

Figure 4 Miners Rest Township Plan (Spatial Analysis)

Negatives

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

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

Rest Township Plan.

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

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

Investigation Area Precinct: former quarry

Commentary, guidance & proposed Statutory Assessment Framework

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

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

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

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

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

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

Investigation Area: Land Capability Assessment

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

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

to be a designated bushfire prone area).

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

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

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

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

Positives

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

Miners Rest Township Plan

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

Negatives

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

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

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

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

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

Central Highlands Water

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

“ Water

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

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

Sewer

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

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

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

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

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



Miners Rest Quarry Rehabilitation

2: Land-use & Development

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

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

2.1: Commercial Development/ Creation of Town Centre

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

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

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

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

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

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

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

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

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

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

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

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

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

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

2.2: Population Growth and Community Facilities

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

The specific objectives of the community infrastructure assessment were to:

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

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

Open, Trails & Cultural Interpretation

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

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

Recreation

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

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

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

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



Early Years Services

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

Neighbourhood Houses

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

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

Community Meeting Spaces and Community Centres

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

Library Services

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

Education

Primary Education

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

Secondary Education

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

Health

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

Residential Aged Care

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

2.3: Redevelopment of Miners Rest Primary School

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

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

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

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

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

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

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

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

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

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

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

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

2.4: Potential Sports Facilities Hub

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

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

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

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

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

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

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

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

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

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

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

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

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

Preferred location of active sports facilities hub

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

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

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

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

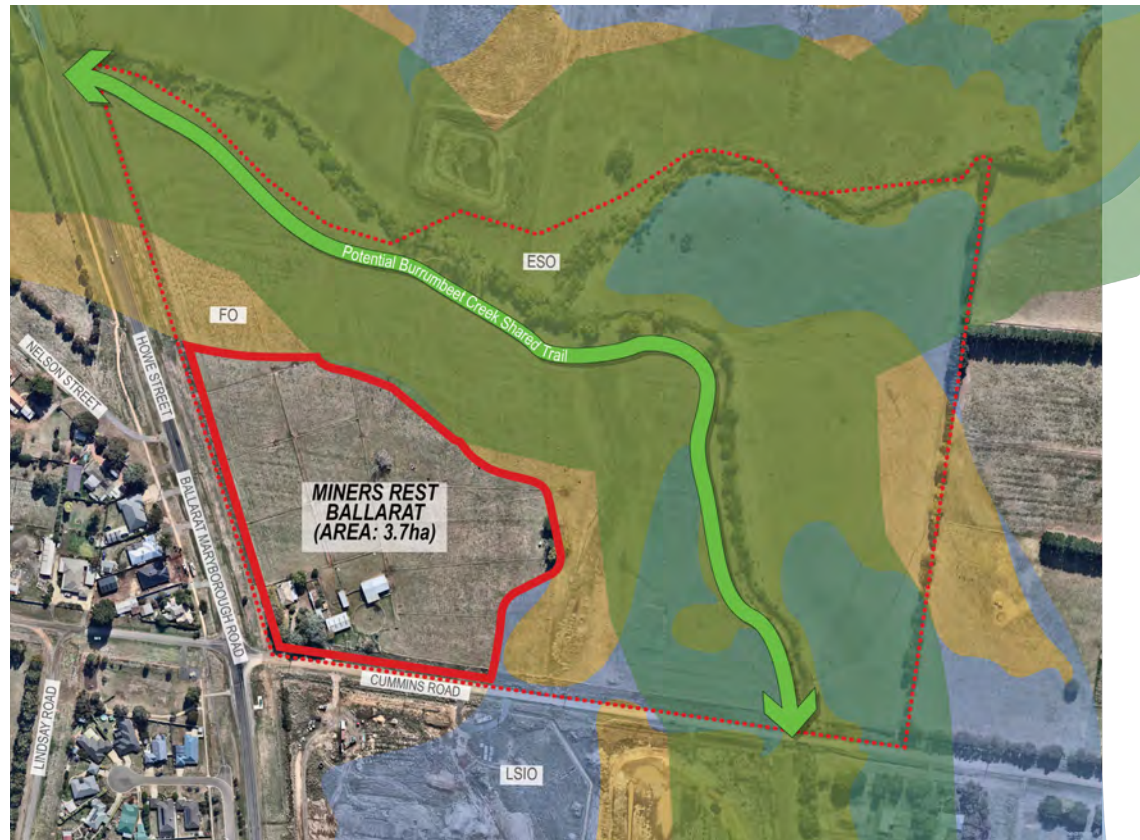


Figure 5 preferred site for an active sports facilities hub

Option 2 location of active sports facilities hub

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

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



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

Option 3 location of active sports facilities hub

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

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

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

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



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

2.5: Potential Co-located Facilities at Existing School Site

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

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

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

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



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

3: Planning Policy Summary

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

CLAUSE 11: SETTLEMENT

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

CLAUSE 11.01 VICTORIA

Clause 11.01-1S Settlement

Objective

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

Strategies

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

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

CLAUSE 11.02 MANAGING GROWTH

Clause 11.02-1S Supply of urban land Urban Growth

Objective

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

Strategies

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

Clause 11.02-2S Structure Planning

Objective

- To facilitate the orderly development of urban areas.

Strategies

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

CLAUSE 11.03 PLANNING FOR PLACES

Clause 11.03-1S Activity Centres

Objectives

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

Strategies

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

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

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

Clause 11.03-6S Regional and local places

Objective

- To facilitate integrated place-based planning.

Strategies

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

CLAUSE 12 ENVIRONMENTAL & LANDSCAPE VALUES

Clause 12.01-1S Protection of biodiversity

Objective

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

Strategies

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

Clause 12.01-2S Native vegetation management

Objective

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

Strategies

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

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

CLAUSE 12.03 WATER BODIES AND WETLANDS

Clause 12.03-1S River corridors, waterways, lakes and wetlands

Objective

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

Strategies

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

CLAUSE 12.05-2R Landscapes - Central Highlands

Strategy

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

CLAUSE 12.05 SIGNIFICANT ENVIRONMENTS AND LANDSCAPES

Clause 12.05-2S Landscapes

Objective

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

Strategies

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

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

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

Strategies

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

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

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

Strategies**Protection of human life**

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

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

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

Strategies

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

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

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

Strategies

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

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

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

Strategy

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

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

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

Strategies

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

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

- To encourage sustainable agricultural land use.

Strategies

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

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

CLAUSE 14.02 WATER

Clause 14.02-1S Catchment planning and management

Objective

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

Strategies

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

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

CLAUSE 15 BUILT ENVIRONMENT AND HERITAGE

Clause 15.01-2S Building design

Objective

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

Strategies

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

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

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

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

Strategies

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

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

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

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

Strategies

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

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

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

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

Strategies

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

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

- To ensure development respects valued areas of rural character.

Strategies

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

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

- To ensure the conservation of places of heritage significance.

Strategies

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

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

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

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

Strategies

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

CLAUSE 16 HOUSING

Clause 16.01-5S Rural residential development

Objective

- To identify land suitable for rural residential development.

Strategies

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

Clause 16.01-3S Housing diversity

Objective

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

Strategies

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

Clause 16.01-2S Location of residential development

Objective

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

Strategies

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

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

- To promote a housing market that meets community needs.

Strategies

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

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

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

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

- To strengthen and diversify the economy.

Strategies

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

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

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

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

Strategies

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

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

CLAUSE 18 TRANSPORT

CLAUSE 18.01 INTEGRATED TRANSPORT

Clause 18.01-1S Land use and transport planning

Objective

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

Strategies

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

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

Clause 18.01-2S Transport system

Objective

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

Strategies

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

Clause 18.01-2R Transport system - Central Highlands

Strategy

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

CLAUSE 18.02 MOVEMENT NETWORKS

Clause 18.02-1S Sustainable personal transport

Objective

- To promote the use of sustainable personal transport.

Strategies

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

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

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

Strategies

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

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

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

Strategies

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

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

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

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

Strategies

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

Clause 19.02-2S Education facilities

Objective

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

Strategies

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

Clause 19.02-5S Emergency services

Objective

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

Strategies

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

Clause 19.02-6S Open space

Objective

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

Strategies

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

3.1: Municipal Strategic Statement

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

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

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

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

Settlement and Housing

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

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

Environmental and Landscape Values

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

Environmental Resilience

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

Economic Development

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

Transport and Infrastructure

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

3.2: Local Planning Policy Framework

Clause 21.02: Settlement and Housing

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

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

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

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

The following objective and strategies relate to Miners Rest:

Objective 6

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

Strategies

- 6.1 Reinforce the township atmosphere and valued local

character when managing long-term change in township areas.

- 6.2 Maintain residential development to within existing township boundary.

Clause 21.04: Environmental Resilience

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

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

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

Objective 3

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

Strategies

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

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

Application of zones and overlays

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

Clause 21.05: Natural Resource Management

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

Relevant objectives and strategies for Miners Rest include:

Objective 2

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

Strategies

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



Clause 21.07: Economic Development

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

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

Relevant objectives and strategies related to Miners Rest include:

Objective 4

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

Strategies

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

Objective 10

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

Strategies

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

Further Strategic Work

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

Clause 21.08: Transport and Infrastructure

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

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

Objective 3

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

Strategies

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

Objective 7

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

Strategies

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

Clause 21.08-2 Ballarat Airfield

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

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

Objective

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

Strategies

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

Clause 21.09: Local Areas

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

Relevant implementation strategies include:

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

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

Clause 22.06: Rural Dwellings and Subdivision

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

Relevant objectives for Miners Rest include:

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

3.3: Zones

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

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

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

3.4: Overlays

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

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

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

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

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

Miners Rest Township Plan

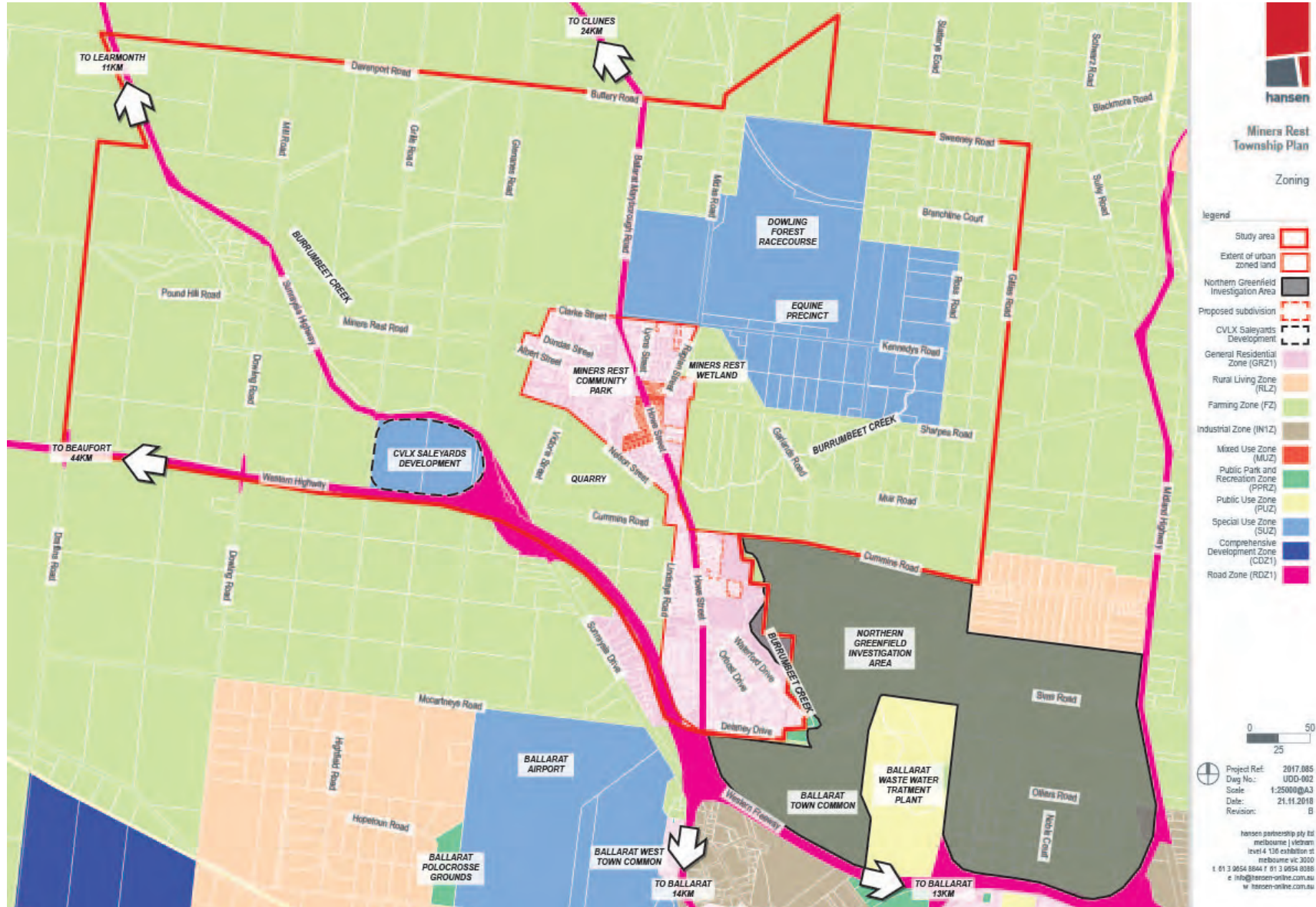


Figure 9 Zoning Map

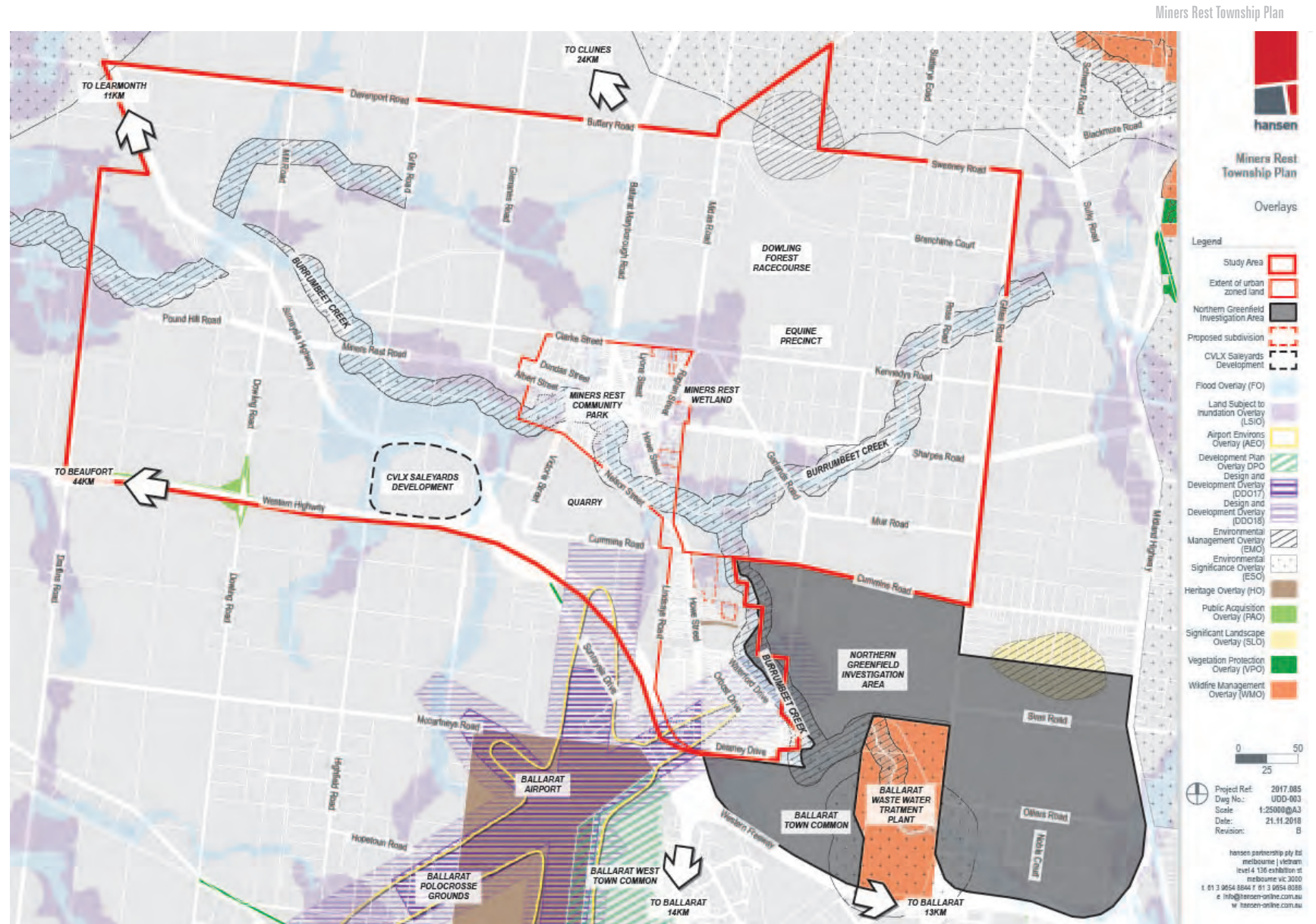


Figure 10 Overlay Map

4: Background Documentation Review

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The **City of Ballarat Native Vegetation Mapping and Review of the Vegetation Protection Overlay (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.

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

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

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

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

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

5: Second Round Consultation Summary

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

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

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

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

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

Township Growth and Flooding

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

A summary of the main points is provided below:

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

Town Centre

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

A summary of the main points is provided below:

- Developing a vibrant town centre with increased activity received overwhelming support.
- An increased amount of footpaths and connections to the town centre was highlighted as an important element to increase the safety of the town centre. In particular, a crossing over Howe Street and connections to the school were emphasised.
- Consistency in path surfaces and plantings to make the centre look more like a town centre was noted.
- Increased commercial opportunities should be located within the town centre to assist in adding vibrancy.
- Pharmacy and doctor was considered unlikely due to 'super clinic' format with their larger required catchments.
- Creek Street has significant flooding impacts, which would affect opportunity for creation of the town centre in that location.
- Preference for a more consolidated town centre, without having to cross Howe Street (i.e. due traffic safety issues).
- Possible 'town square' concept was generally well received given the absence of any outdoor public meeting space/s.

- The IGA is currently considered as a public meeting space as it is one destination which everyone goes to as the 'heart' of town.
- A range of surrounding streets, particularly Dundas Street, are in need of new footpaths.
- Future residential growth should complement the location and creation of future town centre.
- The creation of a town centre will help minimise car trips by making cycling and walking more convenient.
- Bus stops should be integrated into the overall development of the town centre as well as new residential development.
- A shared path along Howe Street would be a positive to link the two halves of the township and integrate it with the broader Ballarat bicycle network.
- Boulevard planting along Howe Street would be a positive.
- There should be more café' and 'hang out' place for families.
- Convenient and safe access to future town centre is critical (by foot, or cars).
- There are issues surrounding the level of safety for riding or walking in the town centre due to people speeding through the town and the lack of crossings and bike paths.
- An ALDI sized commercial development would be a benefit to the town centre.
- Plants and trees within the town centre are important for the cohesion and amenity of the town centre.
- Retain village atmosphere through appropriate landscaping and urban design.

Community Facilities

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

A summary of the main points is provided below:

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

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

Equine Industry

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

A summary of the main points is provided below:

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

Historic and Natural Assets

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

A summary of the main points is provide below:

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

6: Feedback on the Draft Miners Rest Township Plan

Phase 1 - Consultation on first draft 2018

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

Survey responses and submissions

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

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

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

- Central Victoria Livestock Exchange

- Tree Lined Boulevard

Town Centre

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

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

Flood Mitigation and Burrumbeet Creek improvements

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

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

prone?

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

Phase 2 - Consultation on second draft plan, 2019

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

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

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

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

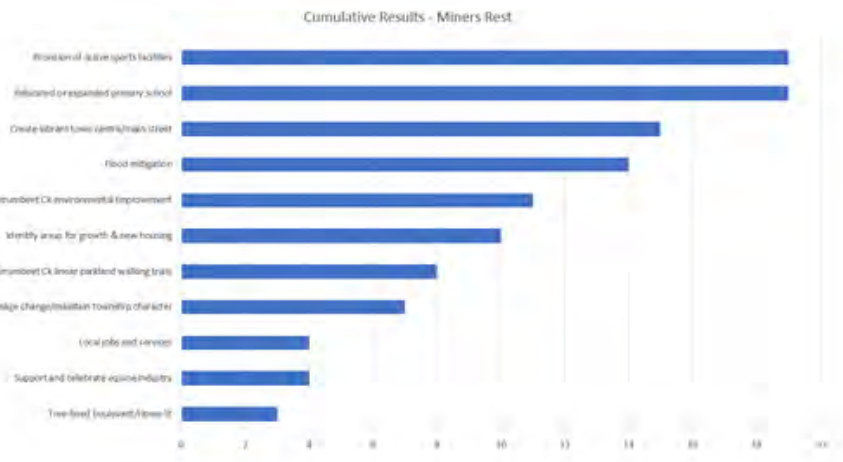
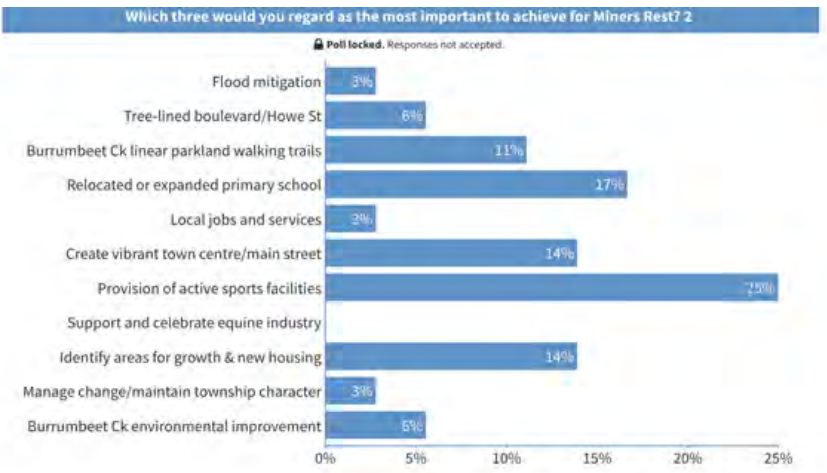
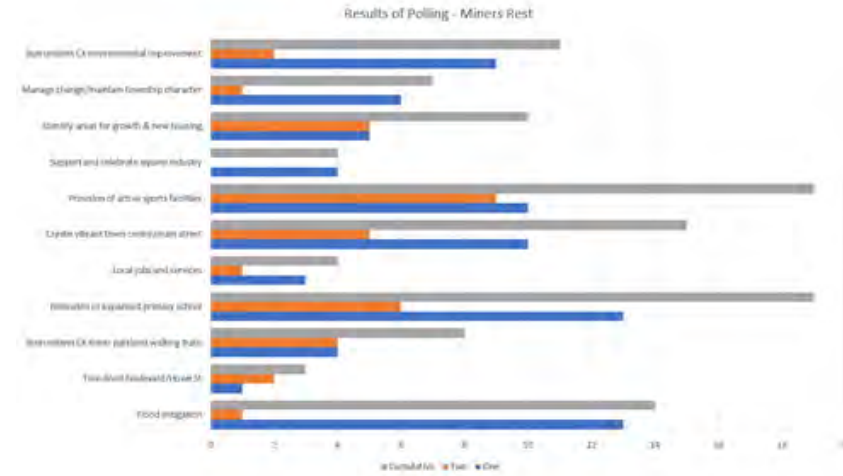
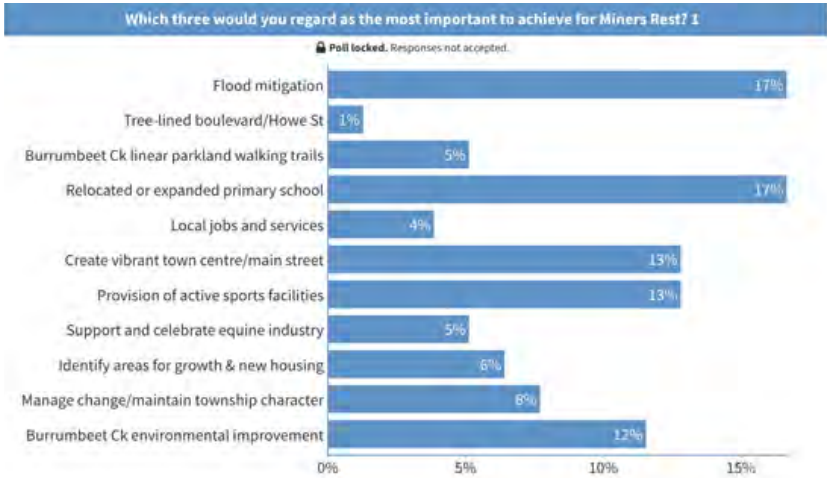
- Expanded or new location for primary school
- Town Centre - a vibrant heart and main street
- Flood mitigation
- New active sporting facilities
- More local jobs and services.

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

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

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

Miners Rest Township Plan





MINERS REST TOWNSHIP PLAN



**FINAL
NOVEMBER 2019**



Acknowledgement of Wadawurrung peoples

We are proud to acknowledge the Traditional Owners of Country, which includes Miners Rest, the Wadawurrung peoples, and pay respects to all Elders past, present and emerging, as well as Elders from other communities that reside here today.

"The land on which Miners Rest stands is the traditional land of the Wadawurrung peoples, situated on the important travel route between Ballarat, Lake Burrumbeet and Lake Learmonth.

The Wadawurrung peoples made two significant journeys across this landscape throughout the year. During the summer they travelled from Ballarat to the 'food bowls' of Lake Burrumbeet and Lake Learmonth, via the creeks and wetlands. During the winter the Wadawurrung returned to Ballarat (the 'resting place'), where shelter from the wind and the harsh winter weather conditions of the western basalt plains was provided by the natural depression of the land at the area now known as Bakery Hill.

The Burrumbeet Creek was not only the key travel path between these important destinations, but was also the very essence of the natural 'supermarket', sustaining animals and plants that were essential food resources for the Wadawurrung peoples.

The location of Miners Rest itself was a place that offered an attractive stopping point for the Wadawurrung peoples on this journey from east to west; the attractiveness of this place as a resting post is evidenced in the richness of Aboriginal sites in this area.

The Wadawurrung people advocate that future development should view the natural waterways and water bodies as assets rather than obstacles; sympathetically incorporating them into the urban landscape to provide opportunity for public open space, protection of areas of Aboriginal cultural sensitivity, connection and linkages. Natural values and environmental corridors should be retained and improved to ensure the health and wellbeing of all peoples, and to help improve the amenity and livability of Miners Rest for existing and future residents".

(Uncle Bryon Powell, Wadawurrung Elder)

Contents

Executive Summary	5
1: Introduction	8
1.1: What is the Miners Rest Township Plan?	10
1.2: Interrelated Projects	11
1.3: How will the Township Plan be used?	14
1.4: Project Methodology	14
2: Community Consultation: Findings	16
3: Context, Challenges & Opportunities	21
3.1: Settlement History	21
3.2: Miners Rest Population	23
3.3: Rural Land Use & Landscape Values	24
3.4: Burrumbeet Creek & Wetlands	25
3.5: Dowling Forest Precinct Equine Industry	26
3.6: Central Victorian Livestock Exchange	27
3.7: Ballarat Airport	27
3.8: Flood Management	28
3.9: Summary of Challenges & Opportunities	29
4: Township Plan	30
4.1: Vision Statement	30
4.2: Key Themes & Recommendations	31
4.3: Theme 1: Celebrate Miners Rest’s historic & natural assets	32
4.3.1: Key Issues & Opportunities	32
4.3.2: Objectives	34
4.3.3: Strategies & Actions	34
4.4: Theme 2: Establish a connected & unified township & community	38

4.4.1: Key Issues & Opportunities	38
4.4.2: Objectives	40
4.4.3: Strategies & Actions	40
4.5: Theme 3 - Facilitate township growth and prosperity, and maintain character	44
4.5.1: Key Issues & Opportunities	44
4.5.2: Objectives	48
4.5.3: Strategies & Actions	48
5: Township Plan Implementation	56
5.1: Action Plan Recommendations	57

Background and Supplementary Reports

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

Miners Rest Township Plan Priority Action Plan (City of Ballarat, Nov 2019)

Figures

Figure 1 Miners Rest Study Area	9
Figure 2 Interrelated Projects	13
Figure 3 Implementing the Miners Rest Township Plan	15
Figure 4 Miners Rest North Neighbourhood Character Summary of findings	18
Figure 5 What you said	19
Figure 6 What you said- Key Challenges for Miners Rest	20
Figure 7 Characteristics of Miners Rest	22
Figure 8 Ballarat Airport located immediately to the south/south west of Miners Rest	27
Figure 9 Completed Flood Mitigation Works	28
Figure 10 Miners Rest - Key Challenges and Opportunities	29
Figure 11 Conceptual section for potential shared path along Burrumbeet Creek	36
Figure 12 Conceptual section for proposed boulevard planting along Howe Street	42
Figure 13 Miners Rest Township Plan - Township Plan	50
Figure 14 Indicative Town Centre Framework Plan	52
Figure 15 Artist’s Impression demonstrating indicative view of Miners Rest Town Centre (Creek Street) at the Howe Street Junction	54

Thanks to

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



MINERS REST TOWNSHIP PLAN

Executive Summary

The Miners Rest Township Plan is a strategic document that provides a long-term planning and design vision for Miners Rest. It sets a strategic framework to manage and guide future development through to 2040.

The plan is being developed as part of a program of local area planning for the City of Ballarat to implement the Ballarat Strategy. The scope of the project includes the full extent of the Miners Rest postcode (See Figure 1).

A number of key challenges and opportunities have been identified through community consultation and investigation, including

- Flood management
- Stronger connection between the north and south of Miners Rest with an improved path network and landscaping
- Improved quality of development and managed growth
- Burrumbeet Creek restoration and creation of a linear parkland and trails
- Protection of views and rural setting
- Need for local sports facilities
- Improved pedestrian and cycling infrastructure
- Protection of heritage features and assets
- Improved public realm and landscaping
- Safeguarding Ballarat Airport

- Complementary development of any future northern growth area
- Impacts from saleyards development
- Limited sewerage infrastructure

There are number of issues specifically relevant to the north and south parts of Miners Rest:

North Miners Rest:

- Need to maintain the village and township character
- Recent urban style development has resulted in smaller lot sizes and reduced areas for landscaping
- Growth of town centre and attracting new businesses to service local needs
- Buffers from activity at the Dowling Forest precinct/rural land
- Need to accommodate the growth of Miners Rest Primary School
- A new future for Miners Rest Quarry
- Managing a growing equine industry

South Miners Rest:

- Safe and convenient access to north Miners Rest
- Safe cycle access to Ballarat over the Western Freeway bridge
- Future potential development of Northern Growth Investigation Area

- Future of Ballarat Commons land
- Need to improve connection to town centre and community facilities

The Township Plan includes objectives, strategies and actions to respond to these key challenges and opportunities.

The Township Plan also addresses matters relating to land-use, activity and design guidance within both the public and private realms. It includes initiatives that the City of Ballarat can have a direct role in influencing, facilitating or implementing, as well as actions and initiatives the Miners Rest community/community groups can take a lead with.

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 rural township character which is positively influenced by the surrounding open rural landscape*
- *A township with ample commercial uses and activities to meet the day-to-day needs of the local community and businesses*
- *A vibrant, inviting and attractive township with well-designed, tree-lined streetscapes and pedestrian/cycling connections linking major community hubs*
- *A township recognised and celebrated for its significant equine industry*
- *A township with ample public transport options and the safe management of vehicle traffic.*

The Township Plan and its associated initiatives has been framed around the following three themes and objectives:

Theme 1: Celebrate Miners Rest's historic & natural assets

- *Objective 1: To increase knowledge and promotion of Aboriginal and European history of the township and region*
- *Objective 2: To improve the environmental quality of Burrumbeet Creek and increase public access to this natural environmental asset*
- *Objective 3: To protect agricultural land and support farming activities on land surrounding Miners Rest*
- *Objective 4: To acknowledge and protect key iconic rural landscape views providing a unique and attractive setting for Miners Rest.*

Theme 2: Establish a connected and unified township & community

- *Objective 5: To improve streetscape amenity through targeted streetscape planting*
- *Objective 6: To improve pedestrian and cycling connections throughout the township, including links to local commercial and community activity nodes and to Ballarat*
- *Objective 7: To minimise pedestrian and vehicle conflict zones, including streets surrounding the primary school*
- *Objective 8: To manage traffic speed within and surrounding the township*
- *Objective 9: To support the development of community-based initiatives and programs*
- *Objective 10: To improve local public transport options.*

Theme 3: Facilitate township growth & prosperity, and maintain character

- *Objective 11: To facilitate targeted opportunities for the growth of the township, and the targeted development of well-designed infill housing, to suit lifestyle choices and assist aging in place.*
- *Objective 12: To encourage new forms of residential and commercial development on vacant Mixed Use Zone (MUZ) land and develop a township heart through the definition and strengthening of the commercial/retail role.*
- *Objective 13: To manage and appropriately respond to the impact of flooding throughout Miners Rest.*
- *Objective 14: To acknowledge, support and promote the expansion of the equine industry and business activities.*
- *Objective 15: To designate appropriate locations for potential school, sporting, recreational and community infrastructure.*
- *Objective 16: To protect the long-term functional operations of Ballarat Airport.*
- *Objective 17: To plan for long-term growth in appropriate locations.*

The Township Plan includes a series of strategies and actions to implement the objectives of the plan.

1: Introduction

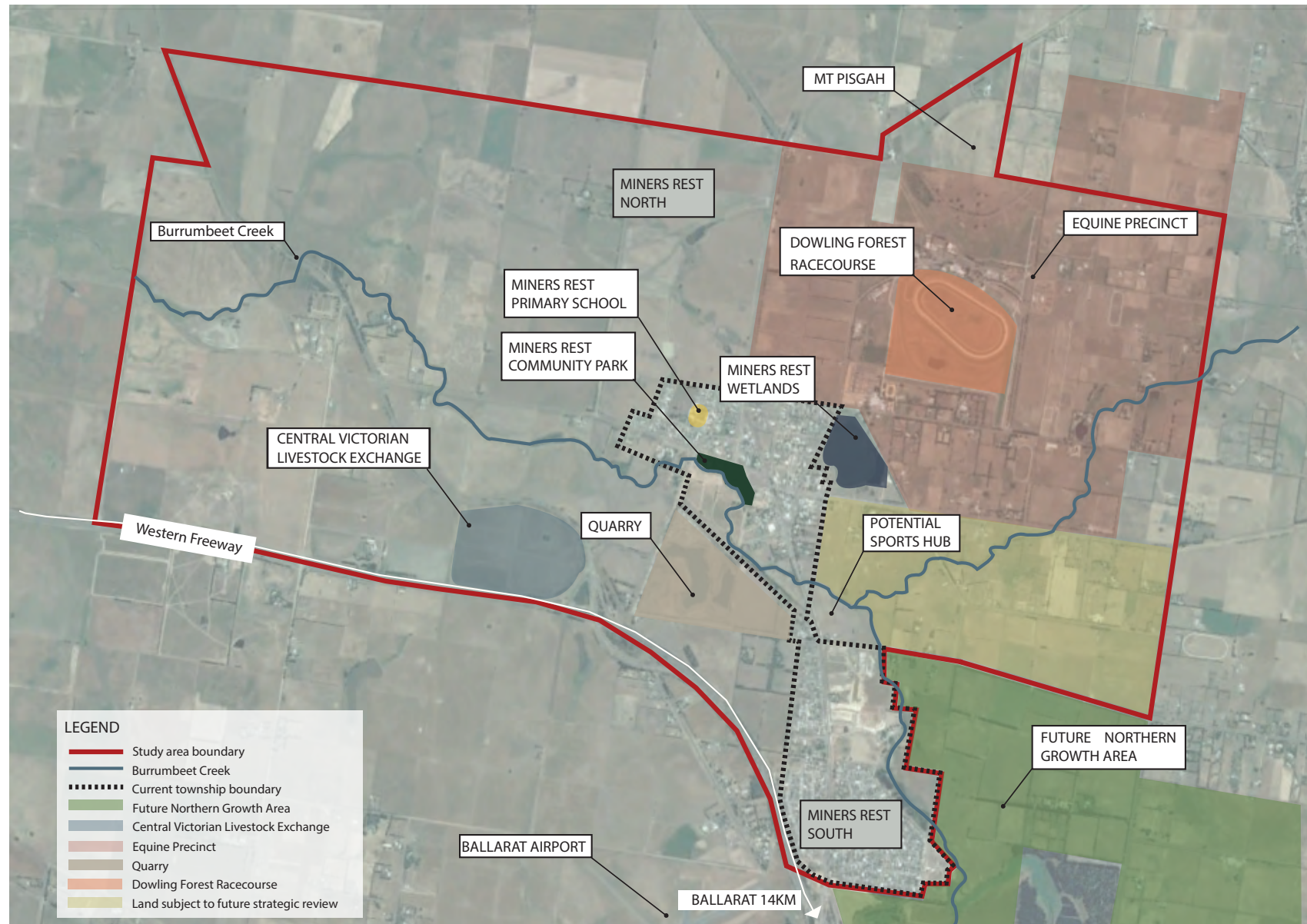
The Miners Rest Township Plan is being developed as part of a program of local area planning for the City of Ballarat to implement the Ballarat Strategy.

The Miners Rest Township Plan seeks to:

- Establish a long-term community vision for Miners Rest.
- Develop a prioritised action plan and responsibilities for implementation.
- Guide The City of Ballarat and other authorities to prioritise investment in the region.
- Provide a sound basis for community and City of Ballarat to apply for grants or lobby for funding.
- Identify potential changes to the Ballarat Planning Scheme to implement land use planning actions to achieve the vision.



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



LEGEND

- Study area boundary
- Burrumbeet Creek
- Current township boundary
- Future Northern Growth Area
- Central Victorian Livestock Exchange
- Equine Precinct
- Quarry
- Dowling Forest Racecourse
- Land subject to future strategic review

Figure 1 Miners Rest Study Area

1.1: What is the Miners Rest Township Plan?

The Miners Rest Township Plan is a strategic plan that sets out a vision and long term plan for the future of Miners Rest until 2040. It has been developed following extensive community consultation and is intended to be used to guide and manage change.

The plan addresses issues relating to land use planning and design of the public realm. It includes initiatives and actions that can be implemented by the City of Ballarat, other authorities and the community.

The Township Plan has been framed around the following three themes:

- *Theme 1: Celebrate Miners Rest's historic & natural assets*
- *Theme 2: Establish a connected and unified township & community*
- *Theme 3: Facilitate township growth & prosperity, and maintain character*

Study Area

The Study Area includes the full extent of the Miners Rest postcode. The study area extends to Davenport Road to the north, Western Freeway to the south, Gillies Road to the East and Draffins Road/Sunraysia Highway to the west (see Figure 1).

The study will consider Miners Rest within its semi-rural context and broader context of Ballarat.

Background Reports

The Township Plan is supported by a Background Research and Analysis Report (November 2019).

During the project a number of reports have been prepared and used for consultation with the community, including:

- *'What you said' Community Consultation Report (May 2017)*
- *Miners Rest Township Plan Issues and Opportunities Paper (August 2017)*
- *Draft Miners Rest Township Plan (July 2018, November 2018 & June 2019)*
- *Miners Rest North Character Assessment, (Nov 2019)*

A number of other interrelated studies have been undertaken and these are detailed in the next section.



Creswick Street, Miners Rest: view of Mt Blowhard to the north

1.2: Interrelated Projects

There are a number of other important land use considerations within and near the township area which have an interrelationship with the Miners Rest Township Plan. These include:

- Dowling Forest Racecourse Precinct
- Northern Growth Investigation Area
- Ballarat Airport
- Saleyard Development
- Miners Rest Primary School Expansion.

See Figure 2 for the location of each of these in relation to the study area.

A brief summary of each of these, and implications for the plan, is detailed below.

Dowling Forest Racecourse Precinct

The Dowling Forest Racecourse is one of Victoria's premier thoroughbred racing and training facilities, used to train more than 500 horses, with an increasing number of trainers based at the racecourse. It is a significant economic asset and Racing Victoria has identified Miners Rest as a key training centre for growth and expansion in the future.

The Dowling Forest Precinct has been established by the City of Ballarat to recognise, support and protect the equine industry. Planning controls have recently been reviewed and a planning scheme amendment will be undertaken in 2020 to ensure that planning controls are practical and support the desired outcomes for the precinct.

Council also decided to review the planning controls of land to the south of Dowling Forest as part of planning for a

northern growth area.

Section 3.5 of this report provides more information about the precinct.

Northern Growth Investigation Area

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

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

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

Ballarat Airport

Ballarat Airport is located immediately to the south of Miners Rest, on the southern side of the Western Freeway. The airport accommodates two runways and as the prevailing take off direction of aircraft is to the north, aircraft flights paths are located directly over large areas of Miners Rest. While the airport does not provide for commercial/public passengers, it currently serves a role for training purposes

and a limited role for regional emergency services.

A master plan has been prepared for the airport which includes consideration of the north/south aligned runway being extended to 2,000m. Noting that Ballarat Airport is an infrastructure asset of regional significance, 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. This issue is addressed in further detail in this report and the Background Report. The City of Ballarat has recently prepared two reports to ensure long-term safeguarding of the airport, that have been considered in the preparation of the Miners Rest Township Plan:

- Ballarat Airport Safeguarding Study (July 2018)
- Ballarat Aerodrome Noise Modelling Report (June 2018).

Saleyard Development

The Saleyard Development (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 has been relocated from the existing saleyards site in Latrobe Street Ballarat, and is a facility of regional significance.

The construction of the facility was completed in October 2018. There have been a number of issues that the community has raised during the commissioning period of the facility, including odour and traffic management. These issues are being managed and addressed by the facility, EPA and Council. The facility is required to comply with all the conditions of the approved Development Plan and Works Approval.



Miners Rest Township Plan

Miners Rest Primary School Expansion

The community and school have successfully lobbied for State Government funding to upgrade the Miners Rest Primary School. This project will be led by the Victorian School Building Authority, in partnership with the school and community. The upgraded facility will include a sports facility with community access. There have been significant traffic and parking issues around the existing school that will need to be considered and addressed in the design of an expanded school facility.

It has not been confirmed whether the school will be upgraded on the current site or alternative site. This plan recommends criteria for selection of an alternative site if this is the preferred option for the State government.

Interrelated Projects

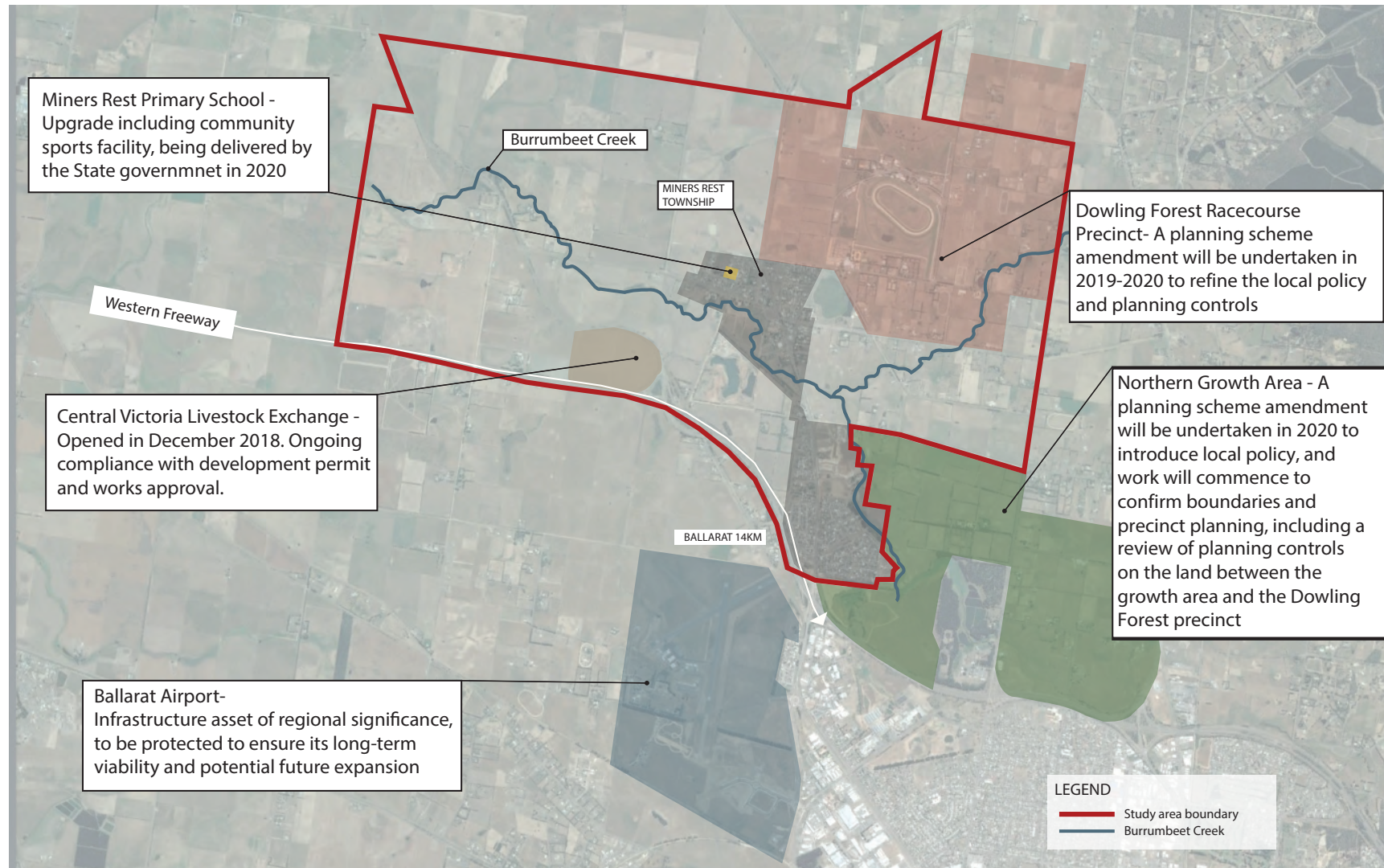


Figure 2 Interrelated projects

1.3: How will the Township Plan be used?

The Miners Rest Township Plan will be used to guide future land use and development in a coordinated manner and provide greater certainty for all stakeholders.

The Township Plan outlines policy directions, and important physical outcomes that relate to land use, built form and activity, landscape and environment, and access and movement.

The Township Plan will be used by:

City of Ballarat

- As a basis for introducing new planning policies and associated statutory controls into the Ballarat Planning Scheme (as appropriate)
- In assessing planning permit applications
- In assessing any private requests to re-zone land
- In guiding non-statutory initiatives, arrangements or partnerships to assist in realising potential future opportunities within the centre
- In preparing capital works budgets to implement public works; and in delivering community services, including additional recreational facilities.

The community

- To have a common understanding of how the township and specific precincts are likely to change in the future
- To assist community groups in prioritising future work and in seeking funding for projects
- To provide a framework for community groups to assist in implementing long-term plans.

Existing business owners

- To create greater certainty and appreciation regarding the future direction of the commercial centres/nodes.

Developers

- To understand the development opportunities that exist and the matters that will be taken into account in assessing development proposals.

Other government agencies:

- In coordinating infrastructure improvements with work undertaken by the City of Ballarat and other agencies including roads and education (i.e. Miners Rest Primary School).

More broadly it is important that the Township Plan must be regularly monitored to ensure its directions and ambitions continue to be relevant to the township as it changes and evolves over time.

See figure 3 to see how the plan can be implemented.

1.4: Project Methodology

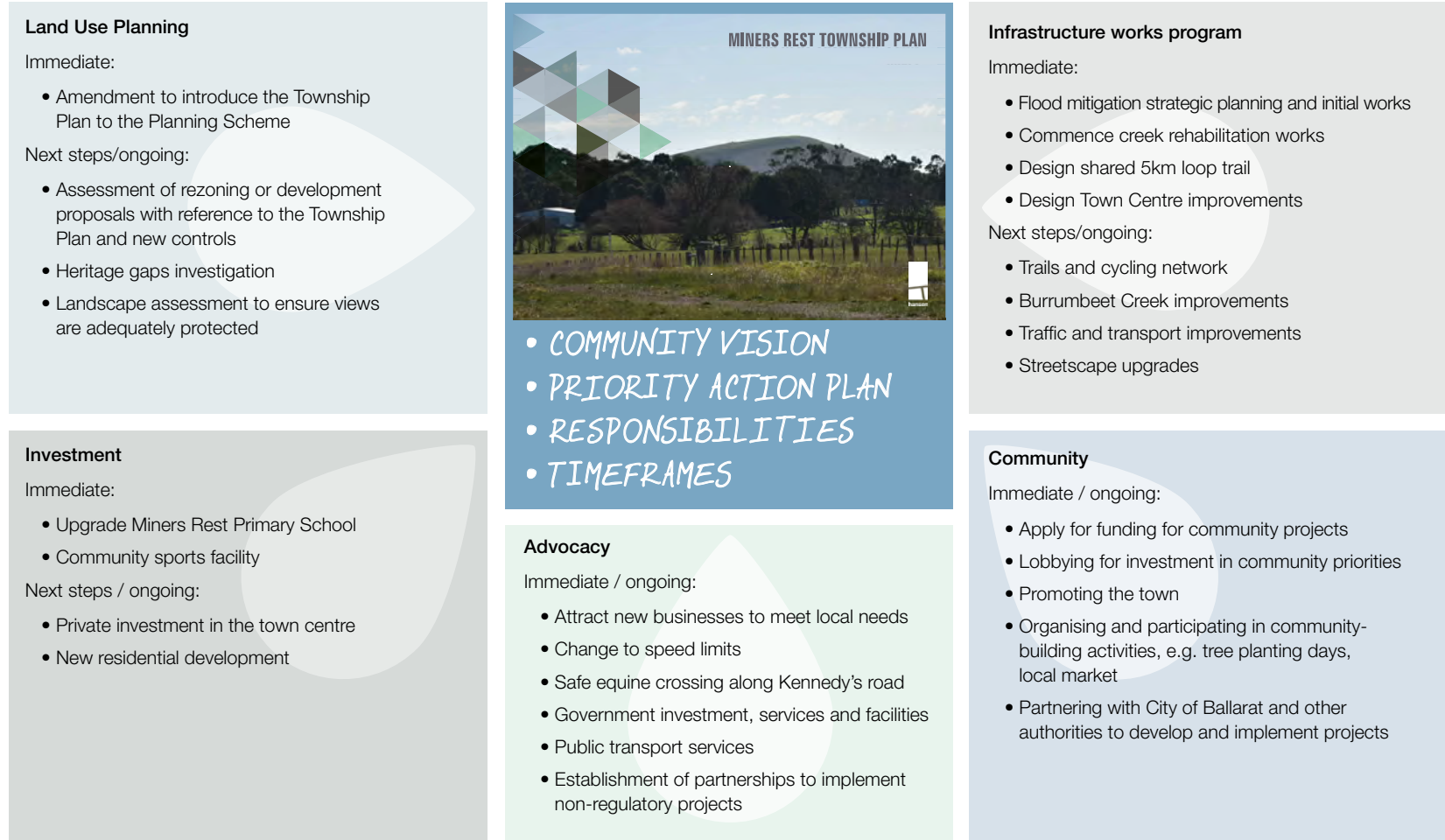
The preparation of the Miners Rest Township Plan has been undertaken in a number of phases. This has included collation and analysis of background information on existing conditions, as well as community consultation.

The broad phases of the project have involved:

- Review of relevant background documentation
- Initial community consultation
- Targeted stakeholder engagement (including internal City of Ballarat departments)
- Preparation of an Issues & Opportunities Report (including a Community Infrastructure Assessment)
- Community consultation on the Issues & Opportunities Report
- Targeted site meetings with selected landowners
- Preparation of a draft Township Plan
- Community consultation on the draft Township Plan
- Finalising the Township Plan for Council adoption.

Implementation of the plan will commence following formal adoption by Council.

Implementing the Miners Rest Township Plan



Land Use Planning

Immediate:

- Amendment to introduce the Township Plan to the Planning Scheme

Next steps/ongoing:

- Assessment of rezoning or development proposals with reference to the Township Plan and new controls
- Heritage gaps investigation
- Landscape assessment to ensure views are adequately protected

Investment

Immediate:

- Upgrade Miners Rest Primary School
- Community sports facility

Next steps / ongoing:

- Private investment in the town centre
- New residential development

MINERS REST TOWNSHIP PLAN

• COMMUNITY VISION

• PRIORITY ACTION PLAN

• RESPONSIBILITIES

• TIMEFRAMES

Advocacy

Immediate / ongoing:

- Attract new businesses to meet local needs
- Change to speed limits
- Safe equine crossing along Kennedy's road
- Government investment, services and facilities
- Public transport services
- Establishment of partnerships to implement non-regulatory projects

Infrastructure works program

Immediate:

- Flood mitigation strategic planning and initial works
- Commence creek rehabilitation works
- Design shared 5km loop trail
- Design Town Centre improvements

Next steps/ongoing:

- Trails and cycling network
- Burrumbeet Creek improvements
- Traffic and transport improvements
- Streetscape upgrades

Community

Immediate / ongoing:

- Apply for funding for community projects
- Lobbying for investment in community priorities
- Promoting the town
- Organising and participating in community-building activities, e.g. tree planting days, local market
- Partnering with City of Ballarat and other authorities to develop and implement projects

Figure 3 Implementing the Miners Rest Township Plan

2: Community Consultation: Findings

There have been a number of community consultation stages throughout the development of the Township Plan:

- Initial consultation - documented in "What you Said" background report
- Issues and Opportunities Paper
- Draft Township Plan (June 2018, November 2018 & June 2019).

Consultation has also been undertaken 1:1 with a number of stakeholders and landholders throughout the project.

Consultation findings are summarised below, and more detailed information is provided in the Background Report.

See Figures 5 & 6 for details of 'What you said' and 'What you said: Key Challenges for Miners Rest'.

Initial Community Consultation

The first round of consultation was held at the commencement of the project. The main focus was on identifying the key issues, opportunities and ideas for improvements. As part of this process, a community workshop/drop-in session was held on Tuesday 21 March 2017. In addition, a community survey/questionnaire was circulated to all Miners Rest residents.

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

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

'What You Said? Summary Report

Following the completion of the initial 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?' summary report formed an integral input into the preparation of the Issues and Opportunities report.

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 and a positive place to raise children, as it is 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, café, 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.*

Community Consultation: Issues & Opportunities Report

The Issues and Opportunities report was subject to further community consultation. This included two facilitated community consultation sessions. Written comments were also sought over a four week period. The two consultation sessions were attended by more than 50 community members, while 12 written submissions were received. The commentary and feedback received during this process can be summarised under the below themes. A detailed summary is provided in the background information and analysis report.

Township Growth

- Discussions relating to growth revolved around the opportunities that growth can bring to the community as well as where to locate it and how best to manage it
- While the continued growth of Miners Rest was seen as a positive, there was a view that the current growth of Miners Rest has not kept up with development and that the provision of community infrastructure and services should be linked to future development
- A mixture of some infill complemented with well-located greenfield development was considered to be the most suitable option for the future direction of residential development
- The importance of retaining the existing character and rural atmosphere of the township was also highlighted, where there was general consensus that the size of new lots should be larger than typical urban block, and that new subdivision should also respect the surrounding rural landscapes.

Town Centre

- The development of a vibrant town centre through increased activity and development underpinned by appropriate public works received overwhelming support from the community
- Increased commercial activity and opportunities for infill development in suitable locations was thought to be a positive way to achieve this
- Issues related to pedestrian and cyclist safety were addressed and further highlighted the lack of crossings along Howe Street and the inconsistency of foot paths throughout the centre as identified in the Issues and Opportunities report
- The provision of a consistent footpath network, boulevard tree planting along Howe Street and shared trail unifying the two halves of Miners Rest received strong support.

Community Facilities

- The need for an increased range of community facilities
- The most important community facilities identified was the expansion of the school and the development of some form of sporting and recreation hub
- The importance of developing a sporting facility was noted for its ability to provide a focal point in the town and the creation of sports clubs within the town rather than residents participating in other teams outside the community.

Equine Industry

- Supporting the growth and protection of the equine industry, due to the economic benefits it brings to the community and its historical significance
- An emphasis was placed on ensuring the appropriate zoning of land surrounding Dowling Forest to support its potential future expansion and the need for the provision of staff training facilities and industry related services.

Historic and Natural Assets

- The natural setting and spaciousness afforded to Miners Rest and the significance of Burrumbeet Creek was again highlighted. Improving the flow of Burrumbeet Creek and ensuring appropriate flood mitigation and planting is provided to the wetlands were noted as key priorities for the natural assets
- Increasing connections to Burrumbeet Creek and the wetlands was also emphasised.

The above community based commentary and feedback has informed the drafting and preparation of the Township Plan, and particularly the Vision Statement and associated objectives and actions.

Community Consultation: Draft Township Plan

Almost 1000 people visited the Council MySay website during the draft plan consultation period, with 29 online surveys and 16 written submissions received. Details are also included in the Miners Rest Township Plan Background Information and Analysis Report (Attachment 2).

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

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

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

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

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

This included a community survey of township character, to better understand what people value and want to protect about the original town character. See figure 4 for a summary of findings.



Figure 4 Miners Rest North Neighbourhood Character Summary of Findings

What you said

The City of Ballarat is partnering with the Miners Rest community to deliver The Draft Miners Rest Township Plan. During the development of the plan, the community told us what they love, imagine and want to retain for Miners Rest.

You told us that you love the quiet and peaceful country town feel, with wide open views to the surrounding rural landscape, and its close proximity to Ballarat. You love that the town provides a family-oriented and diverse

community. You want 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.

“ITS ‘VILLAGE’ FEEL.
ITS SENSE OF COMMUNITY.
ITS HISTORY.”

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 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.

“WOULD LOVE TO SEE THE MINERS REST TOWNSHIP EXPAND WITH SHOPPING FACILITIES AND CAFES.”

IMAGINE:

-  Provision of more retail shops, cafes, 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.

“I LOVE THE COUNTRY VILLAGE FEELING AND THE BEAUTY OF THE DOWLING FOREST RACECOURSE AND THE HORSES.”

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.

Figure 5 'What you said'

What you said - Key Challenges for Miners Rest

CHARACTER AND GROWTH

- There is a need to protect the existing character and village atmosphere of the township and broader landscape views from inappropriate development.
- High density development out of character with the original town character
- In recent years there has been rapid growth
- There are mixed views about the need for infill versus greenfield development
- New poor quality development is being approved
- The provision of infrastructure has not kept up with growth



TOWNSHIP AMENITY

- Concern about the new saleyards has created significant stress amongst the community
- A cohesive tree planting program would improve the appearance of the town
- Integration with the equine precinct is poor

ACCESS AND MOVEMENT

- A shared trail along Burrumbeet Creek would connect the north and south parts of the town
- The path network is inadequate and it is difficult and unsafe to cross Howe Street, and move throughout the town walking or on a bike



LOCAL FACILITIES AND SERVICES

- The Miners Rest Primary School needs to be upgraded
- There is a lack of local shops, sports facilities, paths and cycling facilities
- There is nowhere to hang out with friends or as a family
- The Miners Rest Primary School needs to be upgraded

FLOODING AND BURRUMBEET CREEK

- Flooding is a major issue
- Burrumbeet Creek is environmentally degraded and blocked up, which is adding to the flooding issue
- New development across the broader catchment has increased flooding



Figure 6 'What you said - Key Challenges for Miners Rest'

3: Context, Challenges & Opportunities

3.1: Settlement History

Miners Rest is a small rural township/settlement located within a picturesque open rural landscape. The township is 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 in a north-south direction.

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 Heights Estates located south of Cummins Road towards the Western Freeway. The North and South areas of Miners rest have very different settlement history, character and needs (see figure 7).

With regard to Aboriginal cultural heritage, the land on which Miners Rest stands is the traditional land of the Wadawurrung peoples, situated on the important travel route between Ballarat, Lake Burrumbeet and Lake Learmonth. The location of Miners Rest itself was a place that offered an attractive stopping point for the Wadawurrung peoples on this journey from east to west; the attractiveness of this place as a resting post is evidenced in the richness of Aboriginal sites in this area.

Historically, European settlement of the area dates back to the gold rush period of the 1850s. The first formal survey of the town occurred in 1854, where the extent of the town at the time is noted to broadly correspond with today's extent of the 'old' northern area of the township. The development of the town was based on its strategic advantage of being

located between the goldfields of Clunes and Buninyong and the Burrumbeet Creek, and consequently was a convenient camping place for miners en-route to the Ballarat goldfields, hence the name 'Miners Rest'. However, the township itself was not a prominent mining area. The township character of Miners Rest north is highly valued by the community.

A school opened in the township in 1858, which is the same site as today's Miners Rest Primary School. Around the same time the Ballarat Turf Club transferred its annual race meetings to the site at Dowling Forest, which remains prominent and active today. By the 1880s there were three churches and up to seven hotels in the wider region, however the majority of the original heritage buildings have since been demolished.

Like many regional and rural locations during the 1920s-70s, Miners Rest experienced a gradual decline in rural population. The railway line through the district to Waubra was closed in 1968. Through the 1980s the township maintained a rural residential role and saw a rapid growth in the 1990s due to a large number of new dwellings being constructed during this time.

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, including Mt Rowan, Mt Blowhard and the Bald Hills.

Other major land uses/developments within Miners Rest study area include:

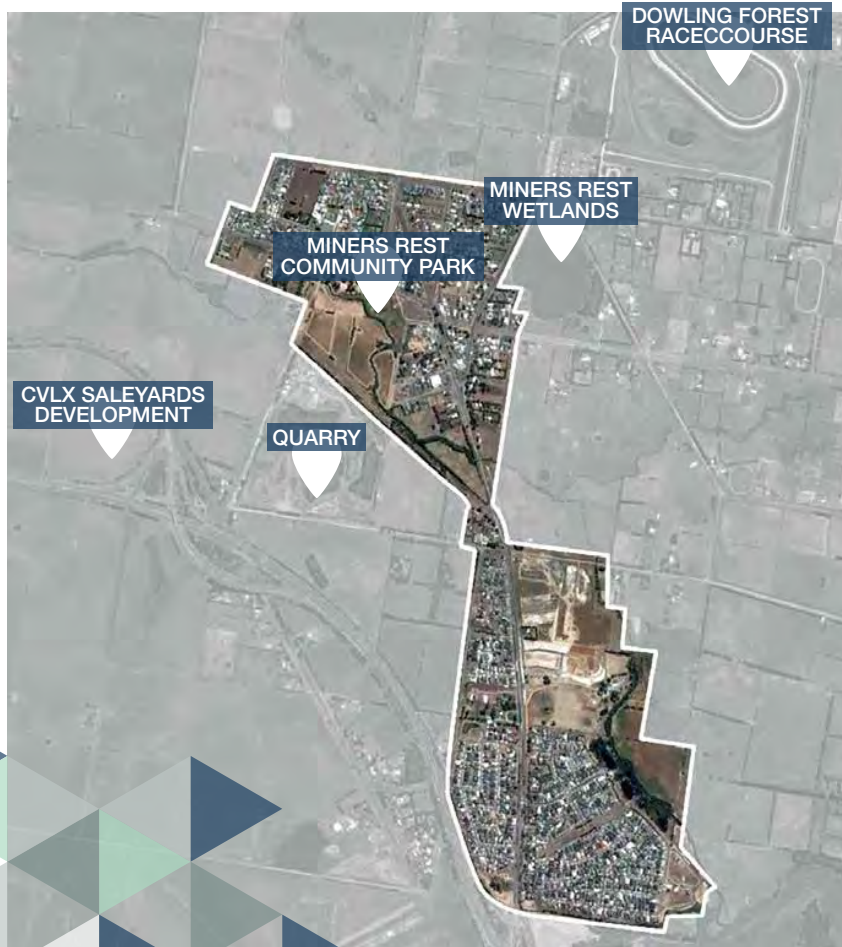
- The Dowling Forest Racecourse and surrounding equine precinct (located immediately to the north east) which is a significant economic and activity hub

- The Miners Rest Community Park, and the Miners Rest and Macarthur Park Wetlands
- The former quarry site which has been decommissioned and recently rehabilitated for potential redevelopment
- The Central Victorian Livestock Exchange development, which was approved by separate planning processes, is currently under construction to the west.



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

Characteristics of Miners Rest



Miners Rest North:

- Original European settlement of the town in the 1850's
- Township nestled in surrounding farmland
- Impressive views to volcanic hills
- Traditionally larger lot sizes
- Community hall, local park and Miners Rest Primary School
- Burrumbeet Creek and Miners Rest Wetland
- Small local shopping centre
- Key surrounding land uses of Dowling Forest Racecourse precinct and former quarry

A TRADITIONAL RESTING PLACE OF THE WADAWURRUNG PEOPLES AND FOR MINERS MOVING THROUGH THE GOLDFIELDS

Miners Rest South – south of Cummins Road:

- Newer residential development (early 2000's onwards)
- Smaller lot sizes
- Suburban style development
- Burrumbeet Creek wetland, open space and trail network
- Partially affected by Airport Environs Overlay and emergency runway
- Adjacent to Ballarat Common to the south

Figure 7 'Characteristics of Miners Rest'

3.2: Miners Rest 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 per cent since the 2011 Census.

The largest age groups within Miners Rest are those aged between zero and nine, 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 declining number of those aged between 18 and 34 when compared with the 2011 population.

In terms of household composition, the average household size of Miners Rest is 2.82 residents per dwellings which is larger than the Ballarat average of 2.38 persons. Of these households, 49.8 per cent of them are composed of households with children, 12.4 per cent more than the Ballarat average.

In terms of birthplace, Miners Rest has a predominantly Australian born population with 4.7 per cent born overseas at the 2016 Census. Between 2011 and 2016 however, Miners Rest has seen a marked increase in arrivals with 29.7 per cent of those born overseas migrating in this period compared with 12.6 per cent over the same period between 2006 and 2010. Just over half (54.8 per cent) of the population of Miners Rest identify as Christian with the second largest group being those who do not identify with any religion. Those identifying with a non-Christian religion has slightly decreased from 1.9 per cent at the 2011 Census to 0.9 per cent at the 2016 Census.

According to .id forecasts projections, the Miners Rest/ Mitchell Park population is projected to grow by 1,821 to

6,119 (42 per cent) over the 18 years to 2036. This equates to an average of 100 people per year, with the majority of this growth anticipated to be accommodated within Miners Rest.

It is highlighted that the .id forecast projections are based on extrapolating out prior population growth rates, however does not necessarily consider broader strategic planning questions of whether growth should be encouraged and facilitated, or perhaps curtailed or controlled for other planning reasons. Such questions and considerations constitute a key element of this Township Plan, and are explored in detail within later sections.

A measure of social and economic disadvantage for Miners Rest is represented by the SEIFA index which provides a picture of disadvantage based on incomes, educational attainment, employment and the amount of unskilled occupations within the area. Miners Rest achieves a percentile score of 78, which means that 78 per cent of Australian suburbs have a higher level of disadvantage than Miners Rest. Compared with Ballarat Central for instance, which receives a percentile score of 58, Miners Rest is placed well in terms of its regional context.

Number of dwelling occupancy permits issued in recent years:

- 2014 = 7
- 2015 = 44
- 2016 = 21
- 2017 = 37
- 2018 = 64



Miners Rest Tavern



Miners Rest Community Hall



Commercial Development: west side of Howe Street

3.3: Rural Land use & Landscape Values

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 of Mt Rowan, Mt Blowhard and the Bald Hills 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 east and north east that can be experienced along Howe Street in the section north of Cummins Road.

Through community consultation these landscape views have been highlighted as having important character value for the township.

This wider rural landscape includes a range of productive agricultural/farming and equestrian based land uses. Community consultation revealed existing tensions between agricultural uses and 'rural lifestyle' properties, with some landowners advocating to rezone and subdivide farming land for smaller 'rural lifestyle' blocks. While a typical argument in favour of such subdivision is that the land cannot be viably used for farming or agricultural activities, equally this view ignores the fact that land parcels could also be consolidated to allow for suitable agricultural use. In this context it is also necessary to highlight that placing a speculative residential land value on farming land has a negative impact on its use for farming and agricultural activities as it makes land unaffordable for such purposes.

Existing Ballarat Planning Scheme local policy Clause 21.05: Natural Resource Management 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; prevent encroachment of urban land use; and ensure that productive agricultural land remains available for agricultural resource use.



Open landscape views surrounding Miners Rest - view to the west

3.4: Burrumbeet Creek/ Wetlands

Burrumbeet Creek and its tributaries form a natural feature which meanders through the township. However, many parts of the creek are hidden from public view and lack public access. Development of new areas is providing welcome opportunities to bring the creek and surrounds into public ownership/public open space. Burrumbeet Creek is also the primary source of localised flooding impacts.

The creek itself, has been assessed as being in poor condition, with little natural habitat, limited species diversity and degraded riparian vegetation. The creek faces a number of environmental threats including algal blooms, direct livestock access (causing bank erosion and contamination), man-made 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 significant local recreational and environmental asset, and features a shallow fresh water marsh, 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. The Macarthur Park Wetland is well established and is making a positive contribution to the biodiversity and environmental health of the creek.

There are significant opportunities to improve the condition and function of the creek with major environmental and flood mitigation benefits.



View south along Victoria Street of Burrumbeet Creek road crossing



Miners Rest wetland pathway

3.5: Dowling Forest Precinct Equine Industry

The Dowling Forest Precinct is the home of thoroughbred training within the Ballarat region. 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 and its economic prosperity, as well as the Ballarat region overall. Furthermore, staff and visitors to the Dowling Forest Precinct will have retail and service needs (food and drink etc), which the Miners Rest community can leverage off to realise the revitalisation of the commercial town centre within 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 at Miners Rest exceed other public training centres in Victoria, which has resulted in rapid expansion in horse training in recent years. Racing Victoria has identified Miners Rest as a key training centre for growth and expansion in the future.

It has been estimated that the economic benefit of thoroughbred racing in the region would be in the order of \$60 million. The City of Ballarat 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.

Some key facts and economic statistics of horse training in the Ballarat region includes:

- As of August 2017, 51 trainers were operating from the Ballarat Turf Club training 443 horses, which creates 145 full time jobs and \$13.56 million of economic impact to the region

- Estimated that an additional 200 horses trained on-course would generate an uplift of \$6.4 million and an additional 69 full time jobs
- Estimated that the number of horses trained at Ballarat Turf Club could exceed 1,000 horses by 2022, creating full time employment for more than 350 people.

Likewise, it is estimated the 2017 Ballarat Cup Day generated an economic benefit of \$5.18 million. (economic impact statement produced by the Ballarat Turf Club). This is significant contribution to the local economy from a single event, and noteworthy as nearly half of the 10,000 attendees were visitors to Ballarat. The 2017 Ballarat Cup Day was responsible for bringing 3,537 individuals into the region who otherwise may not have visited. Of these visitors, 2,181 stayed at least one night in Ballarat. Overall, 4,536 visitor nights were created and around 86 per cent of these nights were spent within Ballarat.

Beyond the Dowling Forest Precinct there is an opportunity for the rural and farming land surrounding Miners Rest to accommodate equine and associated activities as part of the expanded equine industry in Miners Rest.

In 2012 the City of Ballarat has applied strong land use controls to protect and encourage horse training in the Dowling Forest Precinct. These controls were also intended to be a buffer between the residential areas of the town and the equine precinct.

In response to issues raised by landholders in the Special Use Zone 13 area, the City of Ballarat has recently completed a review of planning controls in the equine precinct.

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



Dowling Forest Racecourse

3.6: 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 has been relocated from the existing saleyards site in Latrobe Street Ballarat, and is 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. The construction of the facility in accordance with its approval is now complete.

Noting that the CVLX is a current land use within the area, an important consideration for the Township Plan is ensuring that sensitive land uses are not introduced that would be impacted by the approved operations of the CVLX.

From an economics perspective the CVLX is a major employment generator, and it also contributes over a quarter of a billion dollars to the regional economy per annum.

3.7: Ballarat Airport

The Ballarat Airport is located immediately to the south of Miners Rest, on the southern side of the Western Freeway. The airport accommodates two runways, with the main runway being north/south aligned and 1,245m in length, while the shorter second runway is north-east/south-west aligned and 568 metres in length. As the prevailing take off direction of aircraft is to the north, aircraft flights paths are located directly over large areas of Miners Rest. While the airport does not provide for commercial/public passengers, it currently serves a role for training purposes and a limited role for regional emergency services.

A longer-term master plan has been prepared and adopted by Council for the airport which considers a number of future growth and development options which may require the north/south aligned runway to be extended to 2,000 metres.

The protection of airports as economic and transport infrastructure is addressed within the Ballarat Planning Scheme, State Planning Policy Framework at Clause 18.04, and highlights that planning decisions must consider as relevant the National Airports Safeguarding Framework (NASF). The scope and influence of this framework on the Miners Rest Township Plan is addressed later in this report and within the Background Information and Analysis Report.

The Ballarat Planning Scheme also includes a policy (Clause 21.08-2) acknowledging the airport as an important regional asset, and that protection of the airport is critical.

The Ballarat Airport is an infrastructure asset of regional significance, and its long-term viability and potential future expansion must be protected by not introducing

incompatible land use and development on surrounding land, such as sensitive residential uses. If a commitment is made by Council to change use of the airport, then the impact on surrounding land can be reviewed.

The Background Information and Analysis Report includes a detailed discussion and analysis of the issues and implications of the National Airport Safeguarding Framework for Ballarat Airport have for the development and preparation of the Miners Rest Township Plan.



Figure 8 Ballarat Airport located immediately to the south/south west of Miners Rest

3.8: Flood Management

City of Ballarat has been working a program of flood mitigation works to help manage flooding issues across the town (see Figure 9).

Further information about strategic flood management planning is included in section 4.5.

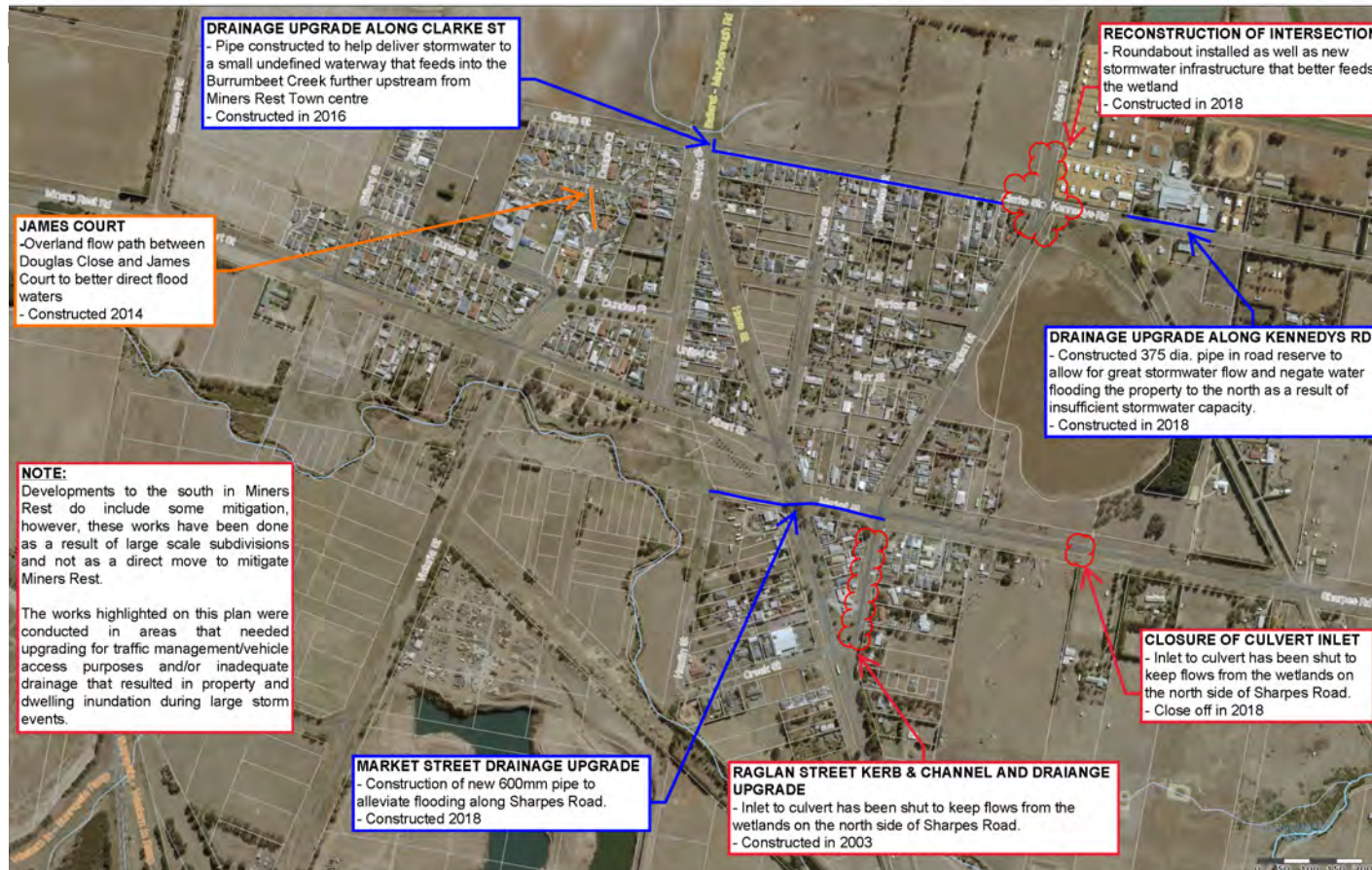


Figure 9 Completed Flood Mitigation Works

3.9: Summary of Challenges & Opportunities

Miners Rest – Key challenges and opportunities

MINERS REST

- Flood management
- Stronger connection between the north and south of Miners Rest with an improved path network and landscaping
- Improved quality of development and managed growth
- Burrumbeet Creek restoration and creation of a linear parkland and trails
- Protection of views and rural setting
- Need for local sports facilities
- Improved pedestrian and cycling infrastructure
- Protection of heritage features and assets
- Improved public realm and landscaping
- Safeguarding Ballarat Airport
- Manage northern growth area to ensure compatibility and benefits for Miners Rest township
- Impacts from saleyards development
- Limited sewerage infrastructure
- Support local businesses - currently 435 active businesses registered

MINERS REST NORTH

- Need to maintain the village and township character
- Recent urban style development has resulted in smaller lot sizes and reduced areas for landscaping
- Growth of town centre and attracting new businesses to service local needs
- Buffers from activity at the Dowling Forest precinct/ rural land
- Need to accommodate the growth of Miners Rest Primary School
- A new future for Miners Rest Quarry
- Managing a growing equine industry

MINERS REST SOUTH - SOUTH OF CUMMINS ROAD

- Safe and convenient access to north Miners Rest
- Safe cycle access to Ballarat over the Western Freeway bridge
- Future potential development of Northern Growth Investigation Area
- Future of Ballarat Commons land
- Remote from town centre and community facilities



Figure 10 Miners Rest - Key Challenges and Opportunities

Miners Rest Township Plan

4: Township Plan

4.1: Vision Statement

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 rural township character which is positively influenced by the surrounding open rural landscape*
- *A township with ample commercial uses and activities to meet the day-to-day needs of the local community and businesses*
- *A vibrant, inviting and attractive township with well-designed, tree-lined streetscapes and pedestrian/cycling connections linking major community hubs*
- *A township recognised and celebrated for its significant equine industry*
- *A township with ample public transport options and the safe management of vehicle traffic.*



Open landscape views surrounding Miners Rest - view to the north

4.2: Key Themes & Recommendations

The Miners Rest Township Plan has been developed around three key themes:

- *Theme 1: Celebrate Miners Rest’s historic & natural assets*
- *Theme 2: Establish a connected and unified township & community*
- *Theme 3: Facilitate township growth & prosperity, and maintain character*

These three key themes were used to frame a range of identified challenges and opportunities which were discussed and tested during the Issues and Opportunities community consultation process.

A series of objectives, strategies and associated actions have been developed under each of the three themes and addressed in detail within the following sections of the report. Key recommendations are visually and spatially represented on the Township Plan (refer to Figure 13).

A progress report on implementing should be presented to Council within 5 years of commencing implementation of the plan.



Miners Rest Community Park & Miners Rest Soldiers Memorial

4.3: Theme 1 - Celebrate Miners Rest's historic & natural assets

4.3.1: Key Issues & Opportunities

Miners Rest is a historic township set in rural/semi-rural landscape and contains a range of cultural heritage, natural, parkland and landscape assets, which are briefly outlined below:

Aboriginal and European heritage

The land on which Miners Rest stands is the traditional lands of the Wadawurrung people. The Burrumbeet Creek and other water bodies were important to the community as a source of food, water and shelter, as well as being travel routes that connect places and people.

Following European settlement, Miners Rest was established as a convenient mid-point stop between the goldfields of Ballarat and Clunes, hence the town being named 'Miners Rest'. However, many of the original historic buildings within Miners Rest have since been demolished, which has removed a layer of visible history within the town. Although a number of sites of potential heritage significance have been nominated by the community, there is a lack of formal heritage assessments to determine whether formal heritage protection is warranted.

There is a community desire to acknowledge and celebrate all the elements of Miners Rest's heritage that have contributed to its character today.

However, there is a lack of publicly available information on the Aboriginal cultural heritage and traditional knowledge of the region.

During implementation of the plan, the Native Title Act 1993 must be considered where relevant in relation to land where native title has not been extinguished.

Burrumbeet Creek

Burrumbeet Creek and its tributaries form a natural landscape feature, however due to landscape and development patterns, many parts of the creek are hidden from public view and lack direct public access.

Burrumbeet Creek is also the source of localised flooding with major impacts being caused in the northern sections of the township. 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 and faces a number of environmental threats.

There is a clear opportunity to improve the values and function of the creek and achieve flood mitigation outcomes through a considered and integrated design and works program, in partnership with the Registered Aboriginal party, landholders and relevant authorities. This could also provide improved access to the creek through the development of areas of parkland and a shared trail.

Existing Open Space

Miners Rest has the benefit of a number of parkland/natural assets including the Miners Rest Community Park, as well as the Miners Rest Wetland is a shallow fresh water marsh of the type that would have been common in Miners Rest and surrounding areas.

These form part of a larger network of passive conservation public open spaces within Miners Rest, providing important opportunities for residents to socialise and recreate. Also of note, the Miners Rest Community Park has had a range of recent works and upgrades, with further work to be completed in line with the adopted masterplan for the park. There is a noted lack of dedicated active open space, which is addressed later under Theme 3.

A priority is to acquire land to complete the linear trail along the creek.

Protection of rural/agricultural land

Ballarat and areas around Miners Rest have some of the highest value agricultural land that needs to be protected for agricultural production.

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 increase options for/ increase viability of agricultural use. This issue, and the spatial analysis of rural land surrounding Miners Rest is further explored within the background information and analysis report. Whilst some areas are currently functioning as rural living areas, there are a number of issues supporting maintaining these in the farming zone, including oversupply of rural living zoned land, the role of the land as a buffer between land uses, flood and water catchment requirements.

Council has committed to reviewing the planning controls of land south of the wetland and Dowling Forest as part of the northern growth areas planning process.

Significance of surrounding landscapes

The township 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 can be experienced at the edges of the town, however there are some particularly significant open landscape views to the east and north-east available along Howe Street (i.e. north of Cummins Road).



Miners Rest Heritage Trail signage



Open landscape views surrounding Miners Rest - view to the west

4.3.2: Objectives

- *Objective 1: To increase knowledge and promotion of Aboriginal and European history of the township and region*
- *Objective 2: To improve the environmental quality of Burrumbeet Creek and increase public access to this natural environmental asset*
- *Objective 3: To protect agricultural land and support farming activities on land surrounding Miners Rest*
- *Objective 4: To acknowledge and protect key iconic rural landscape views providing a unique and attractive setting for Miners Rest.*

4.3.3: Strategies & Actions

Strategy 1: Acknowledge, celebrate and promote Miners Rest's Aboriginal and European heritage.

- Action 1: Undertake additional historical analysis pre and post European contact to document and better understand the cultural significance and history of development of Miners Rest
- Action 2: Consider expanding the Miners Rest Heritage Trail project, based on the findings and conclusions of additional historical analysis
- Action 3: Promote the Miners Rest Heritage Trail points of interest and support the community to enhance the trail.

Strategy 2: Protect existing heritage assets, elements or features.

- Action 4: Undertake heritage assessments of designated 'sites of potential heritage significance' to determine if formal heritage protection is warranted.

Strategy 3: Improve the function and protect the environmental and biodiversity values of Burrumbeet Creek.

- Action 5: The City of Ballarat to collaborate with the community, landowners, Wadawurrung/Wathaurung Aboriginal Corporation, DELWP and Glenelg Hopkins Catchment Management Authority to develop a creek rehabilitation and environmental protection and management program.
- Action 6: Undertake works on the City of Ballarat managed land to improve function of and environmental benefits along Burrumbeet Creek.

Strategy 4: Increase awareness of and public access to Burrumbeet Creek.

- Action 7: As a priority, investigate opportunities to create an open space corridor and facilitate a public access shared trail along the length of Burrumbeet Creek.

Strategy 5: Improve function and use of all public open space areas.

- Action 8: Complete development of Miners Rest Community Park.

Strategy 6: Protect rural land for agricultural, farming and equine related activity.

- Action 9: Maintain existing planning polices to ensure that land surrounding Miners Rest within the Farming Zone is protected and enhanced for ongoing farming, agricultural and equestrian activity in the context of growth areas planning.

Strategy 7: Ensure potential for future development does not impact upon key rural/landscape views within and surrounding Miners Rest.

- Action 10: Undertake further rural landscape assessment work to determine whether formal protection of key existing rural/significant landscape views is warranted.



Maintain views to surrounding landscape



Ongoing implementation of the Miners Rest Community Park Master Plan



Miners Rest Sundial & Well Garden



Miners Rest Primary School

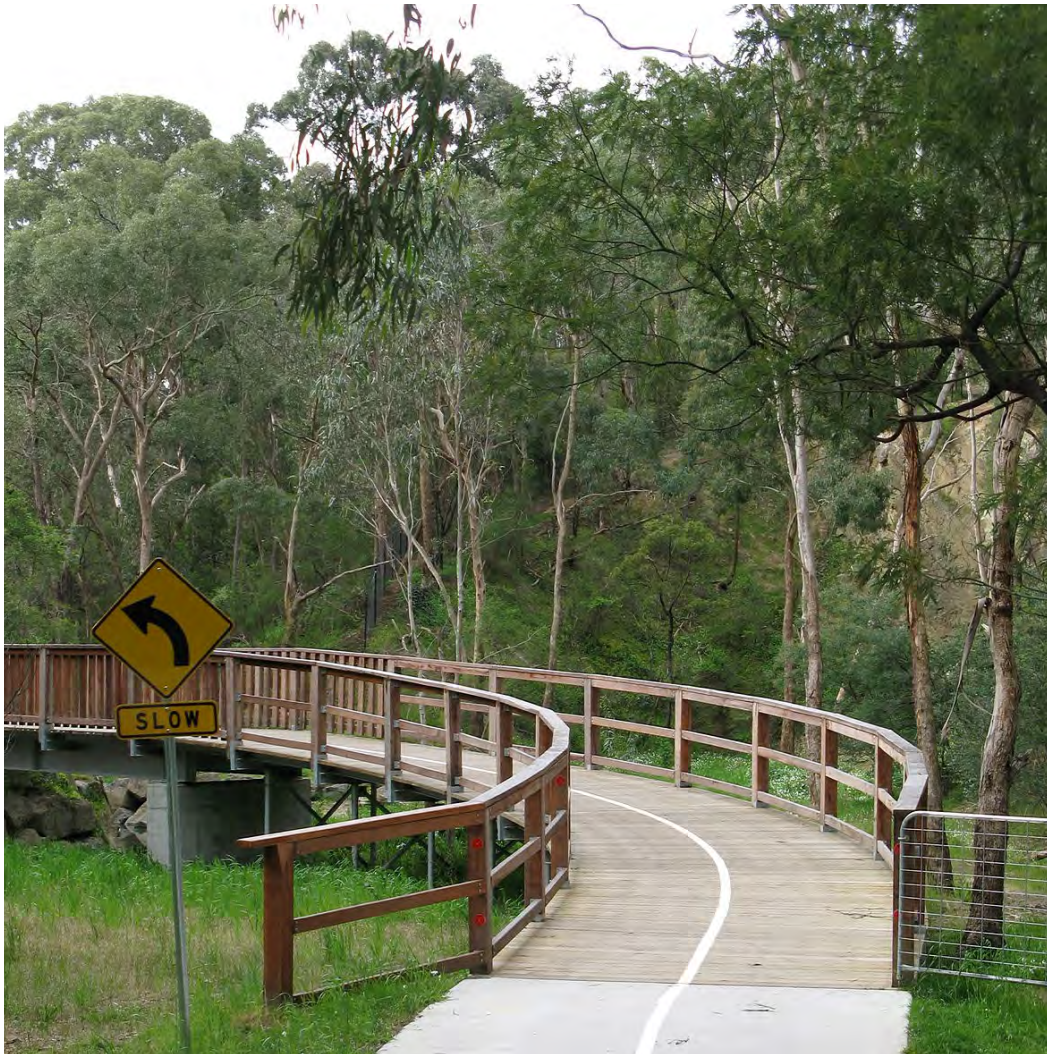


Miners Rest Community Park

Miners Rest Township Plan



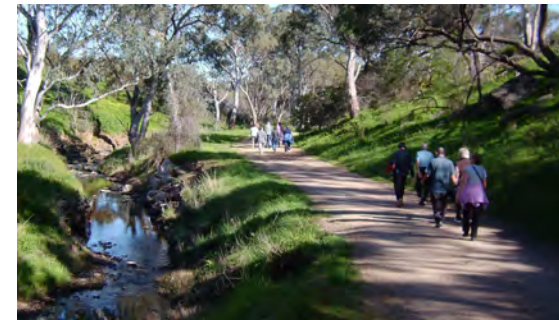
Figure 11 Conceptual section for potential shared path along Burrumbeet Creek



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



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)

4.4: Theme 2 - Establish a connected & unified township & community

4.4.1: Key Issues & Opportunities

Relevant considerations relating to how the township could be better connected and unified include:

Community support

The consultation processes confirmed that Miners Rest is a well-established township with a strong sense of community. From this perspective there is an opportunity to build upon community and township pride. This could be achieved through the provision of new and additional community facilities (subject to need and available funds) and through the City of Ballarat supporting and empowering the residents to develop their own programs and actions.

In this context, the City of Ballarat 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 actions sought and available funding source).

Through the Issues and Opportunities phase, for consideration it was noted the existing community hall was in poor condition, lacked a range of flexible spaces, and as a consequence was underutilised. The City of Ballarat have recently undertaken renovations and upgrades to the existing building which will function to secure its future and increase its usage by a range of local community groups and residents.

Targeted Landscape Planting

Miners Rest is spread out and effectively split into two halves, which includes the older parts of the town to the north, and the newer residential estates (i.e. Macarthur Park & Sunraysia Heights Estate) to the south. This creates a

sense of disconnection and a lack of unifying elements.

This existing situation creates a clear opportunity to better unify the town through targeted planting and landscaping. This could be approached through the planting of canopy vegetation on major roads within the township and most particularly along the length of Howe Street. Over time as the boulevard tree planting establishes and increases in height and canopy spread, it will function to create a visually unifying streetscape outcome.

Shared path network

Opportunity exists to develop a network of shared pedestrian/cycling paths throughout Miners Rest to better unify the township, as well as to be connected to Ballarat via the Ballarat Bicycle Network. There is also a need to improve cycling/walking facilities across the freeway bridge.

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, which would be of benefit to the overall health and wellbeing of township residents. It can also be connected in with the wider Ballarat cycling trail network to increase regional connectivity.

In the majority of instances, it should be possible to facilitate such a shared path network within existing road reserves. However in some instances, such as the proposed trail along Burrumbeet Creek, this would be more complex to facilitate. A key aspiration of the Township Plan is to create a shared trail along the length of Burrumbeet Creek, which would improve the environmental qualities of the creek and

to create a central off-road connection between the northern and southern sections of the town.

This concept has already been facilitated at Macarthur Park Estate, and is progressively being extended with the recent subdivisions located further north. It is a key recommendation of the Township Plan for any future subdivision of land with creek frontage, that the City of Ballarat should negotiate the acquisition of land along the creek interface, with a view to eventually linking the entire creek corridor from Albert Street/Victoria Street in the north, to Macarthur Park in the south.

However, it is acknowledged that it is more complicated to create this potential shared link over land where future subdivision is not anticipated. In such instances it would involve The City of Ballarat negotiating to purchase such land, and depending on the outcome of such negotiations, could also involve the application of the Public Acquisition Overlay (POA) to formally acquire it. Further site analysis of creek interface conditions and shared path design work would need to be undertaken to establish the minimum extent of land required to create the proposed Burrumbeet Creek environmental corridor/shared trail.

Improved pedestrian safety

With Howe Street being a heavily used main road through the township there is an issue with managing vehicle and pedestrian conflicts along its length. The main opportunity involves the development of safe crossing points at key locations along the length of Howe Street. There is also the potential to investigate the redesign of the service road between Delaney Drive and Cummins Road to be a one-way traffic system to allow space for an off-road shared path,

which would function to address the lack of a safe off-road route in this section of the town.

Pedestrian safety within Dundas Street adjacent to the Miners Rest Primary School has a number of issues to be addressed, which were identified in a 2017 traffic study by O'Brien Traffic conducted on behalf of the City of Ballarat. Recent traffic modifications have been undertaken by the City of Ballarat, including altering movement of traffic in Dundas Street to be one-way only, and installing a right turn lane on Albert Street into Giffard Street which accesses Dundas Street. Further traffic management upgrades were indented in the O'Brien Traffic report, which still need to be implemented, and includes:

- Indented parking for the southern side of Dundas Street to reduce congestion
- Widening of the Dundas Street carriageway.

Any expansion of the Miners Rest Primary School on the current site will need to take into account traffic and parking issues and ensure that this adequately addressed, including maximising the off-stree parking to meet school needs.

Management of Traffic Speeds

During the consultation processes the speed of traffic through and surrounding Miners Rest area, was highlighted as an issue of concern for both residents and business operators associated with the Dowling Forest Racing Precinct. Potential future truck traffic through the town associated with the Central Victoria Livestock Exchange was also highlighted as an issue and is being managed in collaboration with CVLX, Council and Regional Roads Victoria.

In considering the potential to manage traffic and traffic speeds within and surrounding Miners Rest it is noted the management of roads is shared between Regional Roads Victoria and the City of Ballarat. Regional Roads Victoria are noted to control speed limits on those roads within the Road Zone Category 1 (RXC1) including Creswick Road/Midland Highway, Howe Street and Sunraysia Highway, while the City of Ballarat controls all other roads, including local roads of Sharpes Road, Cummins Road, Gillies Roads and Miners Rest Road.

Noting this dual management of traffic speeds between the City of Ballarat and Regional Roads Victoria, there needs to be discussion and coordination between the two levels of government to ensure that volumes and speeds of traffic are managed and balanced to ensure that any reduction in speed on one road does not result in higher traffic volumes on other roads.

More broadly, it is noted that Regional Roads Victoria is currently undertaking a program of works for Midland Highway involving road upgrades and reduction in traffic speeds. The proposed works between the Western Freeway and Kennedys Road/Sulky Road are most relevant to the Township Plan and involve:

- Reduction in traffic speed from 100km/h to 80km/h
- Increased median road width
- Installation of roundabouts at key intersections
- Upgrades at select intersections.

With the reduction in traffic speed on the Midland Highway to 80km/h, it is acknowledged that this may result in drivers choosing to instead use other council-controlled roads with

a current speed limit of 100km/h. Based on this potential outcome, the City of Ballarat should advocate for a reduction of speed limit on Gillies Road, Cummins Road, Kennedys Road to 80km/h to reflect Midland Highway speed.

Cummins Road is currently unsealed west of Gillies Road, where it is anticipated that Cummins Road will become increasingly busy in terms of traffic volumes, due to current and anticipated future development and its connection through to the Midland Highway. The need to upgrade and seal Cummins Road to service existing and future traffic generation is considered to be integral to growth in the Miners Rest township.

Public Transport

There is an opportunity for the City of Ballarat to advocate with public transport operators to improve the accessibility and frequency of public transport options within the township to ensure it is a viable option to normal reliance on motor vehicles for transport connection to Ballarat and beyond.

Public Access to quarry & future open space provision

Should the former rehabilitated quarry be redeveloped in the future, there is clear opportunity to achieve net-community benefit outcomes by negotiating the quarry lakes and surrounds to be publically accessible as an additional passive open space asset.

This would require the City of Ballarat to undertake negotiations with the landowner as part of any future redevelopment, where this could form part of the provision of required public open space. There is also opportunity to provide direct links between the quarry site and the future town centre proposed to be located on Creek Street.

4.4.2: Objectives

- *Objective 5: To improve streetscape amenity through targeted streetscape planting*
- *Objective 6: To improve pedestrian and cycling connections throughout the township, including links to local commercial and community activity nodes and to Ballarat*
- *Objective 7: To minimise pedestrian and vehicle conflict zones, including streets surrounding the primary school*
- *Objective 8: To manage traffic speed within and surrounding the township*
- *Objective 9: To support the development of community-based initiatives and programs*
- *Objective 10: To improve local public transport options.*

4.4.3: Strategies & Actions

Strategy 8: Undertake targeted landscape planting, including boulevard tree planting along main streets.

- Action 11: Develop and implement a landscape planting program, to focus on boulevard tree planting along main streets, and shared trail network.

Strategy 9: Develop a network of off-road 'shared paths' in combination with the Ballarat Bicycle Network.

- Action 12: Investigate mechanisms for the City of Ballarat to acquire land along Burrumbeet Creek, in order to create a shared trail network and improve public access to Burrumbeet Creek.
- Action 13: Develop shared path loop of approximately 5-6km around the northern part of town and incorporating the wetland.
- Action 14: Council to undertake a review of maintenance program of recreational walking paths/tracks based on priority and funding.
- Action 15: Council to review its policy on footpath materiality (i.e. all weather surface), particularly for the town centre and key walking/cycling corridors.

Strategy 10: Improve pedestrian and vehicle conflict areas on main roads (particularly along the length of Howe Street).

- Action 16: Implement the proposed Ballarat Bicycle Network cycle paths, with appropriate pedestrian/cycle crossings along Howe Street associated with a network of complementary off-road shared paths
- Action 17: Undertake detailed design work and consultation to consider altering the service road

between Delaney Drive and Cummins Road to be a one way traffic system to allow space for an off-road shared path.

Strategy 11: Improve pedestrian and vehicular conflict areas along Dundas Street.

- Action 18: Complete traffic improvement and safety works around the Miners Rest Primary School and advocate for any upgraded facility to maximise provision of off-street parking to meet school needs.

Strategy 12: Address traffic speed through and surrounding Miners Rest (including on Regional Roads Victoria controlled roads).

- Action 19: Advocate for a reduction of the current open road 100km/h speed limit to become 80km/h on roads surrounding Miners Rest, including: Gillies Road between Olliers Road and Kennedys Road, Cummins Road from Gillies Road to Ballarat-Maryborough Road (Howe Street), Sharpes Road from Gillies Road to Raglan Street and Kennedys Road from Gillies Road to the existing 80km/h zone.
- Action 20: Investigate sealing and upgrading Cummins Road from Howe Street to Gillies Road in consideration of the wider road network.
- Action 21: Implement traffic calming/interpretive signage along Kennedys Road/throughout the equine precinct to: 1) raise awareness of the precinct and 2) encourage safe traffic speeds.
- Action 22: Provide safe horse crossing points along Kennedys and Midas Roads, subject to feasibility and funding.

Strategy 13: Support community groups, community-focused events and local small business.

- Action 23: Support the local community to optimise the use of the upgraded Miners Rest Community Hall
- Action 24: Provide support to community groups, community-focused events and local small business.

Strategy 14: Improve coverage and frequency of localised public transport, to make it a viable alternative travel option to private vehicle use.

- Action 25: The City of Ballarat to advocate with public transport operators with a view to improving coverage and frequency of localised public transport options.

Strategy 15: Ensure provision of public access/open space to the former quarry site/quarry lakes as part of any future redevelopment.

- Action 26: Negotiate to provide public access/public open space around and to the former quarry lakes as part of any potential future redevelopment
- Action 27: Require a direct pedestrian access/ link to be provided between former quarry site and Creek Street as part of any potential future redevelopment subject to consideration of potential engineering constraints.



Action 1: Reference image for boulevard planting (image of Ballarat Avenue of Honour)

Miners Rest Township Plan

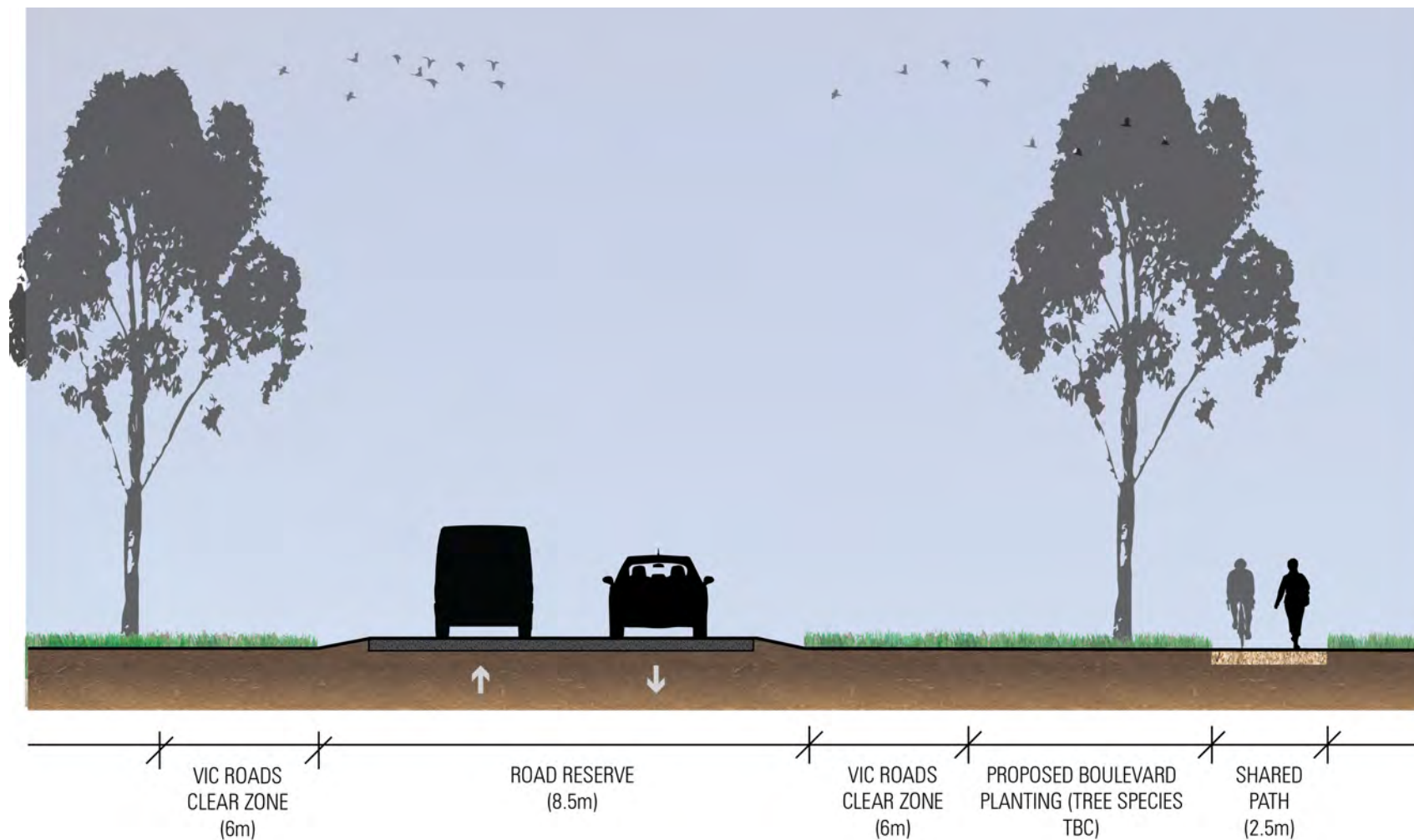


Figure 12: Conceptual sectional diagram for proposed boulevard planting along Howe Street/shared path trail network (refer to VicRoads Tree Policy 2016 as appropriate)



Action: Investigate reducing nominated traffic speed on Gillies Road, Kennedys Road and Olliers Road to 80km/h.
 Action: Seal and upgrading Cummins Road from Howe Street to Gillies Road



Action: Reference image for shared path network



Actions: designated safe crossing locations / management of traffic speeds / improved frequency of public transport

4.5: Theme 3 - Facilitate township growth and prosperity, and maintain character

4.5.1: Key Issues & Opportunities

Theme 3 relates to potential opportunities to facilitate township growth and prosperity, and maintain character which relates to a range of specific matters including:

Reduction of flooding impacts

The Miners Rest community experienced significant impact from the 2010/2011 flood events, with the community reporting that over 50 houses were either inundated or severely affected, with some residents unable to return to their home for over 6 months.

The extent of flooding impacts has been investigated and has resulted in the recent updates to the Ballarat Planning Scheme controls and designation of flood impacted land. Council is developing a strategic flood mitigation plan and associated implementation plan. This would seek to achieve flood mitigation for Miners Rest and its surrounds, through an integrated solution which provides extensive benefits for creek improvement and rehabilitation.

Development of the town centre

Miners Rest has a large amount of commercially zoned land available for a range of commercial and mixed use developments, including land adjacent to and surrounding the IGA supermarket, General Store and pub. If new commercial development is to occur in Miners Rest, where it is developed, how it looks and feels, and how a 'village' feel may be maintained, are important considerations for the Township Plan.

Conceptually it is proposed that a town centre for Miners Rest should be focused on the intersection of Creek Street with Howe Street, so as to encourage consolidation and

connection of retail activities; improve walkability; and to minimise the need for pedestrians to cross Howe Street. The town centre includes the current mixed used zoned land and adjacent general residential zone land to be retained for future medium density development (see Figure 14) concept would allow the creation of a new pedestrian focused public realm on Creek Street, which the City of Ballarat would have a role in facilitating, particularly around completing future public realm works, and providing design guidance for development on private land.

The vision is to develop a well connected and presented "village" style town centre as a civic heart, offering diverse retail, commercial and service businesses for the local community. Integrated medium density development provides places for people to live within an easy walk to the town centre to access shops and services.

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, and part of Creek Street is subject to flooding. Any future development of the quarry land should include connections to the town centre along Creek Street.

While some development concepts are proposed as part of the Township Plan, more detailed plans building upon this work should be prepared.

More broadly, according to the Australian Business Register there are currently 435 active businesses in Miners Rest. There are a number of opportunities for these businesses to build skills and promote their products and services to the local market, including Ballarat Localised (<https://centralhighlands.localised.com.au/ballarat/>), the Business Capital Newsletter and by connecting with the City of

Ballarat on LinkedIn. Businesses can contact the City of Ballarat's Economic Development team for more information.

Support the equine industry

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

The facilitation of such protection and support extends to a range of matters such as implementing specific planning controls in the Ballarat Planning Scheme. As noted above, these controls have been recently reviewed and Council recently resolved to proceed to a planning scheme amendment to improve the local policy and controls to achieve the objectives of the precinct. The Dowling Forest Precinct Planning Controls Review also recommended to:

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

The industry and precinct could be further supported by:

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

Support relocation/redevelopment of primary school

A strong community aspiration relates to the potential relocation and expansion of the existing Miners Rest Primary School.

The community and school have successfully lobbied for State Government funding to upgrade the Miners Rest Primary School. This project will be led by the State Government in partnership with the school and community. City of Ballarat will engage as a partner to ensure that the redeveloped school includes accessible community sports facilities.

It has not been confirmed whether the school will be upgraded on the current site or alternative site. Criteria are recommended if an alternative site is the preferred option by the State government, including a centrally located site that:

- serves the largest population
- provides easy access for vehicles, cyclists and pedestrians
- has good linkages to parkland/passive open space and community facilities
- is highly visible
- is ideally in single ownership
- has low levels of vegetation removal required.

However, should it be determined to retain the primary school on the existing site, it would be logical to investigate the potential to expand onto the large land parcel adjacent to the west.

It will also be important to ensure that the upgraded school is designed to provide maximum off-street parking on site, and to ensure that safe and efficient traffic movement is achieved.

Development of local active facilities hub

There is a strong community aspiration for a local sports hub, potentially including a range of facilities such as sports ovals, netball courts, bowling club, leisure centre, gym and community gathering spaces.

The exact facilities will be determined through engagement and in response to demand at the time, and will need to complement future provision in the northern growth area.

A Community and Sports facility within Miners Rest is identified as a priority action within the current City of Ballarat Council Plan 2017-2021 and the Community Infrastructure Assessment 2017 undertaken for this plan identified that by 2036 there would be demand for six hectares of local level active open space in Miners Rest. Where possible this should be provided in a central location and co-located with other community facilities where possible.

The Township Plan has identified that land between Miners Rest and MacArthur Park provides some options for development of a sports facility. This may be on a site to the west of Howe St (south of the creek), to the west of Howe St and north of Cummins Road (on the old quarry land site) or to the west of Howe St and south of Cummins Road.

One of the clear benefits of the site east of Howe St and

south of the creek would be to create part of the proposed Burrumbeet Creek trail and this is the preferred site.

Respecting existing township character

The existing character of Miners Rest is highly-varied and reflects the various eras over which the town has progressively developed. Consequently this has resulted in extremely mixed styles of buildings found within the township, which means there is no predominant or defining built form which applies to Miners Rest.

Community consultation revealed a preference for larger residential blocks over small lot subdivision, and this was highlighted as a character feature of the town and a reason why residents chose to live in Miners Rest. It was also noted that a number of larger blocks in the 'old' part of Miners Rest were being turned over for multi-dwelling development, and the form and style of development was negatively impacting on the character of the town.

The importance of retaining the existing character and rural atmosphere of the township was highlighted as an important issue by the community which should be addressed through the Township Plan.

A community survey was undertaken to better understand what the community valued in relation to township character, and a character assessment for Miners Rest north was undertaken (see the Miners Rest North Character Assessment - Supplementary Report (Claire Scott Planning, Nov 2019) which provides advice on the protection of township character and the better connection of the area to the surrounding rural landscape.

It is proposed to undertake a planning scheme amendment to introduce the Township Plan to the Planning Scheme, including a new local policy, reference to the Township Plan

as a Background Document and in Miners Rest north (the original town) rezoning the General Residential Zone areas to Neighbourhood Residential Zone with a schedule to control lot size, site coverage, setbacks, dwelling heights and landscaping requirements.

For more information about the town character assessment and associated community consultation see the background reports.

Land capability/infrastructure capacity assessment

An analysis of the ability of land within Miners Rest to be serviced with essential infrastructure has been undertaken.

The most significant issue resulting from this assessment is that Central Highlands Water (CHW) has identified that while it has planned for development of residentially zoned land (including infill) 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 are there current plans or allocated funding 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.

Potential future residential development

Currently there is a lack of specific strategic direction and guidance on whether Miners Rest should accommodate residential growth, and where such growth might be located. Clause 21.09-5 Miners Rest of the Ballarat Planning Scheme identifies that Miners Rest is subject to significant development limitations associated with flood prone land and aircraft flight paths.

Significantly, in October 2019 Council resolved to proceed planning the northern growth area to the immediate east of Miners Rest, and the provision of this land for future residential development will have significant impact on the need for provision of additional residential land. The northern growth area will be planned and designed to complement the township of Miners Rest, and will relieve the need for allocation of further greenfields land around Miners Rest.

Current forecasts indicate that in 2017 that Miners Rest had a population of 4,487, and is projected to grow by 1,656 to 6,143 (38 per cent) by 2036.

A detailed land supply and demand analysis has been conducted which concluded that, even with applying conservative assumptions around further subdivision and development in the town, that there is the potential for at least 500 additional residential allotments on existing residentially zoned land. Based on population growth, there is a dwelling demand in the order of 40 dwellings per year. Based on the potential number of allotments, this equals a supply of 12.5 year supply of land.

There are constraints and strategic considerations which

place substantial limitations on the potential for Miners Rest to accommodate new greenfield subdivision, including:

- Identified flooding impacts
- Potential aircraft noise and associated amenity impacts
- Avoiding potential land use conflict between existing and established activities (i.e. Central Victoria Livestock Exchange, Ballarat Wastewater Treatment Plant and Dowling Forest Precinct)
- Noted landscape values and open view vistas of landscapes surrounding the township
- Need to protect farming zoned land for rural and agricultural activity
- Seeking to avoid a sprawling and disconnected form of township development
- The potential land contamination risk of the former quarry. Any future rezoning for sensitive uses needs to consider the appropriateness of the need to apply an Environmental Audit Overlay (EAO), or site assessment and remediation to the satisfaction of the EPA Victoria.

These substantial constraints and strategic considerations

have been visually mapped, and are further explored in detail within the background information and analysis report.

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

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

Within the context of a northern growth area to the east of Miners Rest, spatial analysis revealed identified an 'Investigation Area Precinct', which is broadly bounded by Nelson Street, Lindsay Road, Western Freeway and Victoria Street to the west of Miners Rest.

This land has been highlighted as an area for specific analysis and comment as an 'investigation area', due to there being known landowner interest to rezone the land for residential purposes, and has been considered separately in two sections, constituting land to the north of Cummins Road and land to the south.

Subject to the extent of potential aircraft noise being fully understood, the former quarry land to the north of Cummins Road is considered to have potential to accommodate future residential development. It is considered that the potential

development of this land would assist in connecting the town; would allow for a different housing product; and could facilitate public access to the former quarry lakes as public open space. 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 land to the south of Cummins Road is a strategic, centrally located site that if developed could assist with connecting and consolidating the town. However, strategic justification for consideration of this land for residential uses is not supported due to current modelled noise impacts as assessed under NASF guidelines and uncertainty about future use and development of the airport. As such, this land is not currently considered suitable for rezoning to residential.

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

The land to the south of the wetlands, east of Howe St, and south of Sharpes Rd has also been proposed by landholders as a growth investigations area. The plan identifies that this land has constraints, and Council has committed to reviewing the planning controls in this area as part of the northern growth area planning process.

Safeguarding Ballarat Airport

The strategic importance of protecting the functional

operation of Ballarat Airport is strongly emphasised in the Ballarat Planning Scheme.

At the State Planning Policy Framework Level, the protection of airports as economic and transport infrastructure is addressed at Clause 18.04, and highlights that planning decisions must consider as relevant the National Airports Safeguarding Framework (NASF). At Clause 3 of NASF it identifies that: *"Over the long term inappropriate development around airports can result in unnecessary constraints on airport operations and negative impacts on community amenity. These impacts need to be managed in a balanced and transparent way"*.

NASF also provides specific assessment criteria for the assessment of the rezoning of rural or non-urban land for sensitive uses, which includes residential land use. This spatial analysis has informed this Township Plan on determining what land areas may be considered suitable or unsuitable for future sensitive land use (such as residential) based on future noise projections associated with the Ballarat Airport.

A full and detailed analysis of current available information

regarding NASF N contours is provided in the Background Information and Analysis Report.

4.5.2: Objectives

- *Objective 11: To facilitate targeted opportunities for the growth of the township, and the targeted development of well-designed infill housing, to suit lifestyle choices and assist aging in place*
- *Objective 12: To encourage new forms of residential and commercial development on Mixed Use Zone (MUZ) land and develop a township heart through the definition and strengthening of the commercial/retail role*
- *Objective 13: To manage and appropriately respond to the impact of flooding throughout Miners Rest*
- *Objective 14: To acknowledge, support and promote the expansion of the equine industry and business activities*
- *Objective 15: To designate appropriate locations for potential school, sporting, recreational and community infrastructure*
- *Objective 16: To protect the long-term functional operations of Ballarat Airport*

- *Objective 17: To plan for long-term growth in appropriate locations.*

4.5.3: Strategies & Actions

Strategy 16: Provide guidance on potential location of future residential development; to reinforce desired town character encouraging larger lot development; and establish a statutory framework for the consideration and assessment of any private rezoning requests

- Action 28: Undertake a Planning Scheme amendment to implement the Township Plan and provide clear guidance on the preferred type, format and location of development, by introducing a local policy, referencing the Township Plan, and rezoning the General Residential Zone areas of Miners Rest North to Neighbourhood Residential Zone (Schedule 2)
- Action 29: Liaise with Central Highlands Water to ensure essential water infrastructure meets community needs as development occurs
- Action 30: Investigate potential for the development of the quarry site subject to feasibility including a noise study

Strategy 17: Provide guidance and support for the development of a thriving town centre and local businesses.

- Action 31: Develop a framework plan and design guidelines for the town centre, including the land zoned Mixed Use and General Residential (see figure 14)
- Action 32: Design and develop public realm/streetscape upgrades within Creek Street to assist with the creation of the town centre and main street experience
- Action 33: Design an equestrian related monument to

be developed within the town centre and / or equine themed installations across the public realm

- Action 34: Ensure that any future development of the quarry land includes a direct connection to Creek Street/ Miners Rest town centre
- Action 35: Support and build capacity of local businesses by promoting training, tendering and business directory opportunities and providing access to Council's business concierge service

Strategy 18: Reduce flooding impacts within the Township.

- Action 36: Develop a strategic flood mitigation plan, and associated implementation plan, with consideration of an integrated solution that includes creek rehabilitation and beautification
- Action 37: Where possible, ensure that any flood mitigation works provide multiple benefits such as open space and creek function and environmental health
- Action 38: Seek funding and implement the strategic flood mitigation plan as funding becomes available

Strategy 19: Support the growth and development of the equine industry/ Dowling Forest Precinct and development of associated businesses.

- Action 39: Support the equine industry/ Dowling Forest Precinct and associated businesses by promoting industry capability and delivering business development opportunities
- Action 40: Review the planning controls surrounding

Dowling Forest racecourse, including Special Use Zone - Schedule 13 (SUZ13) and Farming Zone A & B

- Action 41: Investigate the potential location of a bridle track for horse riding/training

Note, also see proposed traffic actions under Strategy 12

Strategy 20: Support the relocation/redevelopment of the Miners Rest Primary School.

- Action 42: Liaise with Department of Education and Training (DET) as part of the preparation of the Master Plan process for the Miners Rest Primary School to ensure community outcomes

Strategy 21: Develop an active sports facilities hub in Miners Rest.

- Action 43: Investigate funding mechanisms to develop an active sports facilities hub
- Action 44: Confirm and secure a preferred site for development of a local sports facility, ensuring complementary provision with the northern growth area

Strategy 22: Ensure the protection of the long-term operation of the Ballarat Airport, which is to be prioritised over other land use decisions.

- Action 45: As known changes to current or planned activities at the airport occur, ensure that airport planning controls are adequate to protect and safeguard the long-term operation of the Ballarat Airport



Miners Rest Primary School

Miners Rest Township Plan



Figure 13 Miners Rest Township Plan - Township Plan



Reference images: potential edge treatment along proposed linear reserve incorporating Burrumbeet Creek bypass channel

Miners Rest Township Plan



Figure 14 Indicative Town Centre Framework Plan