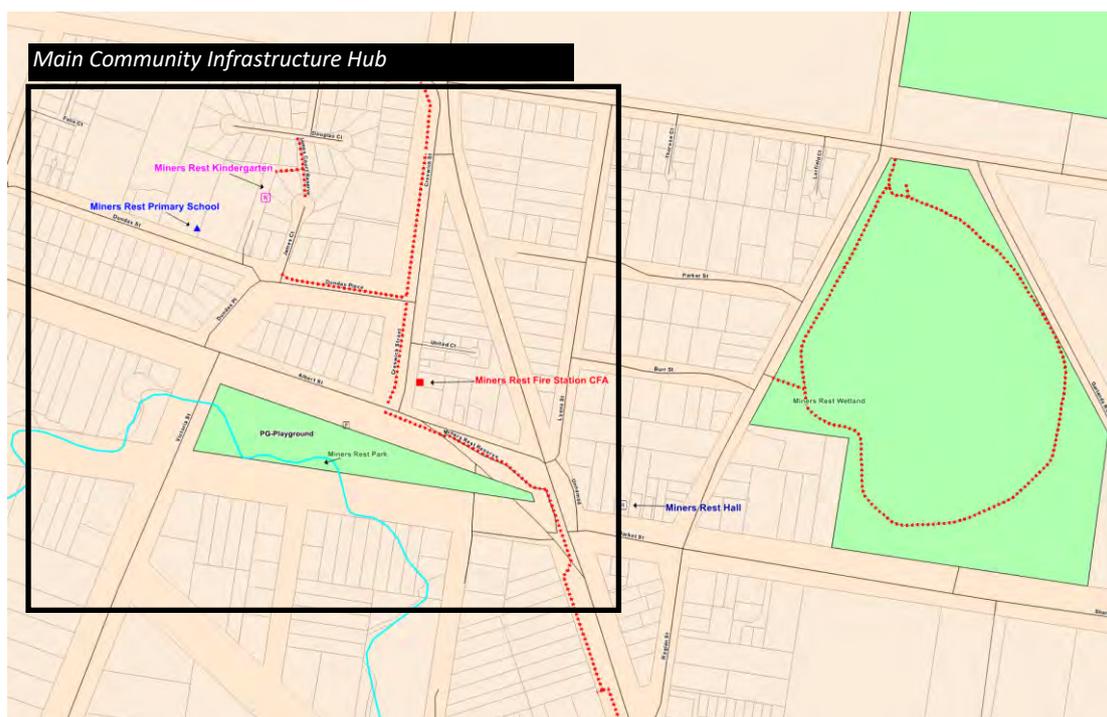


Figure 5 - Miners Rest Community Infrastructure: Southern Section (Macarthur Park estate)



## 3 Summary of Consultation with Council Officers and External Stakeholders

### 3.1 Overview

One workshop with Ballarat City Council officers from Departments representing a diverse range of community infrastructure forms was conducted on May 11, 2017 to discuss current social infrastructure issues, needs opportunities associated with the Miners Rest community.

In addition to the Council officer workshop interviews were conducted with two key local service providers: 1) the Miners Rest Primary School and 2) the Miners Rest Kindergarten.

Key feedback received from Council officers and the two service providers are summarised below.

### 3.2 Improving the Shared Pedestrian and Bicycle Network

Council to continue to pursue the development of a shared pedestrian and bicycle pathway along the Burrumbeet Creek that will, in the long term, connect Miners Rest with the urban areas of Ballarat.

### 3.3 Ongoing Development of Miners Rest Community Park

Council has been committing ongoing resources into the Miners Rest Community Park Revitalisation Project. As shown in Figure 6 on the following page this has resulted in a range of improvements such as fencing, tree planting, interpretive signage, bmx tracks, a well garden, soldiers memorial arch, a bridge (to link the northern and southern sides of the Burrumbeet Creek into the one reserve), landscaping, new pathways, a new shelter, BBQ facilities, water fountain, public art / sculpture, a multipurpose outdoor court catering for informal sporting activities such as basketball. The Miners Rest Landcare Group has also assisted with the planting of trees along the Burrumbeet Creek in the Miners Rest Community Park.

Future initiatives being considered for the Park by Council in consultation with the local community include installing a skate park, new playground (currently in planning phase and will be delivered next financial year) and new public toilet (consideration of upgraded or new public toilet is also currently being explored).

Figure 6 - New Miners Rest Community Park Shelter & BBQ



### 3.4 Provision of Active Open Space

The provision of active open space within Miners Rest remains the single biggest social infrastructure gap in the local community, and has been identified as a priority in a number of previous Council strategic documents including Council's Recreation Strategy. However, the capacity to secure additional active open space via future development appears unlikely due to the significant flooding encumbrances likely to impact on developable land opportunities within the study area.

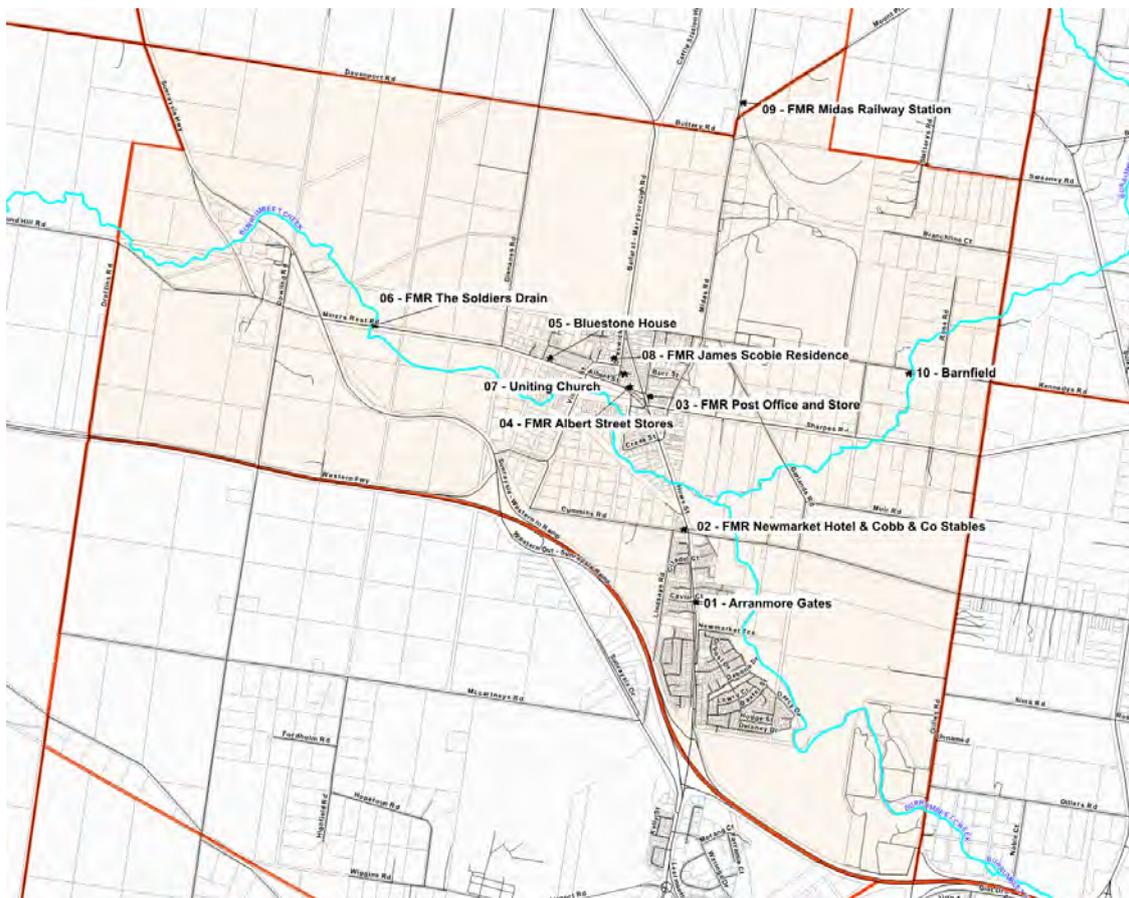
### 3.5 Ongoing Development of the Miners Rest Heritage Trail

Continue to build on the existing Miners Rest Cultural Heritage Trail, shown below in Figure 7, to include Aboriginal interpretative elements<sup>3</sup>.

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<sup>3</sup> Note: Signage recognising local Aboriginal history and the Heritage Trail was installed onto signage in the Miners Rest Community Park as part of the redevelopment of the Park. Further initiatives have not been identified.

Figure 7 - Miners Rest Heritage Trail



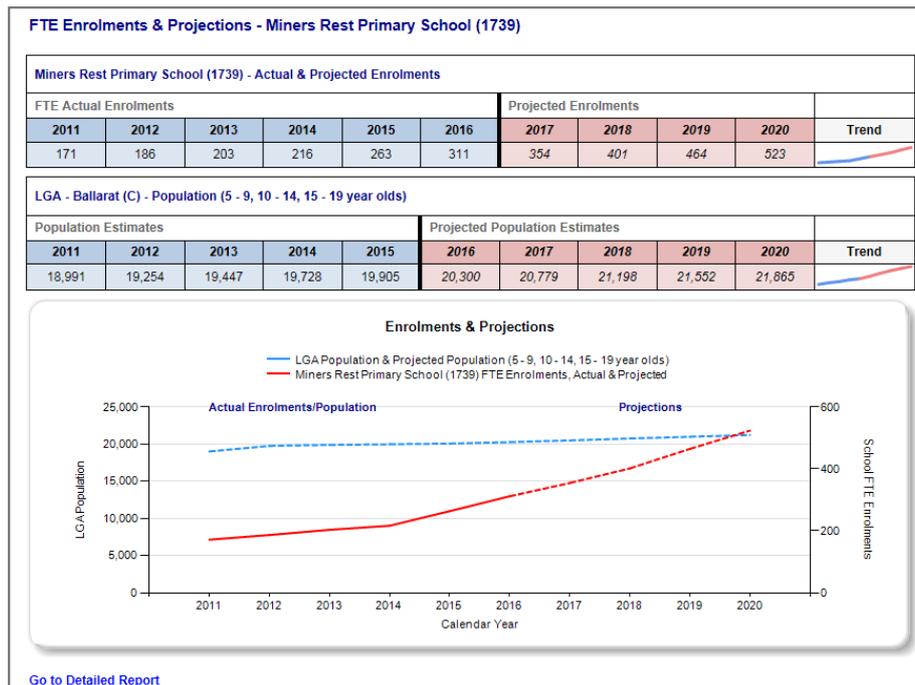
### 3.6 Future Expansion of Miners Rest Primary School<sup>4</sup>

- The 2018-19 State Budget includes \$17.2 million toward the planning for new schools across the State. This includes funding for a new Miners Rest Primary School<sup>5</sup>.
- The School had approximately 300 enrolments in 2016 and has more than doubled its enrolment base since 2008 when the school recorded 141 enrolments. The School also employs 20 teaching staff and 7 non-teaching staff.
- Projected enrolment growth, as shown below in Figure 8, will continue to place pressure on the capacity of the School to meet this demand.

<sup>4</sup> Interview conducted with Dale Power, Principal.

<sup>5</sup> To meet the needs of the growing local community and prepare for future students, the Victorian School Building Authority (VSBA) is considering a number of options to expand Miners Rest Primary School.

Figure 8 - Actual and Projected Enrolments for Miners Rest Primary School



Source Miners Rest Primary School

- Enrolment increases have been due to both local residential growth, as well as relatively recent closures to two nearby schools at Learmonth and Windermere<sup>6</sup>.
- The size of the school site (approximately 1.6 hectares) is relatively small and struggling to cope with increasing enrolment demand.
- The School believes expansion options include: 1) purchasing privately-owned land adjacent to the western boundary of its present site (as shown in Figure 9 on the following page), or 2) purchasing a completely new site within Miners Rest.
- Purchasing the entire site would not only enable the school to cater for future enrolment growth, but also pursue a joint school / Council outdoor sporting function, a need identified by previous Council studies.
- The School also includes two tennis courts which, until recently (due to declining demand), was being used by the Miners Rest Tennis Club.

<sup>6</sup> Note: Some townships like Miners Rest service a much larger population catchment than the area they are located within, and more than a comparative population within an urban area.

Figure 9 - Aerial View of land adjacent to Miners Rest Primary School



### 3.7 Upgrade of Miners Rest Kindergarten<sup>7</sup>

- The Kindergarten offers three 4-year old Kindergarten groups, one 3-year old group and one playgroup per week.
- The Centre currently has two rooms and accommodates approximately 70 Kindergarten enrolments.
- Each room is licensed for 33 places but operates effectively as 22 places due to current funding regimes.
- The Centre does not operate 1 day per week and has some spare capacity to absorb future enrolment growth.
- Car parking congestion is a problem at the Centre.
- The Centre would like capital funding to provide the facility with more storage, more staff room capacity, the capacity to open windows and an improved heating / cooling system.

<sup>7</sup> Interview conducted with Julie Lebkoski, Coordinator

## 4 Future Community Infrastructure Demand & Supply Estimates

### 4.1 Development & Population Assumptions

This section provides indicative quantitative community infrastructure demand and supply estimates for the Miners Rest – Mitchell Park small area from 2016 to 2036 using Ballarat City Council’s population forecasts prepared by .id consulting (<http://forecast.id.com.au/Ballarat/home>).

### 4.2 Community Infrastructure Provision Measures and Standards

Appendix 1 of this report provides indicative estimates for various forms of community infrastructure that lend themselves to some form of quantifiable demand and / or supply measure. ***It should be emphasised that the numbers indicated should not be interpreted as final provision recommendations for the township plan area.*** Community infrastructure assessments also require existing strategic priorities be taken into consideration, as well as the capacity of existing services and facility to meet current and future needs.

To assess future need, the service and / or facility provision ratios (or measures) were applied to population projections for the full development scenarios of both structure plan locations. A description of these measures, the assumptions that underpin them, and their source is outlined in Table 4 on the following pages.

It should be emphasised that townships such as Miners Rest also service population catchments beyond their urban core area, particularly rural and smaller township populations not large enough to sufficiently justify a diverse range of community infrastructure. To some extent this has been taken into account by way of the community infrastructure audit (refer to Appendix 2) and some of the consultation findings in order to qualitatively assess the numeric estimates provided in Appendix 1 for Miners Rest only. However, a full and detailed assessment of broader regional population implications on the need for additional social infrastructure in Miners Rest was beyond the scope of this assessment.

Table 4 – Summary of Key Community Infrastructure Provision Measure Assumptions and their Source

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Provision Assumption Source
<b>Recreation facilities and recreation participation</b>			
<i>Active open space</i>	1.5 hectares per 1,000 people.	This is based on 6% of Net Developable Area – equating to approximately 1.5 hectares per 1,000 people.	Victorian Planning Authority planning guideline
<i>Indoor recreation centres / courts</i>	10,000	Total population per court	Typical standard used by some Melbourne Growth Area Councils (note: individual LGAs vary on their views about the “desired” benchmark and some have no documented working benchmark).
<i>Council aquatic / leisure centre memberships</i>	3.4%	% of Population who are members of a Council aquatic / leisure centre	Based on 2010 CERM PI® Operational Management Benchmarks for Australian Public Sports & Aquatic Centres
<i>Participation in Sport &amp; Leisure: People aged 15 and over</i>	Refer to Appendix 1 for more details of Victorian participation rates for individual sports and leisure activities	Calculates the number of sports participants aged 15 + years by applying ABS survey data to the projected population growth of the study area.	ABS, Participation in Sport and Physical Recreation, Australia, 2011-12
<i>Participation in Sport &amp; Leisure: Children aged 5 to 14</i>	Refer to Appendix 1 for more details of Victorian participation rates for individual sports and leisure activities	Calculates the number of sports participants aged 5 to 14 years by applying ABS survey data to the projected population growth of the study area.	ABS, Children's Participation in Cultural and Leisure Activities, Victoria, 2012
<b>Early years demand and facilities</b>			
<b>4-year old Kindergarten</b>			
<i>% of 4 year olds participating in 4 year old Kindergarten</i>	101%	% of all eligible children participating in 4 Year Old Subsidised Kindergarten in Ballarat	Based on indicator 31.1a Number of four year old kindergarten participation rate for Ballarat: 101% (2015 data). Victorian Child and Adolescent Monitoring System (VCAMS), Department of Education & Training
<i>Total number of enrolments in 4 year old sessional Kindergarten</i>	75%	% of participating children (see above) enrolled at a Sessional Kindergarten service	Based on indicator 31.4 Number of four year old kindergarten enrolments in a long day care or integrated children’s services setting for Ballarat: 25% (2015 data). Victorian Child and Adolescent Monitoring System (VCAMS), Department of Education & Training
<b>3-year old Kindergarten</b>			
<i>% of 3 year olds participating in 3 year old Kindergarten</i>	30%	% of all 3 year old children participating in 3 Year Old Kindergarten	ASR Research constructed measure

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Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Provision Assumption Source
<b>Total number of enrolments in 3-year-old Kindergarten program.</b>	100%	% of participating children (see above) enrolled in a 3 year old program.	ASR Research constructed measure
<b>Number of Kindergarten rooms when proposed policy changes are implemented</b>	66	Number of sessional Kindergarten rooms required if 1 Kindergarten room accommodates 66 enrolments per week	ASR Research constructed measure
<b>Maternal &amp; Child Health</b>			
<b>Number of MCH sessions per week</b>	60	1 session per 60 children aged 0-3 years	ASR Research calculated measure using actual Growth Area Council data (2008)
<b>Number of MCH consulting units</b>	10	Number of MCH consulting units required based on number of sessions per week (see above)	ASR Research constructed measure
<b>Playgroup</b>			
<b>Number of 2 hr playgroup sessions per week</b>	165	Total number of children aged 0-3 years per playgroup session, per week	ASR Research constructed standard using actual playgroup sessions per week in the City of Ballarat (2017)
<b>Early Childhood Intervention Services</b>			
<b>Number of early childhood intervention sites</b>	60,000	Total population per facility	Planning for Community Infrastructure In Growth Area Communities: Standards Project (April 2008)
<b>Occasional Child Care</b>			
<b>Number of occasional child care places @ 1 place per 48 children aged 0-6 years</b>	4.4	Total number places per 1,000 children aged 0-4 years	Current provision rate for the City of Ballarat, ASR Research calculation
<b>Long Day Child Care Centres</b>			
<b>Number of Long Day Child Care places</b>	255	Total number places per 1,000 children aged 0-4 years	Current provision rate for the City of Ballarat, ASR Research calculation
<b>Multipurpose community centres</b>			
<b>Local multipurpose community centre</b>	3,000	Number of dwellings per local facility	Typical standard applied in Growth Area PSP's overseen by the VPA (note: some Councils, particularly Growth area Councils, have developed a hierarchy of community centres which are to be delivered at different population levels and configured with different floor area sizes and functions.

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Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Provision Assumption Source
			Estimates provided are therefore highly indicative.
<i>multipurpose community meeting space</i>	30	Total number people per sqm of Council community meeting space	ASR Research constructed measure
<b>Neighbourhood Houses</b>			
<i>Number of Neighbourhood Houses</i>	35,000	Population (approximate) per facility	Indicative existing provision ratio for Ballarat which has 3 facilities (2017)
<b>Libraries</b>			
<i>Library loans and visits</i>	Refer to Appendix 1 for more details of loan and visitation rates for Ballarat.	Calculates the number of library loans and visits by applying Annual Survey of Victorian Public Libraries data to the projected population growth of the study area.	Annual Survey of Victorian Public Libraries 2014-2015 (Central Highlands Libraries Data)
<b>Education Enrolment &amp; Facility Estimates</b>			
<i>Primary School enrolment estimates</i>	Refer to Appendix 1 for more details of participation rates for the City of Ballarat.	Calculates the number of primary school enrolments by applying ABS Census participation rates to the projected population growth of the study area.	Based on City of Ballarat education participation rates identified within the 2011 ABS Census data
<i>Government Primary School facilities</i>	3,000	Total number of dwellings per facility	Department of Education & Training
<i>Secondary School enrolment estimates</i>	Refer to Appendix 1 for more details of participation rates for the City of Ballarat	Calculates the number of primary school enrolments by applying ABS Census participation rates to the projected population growth of the study area.	Based on City of Ballarat education participation rates identified within the 2011 ABS Census data
<i>Government Secondary School facilities</i>	9,000	Total number of dwellings per facility	Department of Education & Training
<i>TAFE enrolment estimates</i>	Refer to Appendix 1 for more details of participation rates for the City of Ballarat.	Calculates the number of primary school enrolments by applying ABS Census participation rates to the projected population growth of the study area.	Based on City of Ballarat education participation rates identified within the 2016 ABS Census data
<i>University enrolment estimates</i>	Refer to Appendix 1 for more details of participation rates for the City of Ballarat.	Calculates the number of primary school enrolments by applying ABS Census participation rates to the projected population growth of the study area.	Based on City of Ballarat education participation rates identified within the 2016 ABS Census data
<b>Primary &amp; Acute Health Services</b>			
<i>Number of public and private hospital beds</i>	3.6	Number of public and private beds per 1,000 people (Australian hospital statistics 2012–13)	Australian Institute of Health & Welfare, Australian hospital statistics 2012–13
<i>Number of public hospital beds</i>	2.4	Number of public beds per 1,000 people (Australian hospital statistics 2012–13)	Australian Institute of Health & Welfare, Australian hospital statistics 2012–13
<i>General practices</i>	0.50	GP clinics per 1,000 people.	Department of Health & Human Services Modelling, GIS and Planning Products Unit, 2011

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Provision Assumption Source
<i>Dental services</i>	0.20	Dental services per 1,000	Department of Health & Human Services Modelling, GIS and Planning Products Unit, 2011
<i>Pharmacies</i>	0.20	Pharmacies per 1,000 people	Department of Health & Human Services Modelling, GIS and Planning Products Unit, 2011
<i>Projected hospital admissions</i>	447.4	Admissions per 1,000 people	Department of Health & Human Services Modelling, GIS and Planning Products Unit, 2011
<i>Emergency presentations</i>	411.6	Presentations per 1,000	Department of Health & Human Services Modelling, GIS and Planning Products Unit, 2011
<i>Drug &amp; alcohol clients</i>	6.3	Clients per 1,000	Department of Health & Human Services Modelling, GIS and Planning Products Unit, 2011
<i>Mental health clients</i>	17.1	Clients per 1,000 people.	Department of Health & Human Services Modelling, GIS and Planning Products Unit, 2011
<b>Aged Care &amp; HACC</b>			
<i>Number of residential aged care beds</i>	80	Number of beds per 1000 people aged 70 years +	Proposed Australian Government Planning Ratio by 2021 (2012)
<i>HACC Services</i>	Refer to Appendix 1 for more details of individual service ratios.	Various measures for individual HACC services	Department of Health & Human Services Modelling, GIS and Planning Products Unit, 2011

#### 4.3 The Limitations of Community Infrastructure Standards

While providing a useful **guide** of demand and supply requirements generated by a given development scenario, community infrastructure standards and “demand estimators” do have limitations. For example, the estimates of organised sporting participation are based on survey data from the ABS and generalised for the Victorian population as a whole.

#### 4.4 Miners Rest Structure Plan Community Infrastructure Assessment

Tables 5 on the following pages discuss the implications of the demand and supply estimates provided in Appendix 1 in the context of existing supply characteristics, and other more qualitative considerations.

Table 5 - Miners Rest Structure Plan Community Infrastructure Assessment

Service / Community infrastructure type	Key Assessment Findings
<p>Passive &amp; Active Open Space &amp; Trails</p>	<p>Current Supply &amp; Key Issues</p> <ul style="list-style-type: none"> <li>Miners Rest contains no active open space. Two tennis courts are located within the Miners Rest Primary school, and was being used until recently by the Miners Rest Tennis Club.</li> <li>The establishment of an outdoor sports reserve (active open space) for Miners Rest has been a key social infrastructure priority for Miners Rest for some time, and is referred to in a number of Council’s strategic documents including the City of Ballarat Recreation Strategy (2014) and the 2013 Review of the Ballarat Social Infrastructure Plan.</li> </ul> <p>Projected demand / supply requirements by 2036</p> <ul style="list-style-type: none"> <li>The current population of the Miners Rest - Mitchell Park small area is sufficient to justify 4 hectares of active open space.</li> <li>The projected population of Miners Rest by 2036 is sufficient to warrant the provision of 6 hectares of active open space.</li> <li>Using planning benchmarks for individual sports produces the following hypothetical configuration model for future outdoor sports provision in Miners Rest at full capacity.             <ul style="list-style-type: none"> <li>1 cricket ovals (currently 0);</li> <li>1 Australian Rules ovals (currently 0);</li> <li>0.4 lawn bowl greens (currently 1);</li> <li>1 outdoor netball courts (currently 1);</li> <li>1 soccer playing fields (currently 0); and</li> <li>2 tennis courts (currently 2).</li> </ul> </li> </ul> <p>Findings</p> <p>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, the following two response options are recommended:</p> <ul style="list-style-type: none"> <li>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</li> <li>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.</li> </ul> <p>Passive open space measures recommended for Miners Rest are:</p> <ul style="list-style-type: none"> <li>Continue to implement a range of initiatives to improve the role and function of the Miners Rest Community Park.</li> <li>Continue to pursue the development of a shared pedestrian and bicycle pathway along the Burrumbeet Creek that will, the long term, connect Miners Rest with the urban areas of Ballarat.</li> <li>Continue to build on the existing Miners Rest Cultural Heritage Trail to include Aboriginal interpretative elements.</li> </ul>

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Service / Community infrastructure type	Key Assessment Findings
	<ul style="list-style-type: none"> <li>Investigate pedestrian and bicycle pathway development options that best allow for safe and efficient crossing of the Western Highway within Miners Rest.</li> </ul>
Council Indoor Recreation Courts & Aquatic Leisure Centres	<p>Current Supply &amp; Key Issues</p> <ul style="list-style-type: none"> <li>Miners Rest contains no existing Council outdoor or indoor aquatic leisure facility.</li> <li>There are also no indoor multipurpose recreation courts in Miners Rest. However, an outdoor multipurpose one-court facility is provided for within the Miners Rest Community Park.</li> <li>The nearest major facilities are located 9 kilometres south at the Ballarat Aquatic &amp; Lifestyle Centre and Wendouree Sports &amp; Events Centre. Both of these facilities are the focus of major redevelopment and expansion priorities for the City of Ballarat.</li> </ul> <p>Projected demand / supply requirements by 2036</p> <ul style="list-style-type: none"> <li>The projected population capacity of the Miners Rest – Mitchell Park small area generates a need for approximately half of one indoor recreation court.</li> </ul> <p>Findings</p> <ul style="list-style-type: none"> <li>The projected population capacity of the Miners Rest – Mitchell Park small area is not sufficient to justify the provision of a new indoor recreation centre for Miners Rest.</li> </ul>
Early Years Services	
Long Day Child Care	<p>Current Supply &amp; Key Issues</p> <ul style="list-style-type: none"> <li>Miners Rest currently contains no long day child care centre. The nearest long day child care facility is located 11 kilometres south (about 14 minutes by car) at Goodstart Early Learning Wendouree. This facility currently has vacancies most days of the week for most age groups<sup>8</sup>.</li> </ul> <p>Projected demand / supply requirements by 2036</p> <ul style="list-style-type: none"> <li>The projected 0-4 year old population projections for the Miners Rest – Mitchell Park small area indicate a steady demand for approximately 100 long day child care centre places from 2016 to 2036. This is the equivalent of approximately 1 medium to large long day child care facility.</li> </ul> <p>Findings</p> <ul style="list-style-type: none"> <li>Ballarat City Council provides only a small proportion of the long day child care facilities and places available in the municipality. Expansion of its role in long day child care, along with most other Victorian Councils, is not a key priority of Council. However, Council can ensure that child care provision by both the private and non-government sector is delivered and distributed effectively and efficiently via its advocacy and planning roles.</li> <li>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 in the short-term. However,</li> </ul>

<sup>8</sup> Source: MyChild website data for period covering May 22, 2017 to May 28, 2017 (<http://ifp.mychild.gov.au/ChildCareService/Provider.aspx/18685/>).

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Service / Community infrastructure type	Key Assessment Findings
	<p>this assessment recommends Council continue to monitor both supply and demand trends with a view to determining whether, as a long term measure, a long day child care centre is needed in Miners Rest.</p>
<p><i>4 &amp; 3-year-old sessional Kindergartens</i></p>	<p>Current Supply &amp; Key Issues</p> <ul style="list-style-type: none"> <li>• The Miners Rest Kindergarten is the only Council owned sessional Kindergarten facility in Miners Rest and contains two rooms.</li> <li>• This facility, which opened in 2015, currently has 70 enrolments and offers both 4 and 3-year-old Kindergarten programs, as well as a playgroup.</li> </ul> <p>Projected demand / supply requirements by 2036</p> <ul style="list-style-type: none"> <li>• The projected 4-year-old population projections for the Miners Rest – Mitchell Park small area indicate demand increasing from 60 to 80 enrolments from 2016 to 2036. Overall, this equates to a long-term need for 1 Kindergarten room to cater for 4-year-old demand. However, when 3-year old kindergarten demand is factored an additional half a kindergarten room need is also required.</li> </ul> <p>Findings</p> <ul style="list-style-type: none"> <li>• 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.</li> </ul>
<p><i>Maternal &amp; Child Health (MCH)</i></p>	<p>Current Supply &amp; Key Issues</p> <ul style="list-style-type: none"> <li>• There are no Maternal &amp; Child Health services are provided within Miners Rest. The nearest MCH facility is located approximately 9 kilometres south (about 10 minutes by car) at the Cooina Maternal &amp; Child Health Centre.</li> </ul> <p>Projected demand / supply requirements by 2036</p> <p>The demand for MCH services from the Miners Rest – Mitchell Park small area is projected to increase slightly from 5 to 7 sessions per week over the forecast period, equating to less than 1 MCH consulting room.</p> <p>Findings</p> <ul style="list-style-type: none"> <li>• 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.</li> </ul>
<p><i>Playgroups</i></p>	<p>Current Supply &amp; Key Issues</p> <ul style="list-style-type: none"> <li>• There is currently one playgroup operating from the Miners Rest Kindergarten every Tuesday for two hours.</li> </ul> <p>Projected demand / supply requirements by 2036</p>

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Service / Community infrastructure type	Key Assessment Findings
	<ul style="list-style-type: none"> <li>The projected demand for Playgroups from the Miners Rest – Mitchell Park small area is forecast to remain steady at 1 to 2 playgroup sessions per week over the forecast period.</li> </ul> <p>Findings</p> <ul style="list-style-type: none"> <li>No additional facility capacity for playgroup provision in Miners Rest is recommended.</li> </ul>
<p>Multipurpose Community Centres and community Meeting Spaces</p>	
<p>Neighbourhood Houses</p>	<p>Current Supply &amp; Key Issues</p> <ul style="list-style-type: none"> <li>Miners Rest does not have a Neighbourhood House facility. The nearest neighbourhood house to Miners Rest is the Wendouree Neighbourhood Centre located approximately 9 kilometres south (10 minutes by car).</li> </ul> <p>Projected demand / supply requirements by 2036</p> <ul style="list-style-type: none"> <li>The projected population capacity of the Miners Rest – Mitchell Park small area does not indicate a need for a new Neighbourhood House service to be established. However, in future there may well be merit determining what outreach services could be delivered within the Township by an existing provider such as the Wendouree Neighbourhood Centre.</li> </ul> <p>Findings</p> <ul style="list-style-type: none"> <li>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.</li> </ul>
<p>Community Meeting Spaces / Community Centres</p>	<p>Current Supply &amp; Key Issues</p> <ul style="list-style-type: none"> <li>Miners Rest contains the Miners Rest Community Hall which has a heritage overlay applied to it in the Ballarat Planning Scheme. The original features of the Miners Rest Community Hall are over one hundred years old, including an open fireplace.</li> <li>The Hall is approximately 200 square metres in size and has a seating capacity of 100 and includes the main hall and a fully carpeted supper/meeting room for meetings or smaller functions. Regular users of the Hall include Landcare and the Lions Club. The Hall committee hosts a morning tea 1st Wednesday of the month 10-11.30am and offers Yoga exercise classes.</li> </ul> <p>Projected demand / supply requirements by 2036</p> <ul style="list-style-type: none"> <li>The projected population capacity of the Miners Rest – Mitchell Park small area generates a need for 150 to 200 square metres of community meeting space over the forecast period. This also equates to approximately 0.5 to 0.8 of a typical multipurpose Council community centre.</li> </ul> <p>Findings</p>

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Service / Community infrastructure type	Key Assessment Findings
	<ul style="list-style-type: none"> <li>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<sup>9</sup>.</li> </ul>
Libraries, Arts & Cultural Facilities	<p>Current Supply &amp; Key Issues</p> <ul style="list-style-type: none"> <li>Miners Rest contains no physical library facility, arts or cultural facilities. However, the City of Ballarat Library Outreach Van visits the Miners Rest Primary School in Dundas Street, 2:30 to 4:30pm, every Monday. The Library Outreach Van provides the Miners Rest community with a fresh collection of adult, young adult and junior fiction, as well as picture books, non-fiction, magazines and CDs, DVDs and talking books</li> </ul> <p>Projected demand / supply requirements by 2036</p> <ul style="list-style-type: none"> <li>The projected population capacity of the Miners Rest – Mitchell Park small area is not sufficient to justify a new Library facility.</li> </ul> <p>Findings</p> <ul style="list-style-type: none"> <li>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.</li> </ul>
Health Facilities	<p>Current Supply &amp; Key Issues</p> <ul style="list-style-type: none"> <li>Miners Rest contains no medical centres, primary health service or acute health facilities.</li> <li>The nearest community health and acute health services are clustered 12 kilometres from Miners Rest within the Ballarat Central area. This central location contains Ballarat Health Services, Ballarat Community Health, St John of God Ballarat Hospital and Women’s Health Grampians.</li> </ul> <p>Projected demand / supply requirements by 2036</p> <ul style="list-style-type: none"> <li>The projected population capacity of the Miners Rest – Mitchell Park small area indicates a potential justification for at least one GP clinic within Miners Rest. However, the provision estimates indicate an overall need for 2 to 3 clinics over the forecast period.</li> </ul> <p>Findings</p> <ul style="list-style-type: none"> <li>This assessment strongly recommends that Council and the structure planning process encourage the provision of a privately-operated GP clinic within Miners Rest.</li> <li>However, the provision of acute public health and community health services within Miners Rest is unlikely to be a viable option.</li> </ul>

<sup>9</sup> Upgrades at the Miners Rest Hall have started and should be completed by the end of 2018. This has included new flooring, new ceilings, Disability Discrimination Act (DDA) compliance improvements and painting.

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Service / Community infrastructure type	Key Assessment Findings
<p>Education Facilities</p> <p><i>Primary Education</i></p>	<p>Current Supply &amp; Key Issues</p> <ul style="list-style-type: none"> <li>Miners Rest Primary School is the only education facility within Miners Rest and currently has enrolments of approximately 300 (2016 figures).</li> <li>The School has for some time been attempting to gain support from DET to expand its present site to better cater for future enrolment growth, but without success.</li> </ul> <p>Projected demand / supply requirements by 2036</p> <ul style="list-style-type: none"> <li>By 2036 Miners Rest-Mitchell Park small area will generate 630 Primary School enrolments.</li> </ul> <p>Findings</p> <ul style="list-style-type: none"> <li>This assessment recommends that the Miners Rest Township Plan include the following two options for the Miners Rest Primary School: <ul style="list-style-type: none"> <li>Subject to State Government funding and commitment, identify a preferred new alternative school site location (3.5 hectares in size), preferably located on the eastern side of the Miners Rest Township and, if feasible, co-located with the new active open space reserve recommended by this assessment; or</li> <li>Option2 - secure additional land to the west of the existing school site in order to allow it to increase its enrolment capacity.</li> </ul> </li> </ul>
<p><i>Secondary Education</i></p>	<p>Current Supply</p> <ul style="list-style-type: none"> <li>Miners Rest does not have any secondary education facilities.</li> <li>The nearest facility is the Ballarat Secondary College (Mt Rowan Campus) which is approximately 8.5 kilometres from the Miners Rest Primary School.</li> </ul> <p>Projected demand / supply requirements by 2036</p> <ul style="list-style-type: none"> <li>By 2036 Miners Rest-Mitchell Park small area will generate 410 Secondary School enrolments.</li> </ul> <p>Findings</p> <ul style="list-style-type: none"> <li>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.</li> </ul>
<p><i>Residential Aged Care</i></p>	<p>Current Supply</p> <ul style="list-style-type: none"> <li>There are no existing residential aged care services in Miners Rest. The nearest services are located south in Wendouree and Ballarat North.</li> </ul> <p>Projected demand / supply requirements by 2036</p> <ul style="list-style-type: none"> <li>By 2036 Miners Rest-Mitchell Park small area will generate the equivalent of approximately 40 residential aged care beds.</li> </ul>

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Service / Community infrastructure type	Key Assessment Findings
	<p>Findings</p> <ul style="list-style-type: none"><li>• 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.</li></ul>

## 5 Summary of Community Infrastructure Findings and Recommendations

Based on the data, consultation and strategic documents reviewed and analysed in the previous sections of the this report a summary of key findings and recommendations is presented below.

### 5.1 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 that will, the long term, 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.
- Investigate pedestrian and bicycle pathway development options that best allow for safe and efficient crossing of the Western Highway within Miners Rest.

### 5.2 Recreation

- 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, the following two response options are recommended:
  - 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, and preferably adjacent to any potential alternative Miners Rest Primary School site; 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.
- In pursuing an active open space reserve for Miners Rest, it is also recommended that Council monitor future subdivision proposals in Miners Rest to secure appropriate levels of developer contribution funding that can be directed toward both land acquisition and construction costs.

- The projected population capacity of the Miners Rest – Mitchell Park small area is not sufficient to justify the provision of a new indoor recreation centre for Miners Rest.

### 5.3 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. However, this assessment recommends Council continue to monitor both supply and demand trends with a view to determining whether, as a long term measure, a long day child care centre is needed in Miners Rest.

### 5.4 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.

### 5.5 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.

## 5.6 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.

## 5.7 Health

- This assessment strongly recommends that Council and the structure 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.

## 5.8 Education

### 5.8.1 Primary Education

- This assessment recommends that Council continue to engage with the Miners Rest Primary School and the Victorian School Building Authority to identify the best possible expansion option for the Miners Rest Primary School. This assessment recommends that the Miners Rest Township Plan include the following two options for the Miners Rest Primary School:
  - Option 1 – Subject to State Government funding and commitment, identify a preferred new alternative school site location (3.5 hectares in size), preferably located on the eastern side of the Miners Rest Township and, if feasible, co-located with the new active open space reserve recommended by this assessment; or
  - Option2 - secure additional land to the west of the existing school site in order to allow it to increase its enrolment capacity.

### 5.8.2 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.



## 5.9 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.

## Appendices

## Appendix 1 – Community Infrastructure Demand &amp; Supply Estimates for Miners Rest Structure Plan

Note: the following estimates exclude service and facility demand generated by communities located outside the Miners Rest-Mitchell Park small area

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Year				
			2016	2021	2026	2031	2036
Public Open Space (hectares)	5.0%	Ballarat Planning Scheme	Not available				
<b>Organised Sport Facility &amp; Participation Estimates</b>							
<b>Indoor and outdoor recreation facilities</b>							
Indoor recreation centres / courts	10,000	Total population per court	0.4	0.5	0.5	0.6	0.6
Active open space	1.50	Hectares of active open space per 1,000 people	4.3	4.7	5.2	5.6	6.1
Council aquatic / leisure centre memberships	3.4%	% of Population who are members of a Council aquatic / leisure centre	146	161	176	192	208
Council aquatic / leisure centres	60,000	Total population per facility	0.1	0.1	0.1	0.1	0.1
<b>Outdoor Sports</b>							
Cricket ovals	4,500	Total population per playing field	1.0	1.1	1.2	1.3	1.4
Football ovals	4,500	Total population per playing field	1.0	1.1	1.2	1.3	1.4
Lawn bowls	10,000	Total population per green	0.4	0.5	0.5	0.6	0.6
Outdoor netball courts	3,500	Total population per court	1.2	1.4	1.5	1.6	1.7
Soccer fields	5,000	Total population per playing field	0.9	0.9	1.0	1.1	1.2
Tennis courts	2,000	Total population per court	2.1	2.4	2.6	2.8	3.1
<b>Organised Sport Participation</b>							
<b>Participation in Sport &amp; Leisure: People aged 15 and over</b>							

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Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Year				
			2016	2021	2026	2031	2036
Total participating in organised sport	28.0%	% of people aged 15 + years and over participating in organised sporting activity	901	994	1100	1207	1311
Walking for exercise	24.3%	As above	782	863	955	1047	1138
Fitness/Gym	17.6%	As above	567	625	692	758	824
Cycling/BMXing	8.8%	As above	283	312	346	379	412
Jogging/Running	7.8%	As above	251	277	306	336	365
Swimming/Diving	7.7%	As above	248	273	303	332	361
Golf	4.6%	As above	148	163	181	198	215
Tennis (indoor and outdoor)	4.2%	As above	135	149	165	181	197
Netball (indoor and outdoor)	3.5%	As above	113	124	138	151	164
Basketball (indoor and outdoor)	3.2%	As above	103	114	126	138	150
Australian Rules football	2.0%	As above	64	71	79	86	94
Cricket (outdoor)	2.0%	As above	64	71	79	86	94
Soccer (outdoor)	1.9%	As above	61	67	75	82	89
Yoga	1.9%	As above	61	67	75	82	89
Bush walking	1.8%	As above	58	64	71	78	84
Lawn bowls	1.4%	As above	45	50	55	60	66
Martial arts	1.4%	As above	45	50	55	60	66
Dancing/Ballet	1.3%	As above	42	46	51	56	61
Fishing	0.9%	As above	29	32	35	39	42
Surf sports	0.6%	As above	19	21	24	26	28
Football sports	0.2%	As above	6	7	8	9	9

Final Report

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Year				
			2016	2021	2026	2031	2036
<b>Participation in Sport &amp; Leisure: Children aged 5 to 14</b>							
At least one organised sport	61%	% of people aged 5 to 14 years and over participating in organised sporting activity	410	471	504	532	567
Swimming and diving	19%	As above	131	151	162	171	182
Soccer (outdoor)	7%	As above	49	57	61	64	68
Australian Rules football	16%	As above	105	121	129	136	145
Netball	8%	As above	54	62	67	70	75
Basketball	14%	As above	94	108	116	122	130
Tennis	10%	As above	70	80	86	91	97
Martial arts	6%	As above	43	49	52	55	59
Gymnastics	5%	As above	37	42	45	48	51
Cricket (outdoor)	5%	As above	32	37	40	42	45
Rugby League	Not available	Not available	Not available	Not available	Not available	Not available	Not available
Athletics, track and field	3%	% of people aged 5 to 14 years and over participating in organised sporting activity	23	26	28	30	32
Rugby Union	Not available	Not available	Not available	Not available	Not available	Not available	Not available
Touch football	Not available	Not available	Not available	Not available	Not available	Not available	Not available
Soccer (indoor)	Not available	Not available	Not available	Not available	Not available	Not available	Not available
Hockey	1%	% of people aged 5 to 14 years and over participating in organised sporting activity	9	11	12	12	13
Other organised sports	9%	As above	60	69	74	78	83
<b>Early Years Services</b>							
Kindergartens							

Final Report

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Year				
			2016	2021	2026	2031	2036
% of 4 year olds participating in 4 year old Kindergarten	107%	% of all eligible children participating in 4 Year Old Subsidised Kindergarten	83	90	94	101	108
Total number of enrolments in 4 year old sessional Kindergarten	75%	% of participating children (see above) enrolled at a Sessional Kindergarten service	63	67	71	75	81
Number of Kindergarten rooms when proposed policy changes are implemented	66	Number of sessional Kindergarten rooms required if 1 Kindergarten room accommodates 66 enrolments per week	0.9	1.0	1	1	1
% of 3 year olds participating in 3-year-old Kindergarten	30%	% of all 3 year old children participating in 3 Kindergarten	26	25	26	28	30
Total number of enrolments in 3-year-old Kindergarten	100%	% of participating children (see above) enrolled at a Sessional Kindergarten service	26	25	26	28	30
Number of Kindergarten rooms when proposed policy changes are implemented	66	Number of sessional Kindergarten rooms required if 1 Kindergarten room accommodates 66 enrolments per week	0.4	0.4	0.4	0.4	0.5
<b>Maternal &amp; Child Health</b>							
Number of MCH sessions per week	60	1 session per 60 children aged 0-3 years	5	5	6	6	7
Number of MCH consulting units	10	Number of MCH consulting units required based on number of sessions per week (see above)	0.5	0.5	1	1	1
<b>Playgroup</b>							
Number of 2 hr playgroup sessions per week	50	Total number of children aged 0-3 years required to generate demand for a 2 hour playgroup session per week	6	6	7	7	8
<b>Early Childhood Intervention Services</b>							
Number of early childhood intervention sites	60,000	Total population per facility	0.1	0.1	0	0	0

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Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Year				
			2016	2021	2026	2031	2036
<b>Occasional Child Care</b>							
Number of occasional child care places	4.4	Total number of licensed places per 1,000 children aged 0 to 4 years	2	2	2	2	2
Number of occasional child care centres	30	Total number of facilities required based on number of licensed places generated (see above)	0.1	0.1	0	0	0
<b>Long Day Child Care Centres</b>							
Number of Long Day Child Care places	255	Total number of licensed places per 1,000 children aged 0 to 4 years	101	104	101	101	101
Number of Long Day Child Care centres	120	Total number of facilities required based on number of licensed places generated (see above)	0.8	0.9	0.8	0.8	0.8
<b>Community Centres, Meeting spaces, Neighbourhood Houses &amp; Libraries</b>							
Local multipurpose community centre	3,000	Number of dwellings per local facility	0.5	0.6	1	1	1
multipurpose community meeting space	30	Total number people per sqm of Council community meeting space	143	158	173	188	204
<b>Neighbourhood Houses</b>							
Number of Neighbourhood Houses	35,000	Population (approximate) per facility	0.1	0.1	0	0	0
<b>Libraries</b>							
Number of library loans annum	6.6	Total loans per person	28,334	31,258	34247	37264	40333
Number of library visits per annum	4.9	Total visits per person	21,036	23,206	25426	27665	29944
Number of library facilities	35,000	Number of people per library facility	0.1	0.1	0.1	0.2	0.2
<b>Education Enrolment &amp; Facility Estimates</b>							

Final Report

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Year				
			2016	2021	2026	2031	2036
<b>Primary Schools</b>							
Govt Primary Enrolment	56.8%	% of 5-11 year old population	290	327	344	363	388
Catholic Primary Enrolment	26.1%	% of 5-11 year old population	133	150	158	167	178
Non Govt Primary Enrolment	10.4%	% of 5-11 year old population	53	60	63	67	71
Total Primary Enrolment	93.4%	% of 5-11 year old population	477	538	566	598	638
Govt Primary School	3,000	Total number of dwellings per facility	0.5	0.6	1	1	1
Catholic Primary School	5,000	Total number of dwellings per facility	0.3	0.4	0	0	0
Govt Specialist School	60,000	Total population per facility	0.1	0.1	0	0	0
<b>Secondary Schools</b>							
Govt Secondary Enrolment	38.0%	% of 12-17 year old population	122	141	163	174	184
Catholic Secondary Enrolment	30.1%	% of 12-17 year old population	96	112	129	138	146
Non Gov Secondary Enrolment	19.0%	% of 12-17 year old population	61	71	82	87	92
Total Secondary Enrolment	87.1%	% of 12-17 year old population	279	324	375	400	422
Catholic Secondary School	15,000	Total number of dwellings per facility	0.1	0.1	0	0	0
Govt Secondary School	9,000	Total number of dwellings per facility	0.2	0.2	0.2	0.2	0.3
<b>TAFE</b>							
TAFE Full-Time Enrolment (15 to 24)	2.2%	% of 15-24 year old population	11	12	14	15	16
TAFE Full-Time Enrolment (25+)	0.3%	% 25 + year old population	7	8	9	10	11
TAFE Part-Time Enrolment (15 to 24)	2.6%	% of 15-24 year old population	13	14	16	18	19
TAFE Part-Time Enrolment (25+)	0.8%	% 25 + year old population	22	24	26	29	32
<b>Universities</b>							
University Full-Time Enrolment (15 to 24)	19.1%	% of 15-24 year old population	97	104	117	130	138

## Final Report

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Year				
			2016	2021	2026	2031	2036
University Full-Time Enrolment (25+)	1.4%	% 25 + year old population	37	41	45	50	54
University Part-Time Enrolment (25 to 24)	2.1%	% of 15-24 year old population	11	11	13	14	15
University Part-Time Enrolment (25+)	1.7%	% 25 + year old population	45	50	55	61	66
<b>Justice &amp; Emergency Services</b>							
Number of CFA sites	Not available	Not available					
Number of Ambulance sites	Not available	Not available					
Number of SES sites	Not available	Not available					
Number of Police station sites	Not available	Not available					
<b>Law Courts</b>							
Number of Courtrooms	30,000	Total population per Courtroom	0.1	0.2	0.2	0.2	0.2
Number of Law Court Facilities	400,000	Total population per Law Court Facility	0.00	0.00	0.0	0.0	0.0
<b>Primary &amp; Acute Health Services</b>							
Number of public and private hospital beds	3.6	Number of public and private beds per 1,000 people (Australian hospital statistics 2012–13)	15	17	19	20	22
Number of public hospital beds	2.4	Number of public beds per 1,000 people (Australian hospital statistics 2012–13)	10	11	12	14	15
General practices	0.50	GP clinics per 1,000 people. Department of Health & Human Services Modelling, GIS and Planning Products Unit, 2011	2	2	3	3	3
Dental services	0.20	Dental services per 1,000 people. Department of Health & Human Services Modelling, GIS and Planning Products Unit, 2011	1	1	1	1	1

Final Report

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Year				
			2016	2021	2026	2031	2036
Pharmacies	0.20	Pharmacies per 1,000 people. Department of Health & Human Services Modelling, GIS and Planning Products Unit, 2011	1	1	1	1	1
Projected hospital admissions	447.4	Admissions per 1,000 people. Department of Health & Human Services Modelling, GIS and Planning Products Unit, 2011	1,921	2,119	2,322	2,526	2,734
Emergency presentations	411.6	Presentations per 1,000 people. Department of Health & Human Services Modelling, GIS and Planning Products Unit, 2011	1,767	1,949	2,136	2,324	2,515
Drug & alcohol clients	6.3	Clients per 1,000 people. Department of Health & Human Services Modelling, GIS and Planning Products Unit, 2011	27	30	33	36	38
Mental health clients	17.1	Clients per 1,000 people. Department of Health & Human Services Modelling, GIS and Planning Products Unit, 2011	73	81	89	97	104
<b>Aged Care &amp; HACC</b>							
<b>Aged Care</b>							
Number of residential aged care beds	80	Number of beds per 1000 people aged 70 years +	17	21	27	32	37
Number of Community Aged Care Packages	45	Number of Community Aged Care Packages per 1000 people aged 70 years +	9	12	15	18	21
<b>HACC Services</b>							
All HACC services for those aged 0 to 69 years	127	Number of HACC clients aged 0-69 years per 1,000 people	27	34	43	51	58
All HACC services for those aged 70 + years	395	Number of HACC clients aged 70+ years per 1,000 people	83	106	133	158	182

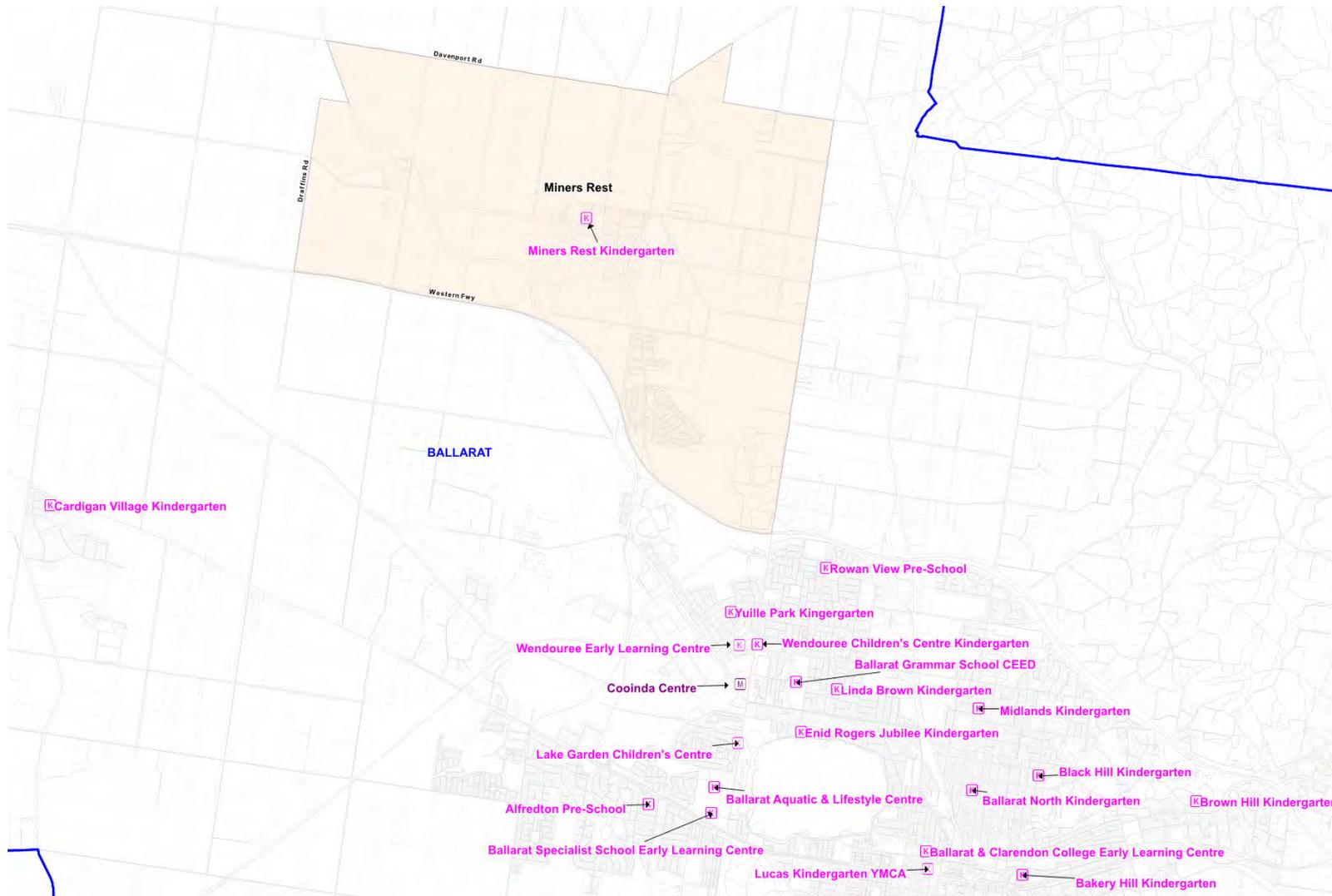
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Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Year				
			2016	2021	2026	2031	2036
Total HACC clients			110	140	175	209	241

Appendix 2 – Community Infrastructure Audit Maps

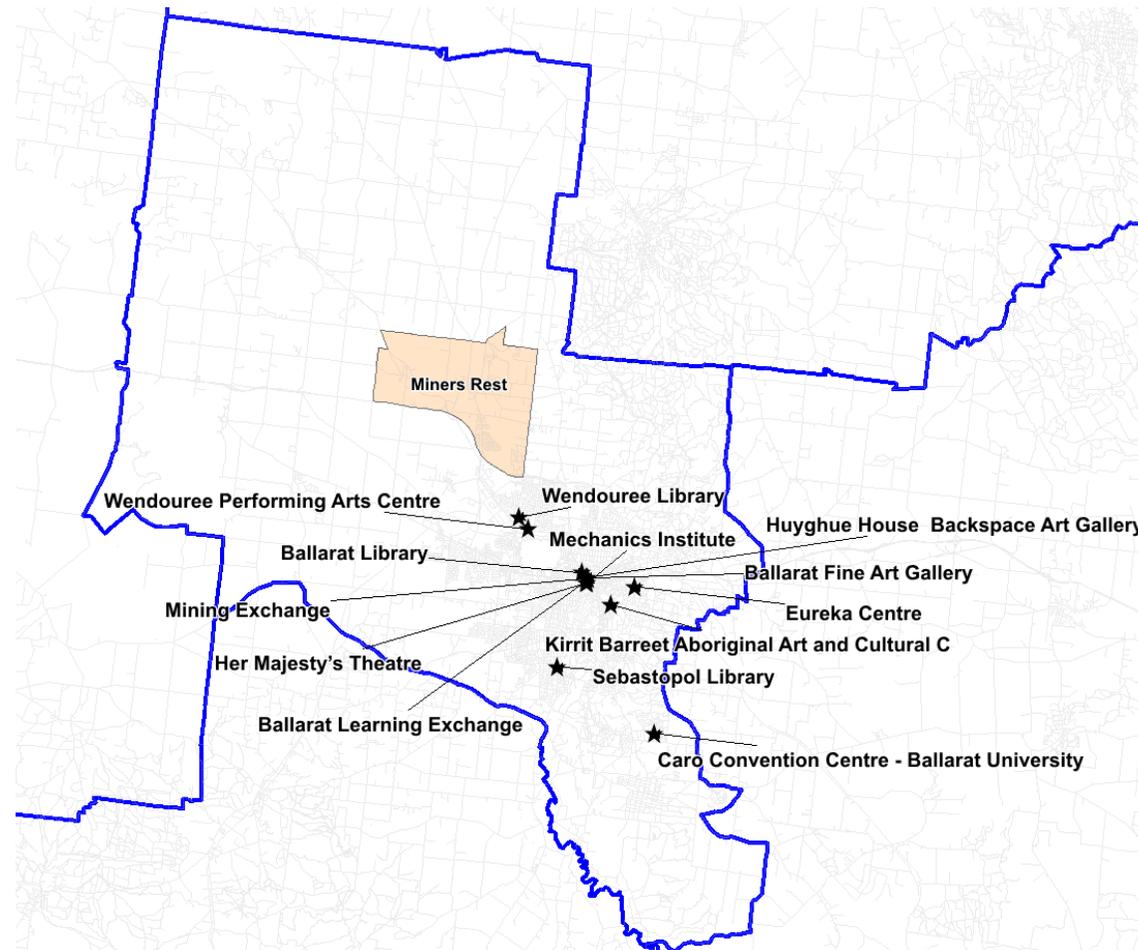
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Figure 10 - Kindergartens & Maternal & Child Health Centres



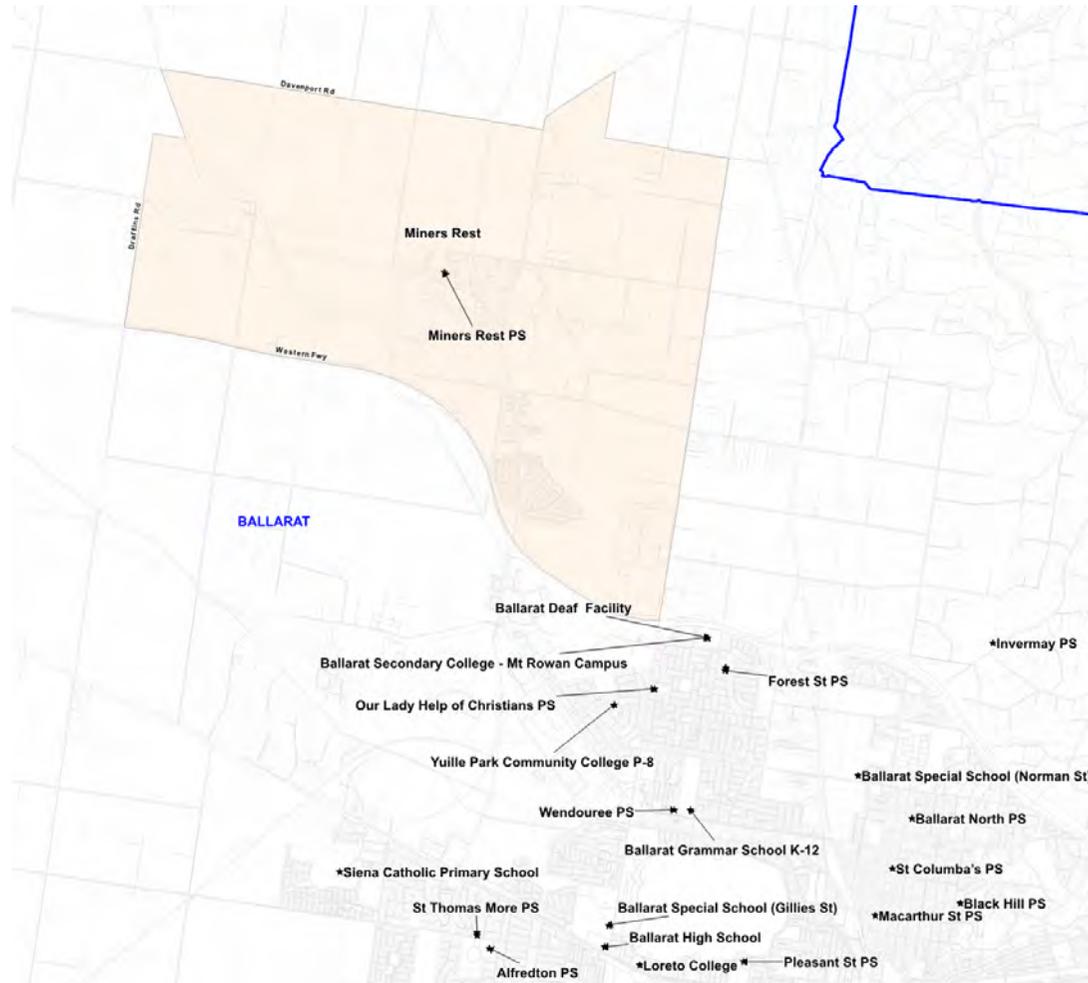
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Figure 11 - Library, Arts & Cultural Facilities



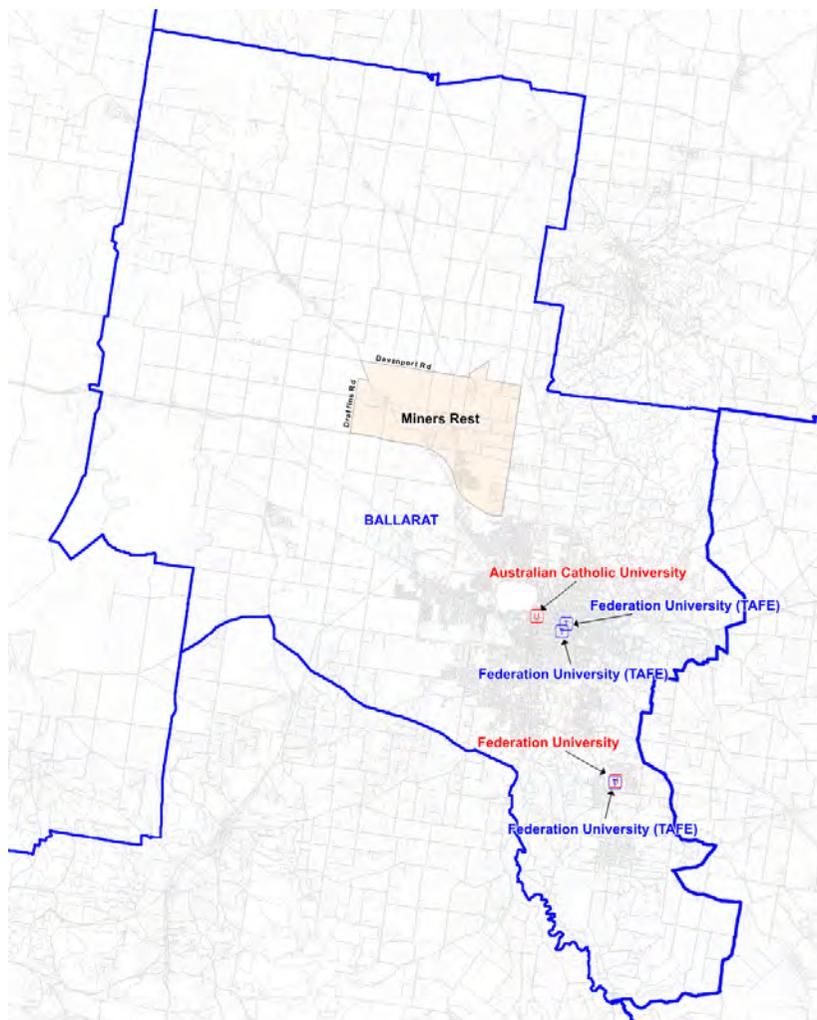
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Figure 12 - Education Facilities



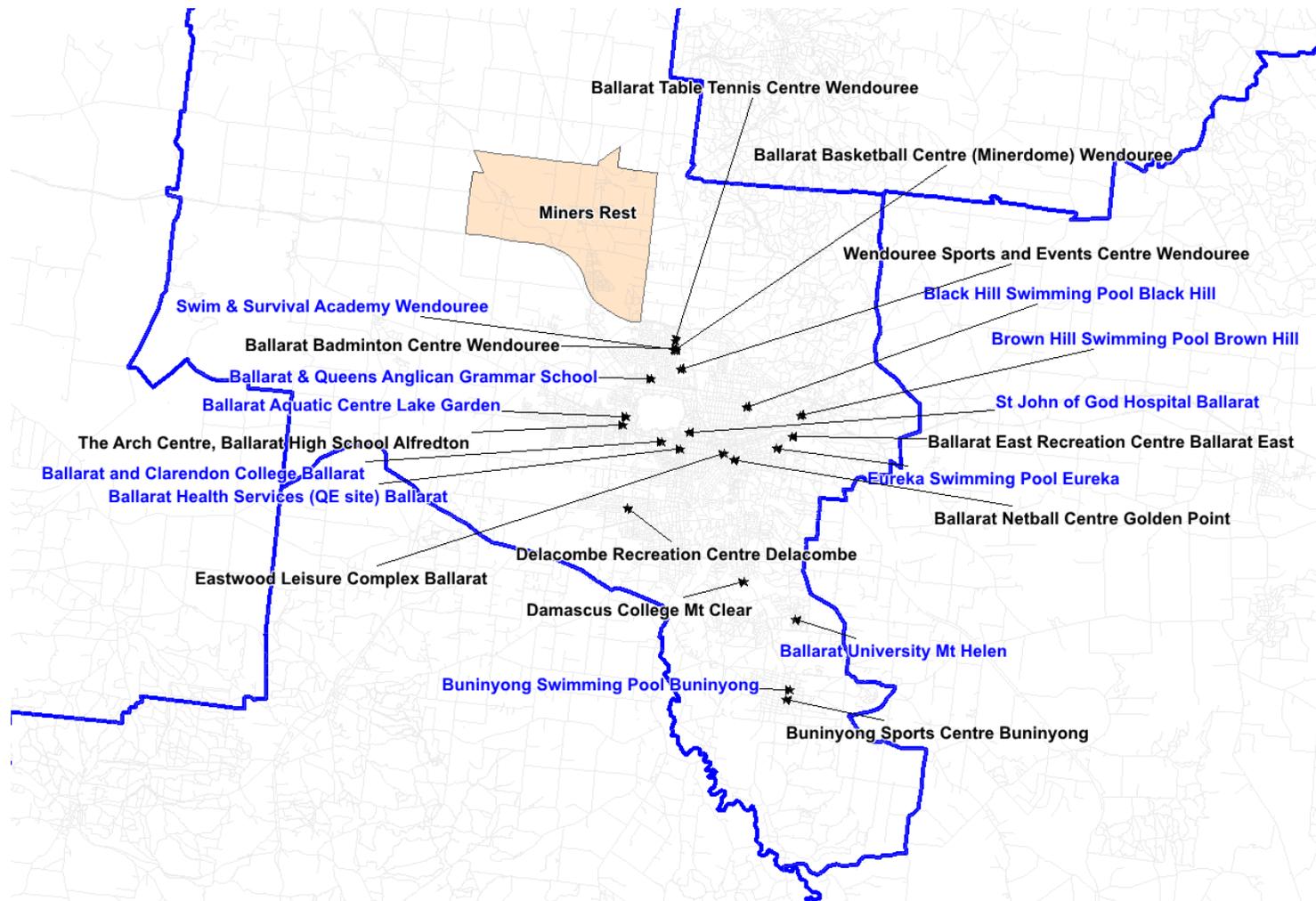
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Figure 13 - Higher Education Facilities



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Figure 14 - Indoor Recreation & Aquatic Facilities



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Figure 15 - Recreation Facilities

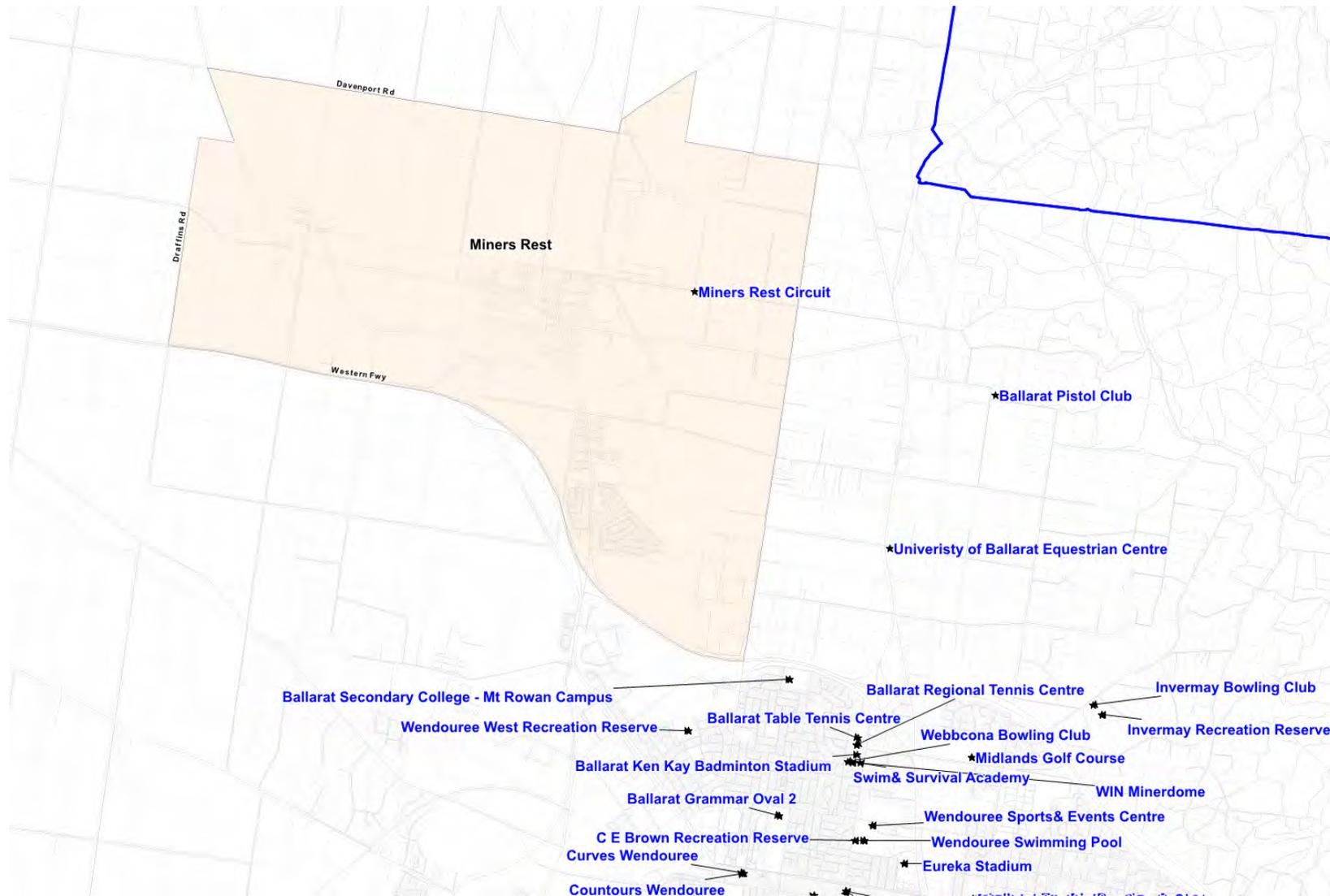
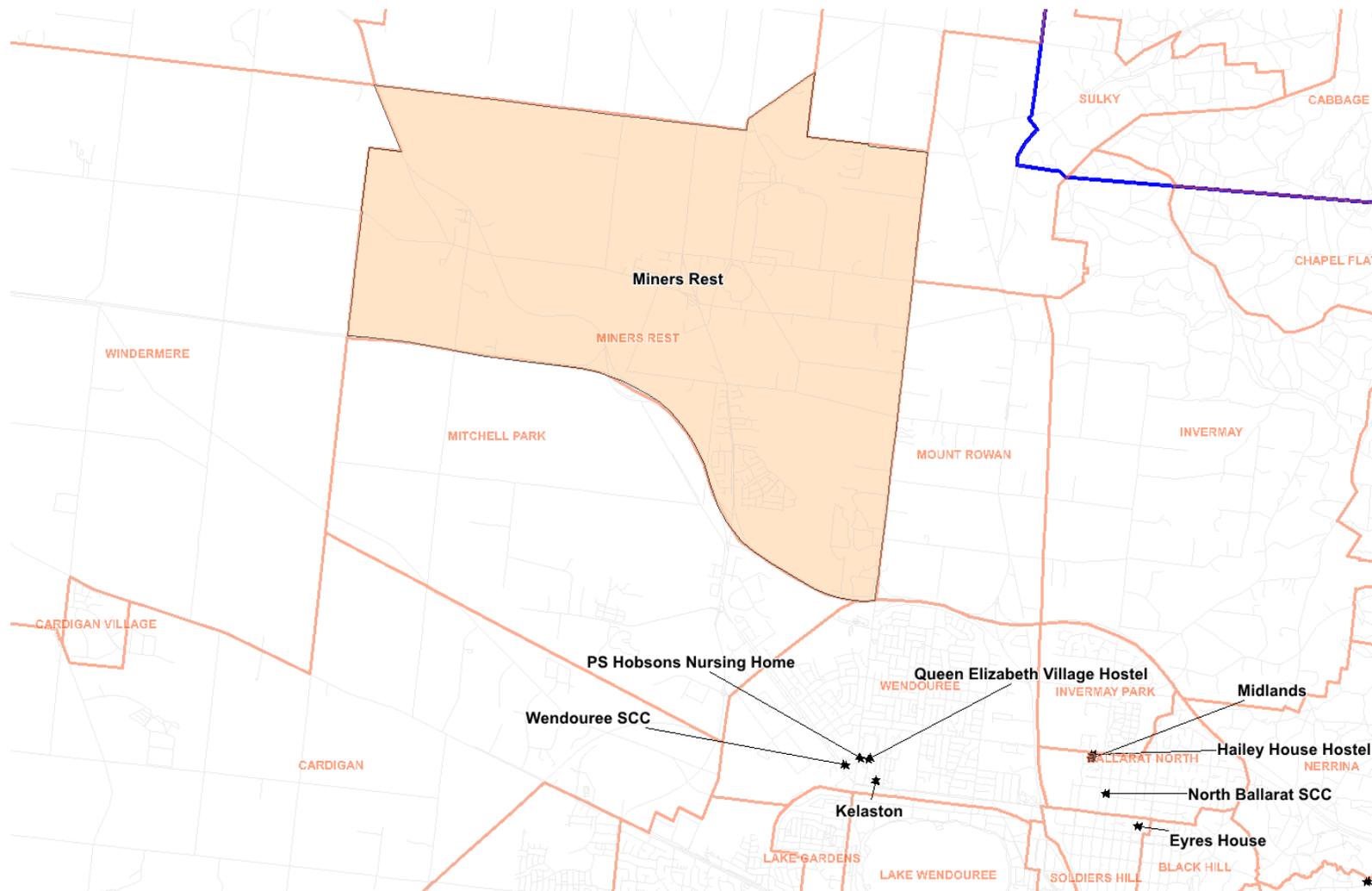


Figure 16 - Residential Aged Care & Facilities for Older Persons



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Figure 17 - Ballarat Community Halls

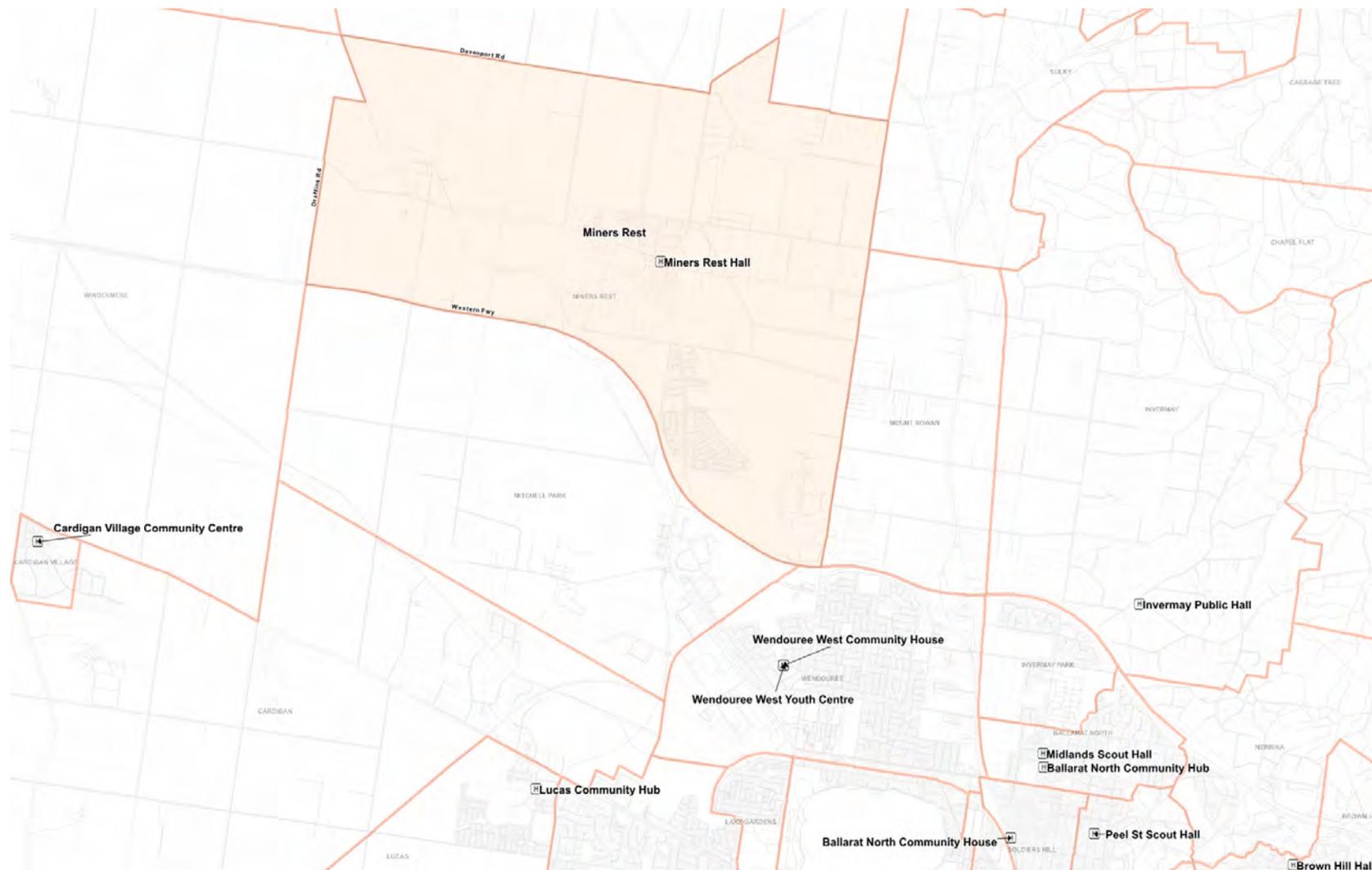


Figure 18 - Primary & Acute Health Services

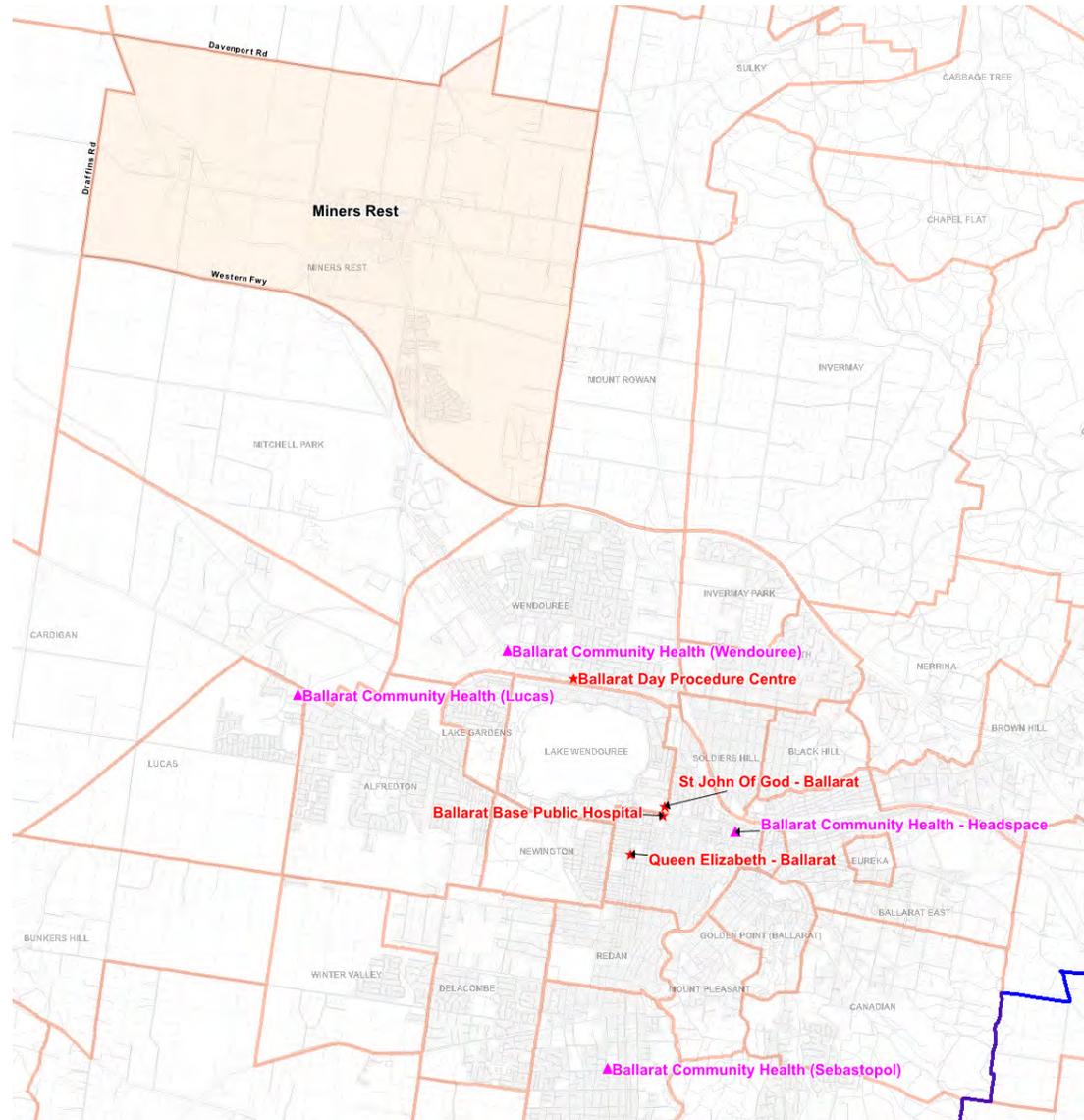
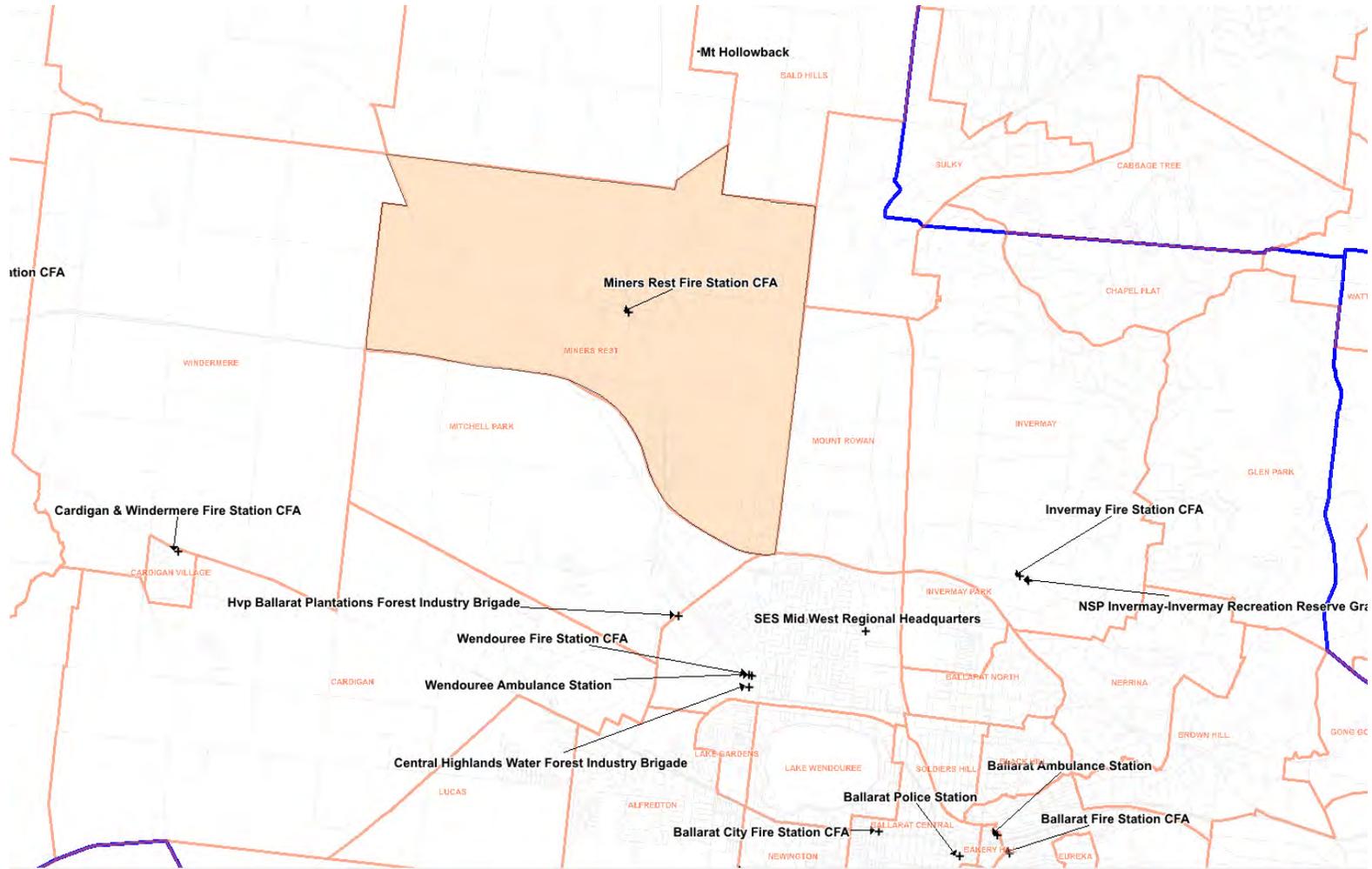


Figure 19 - Police & Emergency Services



# THE MINERS REST PLAN

## Our Township Towards 2040

### ‘What You Said’



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# INTRODUCTION

The City of Ballarat is partnering with the Miners Rest community to deliver The Miners Rest Plan: Our Township Towards 2040' (the Plan), which is a long-term vision and action plan to help best manage change in Miners Rest into the future.

As a rural settlement Miners Rest is one of six local townships participating in the City of Ballarat's Local Plans for our Townships Program. The Plan will:

- Give the community a collective long-term vision and action plan
- Help community groups make a strong case when applying for grants or lobbying for funding
- Give the City of Ballarat and Miners Rest community an in-depth understanding of the availability of, and need for, local services and infrastructure
- Assist the City of Ballarat prioritise its investment in Miners Rest
- Include actions the community can deliver itself
- Assist the Miners Rest community and City of Ballarat to manage change
- Provide the City of Ballarat with a detailed understanding of local planning issues that are important to the community and establish a direction to guide these challenges.

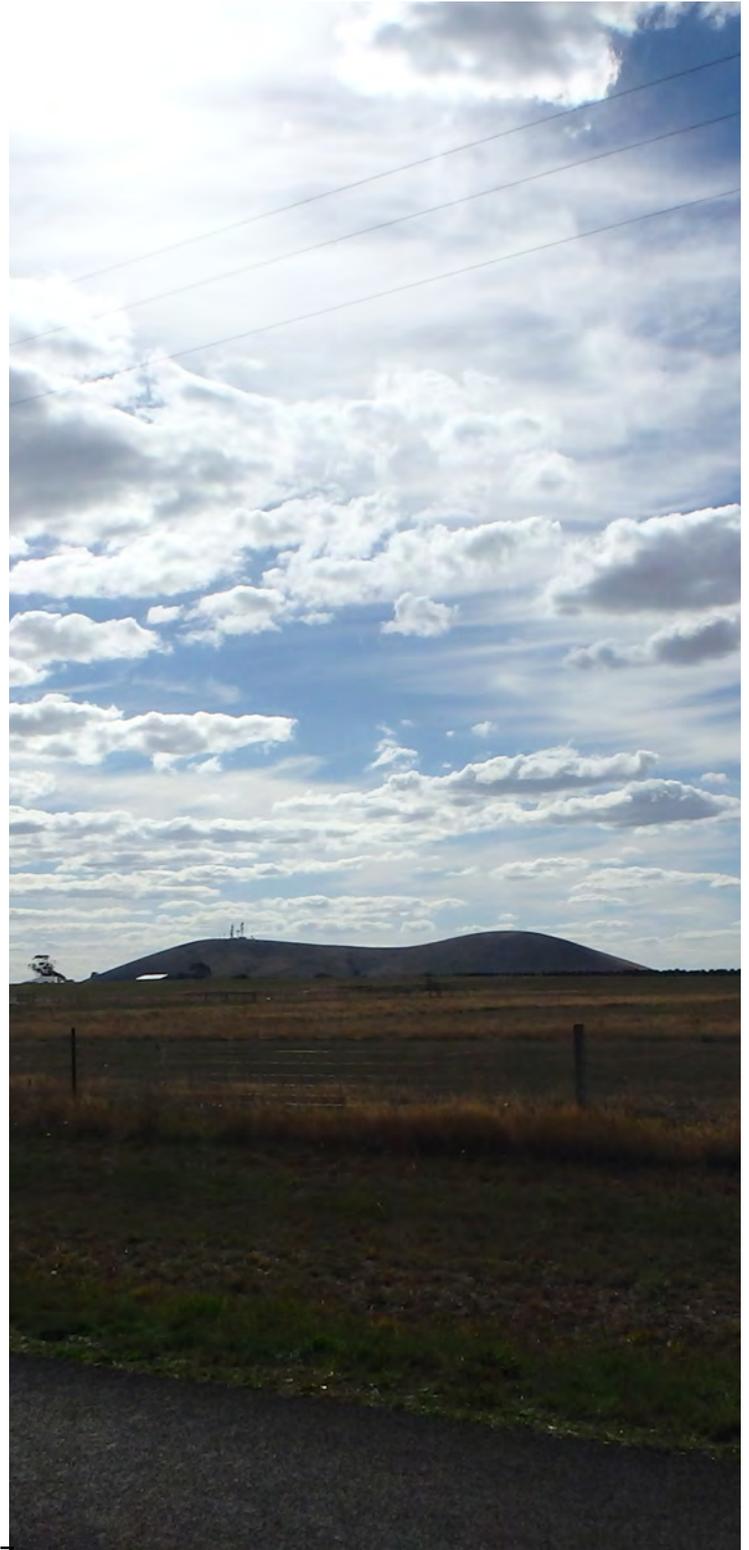
## 'WHAT YOU SAID' REPORT

This 'What You Said' Report has been prepared following the completion of a community survey and community drop in session held between 4pm to 7pm, Tuesday 21st March, 2017 at the Miners Rest Primary School (10 Dundas Street, Miners Rest).

Apart from the survey and community drop in session functioning to introduce the project, it allowed the following three questions to be posed to the Miners Rest community about their own town:

- What do you love about Miners Rest?
- What do you imagine for Miners Rest?
- What do you want to retain in Miners Rest?

This 'What You Said' Report seeks to bring together the range of commentary made through the initial consultation process for the Miners Rest Township Plan.



# RESPONSES

For the first round of community consultation for the Miners Rest Township Plan, received 121 submissions consisting of:

- 46 online submissions
- 63 postcard submissions
- 12 individual letters

In addition to the above, a range of verbal comments made during the Community drop-in session held on 21st March, 2017.

This 'What You Said' Report provides a consolidated summary of commentary made through the initial consultation processes outlined above, and will inform the preparation and development of the Miners Rest Township Plan.



## TOP RESPONSES

### Love:

- The country atmosphere and local environment of the town, with it being quiet and peaceful.
- The sense of community spirit, with diverse age groups, from young families to retirees.
- Close proximity to Ballarat but still feels like a country town.
- Being family-orientated and a positive place to raise children, as it is a relaxed, safe and has a caring community.
- The open rural landscapes and wider views to Mount Rowan and towards the Pyrenees.
- The pub, supermarket, corner store and post office as positive town assets.
- Miners Rest provides country living with city access and being a 'satellite' community to Ballarat with no industry or commercialisation.

### Imagine:

- Provision of more retail shops, cafés, chemist, doctors' surgery etc.
- Provision of a sporting hub including sports ovals, netball courts, bowling club, leisure centre, gym, swimming pool/ waterpark, café etc.
- Provision of improved park facilities including, paths and play equipment (swings, slides, toilet blocks, BBQ equipment, drinking taps etc.).
- Development of more walking and bike tracks to connect different parts of the town, as well as Ballarat and the surrounding region (including from MacArthur Park into Miners Rest, and open Nelson Street past the quarry to connect to the school).
- Implementation of better traffic management within and surrounding the town, including more formalised roads.
- Provision of a true town centre/ village centre to provide a focal point for the town.

### Retain:

- The rural nature, community focus and small town feel
- The friendly, safe and thriving country feel.
- Parklands and open spaces.
- Large blocks, avoiding high-density housing.
- Existing commercial facilities.



## “WHAT DO YOU LOVE ABOUT MINERS REST?”

The written comments received from respondents about what they love about Miners Rest have been further categorised into general themes. With the nature of individual views being on a range of matters, a number of differing points of view were revealed, but have all been documented within the summary below.

### History

- The town’s history – it’s all in the name

### Character & environment

- The country atmosphere and rural environment of the town, with it being quiet and peaceful
- The open rural landscapes and wider views to Mount Rowan and towards the Pyrenees
- Waterway and features such as Burrumbeet Creek and Miners Rest Wetlands
- Spacious streetscapes
- Close proximity to Ballarat, but still feels like a small country town,
- Miner’s Rest provides country living with city access and being a ‘satellite’ community to Ballarat with no industry or commercialisation

### Housing

- Affordable housing and land
- Larger allotments and small amount of multi-dwelling developments
- The town has not been overdeveloped,

### Landuse & activity

- Ballarat Turf Club at Dowling Forest Racecourse being a focus for the equestrian industry and home to the thoroughbred horse racing in Western Victoria

### Community

- Being family orientated and a positive place to raise children as it is relaxed, safe and has a caring community
- The sense of community spirit, with diverse age groups, from young families to retirees
- The excellent primary school with its own sense of community

### Recreation & community facilities

- The new park upgrades (including: playground, bike track and walking track) being a positive contribution to the community
- The existing community hall
- The town only being a short distance to the Clunes swimming pool

### Traffic, transport & access

- The lack of traffic issues in the town and surrounds, but with close freeway access
- The close proximity to Wendouree Train Station

### Commercial development

- The pub, supermarket, corner shop, post office are positive town assets
- The lack of heavy industry or large retail shop strip within the town
- The agricultural links and rural connection surrounding Miners Rest
- Being close to other larger shopping centres (i.e. Stockland Wendouree)



# “WHAT DO YOU IMAGINE FOR MINERS REST?”

The comments received from respondents about what they imagine about Miners Rest have been further categorised into general themes. With the nature of individual views being on a range of matters, a number of differing points of view were revealed, but have all been documented within the summary below. Particular points of deviation of opinion are related to potential housing and commercial growth within Miners Rest, of which will need to be further investigated and explored through the preparation and development of the Miners Rest Township Plan.

## History

- Foster an increased appreciation of the racehorse history of Miners Rest

## Character & environment

- Additional canopy trees/ nature strip planting and improved street lighting (preference for native and not exotic species)
- Maintenance of the existing character of Miners Rest as a semi-rural township and avoid proposing small urban blocks
- Maintenance of the township 'as is' without substantial change
- Eradication of pest plants
- Allowing the removal large trees on private blocks

## Housing

- Only allowing minimal growth by allowing single dwellings on large lots and prevention of small urban blocks, townhouses and flats
- Alternate view expressed regarding allowing moderate housing growth within the town but not being overdeveloped by further block subdivision
- New housing should be provided around any future recreation reserve
- Potential to accommodate housing development in the old quarry
- Potential for housing development immediately to the east of the township (as it is close to existing town)
- Allow rural residential type zoning between Miners Rest and Mount Rowan to encourage more premium lifestyle properties that retain the country feel

## Landuse & activity

- Local events which celebrate Miners Rest as horse training area
- Maintenance of farming as the main and highly valued industry for the local community
- Expansion of the existing equine industry around Dowling Forest - also encourage other equine pursuits, through allowing more housing to be built in this area through removing / amending the Special Use Zone.
- Review the extent of smaller lots within the Farming Zone which are not viable for farming activates and should be rezoned for rural lifestyle type purposes
- No saleyards development - or at least move it further away from Miners Rest

## Infrastructure

- Provision proper flood measures and adequate drainage to prevent future flooding impacts
- Improved internet infrastructure/ NBN/ mobile coverage for personal and commercial use

## Community

- Provision of more community facilities within the township
- Provision of better community planning, including community noticeboard, locally focused community events etc.
- Maintenance of visiting library facilities
- Improved management of crime with the longer term potential for a police station



## Recreation & community facilities

- Provision of community services to keep pace with town growth
- Provision of a sporting hub including sports ovals, netball courts, bowling club, leisure centre, gym, swimming pool/ waterpark, café etc.
- Provision of a community hub to support community groups
- Provision of improved park facilities including paths and play equipment (swings, slides, toilet blocks, BBQ equipment etc.)
- Provision of more facilities for the youth of the township (skate park etc.)
- Retention of and provision of upgrades to local community hall
- Provision of a new local community hall to replace the old
- Provision of a new community centre for multi-purpose use e.g. senior citizens, indoor sports etc.
- Additional kindergarten places and day-care centre
- Provision of a bigger primary school with ample parking
- Potential development of a secondary school in the longer term
- Provision of business centre for use by local home businesses.
- Provision of a visitor information centre or story board to display the history of Miners Rest in a prominent part of the town
- Provision of regular consultation with community to get the best out of the process and to provide for community ownership

## Employment

- Foster a thriving community with strong employment opportunities on the back of the local racing industry
- Support, respect and enhance the local racing industry
- Provision of a larger Primary School



## Traffic, transport & access

- Implementation of better traffic management within and surrounding the town, including more formalised roads
- Creation of more than one road in and out of MacArthur Park
- Improved school crossings and better management of parking at the primary school, (including potential to make Dundas Street one way only)
- Development of more walking and bike tracks to connect different parts of the town, as well as Ballarat and the surrounding region (including from MacArthur Park into Miners Rest; and open Nelson Street past quarry to connect to school etc.)
- Construction of appropriate footpaths that do not become dangerous & impassable when it rains
- Facilitation of improved public transport options via increased bus services
- Provision of caution signage in Kennedy's Road to acknowledge racing industry activities and manage traffic safety
- No ongoing impact of noise from learner pilots flying from Ballarat Airport (currently 200 circuits a day)

## Commercial development

- Provision of a true town centre/ village centre to provide a focal point for the town
- Provision of more retail shops, café, chemist, doctors' surgery etc.
- No need for additional shops - existing services are adequate
- Maintenance of a quiet town with saleyards development not proceeding
- Provision of a 10km 'exclusion zone' around the township to prevent uses with potential amenity impacts



# “WHAT DO YOU WANT TO RETAIN IN MINERS REST?”

The comments received from respondents about what they want to retain in Miners Rest have been further categorised into general themes. With the nature of individual views on a range of matters, a number of differing points of view were raised about what respondents want to retain within the town, which have all been documented within the summary below.

## History

- Celebration of the long and interesting history of this area
- Foster an increased appreciation of the racehorse history of Miners Rest

## Character & environment

- Retention of the character of the town 'as is' without substantial change
- Retention of the rural nature, community focus and small town feel
- Retention of open spaces and large area of land for animals/ grazing/ farming
- Retention of trees, wetland, native planting, and the healthy rural environment
- Retention of the feel of Miners rest as a dormitory township

## Housing

- Retention of country feel, with no more housing estates
- Retention of larger blocks and avoid high density housing
- Retention of opportunity for rural residential lifestyle – i.e. Farming Zone should not be developed for further small house lot development which is ruining the character and country feel

## Landuse & activity

- Retention of the potential for the expansion of the horse industry

## Community

- Retention of friendly and safe, thriving country community feel and community spirit
- Retention of happy residents
- Retention of opportunities for fairness and bringing more families to a supportive community

## Recreation & community facilities

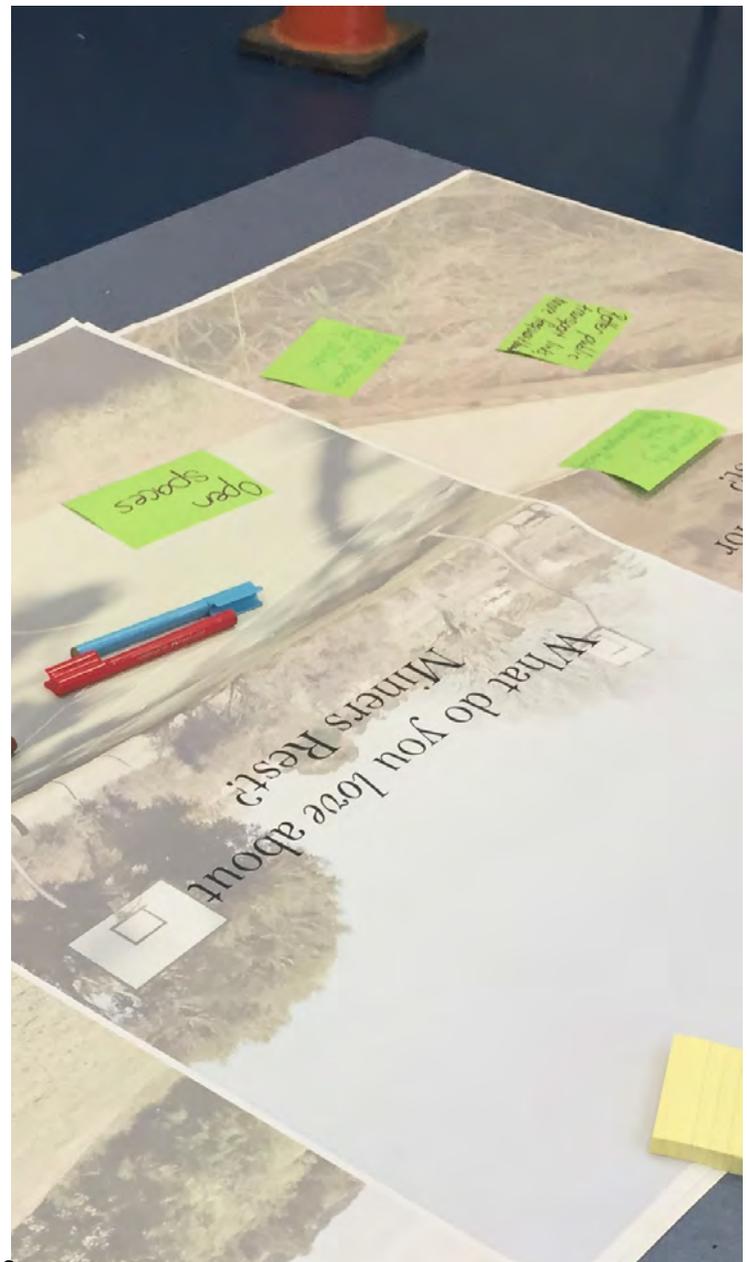
- Retention of the school
- Retention of community hall
- Retention of parkland and recreational open spaces

## Commercial development

- Retention of existing commercial facilities

## Traffic, transport & access

- Retention of public transport services



## DETAILED SUBMISSIONS

In addition to the general survey responses summarised above, 12 individual letters were submitted to Council, while detailed verbal comments were made during the community drop-in session held on Tuesday 21st March, 2017.

The commentary within submitted letters and made verbally at the community drop-in session is summarised below.



## VERBAL COMMENTARY: COMMUNITY DROP-IN SESSION

Following below are the combined notes and observations made during the initial Community drop-in session hosted at Miners Rest Primary School on 21 March, 2017 between 4-7pm. It is estimated in the order of 40-50 community members attended over the course of the 3 hour consultation event.

While many community members provided written feedback to these prompts via written responses on posters provided, a number provided only verbal feedback in conversation with facilitators (either one-on-one or in small groups). In an effort to capture as much feedback and information as possible, a summary of the main points of these conversations have been provided below under general themed headings.

From this summary a number of comments are noted to be in conflict with the views of others, however these are simply documented below, without further analysis of whether they are strategically valid or appropriate for facilitation through the Township Plan process. All relevant matters will be further considered and addressed as appropriate through the preparation and development of the Miners Rest Township Plan.

### Character & environment

- Many community members expressed an assumption that the population of Miners Rest will grow.
- Population growth of the township was generally viewed in a positive light, with the understanding that an increased population is likely to result in additional services and facilities for residents.
- Significant interest in the potential for residential growth of the town, and a number of enquiries relating to zoning and the potential to subdivide specific, individual lots for development.

### Housing

- There was mixed responses with regards to growth and existing house estates – most people seem to not mind them – some think only low levels of growth is appropriate, but others acknowledge that if you want more services you may need some more residential growth. Others highlighted potential need for more varied housing choice in Miners Rest, in part to facilitate aging in place etc.
- Mixed views on where residential growth should potentially be located, including some options specifically driven by land ownership interest. Suggestions included:
  - Residential growth should 'infill' areas between newer estate at MacArthur Park and older Miners Township (east side of Howe Street) - although others viewed this area as being significantly flood prone and should not be built on at all – including the existing subdivisions currently under construction.
  - Owners of land south of Cummins Road / west of Howe Street highlighted that this was prime land to facilitate future residential growth and flooding impacts could easily be mitigated through drainage infrastructure.
  - Some suggested township growth should extend north of Kennedys Road, although others viewed this as creating a sprawling linear settlement and impacts on rural land opportunity.
  - Others raised potential opportunity for residential development in/ around quarry site.



## Landuse & activity

- Existing landowner of Farming Zone land to south of the equestrian precinct of the strong view that existing lot sizes were too small to accommodate an economically viable agricultural use. Therefore should be allowed to subdivide existing dwelling, or should be rezoned to allow the same. Highlighted a desire for a 'rural lifestyle' living but that other forms of 'rural lifestyle' lots such as within the Rural Living Zone and Low Density Residential Zone were too expensive, therefore subdivision in the Farming Zone should be allowed.
- The equestrian industry was raised as a significant asset for the town and should be strongly protected. Highlighted that equestrian related activities occurred in many areas surrounding Miners Rest (including west of town) and not just surrounding the racetrack. Therefore rural areas surrounding the town should be project for this opportunity. Issues of horse access to racetrack along Kennedy Road highlighted and needs to be addressed, and while the access tunnel was supported, it was questioned who would pay for this.
- Numerous attendees referred to poor planning relating to the saleyards development and the negative impacts it would have on the town.

## Infrastructure

- Flooding within/ throughout the town was raised and a number of landowners were of the view that flooding impacts could be easily mitigated through stormwater drainage work.

## Community

- Residents of MacArthur Park who attended the session were questioned on how they viewed the area in context of Miners Rest, noting they were strongly of the view they are part of the Miners Rest town.



## Recreation & community facilities

- Highlighted that additional community facilities/ recreation facilities/ sports oval etc. was needed within the town. Locations of where this should be located differed, but generally appeared to focus on land at and surrounding the axis of Howe Street and Cummins Road.
- Critical issues with and school capacity and the need to grow/ expand was raised. Highlighted that the school does not have the land to expand which is a substantial constraint. Suggested that the school could be relocated to a more central position within the town and to be combined with the future community facilities/ hub.

## Traffic & transport & access

- Critical issues with existing school access and parking were raised. Modifications to road access arrangements were suggested, including introduction of one way road circulation; potential for a drop off/ pick up zone; along with potential to substantially increase on street parking through new angled parking etc.
- Highlighted that off-road shared paths (pedestrian/ bikes) was lacking within the town and necessitated the need to drive children to the school. Suggested there were clear opportunities to develop a shared path network to link MacArthur Park to the primary school via Nelson Street (noting the existing road reservation does not currently accommodate a road).
- Suggested there should be an extension of the urban bus service to Miners Rest.

## Commercial Development

- There were many ideas and suggestions made regarding the commercial centre, including the need for a chemist, medical centre, bakery etc., and the potential long term opportunities for police / ambulance / fire stations. There was a general desire for the "village feel" to be retained.



## WRITTEN COMMENTARY: INDIVIDUAL LETTER SUBMISSIONS

Following below is a consolidated summary of commentary made within the 12 individual written submissions made to Council.

From this summary a number of comments are noted to be in conflict with the views of others, however these are simply documented below, without further analysis of whether they are strategically valid or appropriate for facilitation through the Township Plan process. All relevant matters will be further considered and addressed as appropriate through the preparation and development of the Miners Rest Township Plan.

### History

- Strong history and story of the township

### Character & environment

- Retain the character of Miners Rest
- Reduce the visual impact of the Saleyards through tree planting along the highway
- Implement other measures to mitigate the amenity impacts of the Saleyards
- Close proximity to Ballarat, employment opportunities, and convenient access to the Western Freeway

### Housing

- Notes opportunity to develop residentially zoned land to the north-west of the quarry and the potential to mitigate the impacts of inundation/floodwaters
- Miners Rest can and should become an integrated set of housing estates
- Seeks to reinforce the need for Miners Rest to accommodate residential development opportunities through recognizing potential for growth in the south west area of the Township – specifically land located on the south-west corner of Cummins Road and Lindsay's Road
- Housing in the Township represents another residential option and style of living in urban Ballarat and contributes to the diversity of lifestyle and choice in the municipality
- Anticipated future growth and the potential to provide for lifestyle choice of housing
- Land at Cummins Road as an ideal location and logical extension off the existing residentially zoned land. This sites potential use has already been broadly recognized by Council, including via a resolution on 14 December 2011, and the 1994 and 2007 ODP
- Potential to redevelop the quarry site for residential purposes

### Community

- Strong sense of community – identifies need to protect the existing character of the township

### Landuse & activity

- Note the potential to redevelop the quarry site following completion of rehabilitation as 'a major asset for Miners Rest and the municipality as a whole'
- Suggestion that any future development incorporate a variety of uses and significant open space
- Suggest that MSS should include, if necessary, a clear outline development plan (ODP) for Miners Rest
- Need to integrate Sunraysia Heights and MacArthur Park with the Miners Rest Township
- Need for developers to improve flooding issues rather than "not making it worse"
- Planning controls to improve flood mitigation
- Development along Burrumbeet Creek as exacerbating flooding issues
- Future development in Miners Rest should abut existing development where possible
- Acknowledges the impact of flooding on the Miners Rest Community including the potential for flood water to infiltrate sewerage networks, potentially leading to sewerage spills, interruptions in sewerage services and costly clean-up after flooding has subsided
- Significant amount of land zoned for residential use that is subject to flooding, and therefore appears unsuitable for residential development
- Supportive of proposed planning controls developed by Council under Amendment C178
- Supportive of Council giving further consideration to amending residential zones where it has been determined that further development would be prohibited due to flooding concerns

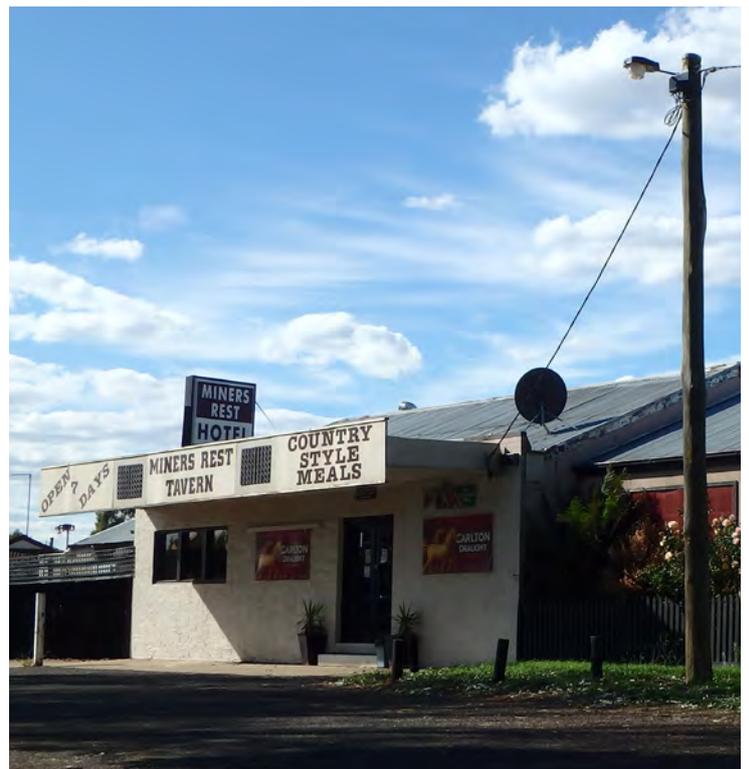


## Recreation & community facilities

- Request to Council to make provision for a new, better located and more appropriate site for a fire station in Miners Rest in light of past and projected rapid growth of the Township
- MUST look at the necessary infrastructure that is needed and decide the optimum place for services
- Recreational needs of the town – Miners Rest is a “young” area and recreation is vital for its continued development and prosperity
- Demand for more housing will bring more services – such as medical and care facilities
- Need to plan for increasing demand for services
- Need to put aside areas (land) for services and infrastructure now
- Issue of land locked school
- Plan for Miners Rest should include:
  - A new school area
  - A new fire station
  - Plenty of recreation areas, including an oval to encourage people to be more active
- Expanded township will provide opportunities for more infrastructure, a greater commercial offering, secondary school, and sports facilities
- Potential for connected bike tracks linking activities
- Real need for more support services such as medical facilities, a new school, a new fire station with its own assigned pumper unit, and community recreation spaces including sporting faculties
- Rehabilitate the old quarry site as a beautiful lake and park area
- Need to encourage connection between housing estates through the provision of walking or cycling paths – also encourage healthier lifestyles
- New multi-use facility to for community use, including sport and recreation, to replace the existing Miners Rest town hall
- Creek still divides walking paths in the Memorial Park
- Relocation of the school
- New school to adjoin sports facilities and community centre
- Activities for growing youth population
- Ballarat Turf Club in Miners Rest requires some support in infrastructure surrounding the club
- Development growth should come with facilities

## Traffic & transport & access

- Safety concerns regarding traffic during drop-off and pick-up times from the school



## DRAFT VISION & OBJECTIVES

Following on from the summary of the initial phase of community consultation as outlined above, a draft vision and objectives have been prepared. These have been prepared in response to the range of community commentary received to date and are intended to guide and underpin the drafting and preparation of the Miner's Rest Township Plan.

The inclusion of the draft vision and objectives being included within this report, it provides opportunity for comment and feedback to be received by the Miner's Rest community which will assist with their refinement and finalisation of the draft Miner's Rest Township Plan.

### DRAFT VISION FOR THE MINER'S REST TOWNSHIP PLAN

The draft vision for the Miner's Rest Township Plan which has been prepared following the first round of community consultation is:

*In 2040 Miners Rest will be:*

- *A family orientated rural township with a friendly and inclusive community spirit.*
- *A compact and contained township functioning as a separate 'satellite' settlement to Ballarat.*
- *A township character which is positively influenced by location within a broader open rural landscape.*
- *A township with ample commercial uses and activities serving the day to day needs of the local community.*
- *A vibrant, inviting, attractive and clean township with well-designed, tree-lined streetscapes and pedestrian/ cycle connections linking all major community hubs (incl. primary school, community hall/s, recreation reserves, sports ovals etc.).*
- *A township recognised and celebrated for its significant equestrian industry.*
- *A township with ample public transport options and safely managed vehicle traffic.*



## DRAFT KEY OBJECTIVES FOR THE MINER'S REST TOWNSHIP PLAN

The draft objectives for the Miner's Rest Township Plan which has been prepared following the first round of community consultation and will underpin the direction of the Draft Miners Rest Plan are:

- To explore opportunities for the potential growth of the township without compromising its compact rural township character within a wider landscape setting.
- To protect and enhance the established format of existing housing stock, which predominantly consists of single detached dwellings on larger landscaped allotments.
- To explore opportunities for the provision of a more diverse range housing types to suit lifestyle choices and assist aging in place.
- To manage and appropriately respond to the impact of flooding throughout Miners Rest.
- To develop a township heart through the definition and strengthening of the commercial/ retail role, including provision of clear urban and built form guidance for future development.
- To encourage new forms of residential and commercial development on vacant land Mixed Use Zone land.
- To facilitate new and appropriately located sporting, recreational and community infrastructure to benefit the overall township.
- To improve pedestrian and cyclist mobility and infrastructure throughout the township, including links to commercial and community activity nodes.
- To support and promote the continuation and expansion of the equestrian industry and supporting business activities.
- To minimise pedestrian and vehicular conflict zones, including within the streets surrounding the primary school.
- To improve street amenity through planned targeted streetscape planting.



# FORWARD PROGRESS

The summary of initial consultation feedback outlined above provides an important synopsis of what are the current values of the Miner's Rest community, and aspirations for the future.

Each submission has been reviewed by City of Ballarat staff and consultant's team and have been used to inform the development of a draft vision and objectives which will be utilised during the drafting and development of the for the Miner's Rest Township.

Once the Miner's Rest Township has been drafted it will be the subject to further community consultation and review.

Following this further consultation process the Miner's Rest Township Plan will be finalised, and once formally adopted will constitute the strategic document to guide the City of Ballarat's work over the next decade.



# MINERS REST TOWNSHIP PLAN

## Issues & Opportunities Report

for community discussion



SEPTEMBER 2017

282

CITY OF  
BALLARAT



hansen

## Acknowledgements

### Council Project Team

Lisa Kendal, Acting Manager Strategic Planning

Emily Hobbs, Strategic Planning

### Hansen Partnership

Richard Stevenson: Project Manager / Associate Urban Planner

Gerhana Waty: Associate Urban Designer

Joel Schmetzer: Urban Planner

Milly Gamlin: Urban Designer

### ASR Research P/L

Rob Panozzo, Community Infrastructure Planner

Version	A	B	C	D	E
Issue Date					

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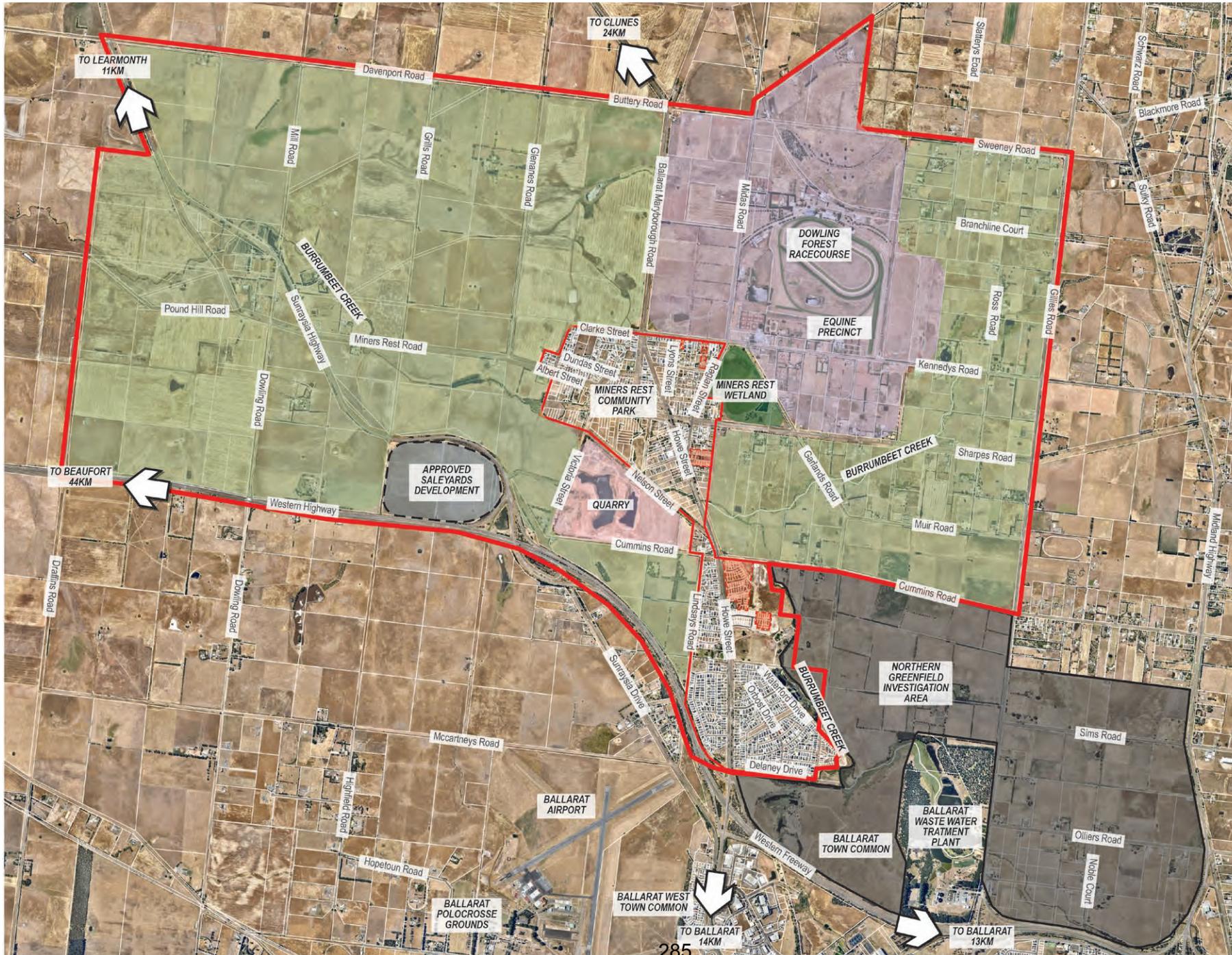
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**Miners Rest Township Plan**

Study Area

Legend

- Study area
- Extent of urban zoned land
- Northern Greenfield Investigation Area
- Proposed subdivision
- Approved saleyards development
- Rural/ agricultural land
- Equine Precinct
- Quarry
- Miners Rest Recreation Reserve

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Project Ref: 17.085  
 Dwg No.: UDD-001  
 Scale: 1:12500 @A3  
 Date: 15.09.17  
 Revision: A

hansen partnership pty ltd  
 melbourne | vietnam  
 level 4 136 exhibition st  
 melbourne vic 3000  
 t 61 3 9554 8844 f 61 3 9554 8088  
 e info@hansen-online.com.au  
 w hansen-online.com.au

Figure 1 Miners Rest Study Area

## Introduction

The City of Ballarat has engaged Hansen Partnership in association with ASR Research to prepare the Miners Rest Township Plan.

The Miners Rest Township Plan will set out a long term strategic framework to consider the potential future growth options and public realm upgrades for Miners Rest.

It will also provide a framework for community based initiatives and actions, and the integration of Council's services and programs, existing policies and strategies. It will assist in establishing the role of Miners Rest in the context of the broader municipality and the Ballarat region.

## Purpose

The purpose of the Issues and Opportunities Report is to allow community discussion and input into potential key directions for the Township Plan.

This report has sought to draw together a large volume of background investigation and analysis and to commence documenting potential ideas and directions for discussion and confirmation with the Miners Rest community.

The Issues and Opportunities report has been informed by background desktop analysis, site visits, stakeholder meetings, as well as the detailed feedback received from the first consultation event.

The range of identified Issues and Opportunities are framed around three key themes and directions which are intended to provide context and guide the future Township Plan.

The project team is seeking community feedback on this Issues and Opportunities report and would welcome your own ideas for potential inclusion in the Miners Rest Township Plan. Despite a range of ideas and suggestions being made through this document, they are not 'set in stone', rather have been proposed so as to generate discussion and to obtain initial community feedback before a more detailed and intensive design and documentation process of the Miners Rest Township Plan is undertaken.



*Dundas Street, Miners Rest (parking to frontage of Primary School)*

## Study Area

The Study Area includes the full extent of the Miners Rest postcode, but excluding the Northern Greenfields Investigation Area. The study area is broadly bounded by Davenport Road to the north, Western Fwy to the south, Gilles Road to the East and Draffins Road/ Sunraysia Hwy to the west. Refer to Figure 1.

However the main focus of the study area is on the established 'township' area and surrounds, where the study will consider Miners Rest within its semi-rural context and broader context of Ballarat. The extent of the existing township is shown on Figure 2.

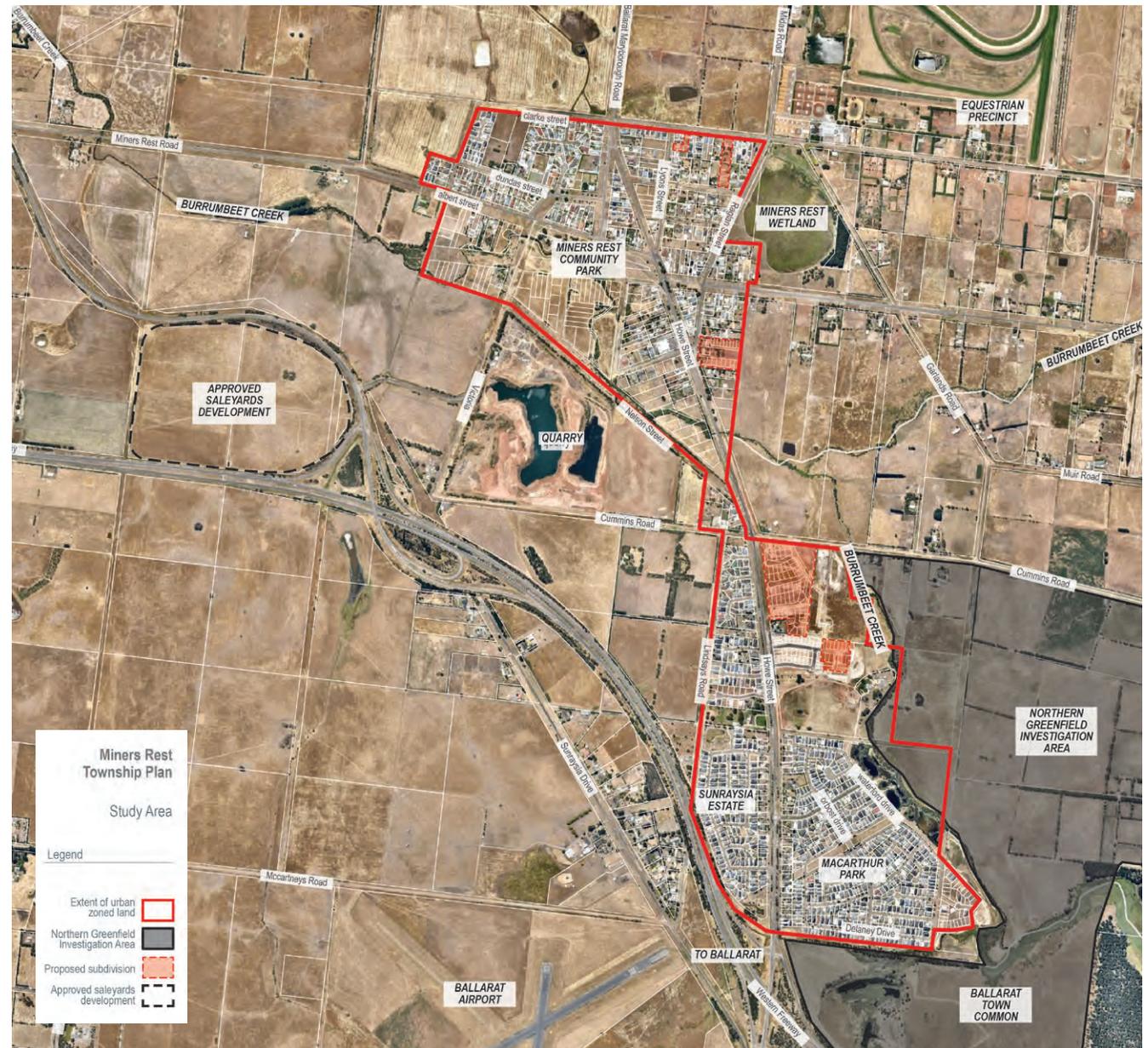


Figure 2 Extent of existing urban zoned land

## Context

Miners Rest is a small rural township/ settlement located immediately north of the Western Freeway, some 17 kilometres north of the Ballarat Central Business District.

The Township is physically separated from the outer northern edge of Ballarat by the Western Freeway, while the north/south aligned Howe Street runs through the centre of Miners Rest.

Miners Rest is characterised by the original township area located to the north of Cummins Road and the new residential estates of Macarthur Park and Sunraysia Estates located south of Cummins Road towards the Western Freeway.

The Township area of Miners Rest is set within a broader open rural/ agricultural landscape, which includes open views and scenic vistas of a number of surrounding volcanic hills/ landforms.

Other major land uses/ developments within Miners Rest include:

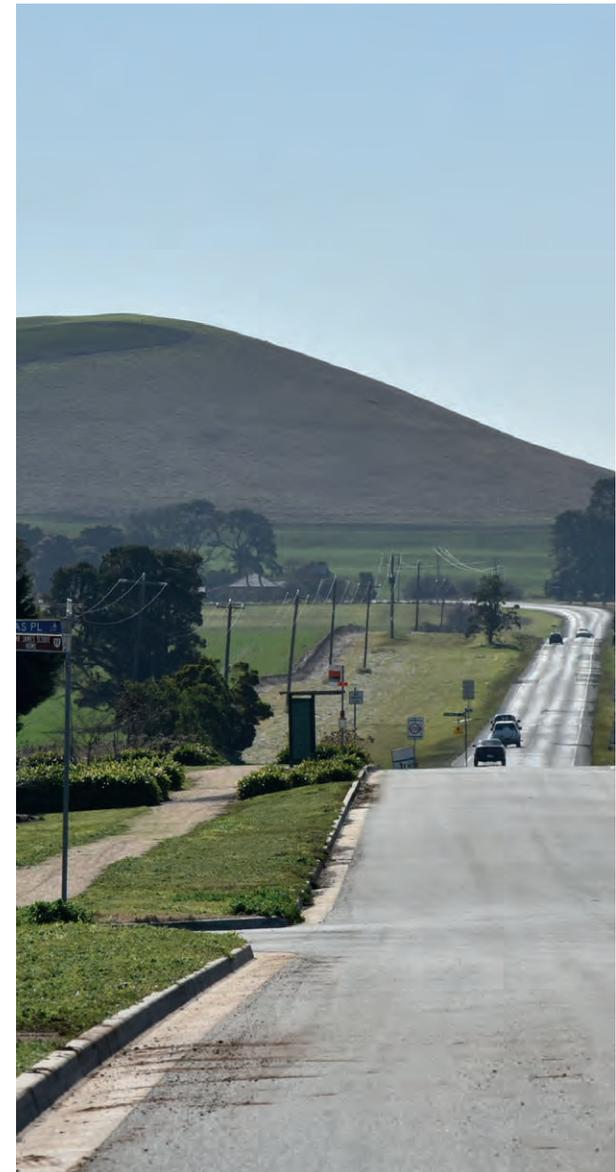
- The Dowling Forest Racecourse and surrounding equine precinct (located immediately to the north west).
- The Miners Rest Community Park, and the Miners Rest and Macarthur Park Wetlands.
- The former quarry (site has been decommissioned and recently rehabilitated for potential redevelopment).
- The Central Victorian Livestock Exchange development (approved by separate planning processes, but yet to be constructed).

## Population

According to the 2016 ABS Census, the current population of Miners Rest is 4,430 people. This amounts to a population increase of 17% since the 2011 Census.

The largest age groups within Miners Rest are those aged between 0 and 9, followed by those aged between 30 and 39. This is indicative of the population of Miners Rest predominantly consisting of young families. When compared with the rest of the municipality, the population has a smaller number of retirees and has a shrinking number of those aged between 18 and 34 when compared with the 2011 population.

The population forecasts for the City of Ballarat prepared by .id consulting is based on the Miners Rest/ Mitchell Park data collection area. 2016 .id consulting data indicates the combined areas of Miners Rest/ Mitchell Park has a population of 4,298 (which is lower than the ABS figures for Miners Rest). Notwithstanding this, according to .id consulting projections, the Miners Rest/ Mitchell Park population is projected to grow by 1,821 to 6,119 (i.e. 42%) by 2036. The majority of this growth is anticipated to be accommodated within Miners Rest.



*Creswick Street, Miners Rest*

## Landscape/ Rural Setting

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.

The relatively open landscapes with the volcanic cones rising out of the landscape provides for a visually strong and iconic landscape setting to the Township. Many of these open views are available at the peripheral edges of and approach to the town, however there are some particularly significant open landscape views to the west and north west available along Howe Street in the section north of Cummins Road.

Through community consultation these landscape views were highlighted as being an important character value element for the Township.

## Central Victorian Livestock Exchange

The Central Victorian Livestock Exchange (CVLX) is located to the south-west of Miners Rest, at the intersection of the Western Highway and the Sunraysia Highway. The CVLX is being relocated from the existing Saleyards site in Latrobe Street Ballarat, and will be a facility of regional significance.

An Independent Planning Panel was held in September 2015 to review concerns relating to the development and ensure that the planning approvals processes for the CVLX address these matters.

A number of ongoing concerns relating to the CVLX have been expressed during consultation for The Miners Rest Plan.



Open landscape views/ rural setting surrounding Miners Rest - view to the north

## Dowling Forest Precinct Equine Industry

The Dowling Forest Precinct is the home of thoroughbred training within the Ballarat region, and the economic and business growth opportunities linked with the growth of the equine industry in Miners Rest are extremely important to the future of the town.

Ballarat is one of five training centres that have 'Tier 1' status in Victoria and one of three in regional Victoria, along with Cranbourne and Mornington. Horse training facilities exceed other public training centres in Victoria, which has resulted in a rapid expansion in the number of horses trained at Miners Rest in recent years.

Racing Victoria has identified Miners Rest as a key training centre for growth and expansion in the future.

Council recognises the importance of the equine industry to Miners Rest and Ballarat more broadly, and has sought to support and protect it within the Dowling Forest Precinct. This has involved Council introducing site specific planning controls, including the application of the Special Use Zone (SUZ) to the Dowling Forest Racecourse Reserve (and surrounding land along Kennedys Road), and introduced further modifications to the Farming Zone (FZ).

Council has applied strong land use controls to protect and encourage horse training in the Dowling Forest Precinct is critical to securing the future of the horse racing industry in Ballarat, where it has been estimated that the economic benefit of thoroughbred racing in the region would be in the order of \$60 million.



Downing Forest Precinct

## Ballarat Airport

Although not located within the study area, Ballarat Airport is located immediately to the south of Miners Rest and is considered to be an infrastructure asset of regional significance. While the Airport does not provide for commercial passengers, it currently serves a role for training purposes as well as functioning as a hub for regional emergency services.

Noting its regional role, it is important to ensure its long-term viability and potential future expansion is not compromised by incompatible land use and development on surrounding land, such as sensitive residential uses.

Currently an airport related planning overlay applies to land surrounding the Airport, which indicates potential for aircraft noise. Refer to Figure 4 - Overlay Map. The broad role and purpose of the overlay is to identify land subject to elevated levels of aircraft noise and to ensure land use and development are compatible with airport operations; in addition to limiting people residing in the area likely to be subject to significant levels of aircraft noise. This overlay currently extends into the Miners Rest study area and particularly over parts of Macarthur Park and a small section of land south of Cummins Road.

Should the operations of the Airport be expanded in future the area of land within Miners Rest subject to aircraft noise could potentially be increased. Such potential impacts are important considerations in future land use decisions.



Ballarat Airport located immediately to the south/ south west of Miners Rest



Miners Rest Community Park & Miners Rest Soldiers Memorial

## Initial Community Consultation

Community consultation was undertaken at the commencement of the project. This included a community workshop/ drop in session held between 4pm to 7pm, Tuesday 21st March, 2017 at the Miners Rest Primary School (10 Dundas Street, Miners Rest). In addition a community survey/ questionnaire was circulated to all Miners Rest residents.

In order to guide input into the consultation process, three questions were posed to the Miners Rest community, which included:

- *What do you love about Miners Rest?*
- *What do you imagine for Miners Rest?*
- *What do you want to retain in Miners Rest?*

Following the completion of the consultation process, a 'What You Said?' summary report was prepared to document the range of commentary, and provide a detailed summary and analysis of written submissions and verbal commentary received.

### The 'What You Said?' Report

The 'What You Said?' Report provides a documented summary of received feedback.

The top responses to the three key questions included:

#### Love:

- *The country atmosphere and local environment of the town, with it being quiet and peaceful.*
- *The sense of community spirit, with diverse age groups, from young families to retirees.*
- *Close proximity to Ballarat but still feels like a country town.*
- *Being family-orientated and a positive place to raise children, as it is a relaxed, safe and has a caring community.*
- *The open rural landscapes and wider views to Mount Rowan and towards the Pyrenees.*
- *The pub, supermarket, corner store and post office as positive town assets.*
- *Miners Rest provides country living with city access and being a 'satellite' community to Ballarat with no industry or commercialisation.*

#### Imagine:

- *Provision of more retail shops, cafés, chemist, doctors' surgery etc.*
- *Provision of a sporting hub including sports ovals, netball courts, bowling club, leisure centre, gym, swimming pool/ waterpark, café etc.*
- *Provision of improved park facilities including, paths and play equipment (swings, slides, toilet blocks, BBQ equipment, drinking taps etc.).*
- *Development of more walking and bike tracks to connect different parts of the town, as well as Ballarat and the surrounding region (including from MacArthur Park into Miners Rest, and open Nelson Street past the quarry to connect to the school).*
- *Implementation of better traffic management within and surrounding the town, including more formalised roads.*
- *Provision of a true town centre/ village centre to provide a focal point for the town.*

#### Retain:

- *The rural nature, community focus and small town feel*
- *The friendly, safe and thriving country feel.*
- *Parklands and open spaces.*
- *Large blocks, avoiding high-density housing.*
- *Existing commercial facilities.*

## Draft Vision & Objectives

The 'What You Said' Report also included a Draft Vision and Draft Key Objectives for the Miner's Rest Township Plan.

The Draft Vision and Draft Key Objectives have been used to inform this Issues and Opportunities Report.

The Draft Vision and Draft Key Objectives nominated in the 'What You Said' Report are quoted below.

### Draft Vision

*In 2040 Miners Rest will be:*

- *A family orientated rural township with a friendly and inclusive community spirit.*
- *A compact and contained township functioning as a separate 'satellite' settlement to Ballarat.*
- *A township character which is positively influenced by location within a broader open rural landscape.*
- *A township with ample commercial uses and activities serving the day to day needs of the local community.*
- *A vibrant, inviting, attractive and clean township with well-designed, tree-lined streetscapes and pedestrian/ cycle connections linking all major community hubs (incl. primary school, community hall/s, recreation reserves, sports ovals etc.).*
- *A township recognised and celebrated for its significant equestrian industry.*
- *A township with ample public transport options and safely managed vehicle traffic.*

### Draft Objectives

- *To explore opportunities for the potential growth of the township without compromising its compact rural township character within a wider landscape setting.*
- *To protect and enhance the established format of existing housing stock, which predominantly consists of single detached dwellings on larger landscaped allotments.*
- *To explore opportunities for the provision of a more diverse range housing types to suit lifestyle choices and assist aging in place.*
- *To manage and appropriately respond to the impact of flooding throughout Miners Rest.*
- *To develop a township heart through the definition and strengthening of the commercial/ retail role, including provision of clear urban and built form guidance for future development.*
- *To encourage new forms of residential and commercial development on vacant land Mixed Use Zone land.*
- *To facilitate new and appropriately located sporting, recreational and community infrastructure to benefit the overall township.*
- *To improve pedestrian and cyclist mobility and infrastructure throughout the township, including links to commercial and community activity nodes.*
- *To support and promote the continuation and expansion of the equestrian industry and supporting business activities.*
- *To minimise pedestrian and vehicular conflict zones, including within the streets surrounding the primary school.*
- *To improve street amenity through planned targeted streetscape planting.*



Miners Rest IGA Supermarket



Miners Rest CFA



Miners Rest Primary School



Miners Rest Kindergarten



Existing bus stop: Howe Street



*Miners Rest Quarry - facing north*



*Miners Rest Tavern*



*Miners Rest Community Hall*



*Miners Rest General Store*

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*Commercial Development: west side of Howe Street*

## Key Themes & Directions

Following the documented background analysis and initial community consultation, three key themes and directions for the Miners Rest Township Plan have been identified as follows:

- Theme 1: Celebrate Miners Rest Historic and Natural assets
- Theme 2: Establish a Connected and Unified Township and Community
- Theme 3: Facilitate Township Growth and Prosperity

These three key themes have been used to frame a range of identified issues and opportunities which will form the basis of community consultation on the potential directions of the Miners Rest Township Plan.

An elaboration of identified issues and opportunities under each of these three key themes and directions is provided below, with a series of maps for each theme providing a visual and spatial representation.



*Open landscape views surrounding Miners Rest - view to the west*



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*Open landscape views surrounding Miners Rest - view to the north*

## 1 Celebrate Miners Rest's Natural and Cultural Heritage Assets

Miners Rest is a historic township set in rural/ semi-rural landscape and contains a range of cultural heritage, natural, parkland and landscape assets. Issues and opportunities relating to these assets are addressed below:

### Cultural Heritage Assets

Miners Rest has a rich history and heritage which is part of the story of the Township. The area of Miners Rest was formerly the country of the Wadawurrung community. The Burrumbeet Creek and other water bodies were important to this community as a source of food, water and shelter. Following European settlement, Miners Rest was established as a convenient mid-point stop between the goldfields of Ballarat and Clunes.

### Issues

- Many of the original historic buildings within Miners Rest have been demolished.
- 'Sites of potential heritage significance' as identified through the City of Ballarat's Heritage Gaps Master Plan currently have no formal heritage acknowledgement or protection.
- Lack of publicly available information on the Aboriginal history and knowledge of the region.

### Opportunities

- Acknowledge and celebrate Miners Rest's heritage through the full implementation of the Miners Rest Heritage Trail project (a current project of the City of Ballarat).
- Conduct historical investigation to better understand the development of Miners Rest.
- Undertake heritage assessments of 'sites of potential heritage significance' to determine if formal heritage protection is warranted.
- Consider expanding the Miners Rest Heritage Trail project, including identification of an access path network.

### Questions for Consideration & Discussion

- Should the Miners Rest Heritage Trail project be expanded?
- How could the Aboriginal history of the area be better acknowledged and celebrated within Miners Rest?
- Does the community want to be involved in promoting the Township's history? How?

### Natural Assets: Burrumbeet Creek and Wetlands

Burrumbeet Creek and its tributaries form a natural feature which meanders through the Town. However due to emergent landscape and development patterns, many parts of the Creek are 'hidden' from public view and lack public access. Burrumbeet Creek is also the source of localised flooding impacts (flooding impacts are discussed further under Theme 2).

The Creek itself, although a significant landscape feature, has been assessed as being in poor condition, with little natural habitat, limited species variation and degraded riverside vegetation. It has been identified that the Creek faces a number of environmental threats including algal blooms, direct livestock access (causing bank erosion and contamination), manmade barriers, carp and introduced predator fish. The Creek does support a number of species of plants and animals, including wetland birds and native and exotic fish species. The Creek has been identified as potential habitat for the endangered Growling Grass Frog, although its presence is unlikely due to the Creek's current poor condition and ongoing use to accommodate stormwater flows.

The Miners Rest Wetland is a shallow fresh water marsh of the type that would have been common in Miners Rest and surrounding areas, providing habitat for significant plant and animal species. It has previously been identified that the Wetland has suffered from a lack of inflow as a result of increasingly dry weather periods. Whilst constructed, the Macarthur Park Wetland has the potential to make a positive contribution to the biodiversity and environmental health of the creek.

**Issues**

- Lack of public access and connection to Burrumbeet Creek.
- Localised flooding caused by Burrumbeet Creek, with major impacts being caused in the northern sections of the Township.
- Lack of awareness, support and protection of the environmental values of Burrumbeet Creek.

**Opportunities**

- Increase exposure of and public access to Burrumbeet Creek.
- Improve the biodiversity values and protection of environmental assets of Burrumbeet Creek through conservation efforts and improved land management practices.
- Reduce flooding impacts within the Township.

**Questions for Consideration & Discussion**

- How could access to Burrumbeet Creek be improved and what should it look like?
- How could environmental values of the Creek be improved and protected?

**Natural Assets: Parkland**

Miners Rest has benefit of a number of parkland/ natural assets including the Miners Rest Community Park, as well as the wetland areas discussed above. These form part of a larger network of 'active', and 'passive' and conservation public open space within Miners Rest, providing important opportunities for residents to socialise and recreate.

**Issues**

- Lack of pedestrian/ bike paths to connect public open space areas.
- Strong community desire for a regional sports facility.

**Opportunities**

- Improve connections between parkland areas.
- Continue to develop and improve facilities in open space.

**Questions for Consideration & Discussion**

- How could public open spaces areas be better connected?
- How can existing open spaces continue to improved?

### Natural Assets: Agricultural Land Use/ Rural Landscapes

The township of Miners Rest is set within a wider rural landscape which includes a range of productive agricultural/ farming land uses. Mount Rowan and the Blowhard Hills also provide for a visually impressive backdrop and iconic landscape setting. Many of these open views are available at the edges of the town, however there are some particularly significant open landscape views to the west and north-west available along Howe Street (i.e. north of Cummins Road). There are existing tensions between agricultural uses and 'rural lifestyle' properties, with some landowners advocating to rezone and subdivide farming land for smaller 'rural lifestyle' blocks. A typical argument in favour of subdivision is that the land cannot be viably used for farming or agricultural activities, however equally land parcels could also be consolidated to allow for agricultural use.

### Issues

- Impacts of hobby farms and 'rural lifestyle' lots on existing agricultural and farming activity.
- Pressure for the rezoning and further subdivision of smaller land parcels in the Farming Zone (FZ) for 'rural lifestyle' use.
- Potential for future development to impact upon key rural/ landscape views within and surrounding Miners Rest.

### Opportunities

- Protect valuable productive land and ongoing viability of agricultural activity.
- Establish guidelines to manage pressure for rezoning and subdivision in the Farming Zone (FZ).
- Acknowledge, maintain, protect and frame key rural landscape views.

### Questions for Consideration & Discussion

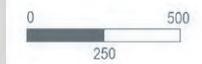
- Are there areas of agricultural land not suitable for farming? How might this land be used?
- What are the key rural/ landscape views within Miners Rest which should be acknowledged/ protected?



**Miners Rest Township Plan**  
**Celebrate Miners Rest's Natural and Cultural Heritage Assets**  
 Issues & Opportunities

- Legend**
- Extent of urban zoned land
  - Potential future shared trail
  - Maintain viewline to Blowhard Hills
  - Potential wetland along Burrumbeet Creek
  - Implement masterplan initiatives for Miners Rest Community Park
  - Flood Overlay (FO)
  - Land Subject to Inundation Overlay (LSIO)
  - Northern Greenfield Investigation Area
  - Rural/ agricultural land

- Points of Historical Interest**
- Former Derby Hotel 1
  - Former St. Paul's Church of England 2
  - Former Wesleyan Church 3
  - Former Police Station and Residence 4
  - Former Brckworks 5
  - Former Flour Mill 6
  - Miners Rest Primary School 7
  - Miners Rest Hall 8
  - Dundas Street Hall 9
  - Former Blacksmiths 10
  - Quarry 11
  - War Memorial 12
  - Dowling Forest Racecourse 13
  - Dowling Forest Cemetary 14



Project Ref: 2017.085  
 Dwg No.: UDD-010  
 Scale: 1:1500@A3  
 Date: 20.09.2017  
 Revision: A

hansen partnership pty ltd  
 melbourne | victoria  
 level 4 136 exhibition st  
 melbourne vic 3000  
 t 61 3 9654 8844 f 61 3 9654 8088  
 e info@hansen-online.com.au  
 w hansen-online.com.au



**Celebrate Miners Rest's Natural and Cultural Heritage Assets**  
 QUICK LIST: GOOD IDEAS

- 1 Celebrate points of historic interest
- 15 Improve access to and environmental quality of Burrumbeet Creek
- 16 Implement Community Park Masterplan
- 17 Maintain open landscape views

Figure 3 Theme 1: Celebrate Miners Rest Historic and Natural Assets



Reference image: potential for creek trail (Mullum Mullum Trail)

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Reference image: potential for creek trail (Merri Creek Trail)



Reference image: potential for creek trail (Little Para River Trail)



Reference image: potential for creek trail (Merri Creek Trail)



Maintain views to surrounding landscape



Ongoing implementation of the Miners Rest Community Park Master Plan



Miners Rest War Memorial



Miners Rest Primary School



Miners Rest Community Park

## 2 Establish a connected and unified township and Community

The layout of Miners Rest is spread out and effectively split into two halves, including the older parts of the Town to the north, and the newer residential estates (i.e. Macathur Park & Sunraysia Estate) located to the south. Despite this, during the early project consultation process the broader community sentiment across the entire Town was regardless of location, with residents considering themselves to be part of 'Miners Rest'.

Miners Rest is a well-established township with a strong sense of community. Supporting opportunities to further enhance community connectedness is an important aspect of this theme which relates to empowering the local residents to develop their own programs and actions to strengthen community and township pride. In this context Council can also have a role in assisting local businesses and community groups in focusing their actions and aims, which in some instances could also extend to applications being made for appropriate Government grants (depending on the action sought and available funding source).

With reference to currently active community groups and clubs within Miners Rest (or in close proximity), these include:

- Committee for Miners Rest
- Lions Club
- Hall Committee
- Miners Rest Landcare group

- CFA
- Ballarat Aerodrome Advisory Committee
- Miners Rest Auskick
- Mt Prospect Tennis Association

However, beyond these community groups and clubs, it is acknowledged that there are likely to be additional active community groups not known to Council.

A range of opportunities to better connect and unify the town, in addition to strengthening community and township pride is addressed below.

### Unified town through landscape planting

Landscaping and street tree planting is a relatively simple way to designate and unify the overall character of a township like Miners Rest. Options include boulevard tree planting along main streets, or perhaps a consistent planting theme throughout the Town to help create a unifying character.

Increasing the number of tree plantings and canopy coverage will not only help to strengthen the character of Miners Rest but will also result in a number of added benefits for the Miners Rest community, including providing shade and cooling in the warmer months and an attractive place to live, encouraging outdoor activity, providing habitat and biodiversity, and enabling energy savings.

Such aspirations are in line with Council's 'Urban Forest' strategy (Our Living City, A discussion Paper about Greening Ballarat as an Urban Forest, March 2017), which aims to achieve 40% canopy tree coverage on public land by 2040, but also acknowledges this as a challenging task.

### Issues

- Lack of public realm vegetation within the Township.
- Lack of consistent street tree planting throughout the Township.

### Opportunities

- Unify the northern and southern halves of the town through boulevard canopy trees along Howe Street.
- Develop a program for consistent street tree planting to be implemented throughout the Township.

### Questions for Consideration & Discussion

- What landscape planting could be undertaken to better unify the town?
- Should a program for the planting of consistent street tree planting be developed?

### Additional shared path connections

Another opportunity to better unify the Township is through improved pedestrian and cyclist connections. The broader intention is to develop a network of off-road 'shared paths' which are suitable for both walking and cycling and minimise conflict points with motor vehicles.

Such a shared path network would function to encourage access between various parts of the Township on foot or by bike, and therefore reducing reliance on motor vehicles. The shared path network could be designed to create a series of potential loops for recreation and exercise. If facilitated within the Township it would be of benefit to the overall health and wellbeing of township residents.

One particular issue of note is the lack of a sidewalks/ shared paths along Howe Street south of Cummins Road. Currently, pedestrians/ cyclists in this area are forced to walk on the service roads, which is not preferred due to potential for conflict with motor vehicles.

### Issues

- Poor connectivity for pedestrians and cyclists travelling between the southern and northern extents of the Township
- Lack of network of shared paths to create a convenient loop for transport, recreation and exercise.

### Opportunities

- Develop new off-road paths to better connect northern and southern halves of the Township.
- Create a network of shared paths to create a convenient loop for recreation and exercise.

### Questions for Consideration & Discussion

- Which streets could accommodate new off-road paths for improved connectivity?
- Would a 'one way' traffic system on Howe Street service roads be reasonable to allow shared paths to be developed?
- If a recreational loop trail were to be created, where should it be located? What destinations should it connect?

### Addressing existing vehicle and pedestrian conflicts

There are two key areas where there is high potential for pedestrian and vehicular conflict. The first area is along the length of Howe Street, where there is a general lack of identified and designated pedestrian crossings. This includes the absence of a pedestrian crossing within the vicinity of the IGA Supermarket/ General Store.

The second identified area is on Dundas Street outside of the Miners Rest Primary School. A recent traffic study, undertaken in early 2017 on behalf of Council by O'Brien Traffic, identified existing traffic and pedestrian conflicts associated with the parents dropping off and picking up school students. This work also assessed the functional operations of Dundas Street in the context of the Miners Rest Primary School. The conclusions of this work included both short-term and long-term recommendations, which can be summarised as follows:

- Short term: install 'No Stopping' restrictions on the northern side of Dundas Street adjacent the service road separator, opposite the entrance and exit to the service road, between the kindergarten car park and James Court.
- Short term: support the 'Keep Clear' markings at the entrance to the school.
- Long term: consider the following options:
  - Indented parking for the southern side of Dundas Street to reduce congestion;
  - Widening of the Dundas Street carriageway; or
  - Providing a one-way (eastbound) system.

Noting that the above options seek to improve the functional operation of Dundas Street, it is perhaps logical to consider community views and preferences relating to the long-term recommendations for Dundas Street.

### Issues

- Issues of pedestrian safety in crossing Howe Street along its length.
- Ongoing potential vehicle and pedestrian conflicts on Dundas Street outside of the Miners Rest Primary School.
- Ensure the ongoing proper management of truck and vehicle traffic moving to and from the Central Victorian Livestock Exchange.

### Opportunities

- Investigate opportunities for safe pedestrian crossing locations at key points along Howe Street.
- Improve traffic management on Dundas Street.

### Questions for Consideration & Discussion

- Where are the critical/ key locations for safe pedestrian crossing along Howe Street to be investigated?
- How could shared path road crossings be made safe?
- What is the preferred response to managing traffic conflicts on Dundas Street outside of the Miners Rest Primary School?

## Improved Public Transport

Public Transport is an important public asset for residents who cannot or choose not to drive to be able to access shops and services outside of the Township. Public transport also has the potential to reduce reliance on the use of private motor vehicles if the provided service is frequent and convenient. However, community consultation revealed that current public bus transport services lack frequency and reliability, which diminishes its convenience of use.

### Issues

- Limitations of the current bus services due to frequency/reliability.

### Opportunities

- Improve/ increase the frequency of bus services.

### Questions for Consideration & Discussion

- Are current bus routes and networks appropriate?
- If not, how should the existing routes be altered to improve service?
- How frequent would bus services need to be to encourage greater/ wider usage by Miners Rest residents?

## Community Facilities & Events

The provision of appropriate community facilities is an important part of supporting and strengthening community and township pride. This could include 'age appropriate' facilities for children, youth, adults and the elderly. It can also include the provision of visitor/ community information board, and Council assistance and support in developing community based events.

Currently the existing Miners Rest Community Hall is an underutilised facility, which is reflective of its age, condition and lack of provision of a range of flexible spaces. Through community consultation it was identified that a new community building with a range of flexible spaces could be of benefit to both community groups as well as a range of local, home-based businesses.

### Issues

- The existing Miners Rest Community Hall is an aging and underutilised facility.
- Lack of available and flexible community spaces.
- Lack of community/ recreation facilities for the youth.
- Lack of visitor/ community information board.
- Lack of community events to celebrate Miners Rest.

## Opportunities

- Improve community facilities.
- Establish a program to provide assistance to community groups and or small/ home-based businesses.
- Develop a visitor/ community information board.
- Develop community focused events.
- Potential to co-locate improved community facilities with other community infrastructure.

### Questions for Consideration & Discussion

- What could Council do for the Miners Rest community/ local community groups/ businesses to strengthen community and township pride?
- Should the Miners Rest Community Hall be considered for redevelopment with a new community building?
- Where is the preferred location for a new community building, and what facilities should be provided?
- Is a local business hub needed/ wanted/ warranted?
- What community/ recreation youth facilities are needed/ required?
- What types of community events should be supported?
- Are there existing community groups not yet known to Council?



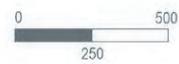
**Miners Rest Township Plan**

**Establish a Connected and Unified Township and Community**

Issues & Opportunities

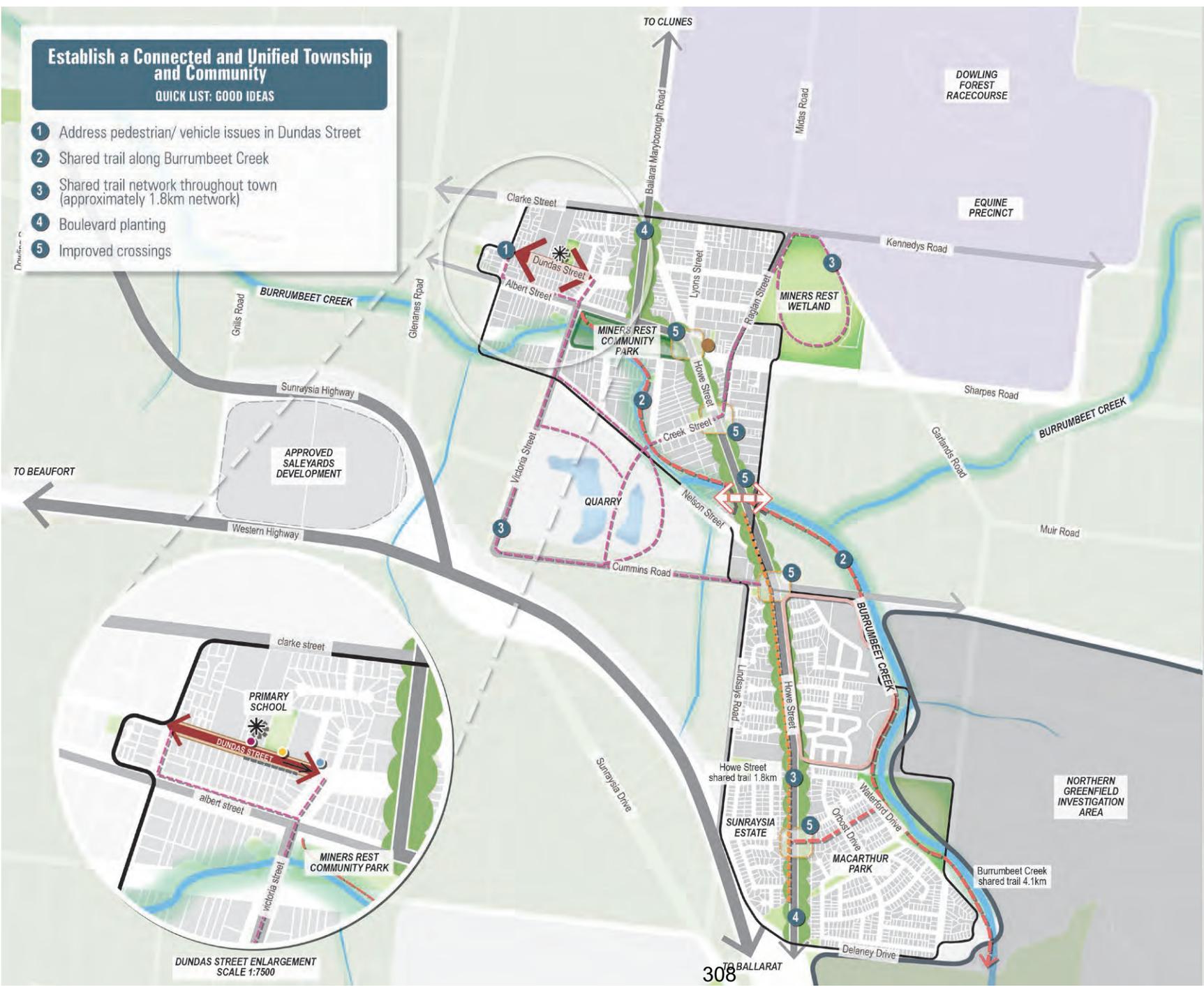
Legend

- Extent of urban zoned land
- Education node
- Community Hall
- Establish pedestrian friendly zone and high quality streetscape
- Shared path crossing
- Improved crossing / intersection
- Potential shared trail along Burrumbeet Creek
- Potential future shared trail network
- Possible re-arrangement of service road for landscape and shared trail
- Recently approved / proposed subdivisions
- Improved bus stop
- Potential 'keep clear' restrictions
- Potential 'no stopping' restrictions
- Potential indented parking
- Potential one-way road
- Potential to widen the Dundas street carriageway
- Proposed civic boulevard planting along Howe Street
- Equine precinct
- Northern Greenfield Investigation Area
- Rural/ agricultural land



Project Ref: 2017.085  
 Dwg No.: UDD-011  
 Scale: 1:15000@A3  
 Date: 20.09.2017  
 Revision: A

hansen partnership pty ltd  
 melbourne | weinmann  
 level 4 136 exhibition st  
 melbourne vic 3000  
 t 61 3 9654 8844 f 61 3 9654 8088  
 e info@hansen-online.com.au  
 w hansen-online.com.au



**Establish a Connected and Unified Township and Community**  
 QUICK LIST: GOOD IDEAS

- 1 Address pedestrian/ vehicle issues in Dundas Street
- 2 Shared trail along Burrumbeet Creek
- 3 Shared trail network throughout town (approximately 1.8km network)
- 4 Boulevard planting
- 5 Improved crossings



Figure 4 Theme 2: Establish a Connected and Unified Township and Community



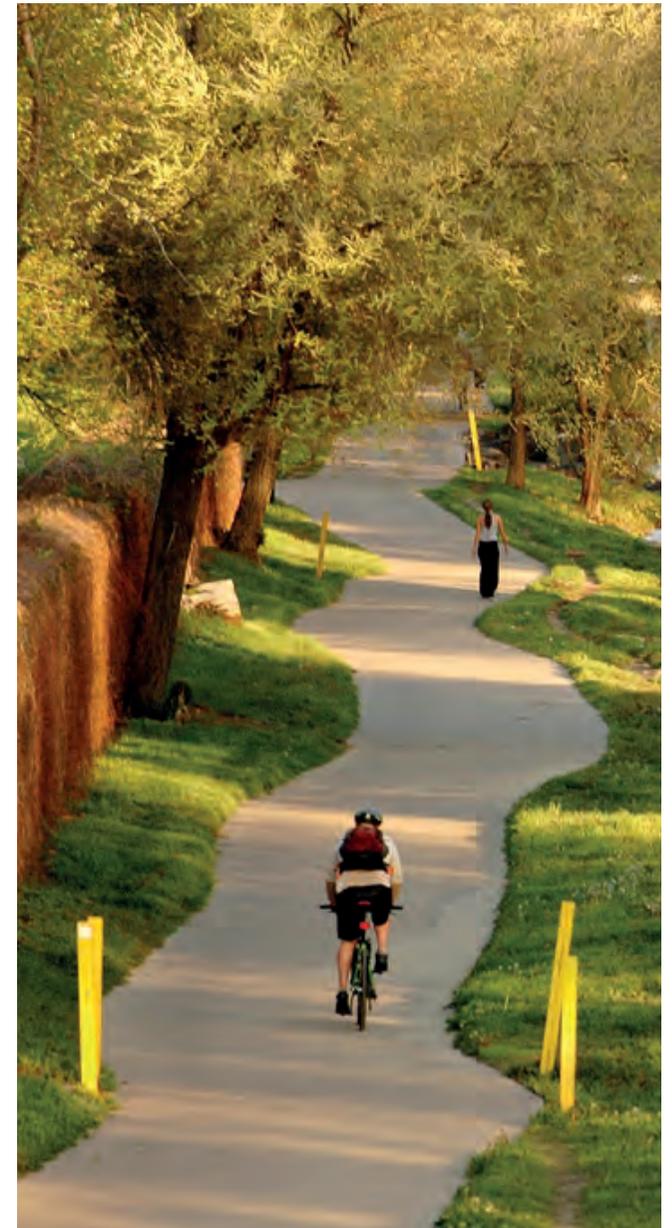
Reference image: potential boulevard planting (Ballarat Avenue of Honour)



*Need to improve pedestrian connections and designated safe crossing locations along Howe Street*



*Miners Rest Community Hall is in poor condition and underutilised. Potential to consider redevelopment with new facilities*



*Reference image: potential shared path network*

### 3 Facilitate township growth and prosperity

Through early community consultation, themes of improving township prosperity and facilitating modest township growth were raised as aspirations. Noting that the general aspirations for 'growth' and 'prosperity' can translate into differing land use and development outcomes, relevant considerations are outlined below.

#### Support and Foster the Growth of 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 must acknowledge this significant industry and look at appropriate ways to continue to support and foster its growth.

#### Issues

- Conflict between through traffic and equine industry activities along Kennedys Road.
- Concern that modifications to planning controls to support the Dowling Forest Precinct are impacting upon individual landowners and their ability to develop and sell their land.

#### Opportunities

- Consider how existing vehicle/ equine conflicts along Kennedys Road can be best addressed.

- Potential to review the functional operation of current Planning Scheme controls applying to the Dowling Forest Precinct.
- Encourage new service businesses that support and are supported by the growth of the equine industry.
- Ensure that township planning and development supports the equine industry.

#### Questions for Consideration & Discussion

- How could conflict along Kennedys Road between through traffic and equine industry activities be appropriately managed?
- What are the ways in which Council can best support the equine industry?
- Are additional service businesses are required to support the equine industry?

#### Management of Flooding

It is important that known flooding impacts are appropriately managed, and where possible, mitigated. The extent of flooding impacts has already been investigated and has resulted in the recent updates to the Ballarat Planning Scheme controls and designation of flood impacted land.

In tandem with this, Council's engineering department has identified the potential for a Burrumbeet Creek high-flow bypass channel to be located along the alignment of the Nelson Street road reserve. In a 1% Annual Exceedance Probably flood event (a flood that has a 1% chance of occurring in any given year), this channel would function to divert flood waters away from the northern sections of the Township that are currently subject to flooding in such events.

The Miners Rest Township Plan can address how these works may be best designed to integrate with other township initiatives such as walking trails and treatment of Burrumbeet Creek environs.

#### Issues

- Lack of community understanding of flood related controls recently introduced into the Planning Scheme.
- Funding for flood mitigation works.
- Potential for ongoing flooding until the bypass channel is constructed.

#### Opportunities

- Seek funding to address current flooding impacts, including construction of the bypass channel.
- Enhance community knowledge and understanding of the flood related planning controls.
- Incorporate a shared path connection along Nelson Street into the design and construction of the high-flow bypass channel.

#### Questions for Consideration & Discussion

- How can the construction of the bypass channel be best integrated into the natural character of the Burrumbeet Creek?
- How can flood mitigation and management works contribute positively to the Town, such as environmental assets and landscape features?

## Creation of a 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 diversity of development in local centres. Currently Miners Rest has a limited range of commercial facilities, which 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.

Miners Rest has a large amount of commercially zoned land available for 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.

## Issues

- Differing community views on the extent and type of commercial uses, but general sentiment for the 'village' feel to be maintained.
- Community view that provision should be made for a police station, an expanded fire station, and ambulance station.
- The majority of commercially zoned land has already been developed for single dwellings.

## Opportunities

- Potential to create a pedestrian friendly 'village centre'.
- Potential to concentrate commercial activities in a specific area.
- Potential to unify the commercial centre through the design of pathways, public seating/ shelters, lighting etc.
- Potential to better connect existing business and commercial activities.

## Questions for Consideration & Discussion

- Where should new commercial activity be ideally located/ concentrated?
- What is the preferred the look, feel, and design of a future town centre?
- What types of commercial activity, business and services are wanted/ needed?



Miners Rest Primary School

### Potential additional residential development

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 will provide strategic direction and guidance on whether Miners Rest should accommodate residential growth, and where such growth might be located. This will be in the context of The Ballarat Strategy: Our Vision for 2040, which seeks to direct the majority of growth within Ballarat to designated growth corridor locations. Within this context it is important that the Miners Rest Township Plan investigates whether or not Miners Rest should grow, and if so to what extent and in what location. Factors which would influence the consideration of the suitability or otherwise of land for potential residential development would include:

- Susceptibility of the land to flooding impacts or inundation.
- Geological condition/ stability of land.
- Ability to be serviced with infrastructure (reticulated sewerage, water, gas, power, telephone).
- Vegetation/ environmental/ biodiversity values.
- Cultural heritage values.
- Connection and/or fragmentation of the existing Township.
- Proximity to other land uses and activities of noted importance.

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 development 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.

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. 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.

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.

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### Issues

- Strategic justification for growth.
- Availability of unconstrained land.
- Differing views on the potential location and type of any new housing which could be facilitated within the Township.
- The need to protect the long-term viability and potential for operational expansion of the Airport.
- The impact of new land subdivision on agricultural land use and the loss of productive farming land.
- Whether potential growth locations assist in unifying the town.

### Opportunities

- Consider the most appropriate location/s for any new housing development.
- Consider alternate types of housing (dual occupancies, villa units, townhouses etc) and their suitability to the context of Miners Rest.
- Investigate and better understand the future development of the Airport and the impacts of this on the growth of Miners Rest.

### Questions for Consideration & Discussion

- Should different types of housing (dual occupancies, villa units, townhouses) be allowed to provide greater housing choice?
- Should new land subdivision occur and where should it be located?

- Should the former quarry site be developed for new housing?
- How should potential new residential development look and feel?

### Potential Regional Sporting Hub

A community aspiration exists for a sports 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.

Despite a strong community aspiration for a sports hub, initial community infrastructure analysis has identified that Miners Rest, either now or in future, would not meet the necessary population thresholds to justify the provision of such facilities. However, it was also tentatively identified that a regional sports hub in Miners Rest could potentially be justified at a regional scale, to service a much broader population.

The ability for such a facility to be developed in Miners Rest is subject to funding and significant further strategic planning and investigation work, and therefore may not be developed for a number of years, if at all. However, it is important for the Township Plan to explore the question of where such a sports facility may be located if this aspiration were to be realised.

The following set of principles may be used to guide consideration of an appropriate location:

- Does the location to serve the largest proportion of the Township population.
- Is the location accessible from major/ main roads.

- Is the location stand alone or could it or should it be linked to school infrastructure where appropriate.
- 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 their linkages to other areas of passive or unstructured physical activity.
- What is the open space provision of the location, and linkages with encumbered and unencumbered land for recreation and open space.

A potential site for a regional sporting hub is to the east of Howe Street, south of Sharpes Road and north of Burrumbeet Creek. The benefits of this location would be that it is centrally located; is within proximity of the Miners Rest commercial area; and would not interrupt broader landscape views to the east and north-east.

If the aspiration for a regional sports hub were to be realised, there is potential to co-locate such a development with

other community facilities to optimise usage, access and to reduce operating costs.

### Issues

- Limited unconstrained land available.
- Limited funding availability.

### Opportunities

- Consider options and identify the best location for a regional sports facility.
- Potential to co-locate other community facilities and services with a regional sports facility.

### Questions for Consideration & Discussion

- What facilities could a regional sports facility include?
- How important is the provision of a regional sports facility when compared with other community needs?

## Potential School Relocation

Another 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.

As is the case with the regional sports facility, the ability for the school to be relocated would be subject to funding and therefore may not be developed for a number of years, if at all.

As an initial investigation of this question, contact was made with the Department of Education & Training Victoria. The Department's general response was that while the relocation of the school may be a good idea and a warranted aspiration, that 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 this response, as is the case with the regional sports facility, it is important for the community to explore a preferred new location for the primary school if it were to be relocated.

A potential site for a relocated school is the suggested preferred site of the regional sporting hub, being located to the east of Howe Street, south of Sharpes Road and north of Burrumbeet Creek. Again, the benefits of this location would be that it is central to the older and newer parts of the town, is within proximity of the Miners Rest commercial node and would be considered a generally low scale and open landscape type development. The following set of principles could be used in 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 or should it be linked to school infrastructure where appropriate.
- 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.
- What is the open space provision of the location, and linkages with encumbered and unencumbered land for recreation and open space.

## Issues

- Limited unconstrained land.
- Limited funding availability.
- Expansion of current school site restricted by surrounding development.

## Opportunities

- Consider options and identify the best location for a new school.
- Potential to co-locate school with other community facilities and services.

## Questions for Consideration & Discussion

- What facilities could a new primary school precinct include?
- How important is the provision of a new primary school when compared with other community needs?



**Miners Rest Township Plan**

**Facilitate Township Growth and Prosperity**  
Issues & Opportunities

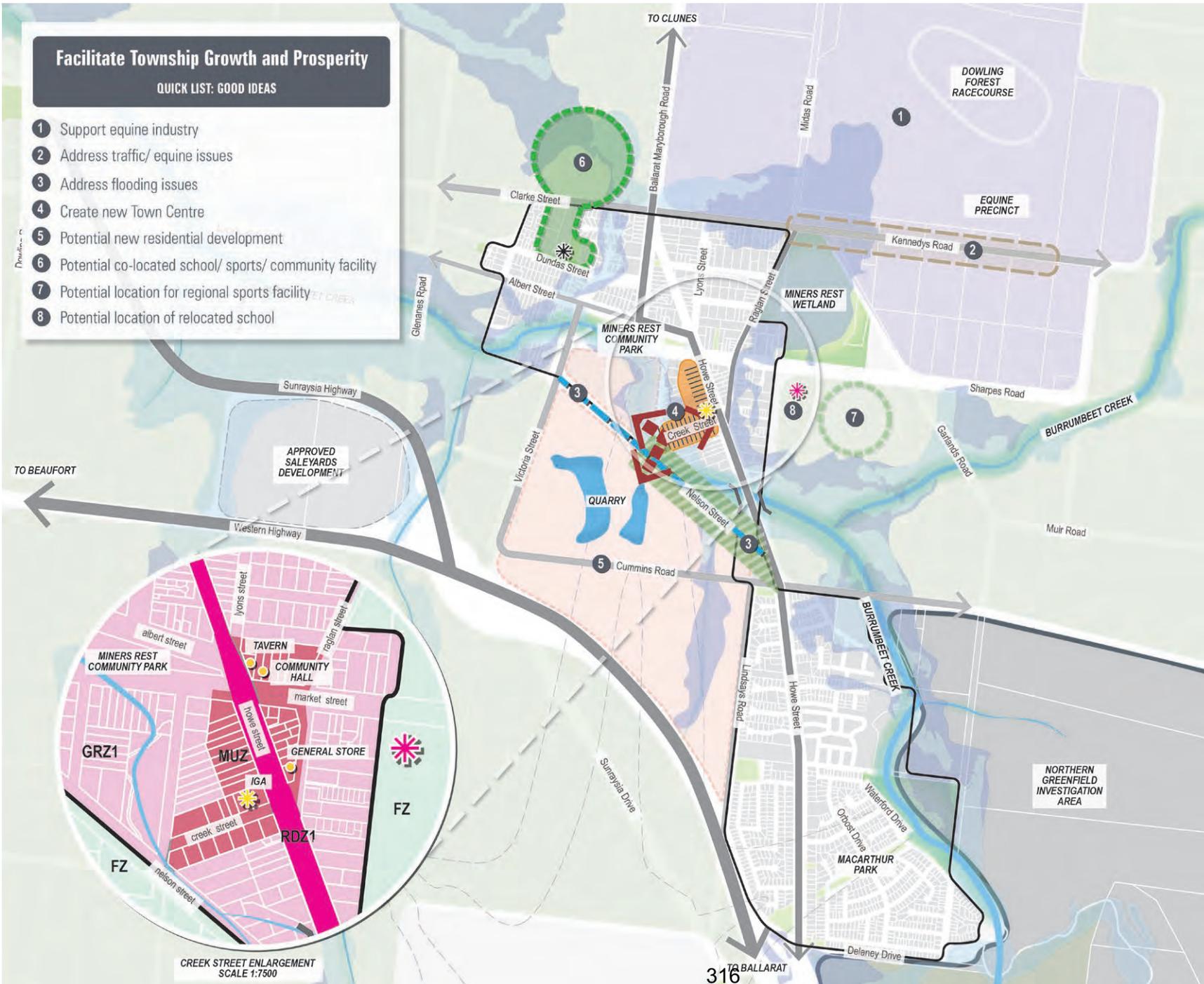
**Legend**

- Extent of urban zoned land
- Education node
- Retail anchor - existing IGA
- Establish pedestrian friendly zone and high quality streetscape
- Pedestrian link to potential future residential
- Consolidate commercial activity along Howe & Creek Street
- Commercial/ main street frontage
- Potential residential growth area (subject to further analysis of land supply & demand)
- Consider Ballarat Airport expansion and potential amenity impact for future development
- Manage movement conflict to support on-going equestrian activities
- Equine precinct
- Potential preferred location for a relocated school
- Potential co-located school/ sports/ community facility
- Potential future regional sports facilities (subject to funding)
- Proposed Burrumbeet Creek bypass channel
- Potential landscape concept masterplan to manage Burrumbeet Creek interface
- Flood Overlay (FO)
- Land Subject to Inundation Overlay (LSIO)
- Northern Greenfield Investigation Area
- Rural/ agricultural land



Project Ref: 2017.085  
 Dwg No.: UDD-012  
 Scale: 1:1500@A3  
 Date: 20.09.2017  
 Revision: A

hansen partnership pty ltd  
 melbourne | victoria  
 level 4 136 exhibition st  
 melbourne vic 3000  
 t 61 3 9654 8844 f 61 3 9654 8088  
 e info@hansen-online.com.au  
 w hansen-online.com.au



**Facilitate Township Growth and Prosperity**  
QUICK LIST: GOOD IDEAS

- 1 Support equine industry
- 2 Address traffic/ equine issues
- 3 Address flooding issues
- 4 Create new Town Centre
- 5 Potential new residential development
- 6 Potential co-located school/ sports/ community facility
- 7 Potential location for regional sports facility
- 8 Potential location of relocated school

Figure 5 Theme 3: Facilitate Township Growth and Prosperity



Support and promote equestrian industry in Miners Rest



Reference image: potential future commercial development



Reference image: potential future community facility



Reference image : potential future sports/ community facility (Ballarat Soccer Stadium)



Reference image: potential future sports/ community facility



*Potential to address existing flooding impacts from the Burrumbeet Creek, by the construction of a bypass channel.*



*Reference image: potential community facility (Saltwater Community Centre, Point Cook)*



*Reference image: potential to consider different forms of new housing*

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*Reference image: potential community facility (Someru Community Centre)*



Reference image: potential to consider residential growth opportunities



Reference image: potential future commercial development

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Reference Image: potential creek bypass: Westerly Creek Channel Restoration



Reference Image: potential creek bypass: Westerly Creek Channel Restoration

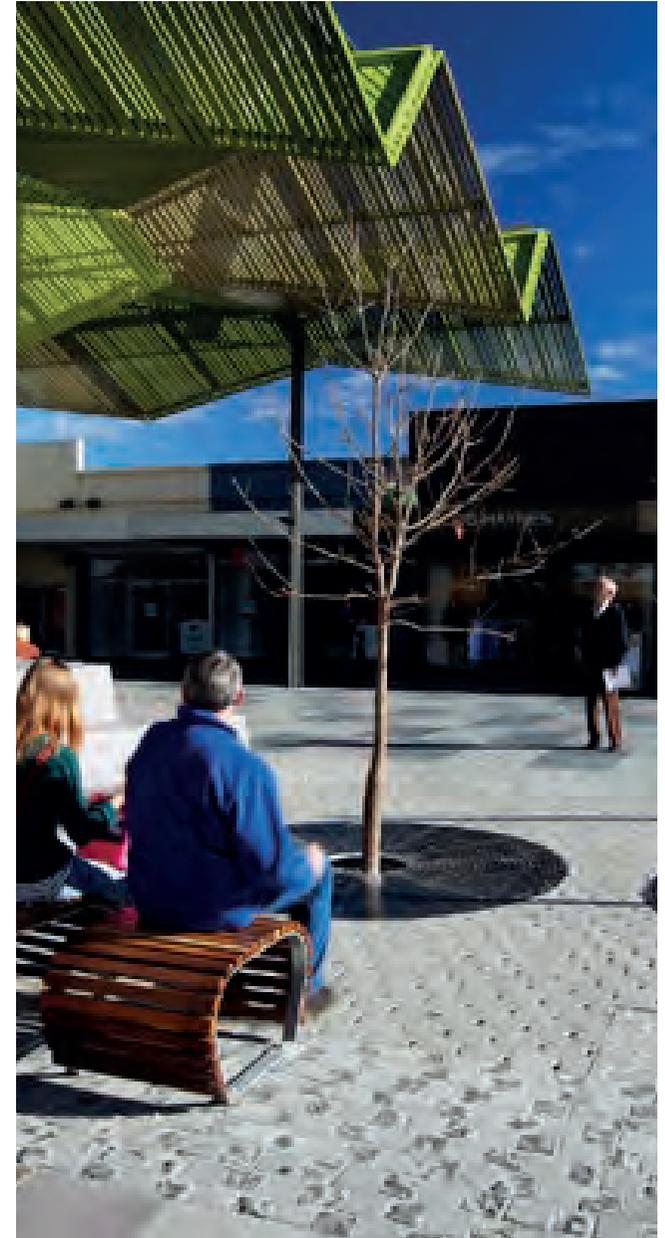


Reference image: potential creek bypass: Thornton Creek Quality Water Channel



Reference image: potential co-located school/ sports/ community facility (Thebarton Community Centre)

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Reference image: potential future commercial development (Langtree Mall, Mildura)

## Where to from here?

This Issues and Opportunities report has sought to draw together a large volume of background investigation and analysis and to commence documenting potential ideas and directions for including in the Miners Rest Township Plan. Following community consultation on this Issues and Opportunities report, all feedback received will be considered during the preparation of a draft Miners Rest Township Plan. The draft Township Plan will be subject to further community consultation in due course.



Miners Rest Primary School

# Appendix 1: Planning Policy Context



## Planning Policy Context

The State Planning Policy Framework (SPPF) provides broad State level policy guidance for land use and development throughout the State. Within the SPPF, the Central Highlands is to be supported as a place to achieve sustainable population growth with Ballarat as the main centre for regional growth.

The policies at the SPPF level are further clarified at the municipal level through the Local Planning Policy Framework (LPPF) which contains the Municipal Strategic Statement (MSS).

### Municipal Strategic Statement/ Local Planning Policy Framework

The MSS outlines the City of Ballarat's vision for land use and development and the key issues that inform this vision. According to the MSS, 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.

Specific policy of the MSS and LPPF provides guidance on achieving this vision. In terms of Settlement and Housing, a key policy priority is to accommodate the expected population growth to 2040 through the encouragement of denser and more diverse housing opportunities, more compact communities and by identifying key long-term growth opportunities. This is to be underpinned by a growing economy that supports key industries such as the tourism and racing industry and a built form that improves the presentation of urban areas while at the same time protecting the historical features of the urban landscape. Specific reference is made to the importance of the environmental and landscape values of the municipality and creating connections with this and ensuring that communities are resilient to the environmental risks of the municipality, particularly flooding.

Miners Rest is identified as one of the seven main Townships within the municipality. These Townships and surrounding communities are to be places that provide attractive lifestyle choices within the valued rural setting in which they take place. They are to retain their specific character which sets them apart from the more urban setting of Ballarat itself. Clear long term visions in the form of Local Area Plans are to guide the development of these communities to provide a framework for informing future growth and development.

### 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.

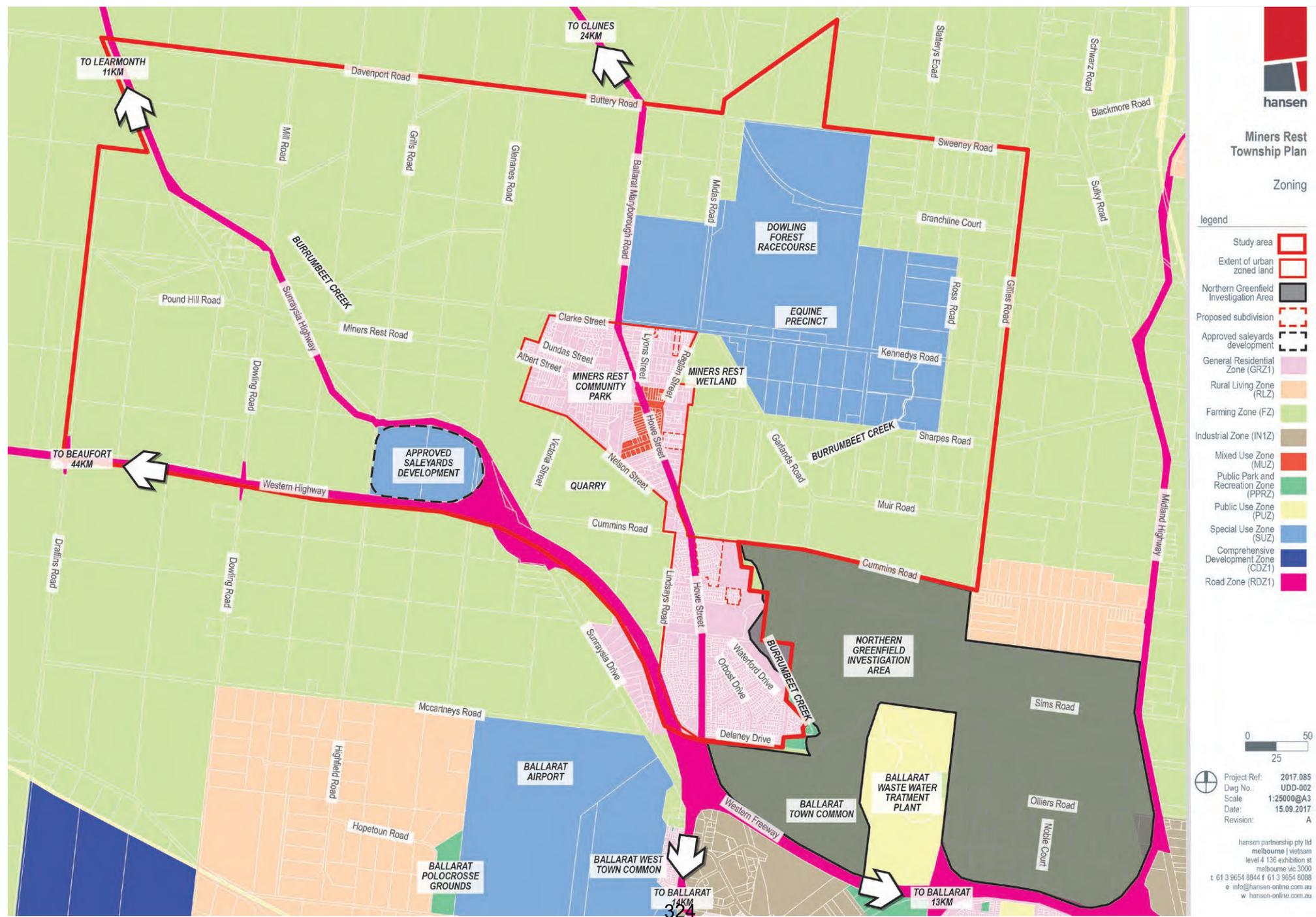


Figure 6 Zoning Map

## 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 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.

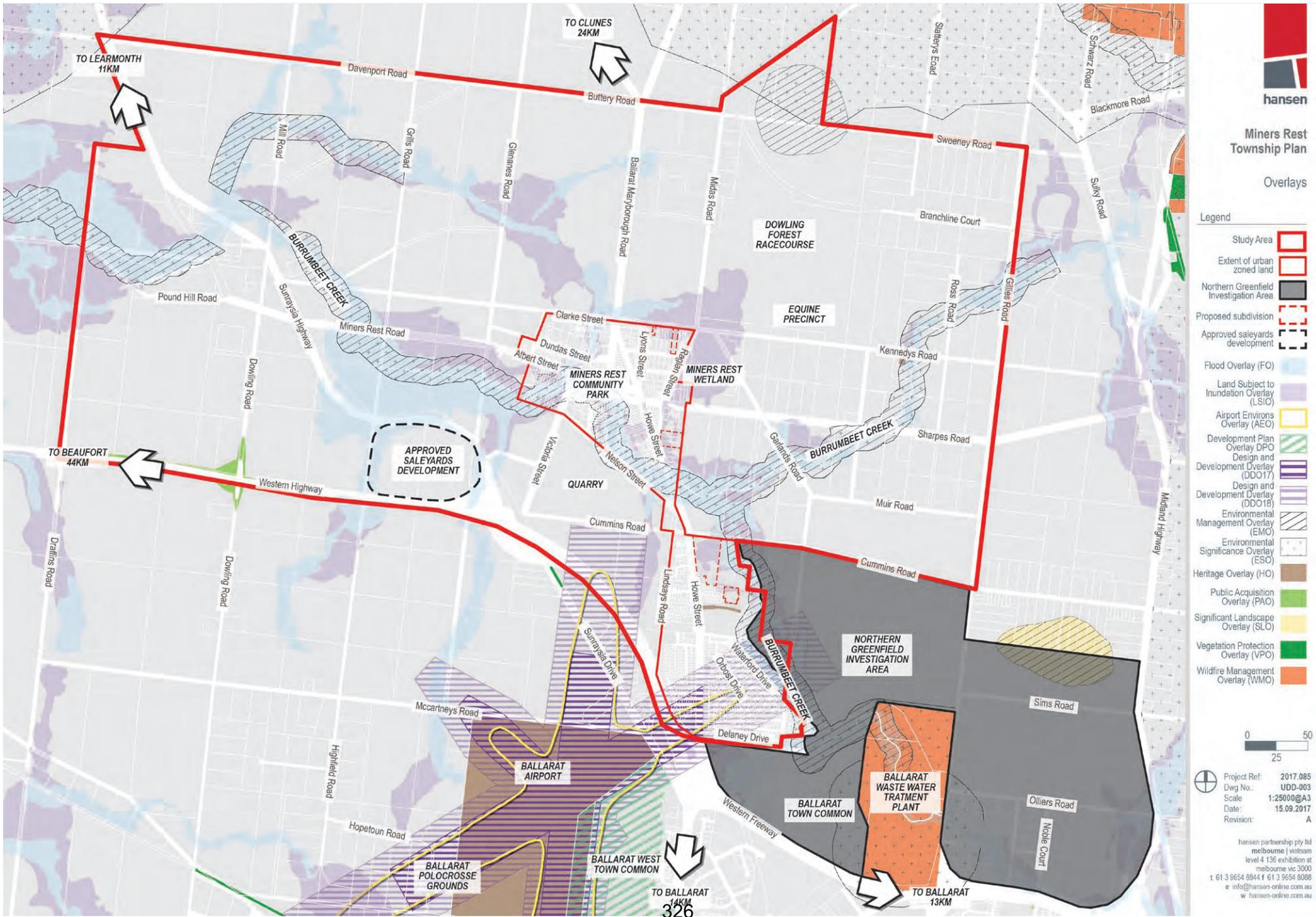


Figure 7 Overlay Map



# Appendix 2: Background Documentation Review



## 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
- 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

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.

At the municipal level, the **Ballarat Long Term Growth Options Investigations (January 2016)** report investigated three Greenfield Investigation Study Areas identified as the Northern GIA, Eastern GIA and Western GIA to determine whether development could occur in any of the nominated GIAs. The Northern GIA is located within close proximity to Miners Rest and is identified as the second preferred location for growth after the Western GIA.

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 1330 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 Burumbeet 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 (VPO1) (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 VPO1.

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.

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.



# Ballarat Airport Safeguarding Study

**Prepared for:**

City of Ballarat

**Prepared by:**

Kneebush Planning Pty Ltd

PO Box 2326, Moorabbin VIC 3189

ABN 18 283 367 962

**In association with:**

To70 Aviation Australia

Airport Surveys

6 July 2018

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## 1 Introduction

### 1.1 Background

Airports are essential public infrastructure assets, particularly for regional communities. Australia's network of airports, across major urban centres and regional areas, form an integral part of the national economic infrastructure and are critical to connecting communities and enhancing broader economic performance. This explained in more detail in the report *Regional Airport Infrastructure Study: Economic Contribution and Challenges of Regional Airports in Australia* (ACIL Allen Consulting, September 2016) which was prepared for the Australian Airports Association.

Airports need to be properly protected over the long term to realise these benefits and ensure their safe and efficient operation. Poor land use planning around airports can lead to a range of issues and problems including aircraft safety hazards, operational restrictions, protracted litigation, amenity impacts for nearby residents and airport closures in the extreme case.

Sites for airports are scarce and finding new land to replace or expand existing airports is difficult. Existing sites in many cases pre-date significant urban development. More recently, urban expansion and densification has increased tensions between urban development, particularly residential uses, and airport operations.

The main challenge is to balance growing demand for aviation services with urban growth pressures and the continued amenity and safety of residents in surrounding areas. Population growth, urban development demands and increased aviation activity necessitate more complementary planning around airports.

The capacity of an airport to operate as an airport is fundamentally dependent on what occurs on the land surrounding it. The erection of structures that physically intrude into the flight paths of arriving and departing aircraft can clearly limit or prevent use of the airport. But so too can other developments that are less obvious. For example:

- Insensitive residential developments under flight paths may lead to complaints about aircraft noise and eventually lead to the introduction of curfews or even the closure of an airport
- Industrial activities that generate smoke or similar hazards may constrain use of an airport
- Other activities such as agriculture, animal husbandry or wetland developments may attract birds and pose a distinct hazard to aviation.

Airport safeguarding aims to prevent or mitigate these issues for the benefit of the whole community.

The report *Australia's Regional Airports – Facts, Myths & Challenges* (Australian Airports Association, November 2012) contains further information regarding these issues.

### 1.2 Ballarat Airport

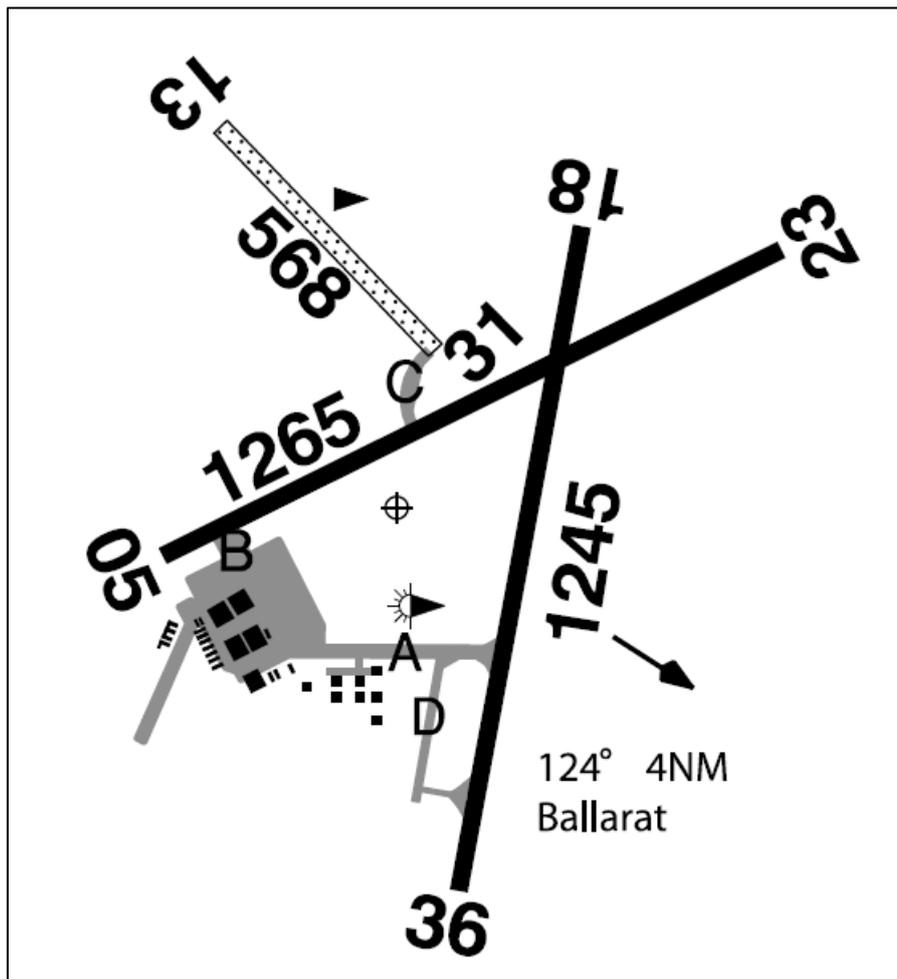
Ballarat Airport is a medium scale regional airport used for General Aviation (including emergency services) and is strategically located approximately eight kilometers north-west of the Ballarat city centre. The airport is an important community asset for the City which must be carefully protected to ensure that Ballarat and the wider area continue to benefit from its existence well into the future. The airport has good access to the rest of Ballarat and importantly offers potential for synergies with future uses on adjacent land designated for industrial and business use, known as the Ballarat West Employment Zone (BWEZ).

Ballarat Airport is owned and operated by the City of Ballarat. The aerodrome has three runways (shown in Figure 1 – Existing Runway Configuration and Lengths).

Runway 18/36 is oriented north-south and is 1245m long with a sealed width of 30m. This is the primary runway due to the prevailing wind and night lighting. Aircraft operating on Runway 18 are required to operate with right hand circuits to avoid over flying populated areas to the east.<sup>1</sup>

There have been various plans to extend Runway 18/36, which will be discussed later in this report, but to date this runway remains at 1245m long.

Runway 05/23 is oriented in the south-west / north-east direction and is 1265m long with a sealed width of 30m wide. Runway 13/31 is oriented north-west / south-east and is 568m long, 30m wide and is grassed.



<sup>1</sup> The standard aerodrome traffic circuit is normally a left-hand circuit pattern with all turns to the left. All other runways at Ballarat Airport have left-hand circuits.

## Figure 1: Existing Runway Configuration and Lengths

(Source: AIP-ERSA)

The aircraft activity at Ballarat Airport is currently entirely General Aviation. There are currently no Regular Public Transport<sup>2</sup> (RPT) services. A pilot training school is operating at the airport which conducts circuit training on a regular basis.

A long term master plan has been prepared for the airport, which is discussed in section 4.3 of this report. More recently, consideration has been given to establishing an Aviation Emergency Services Hub at the airport, which is discussed in section 4.4 of this report.

### 1.3 Purpose of Report

The City of Ballarat is currently preparing a number of long term land use plans to manage growth throughout the municipality. This includes a Township Plan for the area of Miners Rest, located to the north of the Ballarat airport.

With an aim to safeguard the airport over the long term, particularly the potential development of an Aviation Emergency Services Hub (AESH) at the airport, Council commissioned Kneebush Planning to undertake an assessment of whether the current airport safeguarding environment, including the existing planning policies and controls applying to the airport and its surrounds, adequately protects the future development of Ballarat Airport. To this end, the study included new aircraft noise exposure and obstacle limitation surface modelling taking into account the AESH proposal.

This report presents the findings of the study, the results of which are intended to inform other future processes and strategic planning to adequately protect the future development of Ballarat Airport. The report makes a number of recommendations for improvements to the airport safeguarding framework for Council's consideration going forward.

## 2 National Airports Safeguarding Framework

The National Airports Safeguarding Framework (NASF) is a national land use planning framework that aims to:

- Improve community amenity by minimising aircraft noise-sensitive developments near airports including through the use of additional noise metrics and improved noise-disclosure mechanisms.
- Improve safety outcomes by ensuring aviation safety requirements are recognised in land use planning decisions through guidelines being adopted by jurisdictions on various safety-related issues.

NASF was developed by the National Airports Safeguarding Advisory Group (NASAG), comprising of Commonwealth, State and Territory Government planning and transport officials, the Australian Government Department of Defence, the Civil Aviation Safety Authority, Airservices Australia and the Australian Local Government Association.

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<sup>2</sup> Flight operations performed for remuneration and conducted to fixed schedules over specific routes, and on which seats and/or cargo space is available to the general public.

NASF was agreed to by Commonwealth, State and Territory Ministers at the Standing Council on Transport and Infrastructure (SCOTI) meeting on 18 May 2012. The agreement represents a collective commitment from Governments to ensure that an appropriate balance is maintained between the social, economic and environmental needs of the community and the effective use of airport sites. The Framework applies to all airports in Australia and affects planning and development around airports, including development activity that might penetrate operational airspace and/or affect navigational procedures for aircraft.

Pursuant to the SCOTI agreement, it is the responsibility of each jurisdiction to implement the Framework into their respective planning systems.

NASF is comprised of a set of seven principles and nine guidelines.

## **2.1 NASF Principles**

The NASF principles are:

- Principle 1: The safety, efficiency and operational integrity of airports should be protected by all governments, recognising their economic, defence and social significance
- Principle 2: Airports, governments and local communities should share responsibility to ensure that airport planning is integrated with local and regional planning
- Principle 3: Governments at all levels should align land use planning and building requirements in the vicinity of airports
- Principle 4: Land use planning processes should balance and protect both airport/aviation operations and community safety and amenity expectations
- Principle 5: Governments will protect operational airspace around airports in the interests of both aviation and community safety
- Principle 6: Strategic and statutory planning frameworks should address aircraft noise by applying a comprehensive suite of noise measures
- Principle 7: Airports should work with governments to provide comprehensive and understandable information to local communities on their operations concerning noise impacts and airspace requirements.

## **2.2 NASF Guidelines**

The nine guidelines are:

- Guideline A: Measures for Managing Impacts of Aircraft Noise
- Guideline B: Managing the Risk of Building Generated Windshear and Turbulence at Airports
- Guideline C: Managing the Risk of Wildlife Strikes in the Vicinity of Airports
- Guideline D: Managing the Risk of Wind Turbine Farms as Physical Obstacles to Air Navigation
- Guideline E: Managing the Risk of Distractions to Pilots from Lighting in the Vicinity of Airports
- Guideline F: Managing the Risk of Intrusions into the Protected Airspace of Airports.
- Guideline G: Protecting Aviation Facilities - Communications, Navigation and Surveillance
- Guideline H: Protecting Strategically Important Helicopter Landing Sites
- Guideline I: Managing the Risk in Public Safety Zones at the Ends of Runways (Draft).

The full set of NASF principles and guidelines documents can be found on the Department of Infrastructure, Regional Development and Cities website at:  
[https://infrastructure.gov.au/aviation/environmental/airport\\_safeguarding/nasf/nasf\\_principles\\_guidelines.aspx](https://infrastructure.gov.au/aviation/environmental/airport_safeguarding/nasf/nasf_principles_guidelines.aspx).

### 2.3 Implementing NASF

It is the responsibility of each land use planning jurisdiction to implement NASF into their respective planning systems as the Commonwealth Government has very limited powers in this area.

NASF is recognised as a policy guideline in Clause 18.04 of the State Planning Policy Framework (SPPF) (see section 3.1 below). It is also recognised as an important planning consideration on the Department of Environment, Land, Water and Planning's website relating to "Airports and Planning": <https://www.planning.vic.gov.au/policy-and-strategy/airports-and-planning>.

NASF Guideline A: *Measures for Managing Impacts of Aircraft Noise*, is particularly important in the local planning context, especially when considering planning proposals around airports that involve noise-sensitive land uses. In this regard paragraph 12 of Guideline A states:

*In preparing new local or regional Strategic Plans, existing airports should be clearly identified and noise modelling reports made available by the airport owners/operators. The modelling reports will allow the guidelines on noise sensitive developments to be applied in the vicinity of the relevant airports.*

Guideline A gives specific guidance to planning officials when considering the following scenarios:

- i. rezoning of greenfield areas for noise sensitive uses (i.e. areas that are predominantly rural or non-urban, including specifically identified urban boundary areas around airport sites);*
- ii. rezoning of brown-field areas for noise sensitive uses (i.e. areas that are predominantly urban where changes of land use from industrial, commercial or low-density residential are being considered); and*
- iii. assessment of new developments applications for noise sensitive uses within existing residential areas.*

Central to Guideline A and the consideration of these different scenarios is the recognition that there is merit in utilising a range of noise metrics, particularly Number Above or 'N' contours, in conjunction with the traditional Australian Noise Exposure Forecast (ANEF) system, to better inform strategic planning and to provide more comprehensive and understandable information on aircraft noise for communities.

In relation to N contours, the DELWP website states:

*Victoria, in agreeing to include the National Airports Safeguarding Framework in the planning system, will implement the alternative noise metrics (known as 'N' Contours or 'Number Above' Contours) in strategic planning decisions only, where there is potential for future communities to be unnecessarily exposed to aircraft noise. For example, a proposal to rezone land to facilitate more intensive residential development within airport environs.*

*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 and Melbourne Airport Environs Overlay.*

N contours provide a valuable strategic planning tool, particularly for assessing residential rezoning proposals near airports. The ANEF system has a number of limitations and experience has shown that aircraft noise is not confined to areas inside the ANEF contours, nor does the noise stop at a line on a map. In fact, most complaints relating to aircraft noise at Australian airports come from people who live outside the published ANEF contours (that is, outside the 20 ANEF contour)<sup>3</sup>.

NASF applies to all airports in Australia, not just major capital city or Defence airports. In accordance with Clause 18.04 of the SPPF, it is important that planning authorities consider NASF and undertake studies (such as this study) in order to be able to implement the NASF guidelines and adequately protect the future operation and development of airports.

It is noted that the Australian Airports Association (AAA) has produced a practice note titled *Planning Around Airports – Safeguarding for the Future*. The purpose of this practice note is to raise awareness of airport safeguarding issues within the planning profession, and assist town planners and planning authorities in understanding airports and how to safeguard their ongoing operation. It includes guidance on how to implement NASF. The AAA practice note can be accessed here: <https://www.airports.asn.au/public/policy-publication>.

### 3 Planning Policies and Controls

This section sets out the current planning policies and controls relating to the safeguarding of Ballarat Airport.

#### 3.1 State Planning Policy Framework

The current Victorian planning policy framework contains significant policy and strategic support for the safeguarding the State's airports and airfields. The State Planning Policy Framework (SPPF) includes Clause 18.04 which sets out policies relating to:

- Melbourne Airport (Clause 18.04-1)
- Planning for Airports (Clause 18.04-2)
- Planning for Airfields (Clause 18.04-3)

The objective of clause 18.04-2, Planning for Airports, is:

*To strengthen the role of Victoria's airports within the State's economic and transport infrastructure and protect their ongoing operation.*

Clause 18.04-2 includes the following strategies:

*Protect airports from incompatible land-uses.*

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<sup>3</sup> *Safeguards for airports and the communities around them* – Discussion Paper, Department of Infrastructure, Transport, Regional Development and Local Government, June 2009.

*Ensuring 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.*

*Ensuring 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 contributes to the aviation needs of the State.*

Under Clause 18.04-2 the National Airports Safeguarding Framework (NASF) is a policy guideline that planning **must** consider as relevant (introduced via Amendment VC128, October 2015). This includes N contours which are a central component of NASF Guideline A as discussed earlier in section 2.3 of this report. N contours have previously been prepared for Ballarat Airport in 2010 (refer section 4.2) and new N contours have been prepared as part of this study (refer section 6.2).

The objective of clause 18.04-3, Planning for Airfields, is:

*To facilitate the siting of airfields and extensions to airfields, restrict incompatible land use and development in the vicinity of airfields, and recognise and strengthen the role of airfields as focal points within the State's economic and transport infrastructure.*

Clause 18.04-3 includes the following strategies:

*Plan for areas around all airfields such that:*

- *Any new use or development which could prejudice the safety or efficiency of an airfield is precluded.*
- *The detrimental effects of aircraft operations (such as noise) is taken into account in regulating and restricting the use and development of affected land.*
- *Any new use or development which 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.*

### **3.2 Municipal Strategic Statement**

The Ballarat Municipal Strategic Statement (MSS) includes the following statements relating to Ballarat Airport.

In Clause 21.08-2: Ballarat Airfield, the MSS 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 6**

*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.*

In Clause 21.09-5: Miners Rest, the MSS states:

*Miners Rest is an important township to the north of the Ballarat, separated from the main urban area by the Western Freeway. The area has significant constraints on development such as flood prone land and airport flight paths.*

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

### **3.3 Planning Controls**

There are three planning controls in the Ballarat Planning Scheme (BPS) specifically relating to the safeguarding of Ballarat Airport.

The BPS currently includes a Special Use Zone (SUZ6), Airport Environs Overlays (AEO1 and AEO2) as well as Design and Development Overlays (DDO17 and DDO18) which help protect the airport. There is also a Development Plan Overlay (DPO10) relating to the Ballarat West Employment Zone which is adjacent to the airport site.

#### **3.3.1 Special Use Zone**

Special Use Zone – Schedule 6: Ballarat Airfield (SUZ6) applies to the airport site. The purpose of this zone is:

*To provide for the use of land for the purpose of an airport and complementary uses.*

Within this zone, 'airport' and 'heliport' are section 1, permit not required, uses.

#### **3.3.2 Airport Environs Overlay**

The Airport Environs Overlay (AEO) is a standard overlay in the Victoria Planning Provisions designed specifically for implementing an airport's ANEF and the land use recommendations of *Australian Standard AS2021-2015: Acoustics – Aircraft Noise Intrusion – Building Siting and Construction* (AS2021). The AEO has two schedules. Schedule 1 is the more restrictive and is applied to land inside the ANEF 25 contour. Schedule 2 is applied to land between the ANEF 20 and 25 contours.

Currently, the AEO incorporated in the BPS is based on an ANEF prepared in 2004 which included a 400m extension to the southern end of Runway 18/36. It is noted that this extension has not occurred and Runway 18/36 remains 1245m long today.

The boundaries of the AEO are shown in Figure 2.

#### **3.3.3 Design and Development Overlay**

There is no standard planning scheme mechanism in the Victoria Planning Provisions that specifically enables the height of structures that may impact on aircraft operations to be considered or controlled. In the absence of a standard overlay, several airports, including Ballarat Airport, have Design and Development Overlays (DDO) as a form of airspace protection.

Currently the BPS incorporates DDO Schedules 17 and 18 which require a permit to construct a building or construct or carry out works for heights that exceed 5 and 15 metres in building height respectively.

It is important to note that the existing DDO schedules in the planning scheme are based on an OLS chart which uses the existing runway lengths as the origin of the surfaces (ie. no extension to Runway 18/36). This is an important consideration for safeguarding the future development of the airport if it is intended that one or more of the runways will be extended in the future.

The boundaries of the two DDOs are shown in Figure 3.