



Miners Rest Township Plan
Spatial Analysis

Legend

- Study Area
- Extent of Urban Zoned Land
- Northern Growth Investigation Area (not part of this study)
- Residential
- Proposed subdivision
- CVLX Saleyards Development
- Saleyard Activity Area
- Default EPA separation distance for Saleyards (500m from activity area)
- Key view
- Avoid further township fragmentation /outward expansion
- Cultural sensitivity
- Bushfire Management Overlay (BMO)
- Airport Environs Overlay
- Potential freeway noise
- Flood overlay (FO)
- Land subject to inundation (LSIO)
- Open space
- Grassy Woodland Plains
- Waterbody
- Contour

Spatial Analysis Precincts

- Investigation Area Precinct: Area of known interest for residential rezoning. Refer to separate Potential Aircraft Noise spatial analysis map
- Racecourse Precinct: Extent of Existing Dowling Forest Racecourse within the Special Use Zone
- Rural Buffer Precinct: Protect existing Farming Zone (FZ) land to: maintain existing open landscape views, prevent further linear sprawl of Miners Rest; and allow for agricultural related activity.
- Education / Recreation Precinct: Potential location for new community sports facilities and potential relocation of Miners Rest Primary School

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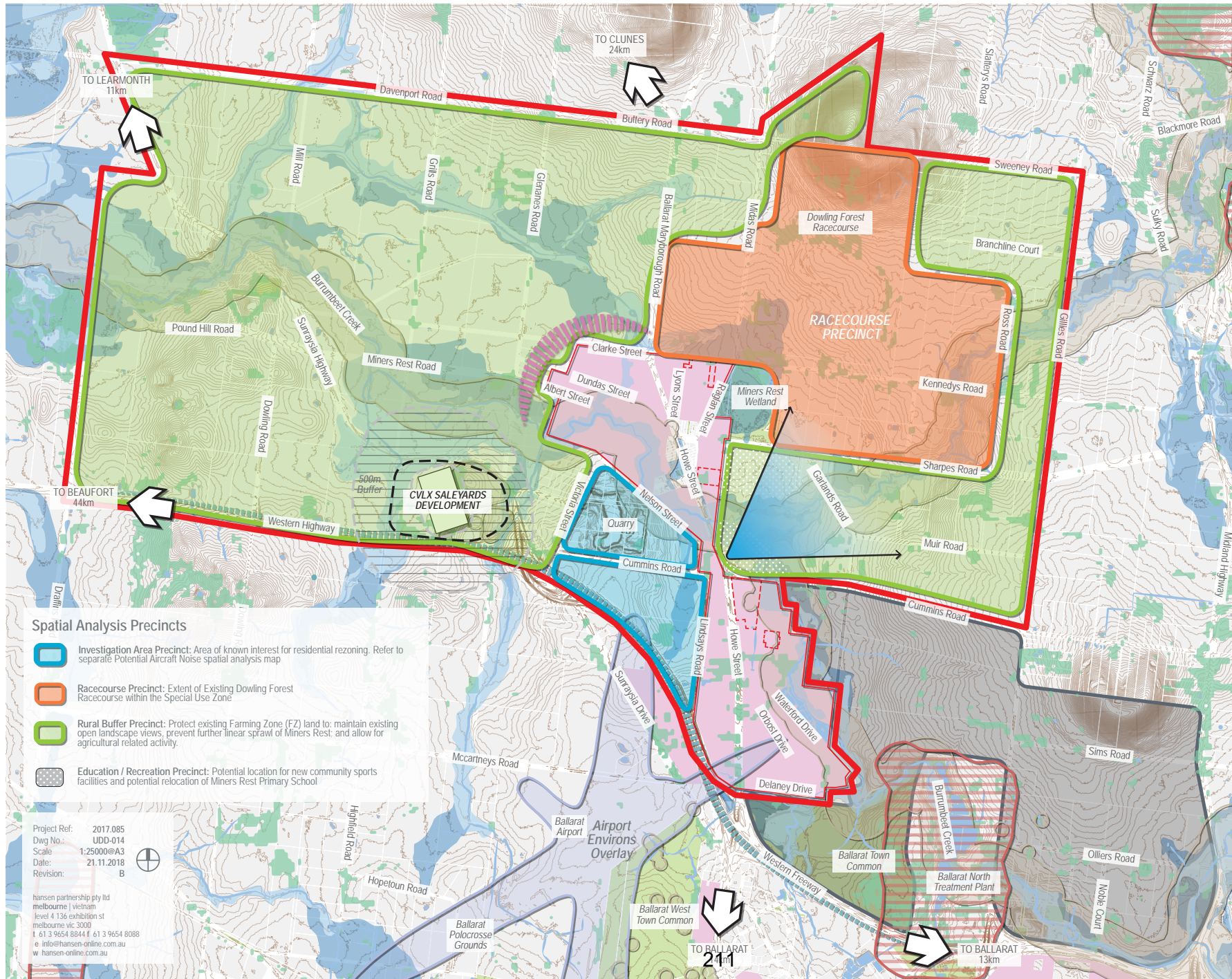


Figure 4 Miners Rest Township Plan (Spatial Analysis)

Negatives

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

Based on this analysis, the land to the south of Cummins Road is not currently considered to be suitable to accommodate residential development due to the extent of known aircraft noise, and need to avoid the further fragmentation of these rural allotments, which has the potential to be consolidated to accommodate small scale rural or agricultural activity.

Investigation Area Precinct: former quarry

Commentary, guidance & proposed Statutory Assessment Framework

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

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

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

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

- The protection of the long term operation of Ballarat Airport is a strategic priority, and will take precedence and be prioritised over the provision of new housing development in Miners Rest (in line with relevant policies within the PPF).

- Following the completion of a 'potential maximum' N contour analysis, any land which does not comply with the assessment criteria of Clause 17 of the National Airports Safeguarding Framework (NASF) is deemed to be inappropriate for residential development.
- Rezoning requests which seek to rezone land around a N contour which results in rural land fragmentation is not considered to be an appropriate planning outcome.
- The onus remains on the proponent of any rezoning request to technically investigate and respond to potential impacts from aircraft noise.
- A rezoning request will not be supported by Council if impacts of potential aircraft noise cannot be appropriately managed.
- Although it is understood that the quarry has been subject to remediation works, consideration for future rezoning of this land for sensitive uses would need to have regard to Ministers Direction No. 1 - Potentially Contaminated Land.
- The ability for a rezoning request to be lodged for consideration does not imply Council support.

Investigation Area: Land Capability Assessment

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

- Unlike surrounding land within the study area, the majority of the identified land is unaffected by the Flood Overlay (FO) with only a small section affected to the north of Cummins Road which has been removed from the assessment due to the identified flood constraints.
- A section of the land south of Cummins Road is located within the Land Subject to Inundation Overlay (LSIO) due to a shallow overland flow path. However it is understood that this current water inundation can be addressed through an engineered solution (underground piping or WSUD treatment).
- The land is not located within a Bushfire Management Overlay (BMO) (although for clarity the wider region including the entire township is located within is noted to be a designated bushfire prone area).
- Part of the northern section of the quarry site is located within an area of Aboriginal Cultural Heritage Sensitivity, relating to land within 200 metres of the Burrumbeet Creek. Should building and works be proposed within this area, it would require a Cultural Heritage Management Plan to be prepared.
- The identified land is located a sufficient distance away from the Central Victoria Livestock Exchange and Ballarat Wastewater Treatment Plant as potential odour sources.

- Noise emissions from the Western Freeway to the southwest can be addressed through relevant VicRoads policies relating to noise abatement measures capable of regulating such noise.
- The land is generally cleared of native vegetation due to its use for agricultural purposes or as a quarry in the past. An assessment of existing Ecological Vegetation Classes indicates that there is a small number of confined areas containing Plains Grassy Woodland which is listed in the endangered category of the Environmental Protection and Biodiversity Conservation Act 1999.
- Powercor have advised that they have high voltage assets in the area, and extend along Victoria Street and Cummins Road adjacent to the investigation area (advice via email 28 May, 2018).
- Downer have advised that a 125mm high pressure gas main is located along Howe Street, (and extending partially into Cummins Road and Creek Street), and could be extended to service a potential residential development to the west (advise via email 25 May, 2018).
- AusNet Services have indicated that there was supply issues in Minors Rest approximately 2 years ago, however based on the 125mm HP main extended in 2016 which it has increased capacity, and supply can be provided (advice via email 05 June, 2018).
- Telstra have advised that for any proposed development, the developer will be responsible to arrange such infrastructure (advise provided via email 11 June, 2018).

- Although it was not possible to obtain technical advice on the ability of the land to be serviced with the NBN, it is assumed that once the NBN mainline is provided within Miners Rest, that it will be a matter of the developer connecting the land to trunk network.

Central Highlands Water

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

“ Water

- *CHW has adequate water resources for the overall estimated growth in Ballarat for the next circa 30 years and our water treatment plants have capacity to supply the anticipated growth of Ballarat for the next circa 20 years;*
- *The water network, specifically for this area, is however currently at capacity and Miners Rest has limited trunk water infrastructure;*
- *To supply a future residential development of this magnitude would trigger a significant upgrade to the local trunk water supply system and to upstream network assets;*
- *Any planning for this site should be undertaken, taking into consideration the timing, extent and growth rate of the Northern Greenfield Investigation Area (GIA) contained within the Ballarat Planning Scheme;*

- *CHW has no current plans or budgets for providing additional capacity to cater for significant growth in Miners Rest at this stage;*
- *Significant developer contributions towards trunk augmentation works could be triggered depending upon the timing of any future development of the site; and*
- *Significant internal reticulation works would also be required to supply the development of the site;*

Sewer

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

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

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

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



Miners Rest Quarry Rehabilitation

2: Land-use & Development

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

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

2.1: Commercial Development/ Creation of Town Centre

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

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

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

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

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

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

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

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

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

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

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

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

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

2.2: Population Growth and Community Facilities

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

The specific objectives of the community infrastructure assessment were to:

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

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

Open, Trails & Cultural Interpretation

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

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

Recreation

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

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

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

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

Early Years Services

- No additional expansion to Kindergarten capacity in Miners Rest is recommended for the forecast period 2016 to 2036. However, minor upgrades to the existing Miners Rest Kindergarten is supported including increased storage capacity, air-conditioning and adjustments to the existing windows to allow them to be opened and shut by staff.
- Although outreach of MCH services to Miners Rest has some merit, the preferred model of establishing such facilities as dual consulting rooms (i.e. operating with two nurses at any one time) is not justified at this stage and unlikely to be triggered over the next 20 years. Therefore, no MCH provision for Miners Rest is recommended.

- No additional facility capacity for playgroup provision in Miners Rest is recommended.
- Council officers have indicated that the municipality as a whole has an excess supply of long day child care places, and that three new facilities have recently opened. Although it is still possible for a private provider to establish a long day child care centre within Miners Rest, Council would prefer that the current oversupply of places is not exacerbated by encouraging additional provision in the Township.

Neighbourhood Houses

- This assessment does not recommend the establishment of a new Neighbourhood House service within Miners Rest. However, it is recommended that Council discuss with an existing Neighbourhood House provider the viability of delivering services on an outreach basis to the Township in future.

Community Meeting Spaces and Community Centres

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

- In the interim Council should continue to investigate with the local community measures to optimise the use of the Miners Rest Community Hall.

Library Services

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

Education

Primary Education

- 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.

Secondary Education

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

Health

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

Residential Aged Care

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

2.3: Potential Relocation of Existing School

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

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

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

As is the case with the sports facilities hub, the ability for the school to be relocated would be subject to funding and therefore may not be developed for many years, if at all.

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

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

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

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

In considering that question, the following set of principles have been used in determining potential locations:

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

Based on the application of the principles, a possible site is illustrated on the following inset diagram.

Unencumbered land in this location covered in the order of 22 hectares of land, and is split across 6 land titles. As 3.5 hectares of land would be required for a relocated school, the nominated land provides ample flexibility for land acquisition and siting.

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.

Additional benefits of this location results from the extent of potential land which would allow the potential co-location with active sports facilities, which is addressed in greater detail in the following section.

With the Township Plan nominating a possible location for the relocated primary school, it will assist Council and community in advocating strongly for this outcome through the Masterplan phase to consider its future location.



Figure 5 Possible site for a relocated primary school and co-located active sports facilities hub

2.4: Potential Sports Facilities Hub

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

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

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

With regard to whether Miners Rest is a suitable location for a regional sports facility, that needs to be investigated by a separate planning exercise undertaken at a municipal level, and is beyond the scope of the Township Plan to consider. It should also be understood that the ability for such a sports facilities hub to be developed in Miners Rest, would be subject to funding, and therefore may not be developed for a number of years, if at all. However by nominating a possible location for the active sports facilities, will assist Council and community in advocating for State funding to allow its development.

In order to build flexibility into the Township Plan, it is prudent to nominate a number of potential sites for an active sports facility hub.

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

- Does the location serve the largest proportion of the Township population.
- Is the location accessible from major/ main roads.
- Is the location stand alone, or could it be linked with other community infrastructure.
- Does the location benefit with proximity/ co-location with other commercial/ community uses.

- Does the location have high visibility from the public realm.
- Is the land large enough and in single ownership.
- Is a low level of vegetation removal required.
- Are there linkages to other areas of passive or unstructured physical activity.

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

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

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

Option 1 location of active sports facilities hub

The first nominated site is located to the east of Howe Street, south of Sharpes Road and north of Burrumbeet Creek, which is also the preferred location for a relocated school. 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. Its co-location with other community facilities would function to optimise usage, access and to reduce operating costs.

Option 2 location of active sports facilities hub

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

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



Figure 6 Second nominated site for an active sports facilities hub

Option 3 location of active sports facilities hub

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

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

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

It is again acknowledged this site is not large enough to accommodate a co-located sports facility and school, however its location as a sports facility benefits from being centrally located; is within proximity of the Miners Rest commercial area.



Figure 7 Third nominated site for an active sports facilities hub

Option 4 location of active sports facilities hub

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

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

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

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



Figure 8 fourth nominated site for an active sports facilities hub

2.5: Potential Co-located Facilities at Existing School Site

As addressed in earlier sections the Township Plan has proposed an option to relocate the Miners Rest Primary school (to land east of Howe Street, south of Sharpes Road, north of Burrumbeet Creek), and for it to be collocated with a new sports facilities hub. The current Labour Government has committed \$4.5 million funding to undertake a full Masterplan process to consider options for the school. Should that process determine the Miners Rest Primary School is to remain on the current site, the logical means for the school to expand would be onto the large, predominantly vacant land located to the west.

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

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

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



Figure 9 Logical location for the potential expansion of the existing school site

3: Planning Policy Summary

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

CLAUSE 11: SETTLEMENT

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

CLAUSE 11.01 VICTORIA

Clause 11.01-1S Settlement

Objective

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

Strategies

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

- Promote transport and communications and economic linkages between the various settlements through the identification of servicing priorities in regional land use plans.
- Deliver networks of high-quality settlements by: Building on strengths and capabilities of each region across Victoria to respond sustainably to population growth and changing environments.
- Developing networks of settlements that will support resilient communities and the ability to adapt and change.
- Balancing strategic objectives to achieve improved land-use and development outcomes at a regional, catchment and local level.
- Preserving and protecting features of rural land and natural resources and features to enhance their contribution to settlements and landscapes.
- Encouraging an integrated planning response between settlements within regions and in adjoining regions and states in accordance with the relevant regional growth plan.
- Providing for appropriately located supplies of residential, commercial, and industrial land across a region, sufficient to meet community needs in accordance with the relevant regional growth plan.

CLAUSE 11.02 MANAGING GROWTH

Clause 11.02-1S Supply of urban land Urban Growth

Objective

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

Strategies

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

Clause 11.02-2S Structure Planning

Objective

- To facilitate the orderly development of urban areas.

Strategies

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

CLAUSE 11.03 PLANNING FOR PLACES

Clause 11.03-1S Activity Centres

Objectives

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

Strategies

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

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

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

Clause 11.03-6S Regional and local places

Objective

- To facilitate integrated place-based planning.

Strategies

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

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

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

Strategies

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

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

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

Strategies

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

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

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

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

Strategies

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

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

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

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

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

Strategies

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

CLAUSE 13 ENVIRONMENTAL RISKS AND AMENITY

CLAUSE 13.01 CLIMATE CHANGE IMPACTS

Clause 13.01-1S Natural hazards and climate change

Objective

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

Strategies

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

CLAUSE 13.02 BUSHFIRE

Clause 13.02-1S Bushfire planning

Objective

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

Strategies

Protection of human life

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

CLAUSE 13.03 FLOODPLAINS

Clause 13.03-1S Floodplain management

Objective

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

Strategies

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

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

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

Strategies

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

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

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

Strategy

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

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

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

Strategies

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

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

- To encourage sustainable agricultural land use.

Strategies

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

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

CLAUSE 14.02 WATER

Clause 14.02-1S Catchment planning and management

Objective

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

Strategies

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

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

CLAUSE 15 BUILT ENVIRONMENT AND HERITAGE

Clause 15.01-2S Building design

Objective

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

Strategies

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

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

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

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

Strategies

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

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

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

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

Strategies

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

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

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

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

Strategies

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

Clause 15.01-6S Design for rural areas

Objective

- To ensure development respects valued areas of rural character.

Strategies

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

CLAUSE 15.03 HERITAGE

Clause 15.03-1S Heritage conservation

Objective

- To ensure the conservation of places of heritage significance.

Strategies

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

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

Clause 15.03-2S Aboriginal cultural heritage

Objective

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

Strategies

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

CLAUSE 16 HOUSING**Clause 16.01-5S Rural residential development****Objective**

- To identify land suitable for rural residential development.

Strategies

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

Clause 16.01-3S Housing diversity**Objective**

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

Strategies

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

Clause 16.01-2S Location of residential development**Objective**

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

Strategies

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

CLAUSE 16.01 RESIDENTIAL DEVELOPMENT

Clause 16.01-1S Integrated housing

Objective

- To promote a housing market that meets community needs.

Strategies

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

CLAUSE 17 ECONOMIC DEVELOPMENT

Clause 17.01-1R Diversified economy - Central Highlands

Strategies

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

CLAUSE 17.01 EMPLOYMENT

Clause 17.01-1S Diversified economy

Objective

- To strengthen and diversify the economy.

Strategies

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

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

CLAUSE 17.02 COMMERCIAL

Clause 17.02-1S Business

Objective

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

Strategies

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

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

CLAUSE 18 TRANSPORT

CLAUSE 18.01 INTEGRATED TRANSPORT

Clause 18.01-1S Land use and transport planning

Objective

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

Strategies

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

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

Clause 18.01-2S Transport system

Objective

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

Strategies

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

Clause 18.01-2R Transport system - Central Highlands

Strategy

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

CLAUSE 18.02 MOVEMENT NETWORKS

Clause 18.02-1S Sustainable personal transport

Objective

- To promote the use of sustainable personal transport.

Strategies

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

Clause 18.02-2S Public Transport

Objective

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

Strategies

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

CLAUSE 18.04 AIRPORTS

Clause 18.04-1S Planning for airports and airfields

Objective

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

Strategies

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

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

CLAUSE 19 INFRASTRUCTURE

CLAUSE 19.02 COMMUNITY INFRASTRUCTURE

CLAUSE 19.02-1S Health facilities

Objective

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

Strategies

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

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

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

Strategies

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

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

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

Strategies

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

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

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

Strategies

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