

# MINERS REST TOWNSHIP PLAN



**FINAL  
NOVEMBER 2019**

**CITY OF  
BALLARAT** 

## 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)

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## 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 meets 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*



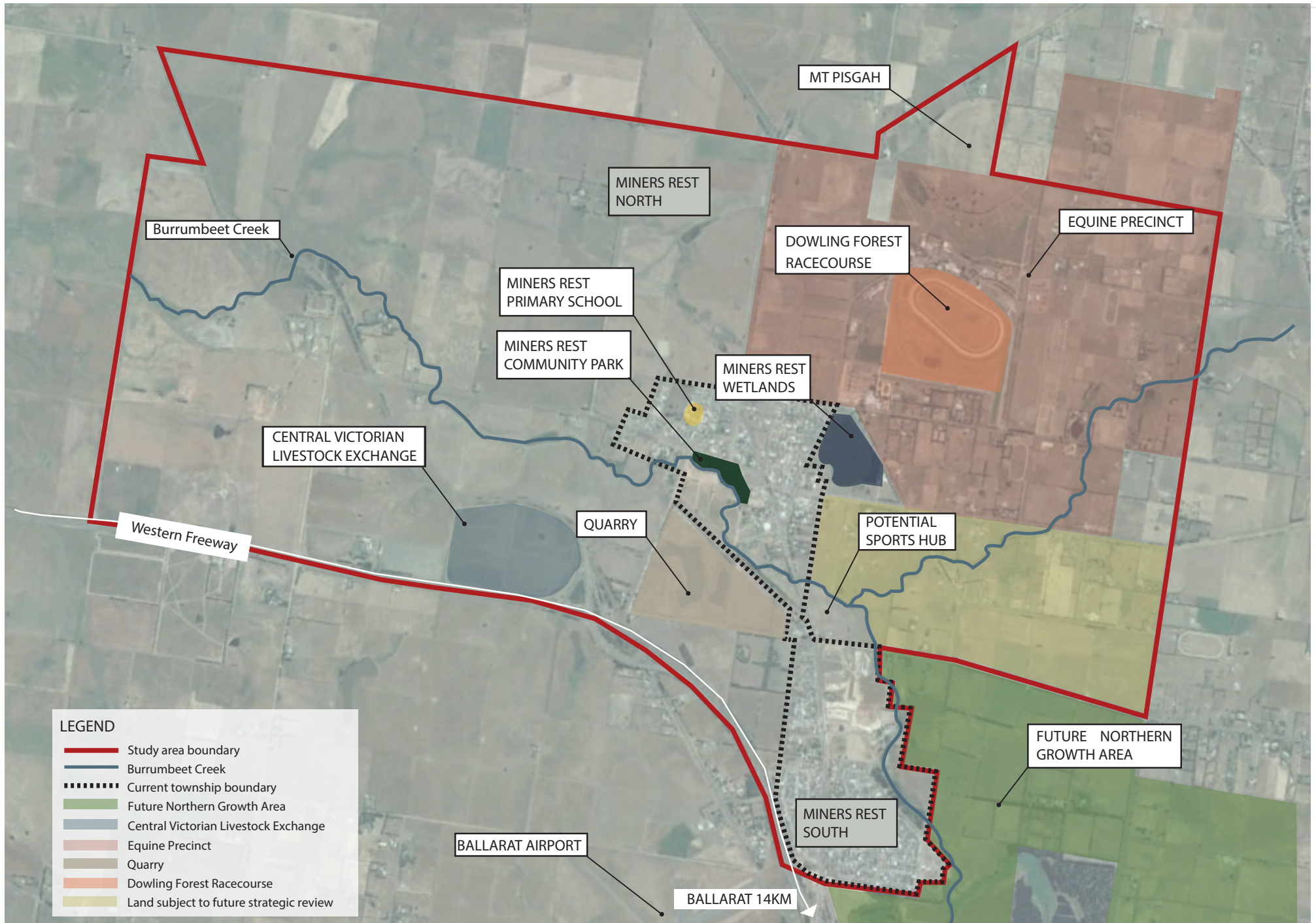


Figure 1 Miners Rest Study Area

## 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.

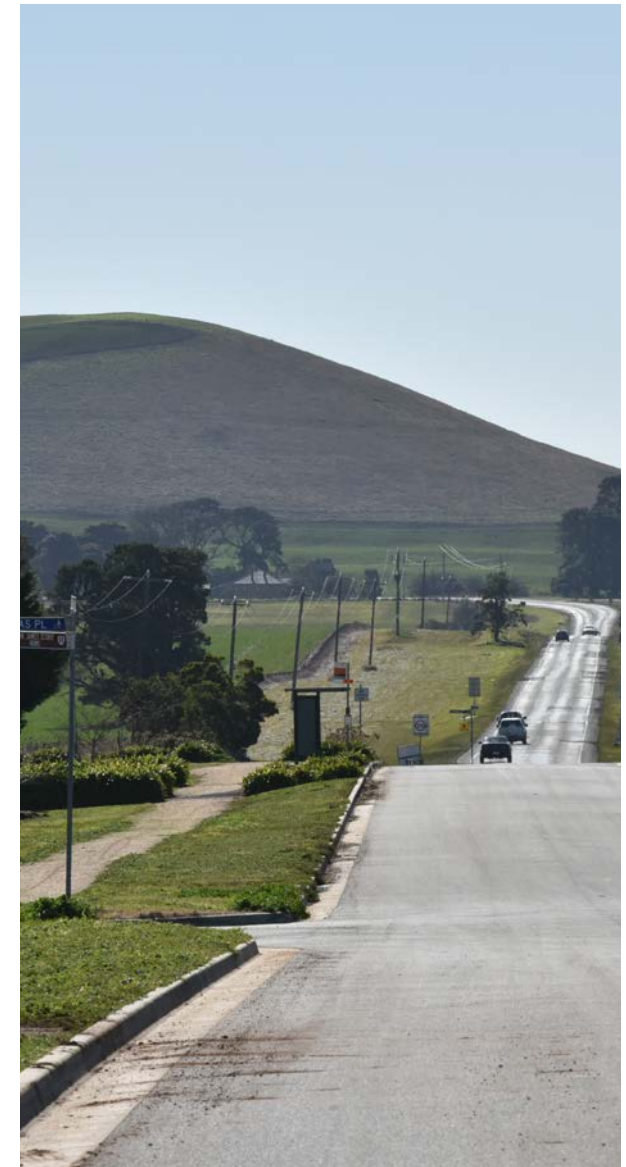
### Background Reports

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 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

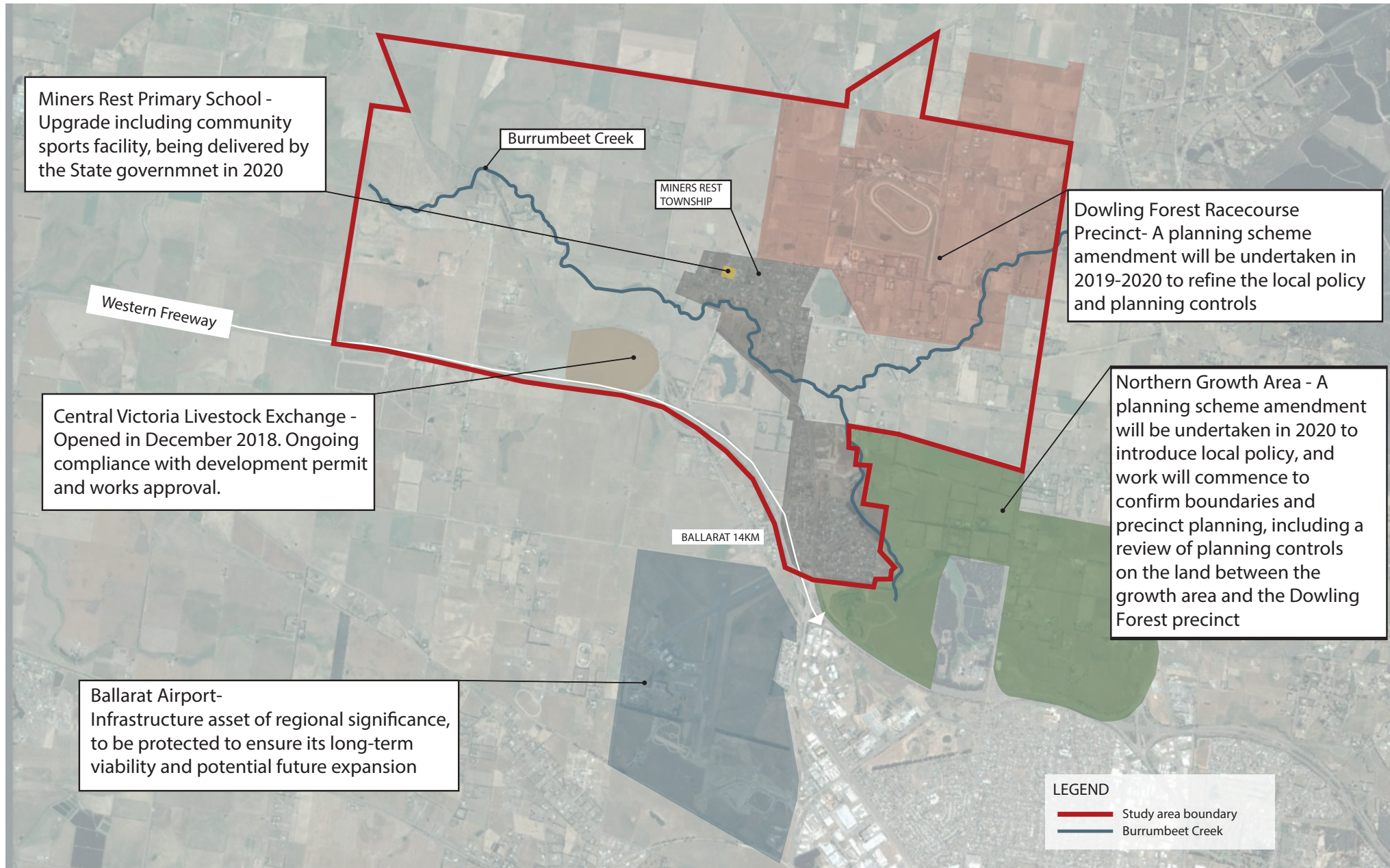


Figure 2 Interrelated projects

## 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



- 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

## Investment

Immediate:

- Upgrade Miners Rest Primary School
- Community sports facility

Next steps / ongoing:

- Private investment in the town centre
- New residential development

## 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.

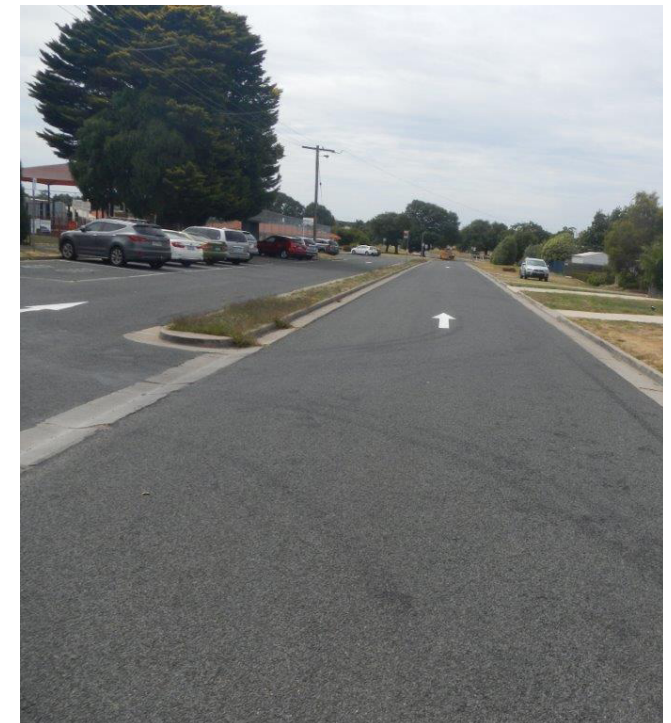
Like many regional and rural locations during the 1920s-70s, Miners Rest experienced a gradual decline in rural population. The railway line through the district to Waubra was closed in 1968. Through the 1980s the township maintained a rural residential role and saw a rapid growth in the 1990s due to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

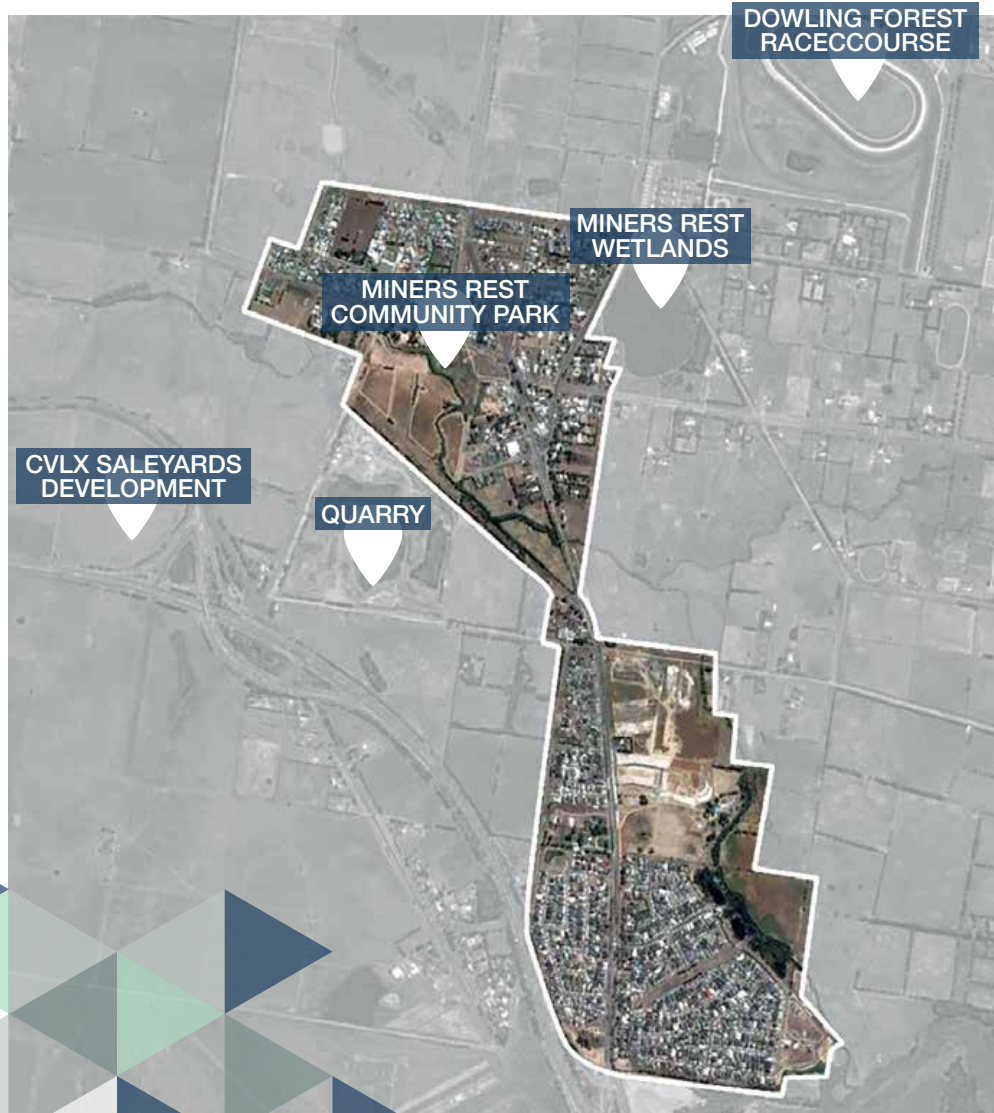
- The Dowling Forest Racecourse and surrounding equine precinct (located immediately to the north east) which is a significant economic and activity hub

- 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.

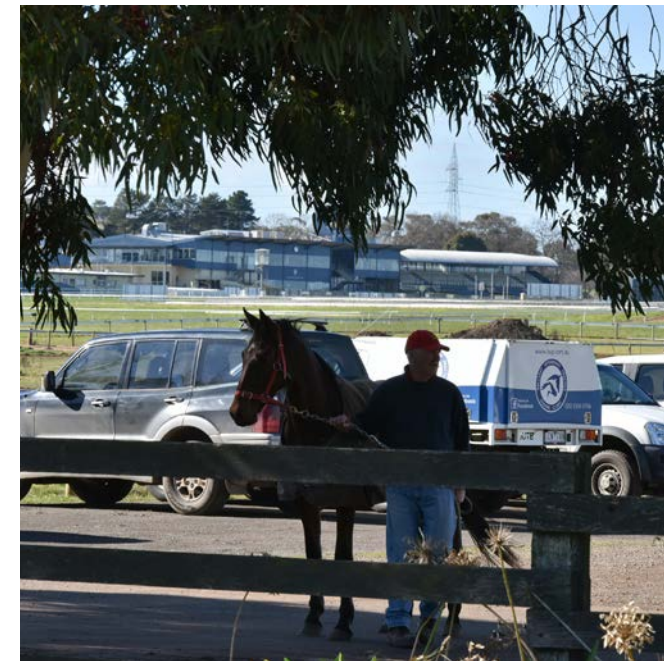
Likewise, it is estimated the 2017 Ballarat Cup Day generated an economic benefit of \$5.18 million. (economic impact statement produced by the Ballarat Turf Club). This is significant contribution to the local economy from a single event, and noteworthy as nearly half of the 10,000 attendees were visitors 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 flight 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.

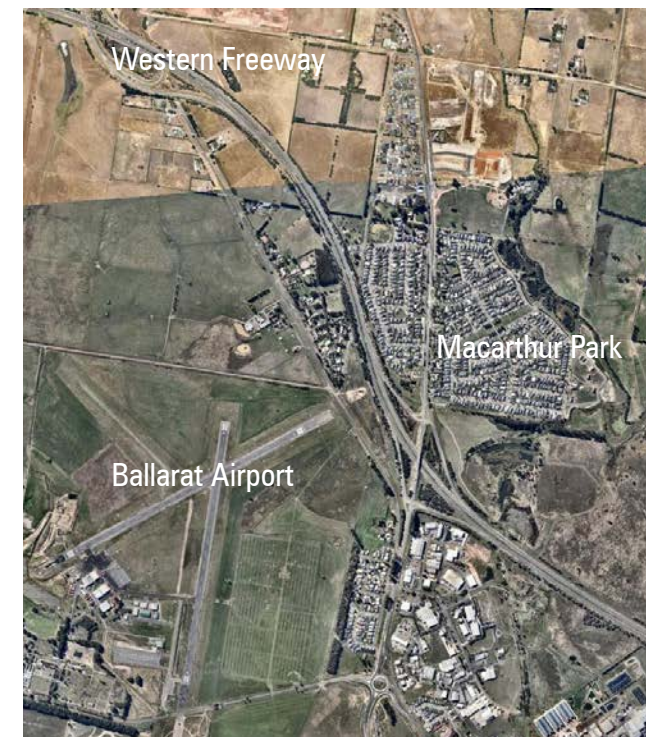


Figure 8 Ballarat Airport located immediately to the south/south west of Miners Rest



### 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.

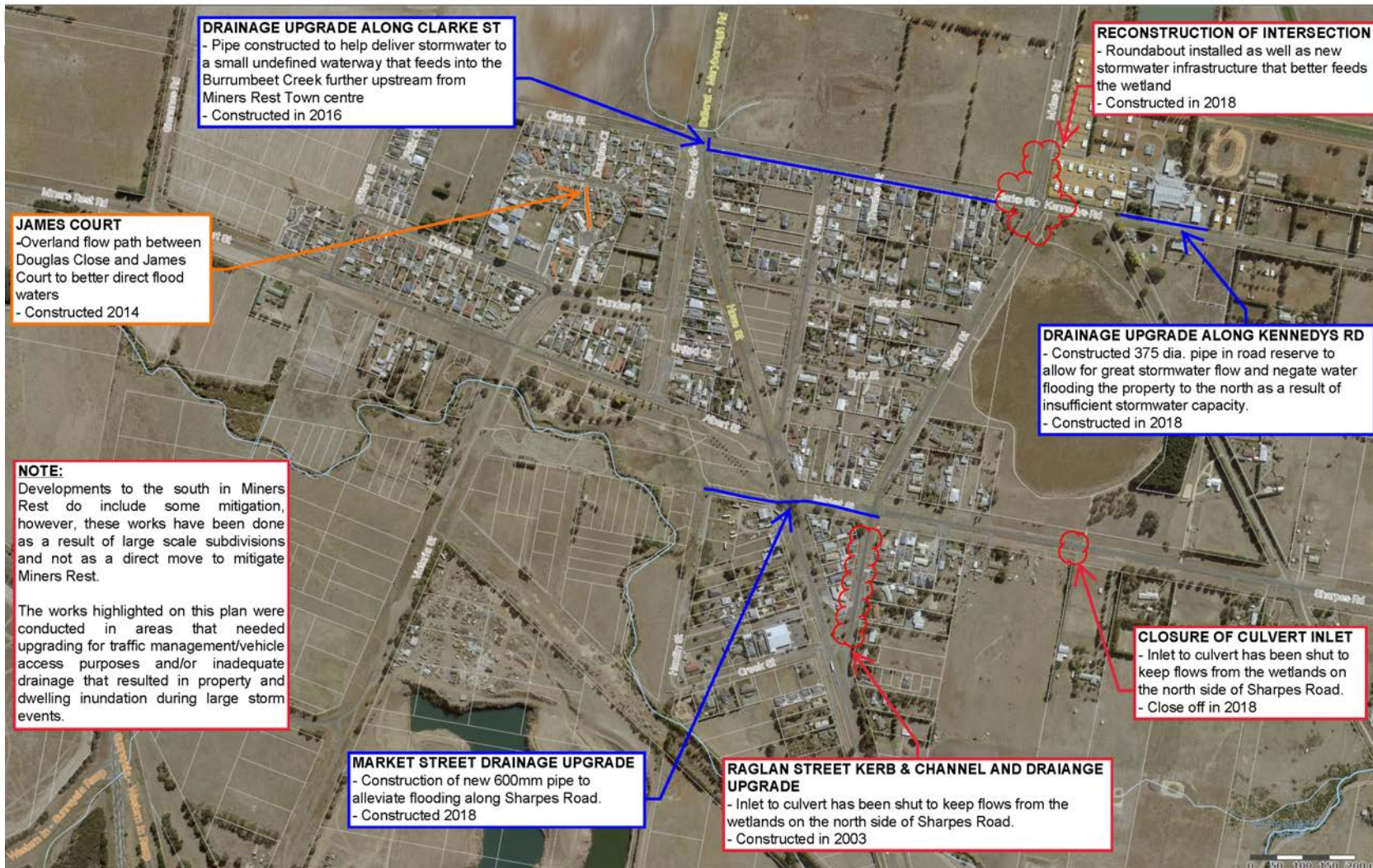


Figure 9 Completed Flood Mitigation Works



## 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

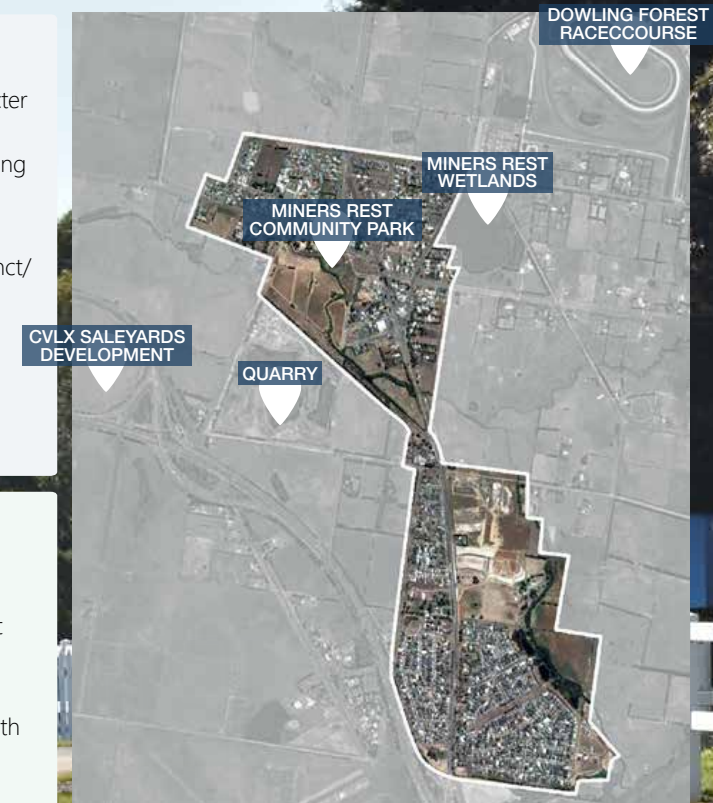


Figure 10 Miners Rest - Key Challenges and Opportunities



## 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 policies 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



POTENTIAL MATERIALS



Granitic Sand

Timber Sleeper

Steel / Metal



\*Conceptual: Not to scale

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.

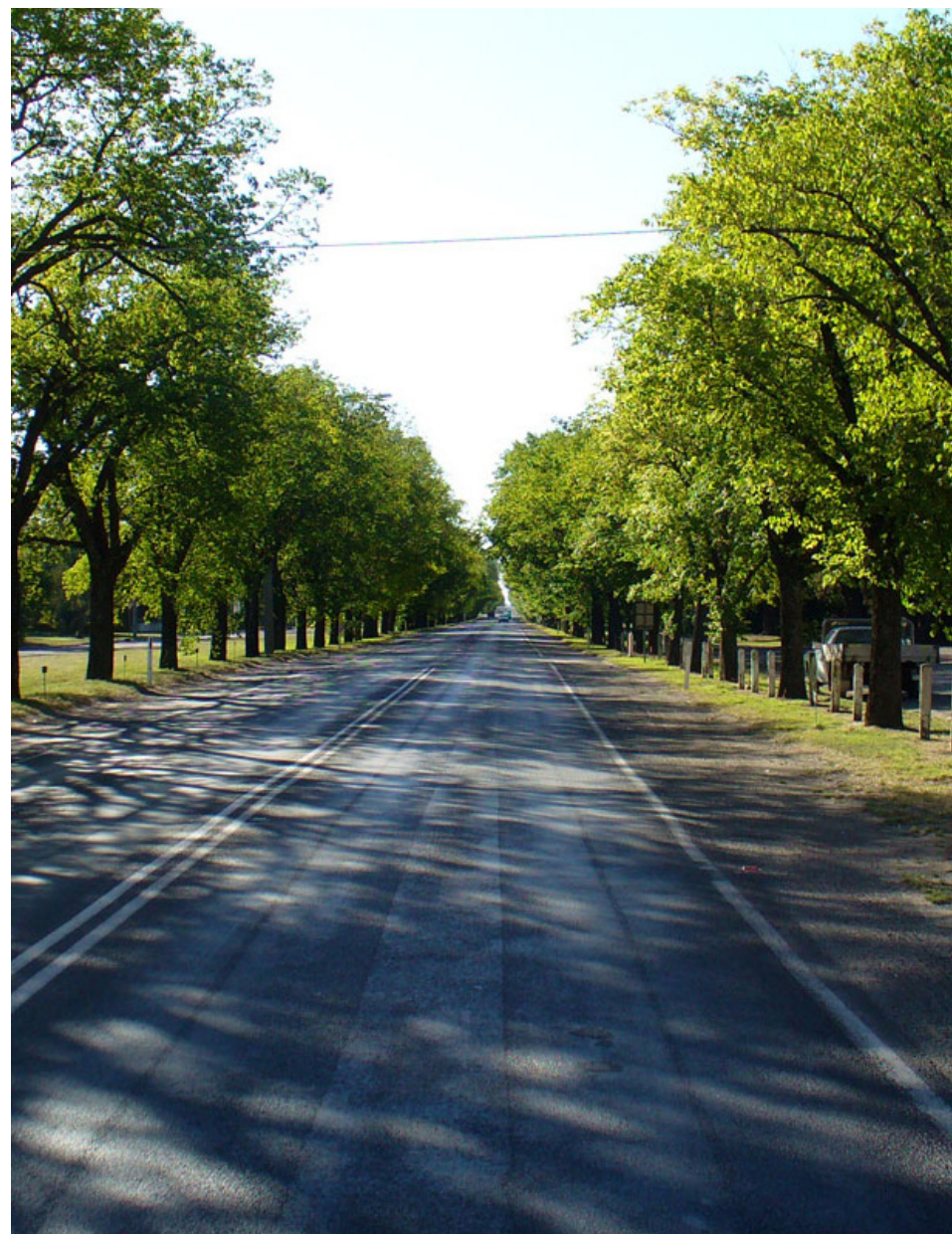
- Action 23: Support the local community to optimise the use of the upgraded Miners Rest Community Hall
- Action 24: Provide support to community groups, community-focused events and local small business.

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)



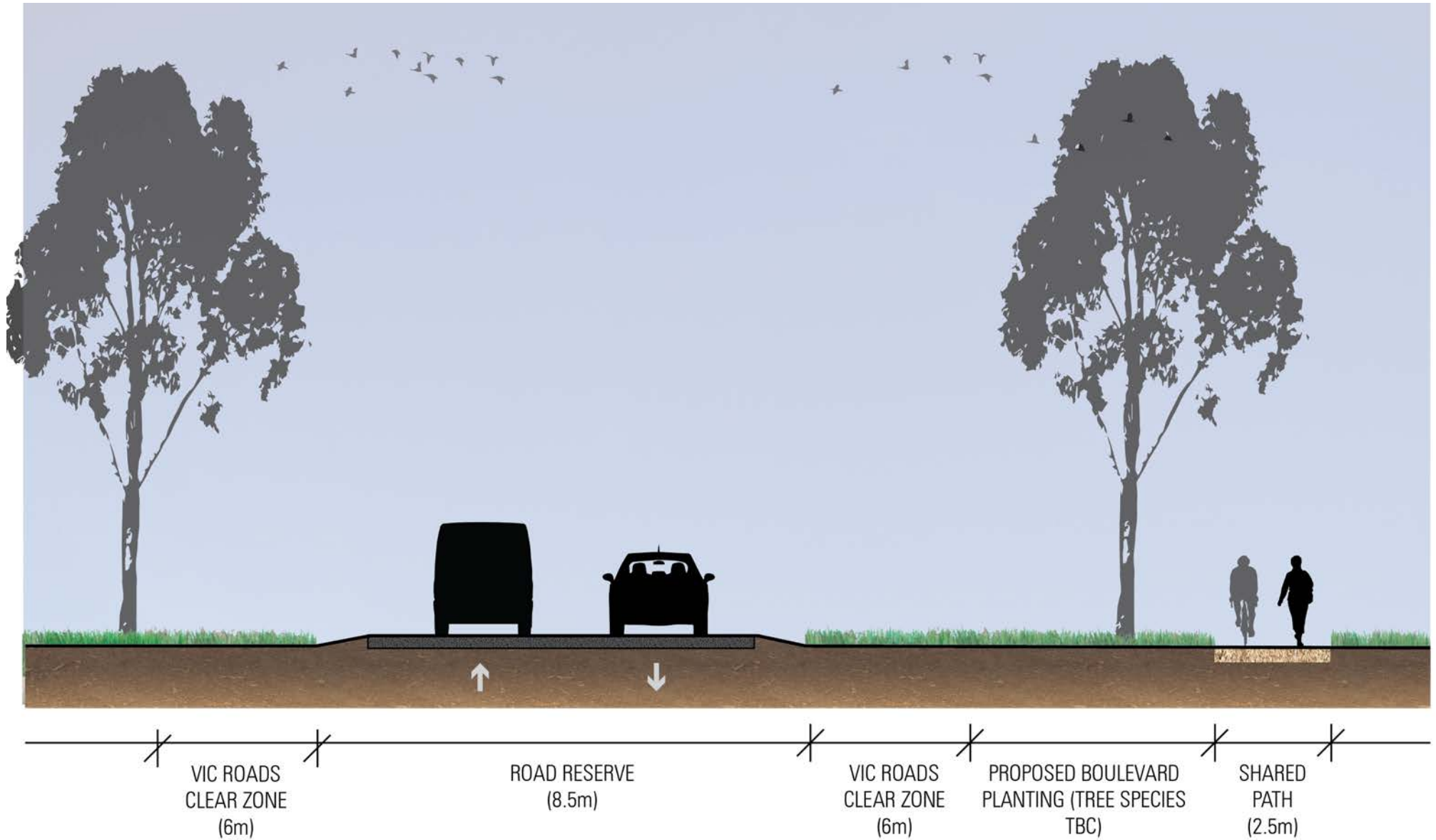


Figure 12: Conceptual sectional diagram for proposed boulevard planting along Howe Street/shared path trail network (refer to VicRoads Tree Policy 2016 as appropriate)





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: Liase 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*



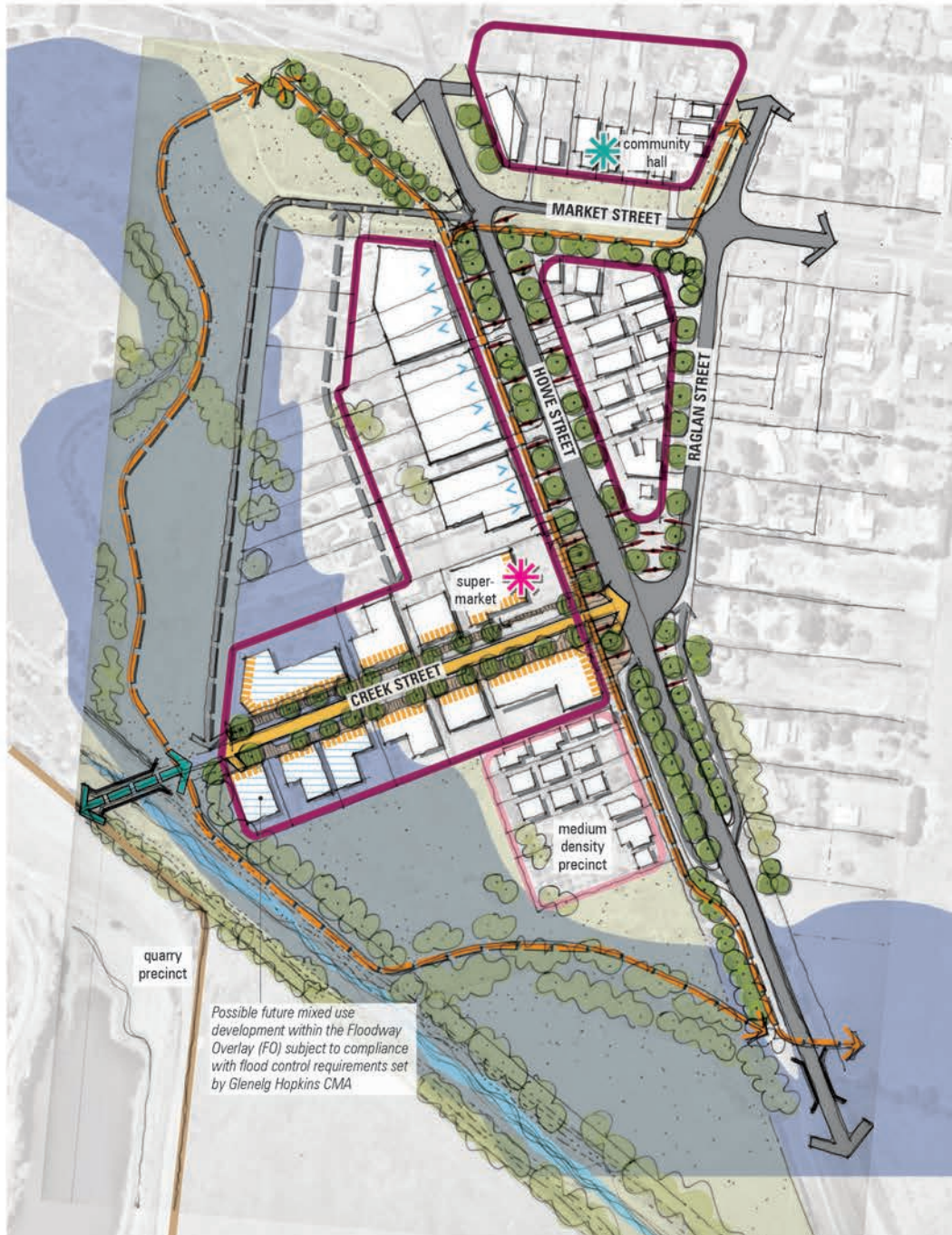
Figure 13 Miners Rest Township Plan - Township Plan





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





Legend

- Existing Mixed Use Zone (MUZ) precinct to potentially accommodate higher density residential, commercial, retail, services and community uses
- Proposed Medium Density Precinct - retain as general residential zone
- Potential for large lots with direct frontage to Howe Street to accommodate larger format agricultural and equestrian related businesses - retain as general residential zone and introduce schedule to protect character
- Potential to establish a new pedestrian focused main street precinct (refer to artist's impression) with active frontages
- Potential pedestrian and vehicle access (subject to feasibility)
- Potential implementation of landscape planting program for boulevard tree planting along main streets
- Potential implementation of a looped shared path network connecting public open space areas
- Potential road access and connections
- Buildings affected by Flood Overlay
- Flood Overlay

Possible future mixed use development within the Floodway Overlay (FO) subject to compliance with flood control requirements set by Glenelg Hopkins CMA

Figure 14 Indicative Town Centre Framework Plan



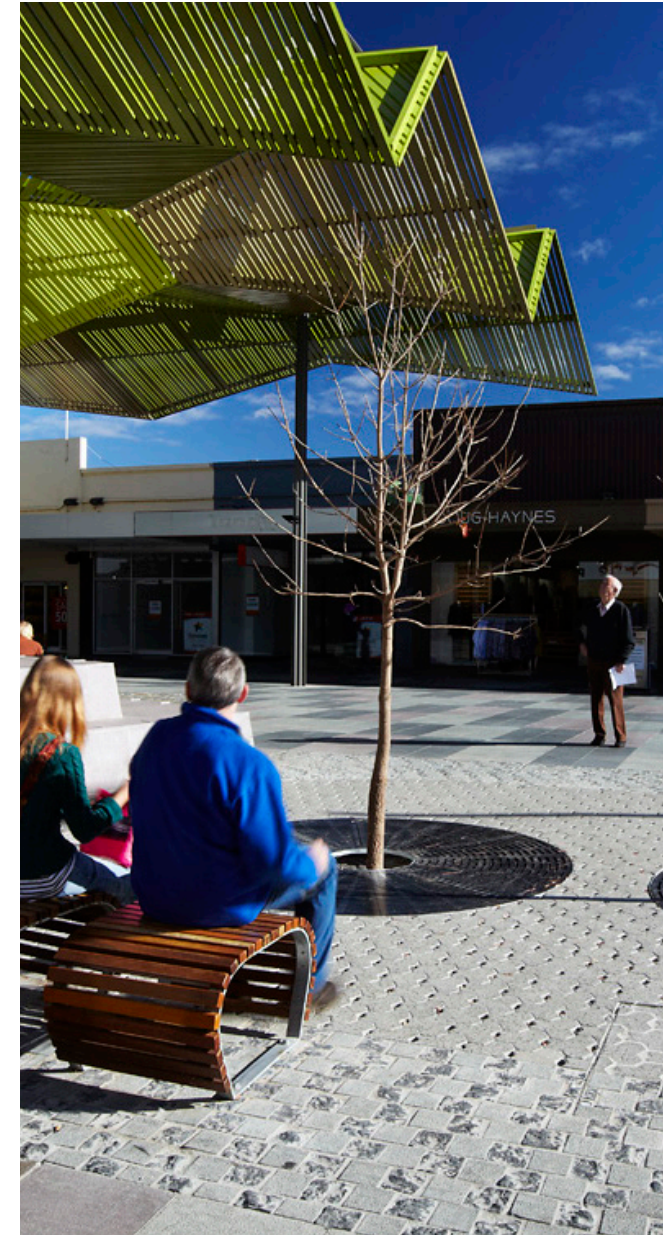
## Reference images: potential design ideas for future commercial development



*Design ideas for seating, paving and shopfront design*



*Design ideas for shopfront and landscape design*



*Design ideas for seating and paving design*





Figure 15 Artist's Impression demonstrating indicative view of Miners Rest Town Centre (Creek Street) at the Howe Street Junction



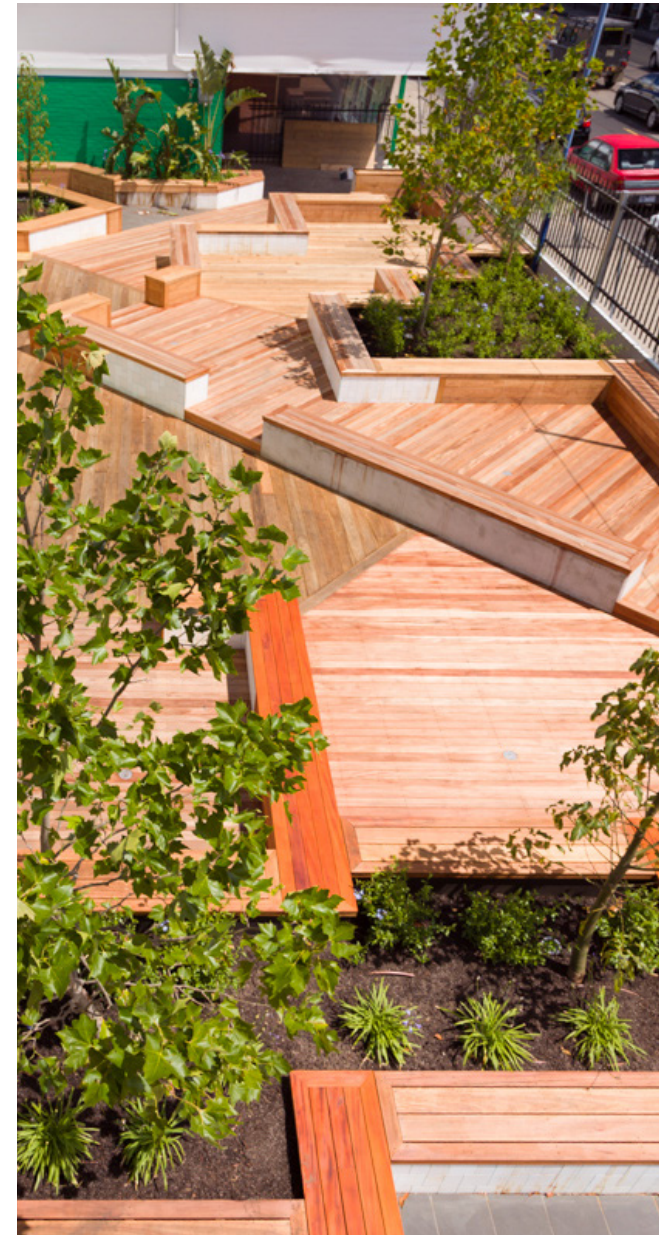
Reference Image for the concept of an equestrian monument



## Reference images: potential design ideas for future commercial development



*Design ideas for seating, paving and landscape design*



*Design ideas for seating and landscape design*

## 5: Township Plan Implementation

The implementation of this Township Plan will occur progressively over a 10-15 year timeframe, and will require careful on-going management and continued communication with the local community, business owners and landowners. The co-ordination across a wide range of stakeholders and funding partners is necessary to ensure a productive approach to the development of township improvements.

The Miners Rest Township Plan outlines a series of objectives, strategies and actions that will serve to enhance the character, image and role of the township. Key actions, which are directly drawn from stated strategies, outline the roles and responsibilities which will be critical to the implementation of this plan. While many actions will be the responsibility of the City of Ballarat, initiatives will also need to be pursued by other government agencies, landowners and community groups as indicated in the relevant tables.

While the City of Ballarat's lead role in review of development proposals is critical, it is also acknowledged that the township has a strong history of community engagement and involvement through local associations. The active involvement of these groups will be critical in implementation of this plan and their support for the document will add weight and urgency to the actions contained within it.

In addition, the role of private organisations in facilitating development of many of these ideas should not be underestimated through the use of public-private partnerships where appropriate. Where these are supported by the plan, the City of Ballarat has a role to play in facilitating the plans outcomes.

As with many townships, the core area has a basic zoning structure, which includes a large area of underutilised Mixed Use Zone land surrounding the IGA supermarket and general store. While there are community aspirations for the development of a commercial town centre, there is currently no guidance regarding the type and form of development sought to be facilitated.

The first and critical step in realising the objectives of the Township Plan is the establishment of local planning policy and appropriate planning controls to implement the overarching directions of the Township Plan.

It is anticipated that a new Local Planning Policy for Miners Rest would be prepared and introduced into the Ballarat Planning Scheme. This would function to provide appropriate statutory weight within a planning scheme context, and ensure that it informs future planning permit applications and associated decisions. The local planning policy should include the following content/address the following matters:

- Planning related objectives and strategies as outlined within this Township Plan
- Rezoning residential land in Miners Rest north from General Residential Zone to Neighbourhood Residential Zone with a scheduled designed to protect character
- Clear guidance that medium density development is directed to the current Mixed Use Zone (MUZ) and discouraged from other parts of the township and land to the south of the town centre, as identified in Figure 14
- The Miners Rest Township Plan diagram (or simplified version)

- The Town Centre Framework Plan, or otherwise inclusion of text summarising the intended design outcomes on private land.
- A statutory assessment framework to be applied to the designated 'investigation area precinct' which would function to protect the future functional operation of Ballarat Airport.

Continued monitoring and evaluation of the Township Plan must be undertaken by the the City of Ballarat to ensure that it remains relevant to current practice and community expectations.

The following Action Plan Implementation table outlines identifies implementation partners for each action and whether it is anticipated to be actioned in the short, medium and long term. For the purposes of understanding such timeframes, the following guide is provided:

- Immediate = within 1-2 years
- Short = 2-4 years
- Medium = 4-8 years
- Long = 8 years +



## 5.1: Action Plan Recommendations

Number	Action	Implementation partners	Priority
<b>Theme 1: Celebrate Miners Rest historic &amp; natural assets</b>			
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.	Wadawurrung/Wathaurung Aboriginal Corporation (WAC)	short to medium
2	Consider expanding the Miners Rest Heritage Trail project, based on the findings and conclusions of additional historical analysis.	local community	medium
3	Promote the Miners Rest Heritage Trail points of interest and support the community to enhance the trail.	local community groups	medium
4	Undertake heritage assessments of designated 'sites of potential heritage significance' to determine if formal heritage protection is warranted.	n/a	short
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.	Glenelg Hopkins Catchment Management Authority and the Wadawurrung/Wathaurung Aboriginal Corporation, landholders	immediate to short
6	Undertake works on the City of Ballarat managed land to improve function of and environmental benefits along Burrumbeet Creek.	Corangamite Catchment Management Authority and the Wadawurrung/ Wathaurung Aboriginal Corporation	immediate to short
7	Investigate opportunities to create an open space corridor and facilitate a public access shared trail along the length of Burrumbeet Creek.	n/a	short
8	Complete development of Miners Rest Community Park.	n/a	short
9	Maintain existing planning policies to ensure that land surrounding Miners Rest within the Farming Zone is protected and enhanced for ongoing farming, agricultural and equestrian activity.	n/a	short
10	Undertake further rural landscape assessment work to determine whether formal protection of key existing rural/significant landscape views is warranted.	n/a	short

<i>Number</i>	<i>Action</i>	<i>Implementation partners</i>	<i>Priority</i>
<b><i>Theme 2: Establish a connected and unified township &amp; community</i></b>			
11	<i>Develop and implement a landscape planting program, to focus on boulevard tree planting along main streets, and shared trail network.</i>	<i>Regional Roads Victoria, Powercor, Community</i>	<i>immediate to short</i>
12	<i>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.</i>	<i>n/a</i>	<i>short</i>
13	<i>Develop shared path loop of approximately 5-6km around the northern part of town and incorporating the wetland.</i>	<i>n/a</i>	<i>immediate to short</i>
14	<i>Council to undertake a review of maintenance program of recreational walking paths/tracks based on priority and funding.</i>	<i>n/a</i>	<i>immediate to short</i>
15	<i>Council to review its policy on footpath materiality (i.e. all weather surface), particularly for the town centre and key walking/cycling corridors.</i>	<i>n/a</i>	<i>immediate</i>
16	<i>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.</i>	<i>n/a</i>	<i>short to medium</i>
17	<i>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'.</i>	<i>n/a</i>	<i>medium</i>
18	<i>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.</i>	<i>n/a</i>	<i>immediate to short</i>
19	<i>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.</i>	<i>Regional Roads Victoria</i>	<i>short</i>
20	<i>Investigate sealing and upgrading Cummins Road from Howe Street to Gillies Road in consideration of the wider road network.</i>	<i>n/a</i>	<i>short to medium</i>
21	<i>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.</i>	<i>n/a</i>	<i>short to medium</i>
22	<i>Provide safe horse crossing points along Kennedys and Midas Roads, subject to feasibility and funding</i>	<i>Regional Roads Victoria</i>	<i>short</i>
23	<i>Support the local community to optimise the use of the upgraded Miners Rest Community Hall.</i>	<i>local community groups</i>	<i>short to medium</i>
24	<i>Provide support to community groups, community-focused events and local small business.</i>	<i>local community groups, businesses</i>	<i>medium</i>
25	<i>The City of Ballarat to advocate with public transport operators with a view to improving coverage and frequency of localised public transport options.</i>	<i>Public Transport Victoria</i>	<i>short to medium</i>
26	<i>Negotiate to provide public access/public open space around and to the former quarry lakes as part of any potential future redevelopment.</i>	<i>landowner/developer</i>	<i>medium to long</i>
27	<i>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.</i>	<i>landowner/developer</i>	<i>medium to long</i>

<i>Number</i>	<i>Action</i>	<i>Implementation partners</i>	<i>Priority</i>
<b><i>Theme 3: Facilitate township growth &amp; prosperity, and maintain character</i></b>			
28	<i>Prepare and implement a local planning policy into the Ballarat Planning Scheme to provide clear guidance on preferred type, format and location of future residential development and establish a statutory framework for the assessment of planning permit applications and any private rezoning requests.</i>	<i>n/a</i>	<i>immediate</i>
29	<i>Liaise with Central Highlands Water to ensure essential water infrastructure meets community needs as development occurs.</i>	<i>Central Highlands Water</i>	<i>ongoing</i>
30	<i>Investigate potential for the development of the quarry site subject to feasibility including a noise study.</i>	<i>landowners</i>	<i>medium to long</i>
31	<i>Develop a framework plan and design guidelines for the town centre, including the land zoned Mixed Use and General Residential (see figure 14)</i>	<i>landowners, businesses</i>	<i>immediate</i>
32	<i>Design and develop public realm/streetscape upgrades within Creek Street to assist with the creation of the town centre and main street experience.</i>	<i>landowners, businesses</i>	<i>short to medium</i>
33	<i>Design an equestrian related monument to be developed within the town centre and/or equine themed installations across the public realm.</i>	<i>local community groups/Ballarat Turf Club/equine industry</i>	<i>short to medium</i>
34	<i>Ensure that any future development of the quarry land includes a direct connection to Creek Street/Miners Rest town centre</i>	<i>landowners/developers, State Government</i>	<i>medium to long</i>
35	<i>Support and build capacity of local businesses by promoting training, tendering and business directory opportunities and providing access to Council's business concierge service.</i>	<i>businesses, Commerce Ballarat</i>	<i>ongoing</i>
36	<i>Develop a strategic flood mitigation plan, and associated implementation plan, with consideration of an integrated solution that includes creek rehabilitation and beautification</i>	<i>Glenelg Hopkins Catchment Management Authority, Wathaurung Aboriginal Corporation, DELWP, landowner</i>	<i>immediate</i>
37	<i>Where possible, ensure that any flood mitigation works provide multiple benefits such as open space and creek function and environmental health</i>	<i>as above</i>	<i>immediate to medium</i>
38	<i>Seek funding and implement the strategic flood mitigation plan as funding becomes available</i>	<i>State Government</i>	<i>immediate</i>
39	<i>Support the equine industry/Dowling Forest Precinct and associated businesses by promoting industry capability and delivering business development opportunities.</i>	<i>Ballarat Turf Club/equine industry</i>	<i>medium to long</i>
40	<i>Review the planning controls surrounding Dowling Forest racecourse, including Special Use Zone - Schedule 13 (SUZ13) and Farming Zone A &amp; B</i>	<i>Affected landowners, Ballarat Turf Club</i>	<i>immediate to medium</i>
41	<i>Investigate the potential location of a bridle track for horse riding/training.</i>	<i>Ballarat Turf Club/equine industry</i>	<i>short to medium</i>
42	<i>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</i>	<i>DET/Miners Rest Primary School</i>	<i>immediate</i>
43	<i>Investigate funding mechanisms to develop an active sports facilities hub.</i>	<i>State Government</i>	<i>immediate</i>
44	<i>Confirm and secure a preferred site for development of a local sports facility, ensuring complementary provision with the northern growth area.</i>	<i>n/a</i>	<i>immediate to short</i>
45	<i>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.</i>	<i>n/a</i>	<i>ongoing</i>



# APPENDICES



## Appendix 1: Planning Policy Context: Summary

The Ballarat Planning Scheme contains objectives and strategies which are specifically relevant to Miners Rest. A summary of the specific commentary regarding Miners Rest, contained in the Municipal Strategic Statement and Local Planning Policy Framework, has been undertaken and is included in full within the background information and analysis report. This existing content of the Ballarat Planning Scheme requires appropriate consideration as part of the preparation and development of the Miners Rest Township Plan.

In addition to this, an analysis of the relevant Planning Policy Context and relevant Background Documentation was undertaken during the early phases of the project to specifically inform the preparation of the Issues and Opportunities Report. An overarching summary of the Planning Policy Context and relevant Background Documentation is also included within background information and analysis report. This existing work has informed the preparation and development of the Miners Rest Township Plan.

The Ballarat Planning Scheme currently identifies that:

*Miners Rest is an important township to the north of the Ballarat, separated from the main urban area by the Western Freeway. The area has significant constraints on development such as flood prone land and airport flight paths. (Clause 21.09-5 Miners Rest).*

This clause is specifically highlighted as it establishes a clear strategic policy position, that as a township, Miners Rest is subject to significant development constraints. Such constraints are considered in detail by this Township Plan.

A brief summary of key strategic policies (i.e. state, regional and local) includes:

- Planning recognises the community's need for housing, employment, and community facilities through appropriately zoned land that takes advantage of existing settlement patterns (Clause 11: Settlement)
- The sustainable development of regional communities within the Central Highlands region is to be supported while at the same time recognising and protecting the unique environmental landscapes, values and ecological systems (Clause 11.01: Victoria)
- To ensure that new uses and development respond appropriately to its built form and landscape context and avoid areas of high environmental risk (Clause 12: Environmental and Landscape Values, Clause 13: Environmental Risks & Amenity and Clause 15: Built Environment and Heritage)
- New housing should provide for a diverse range of housing types and be provided with access to infrastructure and services to support growth (Clause 16: Housing and Clause 19: Infrastructure)
- Planning should support the economic development and growth of communities through the encouragement of a range of industries and businesses (Clause 17: Economic Development)
- Planning should protect airports from incompatible land-uses; strengthen their role as economic and transport infrastructure; and protect their ongoing operation (Clause 18.04 Airports)
- 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', whereby day-to-day destinations can be accessed via walkable communities, and the 'City in the Landscape', which seeks to ensure the municipality remains connected to the natural and historical setting in which it is located (Clause 21.01: Municipal Overview)
- Miners Rest is identified as one of six townships within the municipality where future development is to be underpinned by local plans that situate growth within each township boundary, while at the same time reinforcing the unique local character (Clause 21.02: Settlement and Housing)
- Flood plains are to be managed by ensuring that development is appropriately located so as the natural functions and values of the floodplain environments are preserved (Clause 21.04: Environmental Resilience)
- Recognise the importance of agricultural land for its productive purposes but also for its contribution to the rural character and identity of the municipality (Clause 21.05: Natural Resource Management).





Miners Rest IGA Supermarket



Miners Rest CFA



Miners Rest Primary School



Miners Rest Kindergarten



Existing bus stop: Howe Street



- As a Neighbourhood Activity Centre, Miners Rest is to be a centre dominated by small businesses and shops catering for the local community. A particular emphasis in the planning scheme is placed on the development of the racing industry in Miners Rest by encouraging the establishment of uses associated with the industry and discouraging uses and development within the vicinity of Dowling Forest Racecourse that is not compatible with its operations and development (Clause 21.07: Economic Development).
- Infrastructure, including the development of the Ballarat Bicycle Network, is to be provided in accordance with forecast population growth with appropriate development contributions applied to future greenfield development (Clause 21.08: Transport and Infrastructure)
- Provide for the continued operation and future upgrade of the Ballarat Airport; discourage the use and development of surrounding land for purposes that would have a negative impact on the airfield's operation; and discourage the establishment of residential and other sensitive uses on land under airfield flight paths (Clause 21.08-2 Ballarat Airfield)
- Develop a local area plan for Miners Rest that will facilitate the development of the town centre as a district community centre based on commercial and community uses as well as increasing pedestrian and cycling connections and open space (Clause 21.09: Local Areas)

- Retain existing productive agricultural land and protect it from inappropriate development not compatible with agricultural activity (Clause 22.06: Rural Dwellings and Subdivisions).

#### Clause 21.09: Local Areas

Clause 21.09 Local Areas is specifically relevant to the current Township Plan as it provides detailed local area strategies for a number of specific locations. Clause 21.09-5 - Miners Rest includes the following overarching description of the township, and identifies eight land use strategies to be considered as part of developing Local Area Plans:

*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.*



*Miners Rest Quarry - facing north with views to Mt Blowhard, Bald Hill and Mt Rowan*



*Miners Rest General Store*



